



THE DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN UPDATED 2022

AN URBAN RENEWAL PLAN
FOR THE CITY OF CENTRAL POINT, OREGON



Originally Adopted by Ordinance No. 1955
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ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The *Downtown and East Pine Street Corridor Revitalization Program* (the “Program”) is an urban renewal plan for the City of Central Point. The Program is presented in two parts – Part I, *The Downtown and East Pine Street Corridor Revitalization Plan (the “Plan”)*, and Part II, *The Downtown and East Pine Street Corridor Revitalization Report (the “Report”)*. The Program has been prepared by the Central Point Development Commission, an urban renewal agency for the City of Central Point, pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

The goals, projects and activities presented in the Program are designed to reinforce the City’s commitment to the revitalization of the Downtown area as envisioned in *Central Point Forward, Fair City 2020 – A City Wide Strategic Plan*. The underlying objective of the Program is to identify projects and provide a consistent long-term source of funding (tax increment financing) sufficient to encourage and leverage private sector reinvestment in the Urban Renewal Area, thereby eliminating blighted conditions.

The Program targets a single geographic area of 446.3 acres located entirely within the incorporated City of Central Point. Most of the area is represented by the original Town of Central Point platted in 1887. Consequently, much of the development within the Urban Renewal Area occurred in the late 1800s and early to mid 1900s.

The presence of blight is best summarized in the Downtown area’s growth in assessed value. Over the past five years the City’s assessed value as experienced an average annual increase of 4.8%. During that same period the Urban Renewal Area has averaged an annual growth rate of less than 1.6%. For FY 2011-12 the assessed value for the Urban Renewal Area (\$131,424,528¹) actually declined by 1.5%, while the City realized a 1.9% increase. Given the rate of growth in assessed valuation the Urban Renewal Area relies on other geographic areas of the City to maintain a constant level of public services.

To encourage and leverage private sector investment this Program identifies fifteen (15) projects that are considered key to the revitalization of the Urban Renewal Area. These projects have an estimated total cost of \$67,295,785² and are planned to be completed over a period of twenty-five (25) years. Of the total estimated project costs the Urban Renewal Agency will be responsible for \$43,177,530 (Maximum Indebtedness). The Urban Renewal Agency will use tax increment financing as its primary revenue source for funding the Program. The financial feasibility of the Program has been addressed in the Report section of the Program³, and has been demonstrated to be financially feasible.

The Program’s⁴ fiscal impact on affected taxing districts has been addressed, and the cost to each affected taxing district estimated. Based on the recent average annual growth rate of the Urban Renewal area’s assessed value the fiscal impact to affected taxing districts is minimal, particularly when viewed over the 25-year duration of the Program. It has also been noted in the Program that some of the designated projects will benefit property outside the Urban Renewal Area, which will increase the assessed value of the affected taxing districts, further off-setting estimated fiscal impacts. It is estimated that by the end of FY 2037-38 an estimated \$321,473,429 in incremental assessed value will be released,

¹ Jackson County Assessor’s Office, 2011-12

² Measured in 2011 dollars

³ Section 2.7

⁴ Section 2.8

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resulting in the distribution of \$4,446,230 in tax revenue. By FY 2039-40 it is estimated that all affected taxing districts will have reached a break-even point, recapturing any lost revenue. More importantly, the Urban Renewal Area will be a fiscally stronger and more livable environment, generating increased tax revenues for many years.

PART I.

THE DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN

SECTION 1.1 INTRODUCTION

Central Point’s Downtown area represents the historic core of the City. As such, many of the buildings and infrastructure were built in the late 1800s and early to mid -1900s. Consequently, much of the Downtown’s buildings and infrastructure are tired, “use challenged”, meaning that many of the structures and uses have a difficult time competing with newer commercial and residential areas for the necessary private sector investment needed to remain competitive. This inability to compete has resulted in the occurrence of blighting conditions throughout the Urban Renewal Area.

The presence of blight is best summarized in the Downtown area’s assessed value. Over the past five years the City’s average assessed value has increased by 4.8% on an annual basis, while the Urban Renewal Area has averaged only 1.6% annually. For fiscal year 2011-12 the assessed value for the Urban renewal Area actually declined by 1.5%, while that of the City increased by 1.9%. In response to the Area’s declining condition the City has prepared the *Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan for the City of Central Point (the “Plan”)*.

