



City of Central Point
Development Commission
Study Session

Members: Hank Williams
Allen Broderick
Bruce Dinger
David Douglas
Ellie George
Kelly Geiger
Rick Samuelson
Staff Liaison: Chris Clayton

Monday, May 20, 2013
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. Urban Renewal Plan Amendments (Staff)
- B. Urban Renewal District Development Activity (Staff)
- C. Project Priorities (Commission Discussion)

IV. ADJOURNEMENT



MEMORANDUM

May 20, 2013
Study Session

TO:

Development Commission
City Manager, Chris Clayton
Community Development Director, Tom Humphrey

FROM:

Don Burt, Planning Manager

STUDY SESSION DISCUSSION ITEMS:

There are three general items scheduled for discussion. The first is a brief overview of pending amendments to the urban renewal plan, then an update on development activity within the urban renewal district, and a discussion by the Commission of urban renewal project prioritization. The following is an overview of each discussion item.

1. **Urban Renewal Plan Amendments.** There are two minor administrative amendments that need to be made to the urban renewal plan and report. These amendments are scheduled for formal consideration at the June 20, 2013 Development Commission meeting. The amendments are:
 - a. **Base Value.** As a result in the timing of approval of the urban renewal plan it is necessary to amend the base value noted in the urban renewal plan (\$143,844,146). The revised base value is \$139,787,170. The urban renewal plan needs to be adjusted to reflect the revised base value.
 - b. **Urban Renewal District Boundaries.** At the time of adoption of the urban renewal boundaries a small parcel (.25 acres) was identified as having been annexed into the City (Attachment 1). It has come to our attention that the property was never annexed. Consequently, it needs to be removed from the urban renewal district. This will be accomplished by adopting a revised legal description and map (Section 1.4 Legal Boundary Description)..
2. **Urban Renewal District Development Activity.** Over the course of the past year three new commercial (taxable) private sector projects have developed within the urban renewal district, having a total estimated construction value of \$4,000,000. The value of these projects will be captured by the assessor and used in calculating FY13-14 tax increment revenue (est. tax increment revenue \$50,000)

There has occurred an additional \$4,600,000 of estimated tax exempt construction. The value of the projects will not be used to calculate tax increment revenue.

There are other commercial projects pending that will further add to the urban renewal district's incremental value during the coming year (est. construction value \$2,200,000).

3. **Project Priorities (Five-Year Development Program).** Over the course of the next 25-years the Commission has identified fifteen (15) projects to be completed as part of the urban renewal program (Attachment 2), at a cost not to exceed \$43,177,530 (future value) in tax increment revenue. The urban renewal plan lists the projects, but does not prioritize the projects, or their implementation schedule. It is the objective of the meeting to begin discussion of project prioritizing and implementation.

In discussing project prioritization there is a hierarchy of considerations ranging from general concepts such as the mission, goals and objectives of the urban renewal plan to the more absolute such as the timing and availability of funding, and an understanding of the steps necessary to prepare a project for construction. In Attachment 3 you will find the mission and goals of the urban renewal plan, and in Attachment 4 is an estimated five year revenue schedule from the urban renewal plan.

It is expected that the Commission will need several study sessions to develop a project prioritization schedule.

- Step 1: General Project Ranking
- Step 2: Project Components and Costs
- Step 3: Draft Five-Year Development Program

The end product of the Commission's discussion will be captured in a Five-Year Development Program (Step 3), which is a formal document reviewed and approved annually by the Commission. During each annual review the Development Program will be updated as necessary to meet the needs of the Commission and availability of funding.

Projects in the Development Program are organized into four categories as follows:

- A Projects -** Projects committed to by contractual or other formal arrangement and are funded to completion.
- B Projects -** Projects that are entering into the construction design and engineering phase, but are not yet funded for construction.
- C Projects -** Projects that are in the concept design phase to determine feasibility.
- D Projects -** Projects to be discussed.

Projects A – D are reflected in the Commission's annual budget, with the expectation that they will be implemented. D Projects are not reflected in the budget, but are intended for discussion by the Commission and possible future re-designation as a C Project.

The following is an example of a project description in the Development Program illustrating the progression of a project from concept to construction.