The preparation of the Plan was encouraged by a number of recent events, including the *Great Recession of 2008*, adoption of the *Greater Bear Creek Valley Regional Plan*, and *Central Point Forward, Fair City 2020 – A City Wide Strategic Plan*. Collectively, these events have reinforced and refined the City’s preferred future growth pattern, with the downtown area serving as the City’s urban center.

The first substantial amendment was developed in 2022 to remove property, add property and projects to the urban renewal area. The removed properties are not taxable and projects are not contemplated on them. The added properties will enable the Agency to allocate funding to the Bear Creek Greenway design and implementation, to add the Beebe Road Bridge Extension and to place the future community center within the urban renewal area boundary to allow funding to be allocated to the project.¹

SECTION 1.2 CITY AND AGENCY RELATIONSHIP

The City Council of the City of Central Point on April 14, 2011, by Ordinance No. 1950, declared that blighted areas exist within the City, and that there is a need for an urban renewal agency to address blighting conditions within the City. The City Council, by approval of Ordinance No. 1950, and in accordance with the provisions of ORS 457.045(3), created the Central Point Development Commission (the “CPDC”), and appointed a Board of Directors consisting of the City Council. Pursuant to ORS 457.035, the CPDC is, “...a public body corporate and politic...” The relationship between the City of Central Point, an Oregon Municipal Corporation, and the CPDC shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, including the City’s supplying of services or personnel, including the budgeting requirements of this Plan, shall in any way be construed as departing from or disturbing this relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

¹ Ordinance No.2091 passed by City Council on November 17, 2022

SECTION 1.3 DEFINITIONS

As used in this Plan, unless the context requires otherwise, the following definitions shall apply:

1. **AGENCY**, the Central Point Development Central Point Development Commission (the “CPDC”) which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes is the urban renewal agency of the City of Central Point, Jackson County, Oregon. A loss of population and reduction of proper utilization of the area that causes further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
2. **CITY**, the City of Central Point, Jackson County, Oregon.
3. **DOWNTOWN**, as used in this Plan, means that geographic area of the City of Central Point, which is included in the Downtown Revitalization Area -- an urban renewal area -- and which is more fully described in Section 300 and Exhibits 1 and 2 of this Plan.
4. **CITY COUNCIL or COUNCIL**, the governing body of the City of Central Point.
5. **COMPREHENSIVE PLAN**, the Comprehensive Plan of the City of Central Point including all of its policies, procedures and implementing provisions.
6. **COUNTY**, Jackson County, Oregon.
7. **EXHIBIT**, an attachment, either narrative or graphic, to this Urban Renewal Plan.
8. **ORS**, Oregon Revised Statutes (State Law). ORS 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.
9. **PLAN**, the Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan of the City of Central Point, Oregon.
10. **PROGRAM**, Part 1 of the Plan.
11. **REDEVELOPER**, a party who acquires real property from the Central Point Development Commission for the purposes of developing or redeveloping such property in conformity with the provision of the Plan.
12. **REVITALIZATION PLAN**, the Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan of the City of Central Point.
13. **STATE**, the State of Oregon, including its various departments, divisions and agencies.
14. **TAX INCREMENT FINANCING**, a method of financing indebtedness incurred by the Board of Directors of the Central Point Development Commission in preparing and implementing the Plan. Such tax increment method is authorized by ORS Sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Revitalization Area above that existing on the County tax roll last equalized prior to the effective date of the Central Point City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Agency’s Central Point Development Commission. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Central Point Development Commission in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Central Point Development Commission’s activities.
15. **TAXING BODY**, the City of Central Point, Jackson County, Jackson County Education Service

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District, Jackson County Vector Control, Jackson County Soil Conservation, Rogue Valley Transit District, Rogue Community College, Fire District No. 3, and Central Point School District No. 6, each of which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

16. **URBAN RENEWAL AREA**, the geographic area of the City that encompasses the Downtown and East Pine Street Corridor Revitalization Area, an urban renewal district prepared in accordance with all applicable provisions of ORS Chapter 457.
17. **URBAN RENEWAL LAW**, Chapter 457 of the Oregon Revised Statutes as it exists on the effective date of this Urban Renewal Plan or as it may be amended from time-to-time by action of the Oregon Legislature.
18. **URBAN RENEWAL PLAN**, the Plan for the Downtown and East Pine Street Corridor Revitalization Plan – An Urban Renewal Plan for the City of Central Point, Oregon.