EAST PINE STREET CORRIDOR PLAN

Project Status: D

Project Description: Review and approve the recently completed East Pine Street Corridor Plan and forward a recommendation to the City Council for their action. Approval of the Plan will formalize agreement on the basic type of streetscape opportunities for East Pine Street.

Related Urban Renewal Projects:

- Project No. 1, Downtown Area Streetscape Improvements
- Project No. 5, Intersection Signalization
- Project No. 7, Underground Existing Pole Mounted Utility Systems

Estimated Project Cost: \$xx,000

Source of Funding:

- Central Point Development Commission - \$xx,000
- City of Central Point \$0
- Other - \$0

Partnerships:

Schedule:

- Funding: XX-XX
- Contract Award: November 20XX
- Contract Completion: June 20XX

EAST PINE STREET STREETScape, PRELIMINARY DESIGN (Downtown)

Project Status: C

Project Description: Prepare preliminary engineer plans for the design and construction of streetscape improvements from the Railroad tracks to Seventh Street. Design would include streetscape improvements, signal modification, and necessary undergrounding of existing overhead utilities.

Related Urban Renewal Projects:

- Project No. 1, Downtown Area Streetscape Improvements
- Project No. 5, Intersection Signalization
- Project No. 7, Underground Existing Pole Mounted Utility Systems

Estimated Project Cost: \$xx,000

Source of Funding:

- Central Point Development Commission - \$xx,000
- City of Central Point \$0
- Other - \$0

Partnerships:

Schedule:

Funding: FYXX-XX
Contract Award: November 20XX
Contract Completion: June 20XX

EAST PINE STREET STREETScape, FINAL DESIGN AND CONSTRUCTION (RR-Xing to Third Street)

Project Status: B - A

Project Description: Prepare engineer plans and cost estimate for the design and construction of streetscape improvements from the Railroad tracks to Third Street in accordance with approved preliminary design. Pending cost verification let for bid, award bid, commence construction.

Related Urban Renewal Projects:

Project No. 1, Downtown Area Streetscape Improvements
Project No. 5, Intersection Signalization
Project No. 7, Underground Existing Pole Mounted Utility Systems

Estimated Project Cost: \$xx,000

Source of Funding:

Central Point Development Commission - \$xx,000
City of Central Point \$0
Other - \$0

Partnerships:

Schedule:

Funding: FYXX-XX
Contract Award: November 20XX
Contract Completion: June 20XX

ATTACHMENT 2: URBAN RENEWAL PROJECTS:

The primary purpose of each project is to encourage and facilitate private investment in the Urban Renewal Area, targeting the elimination of blight related conditions. The following discusses the relationship between each project in Table 4.01 and existing conditions within the Urban Renewal Area:

1. **DOWNTOWN CORE AREA STREETScape IMPROVEMENTS (\$5,792,291).** The streetscape system within the Downtown Core Area (Figure 6, Downtown Core Area) is substandard with regard to pedestrian, bicycle, and handicapped access, and as such are inadequate considering the retail and commercial character of the downtown. For a main street the sidewalks in the Downtown Core Area are narrow and cluttered with a variety of obstructions making use of the sidewalks difficult, as well as aesthetically unappealing. The purpose of this project is to improve not only the function of the streetscape, but also the areas aesthetic appeal, both of which are necessary to compete with newer commercial areas for private investment.

Implementation of this project will be accomplished through the preparation of a master streetscape plan for the Downtown Core Area addressing the design and establishment of standards for curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, corner extensions, and street furniture.