SECTION 1.4 LEGAL BOUNDARY DESCRIPTION

The Urban Renewal Area contains 514 acres, accounting for 17.7 % of the City's total acreage. The legal description and illustration of the boundary of the Urban Renewal Area are described as follows²:

1.4.1 WRITTEN DESCRIPTION OF URBAN RENEWAL AREA

A written narrative of the Urban Renewal Plan Area is presented as Exhibit 1 (Appendix), a Narrative Description of Urban Renewal Area.

1.4.2 GRAPHIC DESCRIPTION OF THE URBAN RENEWAL AREA

A map of the Urban Renewal Area is presented in Exhibit 2 (Appendix), a graphic (Map) illustration of the Urban Renewal Area.

SECTION 1.5 MISSION STATEMENT, 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

² Ibid. _The Legal Description (Exhibit 1) Boundary Map, Exhibit 2 and Urban Renewal Area Tax lot Inventory, Exhibit 3. were updated in the 2022 Amendment, November 17, 2022)

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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

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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*⁵, as it 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.

1.5.4 CONSISTENCY WITH THE COMPREHENSIVE PLAN

This Plan has been prepared in conformity⁶ with the City’s adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions, as exist on the effective date of this Urban Renewal Plan, or as may be amended from time to time, which is hereby incorporated by reference as if it were included in full.³

1.5.5 COMPLIANCE WITH THE LAND DEVELOPMENT CODE

The use and development of all land within the Urban Renewal Area shall comply with the City’s Land Development Code and all other, codes, policies, regulations, including the “Downtown Revitalization Plan”, and all other applicable Federal State, and County regulations, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, which are incorporated hereby by reference as if they were included in full.

SECTION 1.6 URBAN RENEWAL ACTIVITIES

To achieve the goals and objectives of this Plan the following activities may be undertaken by the Central Point Development 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 Central Point Development Commission’s responsibility for all activities identified in the Plan is subject to the availability of appropriate funding.

³ See Appendix, Exhibit 4. Relationship to Comprehensive Plan.

1.6.1 URBAN RENEWAL PROJECTS AND ACTIVITIES

- A. The following projects and activities are deemed necessary to:
- i. Reverse presently depreciating property values;
 - ii. Make the Area attractive for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;
 - iii. Create a physical, visual and economic environment that will attract new, job producing development of the Area's vacant land; and to
 - iv. Further the objectives of the Urban Renewal Plan as set forth in Section 1.5, Mission Statement, Goals and Objectives.
- 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 (Part 2, Figure 6) 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 Downtown Core Area.
 2. **EAST PINE STREET IMPROVEMENTS.** Improve the streetscape along that section of East Pine Street between the Downtown Core 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 East Pine Street.⁴
 3. **NEIGHBORHOOD SIDEWALKS AND STREET LIGHTING.** Install sidewalks on residential streets in the Northside and Southside Neighborhoods illustrated in (Part 2, Figure 2, Urban renewal Boundary and Planning Sub Areas). All sidewalk improvements shall be made in accordance with city sidewalk standards and may include street lighting, and street trees.
 4. **HWY. 99 CORRIDOR IMPROVEMENTS.** 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.

⁴ 2022 A portion of this project has been completed (1st to 6th Street on Pine Street).

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. including a 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;⁵
 - b. **Downtown Core Area Signals,** add new signals and modify others within the Downtown Core Area. Plans for signalization shall be based consistent with the City's Transportation System Plan;
 - c. **Hwy. 99 and Fire District 3 Station,** to improve the safety of emergency vehicle egress install an emergency signal on Hwy. 99 by Fire District No. 3 station;
 - d. **East Pine St. and Peninger,** modify existing signal in accordance with Interchange Access Management Plan 33;
 - e. **East Pine St. and Gebhard Extension,** add new signals at future intersection of Gebhard Rd. and E. Pine Street.
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 northwest 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.⁶
7. **UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS.** Within the Downtown Core Area, and along Hwy. 99 underground existing overhead utilities in accordance with an approved comprehensive underground utility plan.
8. **GEBHARD ROAD EXTENSION TO COLLECTOR STREET STANDARDS.** Extension of Gebard Road to local collector street standards from the northerly limits of the Urban Renewal Area to East Pine Street.
9. **PFAFF PARK RENOVATION.** Renovate Pfaff Park including new landscaping, restroom facilities, playground equipment, and lighting.⁷
10. **FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS.** Between Oak St. and Hopkins Road rebuild Freeman Road to collector street standards, including curb, gutter, sidewalks, street lights, traffic control devices, and street trees.⁸
11. **BEEBE ROAD EXTENSION AND BRIDGE EXTENSION**
Extend Beebe Road from its current intersection with Gebhard Road to the west