2. **EAST PINE STREET IMPROVEMENTS, EAST OF 10TH STREET (\$3,617,240).** Based on prior traffic studies there has been identified the need for substantial improvements to East Pine Street between Peninger Road and Hamrick Road. These improvements include the widening and additional signalization for this section of East Pine Street. Much of the area served by this section of East Pine Street is vacant commercial property, the development of which is dependent on these improvements.
3. **NEIGHBORHOOD SIDEWALKS, STREET LIGHTING, AND ALLEYS (\$1,484,750).** Both the Northside Neighborhood and the Southside Neighborhood (Figure 2, Urban Renewal Boundary and Planning Sub Areas) are older residential areas, platted as far back as 1887. The streetscape system in these areas is substandard including the absence of sidewalks, limited street lighting and other pedestrian amenities characteristic of newer residential neighborhoods. Consequently, the general curb appeal for these neighborhoods is disadvantaged by the lack of such streetscape amenities as sidewalks, street trees, and lighting. The installation of sidewalks and street lights on all residential streets, and the pavement of alleys within the Northside Neighborhood and Southside Neighborhood will assist in the stabilization of both neighborhoods' aesthetic and property values.
4. **HWY. 99 CORRIDOR IMPROVEMENTS (\$1,163,462).** Similar to the Downtown Core Area Streetscape project, the objective of the Hwy. 99 Improvement project is to improve the overall safety and aesthetics of the Hwy. 99 corridor. As a primary gateway to the City of Central Point Hwy. 99 has a significant impact on the City's image. Improve Front Street from the proposed Twin Creeks railroad crossing south to Bush Street to arterial street standards in accordance with an approved master street plan for Hwy. 99, including, but not limited to travel lane reconfiguration, curb and gutter, sidewalks, street lights, traffic signals, pedestrian lights, street trees and tree grates, traffic signals, gateways, plazas, crosswalks, and landscaping.

5. **INTERSECTION SIGNALIZATION (\$3,573,373).** In conjunction with Projects 1, 2, 3 and 4 there will be a need to install/upgrade/modify specific traffic signals. These signal improvements are necessary for safety reasons and to maintain an acceptable level of service necessary to accommodate development within and adjacent to the Urban Renewal Area. The proposed signal locations are:
 - a. **Twin Creeks Dr.** install new railroad crossing and signalize 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 Fourth St.** remove existing signal;
 - e. **Pine St. and Gebhard Road extension** add a new signal;
 - f. **Pine St. and Penninger Rd.** modify/remove signal; and
 - g. **Hwy. 99 and Fire District No. 3 Station** add emergency signal.

6. **OFF-STREET PARKING FACILITIES (\$277,809).** The City owns two unimproved public parking lots within the Downtown area. Because of the condition of these parking lots they are both an aesthetic and air quality nuisance. All public parking constructed under the provisions of this Section shall comply with the objectives and policies of the City of Central Point Transportation System Plan and with the applicable standards as set forth in the Land Development Code.

The construction of the parking lots listed below shall be consistent with an approved plan for downtown parking. During the planning and design phase of the parking facility the Central Point Development Commission will have prepared a written parking analysis to define the service area, determine the demand for parking within the service area, the parking mix (leased vs. free), operating costs, and parking duration (long-term vs. short-term).

 - a. **Oak Street Facility.** Design and construct a parking facility on the southeast corner of Oak Street and Third Street.
 - b. **Manzanita Street Facility.** Design and construct a parking facility on the southeast corner of Manzanita Street and First St.

7. **UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS (\$3,400,000).** A major consideration to the beautification of the Within the Downtown Core area, and along Hwy. 99 underground existing overhead utilities.

8. **GEBARD RD. EXTENSION (\$1,500,000).** Extend Gebard Rd. from E. Pine St. as a collector street, north to the City limits in accordance with the City's Transportation System plan. This project was identified in the East Pine Street Traffic Study as a necessary improvement to relieve traffic congestion on East Pine Street, thereby allowing the development.

9. **PFAFF PARK RENOVATION (\$144,525).** Pfaff Park is centrally located within the Urban Renewal Area and is in need of improvements, making it more useful and accessible to the surrounding neighborhoods. The proposed renovations include new landscaping, restroom facilities, playground equipment, and lighting. This is in addition to perimeter sidewalks provided by Project No. 6.
10. **FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS (\$737,136).** Freeman Road serves as an easterly border to the Urban Renewal Area. Currently, Freeman Road is a substandard street functioning as a collector. It is two-lanes in width with no curb, gutter, sidewalk, bike lanes, or street lights. Freeman Road also functions as Transit Route 40. Under current conditions Freeman Road is unsafe for pedestrian, bicycle and transit use. The objective of this project is to upgrade Freeman Road from Oak Street to Hopkins Road to collector street standards, making it a safe and aesthetically attractive street.
11. **SOUTH PENINGER ROAD EXTENSION (\$9,628,036).** Extend Peninger Road south across Bear Creek to collector street standards to intersect with Hamrick Road. Improvements will include right-of-way acquisition, bridge crossing and bike lanes. This project was identified in the East Pine Street Traffic Study as a necessary improvement to relieve traffic congestion on East Pine Street, thereby allowing the development.
12. **MISCELLANEOUS PUBLIC WORKS (\$1,340,789).** Throughout the Urban Renewal Area, particularly in the Downtown, Northside, and Southside neighborhoods, there is a need to upgrade existing public facilities, such as water, storm drainage, etc., to serve existing and future development in the Urban Renewal Area. Throughout the life of the Urban Renewal Plan, the Central Point Development 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 as necessary to further the objectives of the 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 and Gutters;
 - e. Sidewalks, including landscaping within right-of-way;
 - f. Street Work; and
 - g. Alley Paving.
13. **CITY OF CENTRAL POINT COMMUNITY CENTER (\$1,076,326).** The City of Central Point has identified a need for a community center. Because of the central location of the Urban Renewal Area to the Central Point community, location of the community center within the Urban Renewal Area is being considered. A community center would serve as a major use within the Urban Renewal Area generating additional economic activity. This project is intended to proportionately assist in the design and development of a community center within the Urban Renewal Area based on the community center's benefit to the Urban Renewal Area. Prior to any financial