⁵ 2022 update: project completed

⁶ 2022 update: project completed

⁷ 2022 update: partially complete (restroom facilities).

⁸ 2022 update: project completed

through Jackson County Expo to connect with Penninger Road. Includes intersection improvements at Penninger & Beebe Roads and Beebe & Gebhard Roads⁹.

12. **MISCELLANEOUS PUBLIC WORKS.** Throughout the life of this Urban Renewal Program, 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 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; and
 - g. Alley Paving.
13. **CITY OF CENTRAL POINT COMMUNITY CENTER.** Assist with the feasibility analysis, site and architectural design, land acquisition, and construction of a community center within the Area. The Agency's participation in the development of a community center shall be limited to the percentage of the total design and development costs, including land acquisition that can be reasonably attributed to serving the Area. ¹⁰
14. **FIRE SAFETY.** New Fire equipment to service growth within Urban Renewal Area. The Central Point Development Commission will coordinate and enter into a written agreement with Fire District No.3 regarding the timing of implementation of this project.
15. **BEAR CREEK GREENWAY DESIGN AND IMPROVEMENTS.** Improve the publicly owned lands adjacent to the Bear Creek Greenway from E. Pine Street to the Table Rock Overpass. The newly created park system will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities. The Bear Creek Greenway Project was added as a result of the blight created by the 2020 wildfires with the intention of preventing a similar catastrophe in the future¹¹.
- 16.
17. **ECONOMIC DEVELOPMENT INCENTIVE PROGRAM.** The Central Point Development 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 Central Point Development Commission shall prepare and adopt an economic development incentive program defining:

⁹ Project updated in 2022 Amendment

¹⁰ The proposed Community Center now includes a possible location on Jackson County controlled land outside of Central Point city limits (Expo Property/Site). This property is being included into the urban renewal area in the 2022 amendment.

¹¹ Added in 2022 Amendment

- a. Criteria for eligibility;
- b. Terms and conditions of the program;
- c. 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 Central Point Development Commission deems necessary.

18. BEAR CREEK GREENWAY DESIGN AND IMPROVEMENTS.

Improve the publicly owned lands adjacent to the Bear Creek Greenway from E. Pine Street to the Table Rock Overpass. The newly created park system will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities. The Bear Creek Greenway Project was added as a result of the blight created by the 2020 wildfires with the intention of preventing a similar catastrophe in the future.

1.6.2 ACQUISITION OF REAL PROPERTY

- A. **Intent.** Although at this time the Urban Renewal Plan does not anticipate the need to acquire real property it does reserve the right to do so in the future. Therefore, it is the intent of this Plan to authorize the Central Point Development Commission 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 1.6.2(B), Purpose of Property Acquisition.
- B. **Purpose of Property Acquisition.** Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Central Point Development Commission to achieve the objectives of this Plan based on any one of the following criteria:
 1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Central Point Development Commission that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;
 2. 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 Central Point Development Commission that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;
 3. Where it is determined by the Central Point Development Commission that the property is needed to provide public improvements and facilities as follows:
 - Right-of-way acquisition for; streets, alleys, bicycle paths, or pedestrian ways (sidewalks).

- Facilities for the benefit of the public which are to be developed by the Central Point Development Commission, the City, or any other public entity;
- Property acquisition for public, off-street parking facilities; or
- 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.
- Where it is determined by the Central Point Development 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 Central Point Development Commission may acquire such property.

C. Property Which May Be Acquired. At the time of adoption of this Plan no properties have been designated for acquisition. As a minor amendment, and as part of an existing project, the Central Point Development Commission may designate property to be acquired subject to compliance with Section 1.6.3, Procedures for Identifying Property to be Acquired.

1.6.3 PROCEDURES FOR IDENTIFYING PROPERTY TO BE ACQUIRED

Project activities listed in Section 1.6, Urban Renewal Activities, may require acquisition of property not identified by the Central Point Development Commission as of the effective date of this Plan. However, should such action be required by the Central Point Development Commission, the following procedures shall be undertaken prior to such property acquisition:

- A. First the Central Point Development Commission shall determine the properties which may be acquired.
- B. The Central Point Development Commission, or its designated representative, shall then contact the owner or owners of both properties at the address shown on the most current tax roll to inform the owners of the Central Point Development Commission's interest in acquiring their property and the reasons for such interest.
- C. The Central Point Development Commission, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process.
- D. If it is in the Central Point Development Commission's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owners of the property which may be acquired shall be notified of such public hearing by registered mail, return receipt requested.
- E. At the public hearing, the Central Point Development Commission shall explain the public purpose, public interest or the plan objectives that would be furthered by such property acquisition. The Central Point Development Commission shall then receive comment from the affected property owner, if any, and from the public at large.
- F. After the owners and public have been heard, their comments shall be considered by the Central Point Development Commission. The Central Point Development Commission, by resolution shall then make a finding, based on the reasons for the acquisition, the content of the owners and public testimony whether or not to proceed with the acquisition.

- G. If the Central Point Development Commission’s finding and determination is to proceed with the acquisition process, the Central Point Development Commission, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1.12.1, Minor Changes. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Central Point Development Commission’s finding described in subsection “F” above. The change shall be assigned an appropriate exhibit number and incorporated as part of this Urban Renewal Plan.
- H. The Central Point Development Commission shall then proceed with the acquisition process.

1.6.4 PROPERTY ACQUISITION FOR UNSPECIFIED PURPOSES

If property acquisition, other than for the projects or activities identified in Section 1.6, Urban Renewal Activities, is considered by the Central Point Development Commission, such property acquisition shall be treated as a minor amendment within the meaning of Section 1.12.1, Minor Changes.

1.6.5 RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Central Point Development Commission, the Central Point Development Commission shall provide assistance to such persons or businesses to be displaced. Displaced persons or businesses 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 relocation payments made in accordance with the requirements of ORS 281.045 – 281.105. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Central Point Development Commission acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Central Point Development Commission will prepare, adopt and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency’s office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

1.6.6 PROPERTY DISPOSITION AND REDEVELOPER RESPONSIBILITIES

- A. **PROPERTY DISPOSITION.** The Central Point Development Commission is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge or encumber by mortgage, deed of trust, or otherwise any interest in real property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Central Point Development Commission.

All real property acquired by the Central Point Development Commission in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the goals and objectives of the Urban renewal Plan and with all applicable codes, ordinances, policies, plans and procedures of the City. The Central Point Development Commission shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Central Point Development Commission

may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Central Point Development Commission shall use the property for the purposes consistent with the goals and objectives designated in Section 1.5.2, Goals and Objectives, of this Plan, and shall commence and complete development of the property within a period of time which the Central Point Development Commission fixes as reasonable, and shall comply with other conditions which the Central Point Development Commission deems necessary to carry out the goals and objectives of this Plan as stated in Section 1.5, Mission Statement, Goals and Objectives. Real property shall not be disposed of for the purpose of speculation.

The Central Point Development Commission shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to the provisions, and the goals and objectives, of this Plan. Leases, deeds, contracts, agreements, documents and declarations of restrictions by the Central Point Development Commission may contain restrictions, covenants, and covenants running with the land, rights or reverts, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

- B. REDEVELOPER'S OBLIGATION.** Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:
1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
 2. The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;
 3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Central Point Development Commission or such of its agents as the Central Point Development Commission may designate for review prior to distribution to appropriate 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 Central Point Development Commission;
 5. 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;
 6. The Redeveloper shall accept all conditions and agreements as may be required by the Central Point Development Commission. In return for receiving assistance from the Central Point Development Commission, if any, the Central Point Development Commission may require the redeveloper to execute a development agreement acceptable to the Central Point Development Commission as a condition of the Central Point Development Commission providing assistance; and
 7. The Redeveloper shall maintain property under his/her ownership within the area in

1.6.7 OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Central Point Development Commission 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.