participation in the community center it will be necessary that the Central Point Development Commission determine the percentage benefit of the community center to the Urban Renewal Area.

14. ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS (\$6,000,000).

In an effort to facilitate private investment in the Urban Renewal Area in conjunction with the Urban Renewal Plan's projects 1 through 13 the Central Point Development Commission will design and make available incentives that will encourage private sector investment in the Urban renewal Area. Prepare and implement economic development incentive programs that encourage residential and commercial development/redevelopment within the Area.

15. FIRE SAFETY (\$1,010,518). As a result of the Urban Renewal Area's revitalization in residential and commercial structures it will be necessary to increase capital investment in fire safety equipment sufficient to maintain acceptable levels of fire safety service. This project anticipates, and provides funds, for the addition of fire safety equipment. The specific need and timing for such equipment will be coordinate with Fire District No. 3.

ATTACHMENT 3: MISSION, GOALS, AND OBJECTIVES

1.5.1 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 mission will be accomplished through the preparation and implementation of an urban renewal plan that maximizes both public and private investments within the Urban Renewal Area, investments that are designed to target, facilitate and strengthen the economic and aesthetic vitality of the Urban Renewal Area as the City's traditional mixed-use urban core.

1.5.2 Goals and Objectives

To accomplish its mission the Central Point Development Commission will develop and implement an urban renewal plan 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 in the Area 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 the Area 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 consistent with the goals and objectives of the *Greater Bear Creek Valley Regional Plan*;
 - 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. Respond to the needs and the concerns of all people of the City of Central Point with respect to revitalization of the Area 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 citizen's participation in the 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 Central Point Development 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 (9) 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 such parking;
- F. To create positive linkages among the five sub areas of the Urban Renewal Area; the Downtown Area, Hwy. 99 Corridor, Northside Neighborhood, Southside Neighborhood, and East Pine Street Area;
- 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 the Bear Creek Greenway can have in contributing to the revitalization of the Urban Renewal Area.
- J. To improve the visual appearance, capacity and traffic flow of Hwy. 99 and East Pine Street and other streets within the Urban Renewal Area that carry the major share of vehicular and pedestrian traffic;
- K. To cooperate with property owners in the rehabilitation of their buildings and property;
- L. To install, in areas of maximum pedestrian concentration, coordinated street furniture, night lighting and landscaping within the Downtown Core Area;
- 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.

1.5.3 Relationship to the Strategic Plan

This Plan is intended to further the objectives of the City's strategic planning goals, strategies and actions as set forth in *Central Point Forward, Fair City Vision 2020*¹, as it

¹ City Council Resolution No. 1143

exists on the effective date of this Urban Renewal Plan, or as it may be amended from time to time, which is hereby incorporated by reference as if it were included in full.

ATTACHMENT 4: FIVE YEAR FUNDING SCHEDULE

Fiscal Year	Annual TI Proceeds	Loans	Projects & Activities
2013-14	\$49,744	\$125,000	\$115,000
2014-15	\$170,917	-	\$125,000
2015-16	\$331,032	-	\$260,000
2016-17	\$463,442	-	\$390,000
2017-18	\$596,868	\$5,000,000	\$3,000,000
TOTAL	\$1,612,001	\$5,125,000	\$3,890,000