1.6.8 ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE BOARD

The Board may hire its own staff or it may obtain its administrative support staff from the City on such terms and conditions as the Board and the City may agree. The costs of Agency staffing shall be agreed to annually by the City and made a part of the annual budget proposal of the Board.

- A. The Board may retain and budget for the services of independent professionals, and or firms for services necessary to implement the projects and activities of the Plan. These services may includes, but are not limited to:
 - i. Legal Counsel, including bond counsel;
 - ii. Professional studies for marketing, economic feasibility;
 - iii. Preparation of design, architectural, engineering, landscape, or other plans related to the study and planning;
 - iv. Preparation of construction plans and documents ;
 - v. Accounting and/or auditing services;
 - vi. Licensed real estate professionals for real property appraisals, acquisition, disposition, or negotiating services; and
 - vii. Professional services related to bond issuance and financing.
- B. The Board may prepare and adopt design standards, guidelines and implementation procedures as necessary to compliance with the goals and objectives of the Plan and any supporting plans.
- C. The Board may invest its reserve funds in interest bearing accounts or securities consistent with the provisions of City, State, and Federal law.
- D. The Board 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 1.7 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Board's adopted Rules of Procedures and all applicable legal requirements.
- E. Without limiting any other provision, power or authorization of this Plan, the Agency's Board shall have all of the powers and responsibilities allowed under the provisions of ORS 457.

1.6.9 ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS

Economic incentives, whether loans or grants offered by the Central Point Development Commission, are subject to compliance with Section 1.6.1(C)(15), Economic Development Incentive Program.

SECTION 1.7 MAXIMUM INDEBTEDNESS AND FINANCING MAXIMUM INDEBTEDNESS

In accordance with ORS 457.190Z(3))(c)(A) the initial maximum amount of indebtedness that may be incurred throughout the duration of this Plan, commencing with fiscal year 2011-12 through fiscal year 2036-2037, is \$43,177,530¹². The initial maximum indebtedness shall be increased each year in accordance with Section 2.5.4, Index t Adjust Project and Activity Dollar Values, of the Report, ENR Index for adjusting project cost estimates¹³

The Directors of the Urban Renewal Agency 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.

1.7.1 SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING)

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Directors of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Directors to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.460, shall be terminated no later than Fiscal Year 2036-37. However, the tax increment collection process may be terminated prior to Fiscal Year 2036-37 should debts of the Agency be retired earlier.

Based on the most accurate estimates of Program costs and income, the tax increment process will cover a period of 25 years, commencing in Fiscal Year 2011-12 and terminating on June 30, 2037. Over the course of the Program's duration it is estimated that tax increment collections will be \$51,970,747, which is sufficient to cover the maximum amount of indebtedness designated for the Program.

Should the terminal year of tax increment proceeds collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by ORS 457.450(3).

1.7.2 PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Central Point Development Commission, or the City of Central Point in connection with preplanning for this Urban Renewal Plan may be repaid from Central Point Development Commission funds when and if such funds are available.

¹² Measured in terms of 2011 dollars

¹³ ORS 457.190(4)(d)

1.7.3 ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. By July 1 of each year the Central Point Development Commission shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its source of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Central Point Development Commission shall not undertake any activities nor expend any funds except as provided in the approved budget.

SECTION 1.8 ANNUAL FINANCIAL STATEMENT REQUIRED

The Central Point Development Commission, by January 31 of each year, shall have prepared a financial statement¹⁴ containing:

- A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;
- B. The purpose and amounts for which any money received under 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 were expended during the preceding fiscal year;
- C. An estimate of monies to be received during the current fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 are to be expended during the current fiscal year; and
- E. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing bodies included under ORS 457.430.
- F. If the January 31 deadline to meet the provisions of ORS Section 457.460 is changed by the legislature, the Agency will conform to the new date to prepare the required statement.

The statement required by subsection 1.8 shall be filed with the City Council and notice shall be published in the "Mail Tribune", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal 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 successive weeks before March 1 of the year for which the statement is required. The notice shall summarize the information required under paragraphs A through D of subsection 1.8, Annual Financial Statement Required, and shall set forth in full the information required under paragraph E of subsection 1.8.

SECTION 1.9 CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the 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 and tenants as individuals and organizations who reside within or who have financial interest within the Downtown Revitalization Area and with the general citizens of the City.

¹⁴ ORS 457.460

SECTION 1.10 NON-DISCRIMINATION

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

SECTION 1.11 RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Central Point Development Commission Board of Directors. Following receipt of such Ordinance, this Plan shall be recorded by the Central Point Development Commission with the Recording Officer of Jackson County in accordance with ORS 457.095.

SECTION 1.12 PROCEDURES FOR AMENDMENTS TO THE URBAN RENEWAL PLAN

The Plan is a living document subject to periodic review and evaluation over the course of its duration. It is fully expected that the plan will require periodic amendment as necessary for clarification purposes and as necessary to address changing conditions. Where, in the judgment of the Central Point Development Commission the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1.12.3, Substantial Changes, of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions which shall be taken prior to their implementation; are as follows:

1.12.1 MINOR CHANGES

Minor changes shall not change any provision of this Plan which would modify the goals and objectives or basic procedural requirements, planning or engineering principles of this Plan. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references;
- B. Clarification of written or graphic Exhibits to this Plan;
- C. Modification in the location and scope of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for in Sections 1.6.3, Procedures for Identifying Property to be Acquired, of this Plan.
- E. Such minor changes shall be made only by a duly approved resolution of the Central Point Development Commission in which the details of the minor change shall be described.

1.12.2 AMENDMENTS TO THE COMPREHENSIVE PLAN OR ANY IMPLEMENTING ORDINANCES

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and City Council of the City of Central Point may approve amendments or

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modifications to the City’s Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health Safety and other codes which affect the implementation of this Urban Renewal Plan.

- A. When such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals--which affect the provisions of this Urban Renewal Plan--shall, by this reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.
- B. The City Council shall forward to the Central Point Development Commission copies of such Council actions as are herein above described and the Central Point Development Commission shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1.12.1, Minor Changes, above.

1.12.3 SUBSTANTIAL CHANGES

Such substantial changes, if any, shall be approved by the City Council in the same manner as the Council’s approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. Increases in the Maximum Indebtedness beyond that allowed in Section 1.7;
- B. Extension of the time period for collecting tax increment proceeds as provided in Subsection 1.7.1, Self Liquidation of Costs of Urban Renewal Indebtedness, of this Plan;
- C. An increase of land area to the boundaries of the Urban Renewal Plan in excess of that allowed by ORS 457.220(3);
- D. An increase in the effective period of this Plan as set forth in Section 1.13, Duration and Validity of Approved Urban Renewal Plan.

SECTION 13 DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

This Plan shall remain in full force and effect until June 30, 2037, or until the maximum amount of indebtedness as set forth in Section 1.7, Maximum Indebtedness and Financing Maximum Indebtedness, has been reached and all related debt service retired, whichever comes first.

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 such finding and shall remain in full force and effect for the duration of the Plan.

APPENDIX

EXHIBIT 1. Narrative Description of Urban Renewal Area

EXHIBIT 2. Graphic Description of Urban Renewal Area

EXHIBIT 3. Urban Renewal Area Tax Lot Inventory, December 2011

Exhibit 4. Findings of Fact And Conclusions of Law for Downtown & East Pine Street Corridor Revitalization Plan Amendment

Exhibit 1 Narrative Legal Description

2022 Amendment :

ANNEXATION DESCRIPTIONS:

Those real properties described in Instrument Number 67-07010, Instrument Number 2022-013723 and Parcels I and II per Instrument Number 2022-000383 of the Official Records of Jackson County, Oregon, being located in the Northwest One-quarter and the Southwest One-quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon. The exterior boundaries of said properties is more particularly described as follows:

TRACT 1:

Commencing at the monument marking the Southeast corner of Donation Land Claim Number 56 (DLC 56); thence South 89°39'28" West, along the south boundary of said DLC 56, 1271.13 feet to the north-northeast corner of said Instrument Number 2022-013723 and being the TRUE POINT OF BEGINNING; thence leaving said DLC 56 boundary and along the easterly boundary of said instrument, the following courses: South 38°23'35" East, 254.16 feet; thence North 89°38'04" East, 357.48 feet; thence South 43°57'32" East, 470.00 feet; thence South 49°57'32" East, 268.97 feet; thence North 89°40'23" East, 91.42 feet; thence South 32°49'37" East, 300.00 feet; thence South 00°19'37" East, 365.71 feet to intersect the northerly boundary of said Parcel I in Instrument Number 2022-000383; thence along the exterior boundaries of said Parcel I, the following courses: North 89°40'23" East, 62.14 feet; thence South 00°16'37" East, 209.09 feet; thence North 89°40'23" East, 150.00 feet; thence South 00°16'37" East, 673.88 feet; thence South 42°22'27" East, 205.68 feet; thence North 89°32'38" East, 212.25 feet to intersect the westerly right-of-way of Table Rock Road; thence South 00°16'37" East, along said westerly right-of-way, 125.59 feet to an angle point of said Parcel II in Instrument Number 2022-000383; thence continuing along said right-of-way, South 09°48'13" West, along the easterly boundary of said Parcel II, 169.66 feet to intersect the easterly right-of-way of Interstate 5 (Pacific Highway 1) per Volume 471 at Page 97 of the Deed Records of Jackson County, Oregon; thence leaving said Table Rock Road right-of-way, and along said easterly right-of-way of Interstate 5, being common with the westerly boundary of said Parcel I, the following courses: North 42°21'08" West, 1037.21 feet; thence North 23°36'33" West, 606.75 feet to the northwest corner of said Parcel I, also being a point on the southerly boundary of aforesaid Instrument Number 2022-013723; thence South 89°40'23" West, along said southerly boundary and aforesaid Interstate 5 right-of-way, 1.30 feet to the southwest corner of said Instrument Number 2022-013723, being common with the southeast corner of Parcel III of said Instrument Number 2022-000383; thence North 39°40'37" West, along the common boundaries of said Parcel III and Instrument Number 2022-013723, 473.82 feet to the southeasterly corner of said Instrument Number 67-07010; thence along the exterior boundaries of last said instrument, the following courses: South 80°39'32" West, 532.00 feet to intersect the aforesaid easterly right-of-way of Interstate 5; thence North 42°21'08" West, along said right-of-way, 238.50 feet; thence leaving said right-of-way, North 80°39'32" East, 544.89 feet to intersect the westerly boundary of said Instrument Number 2022-013723; thence along the common boundaries of said Instrument Number 2022-013723 and Parcel III of Instrument 2022-000383, the following courses: North 39°40'37" West, 94.58 feet; thence North 89°40'23" East, 42.26 feet; thence North 38°19'37" West, 906.35 feet to intersect said south boundary of said DLC 56; thence leaving said common boundaries, North 89°39'28" East, 131.11 feet to the True Point of Beginning. Containing 26.95 acres, more or less.

TRACT 2:

That portion of the real property described as Parcel V in Instrument Number 2022-000383 of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of Section 2 and in the Northeast One-quarter and Southwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at the monument marking the Southeast corner of Donation Land Claim Number 56 (DLC 56);

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thence South 89°39'28" West, along the south boundary of said DLC 56, 1506.93 feet to the southeast corner of said Parcel V in Instrument Number 2022-000383 and being the TRUE POINT OF BEGINNING; thence continuing South 89°39'28" West, along the common boundaries of said DLC 56 and Parcel V, 644.08 feet to intersect the easterly right-of-way of Interstate 5 (Pacific Highway 1) per Volume 573 at Page 495 of the Deed Records of Jackson County, Oregon, and being the southwest corner of said Parcel V; thence leaving said DLC 56 boundary and along the westerly boundary of said Parcel V, the following courses: North 42°21'08" West, 493.54 feet to an angle point of said Parcel V, being common with the most southerly corner per Instrument Number 2003-038052 of the Official Records of Jackson County, Oregon; thence leaving said easterly right-of-way, North 01°52'36" East, 242.52 feet; thence North 08°42'14" West, 142.69 feet; thence North 28°45'19" West, 259.88 feet; thence North 17°27'37" West, 210.22 feet; thence North 47°13'50" West, 71.55 feet to intersect the southerly boundary of Volume 236 at Page 240 of the Deed Records of Jackson County, Oregon; thence leaving the westerly boundary of said Parcel V, North 89°37'43" East, along said southerly boundary of Volume 236 at Page 240, 193.59 feet to intersect the easterly boundary of aforesaid Parcel V; thence leaving said southerly boundary of Volume 236 at Page 240 and along the easterly boundary of said Parcel V, the following courses: South 18°49'57" East, 365.59 feet to an angle point thereof; thence South 26°58'27" East, 365.91 feet to an angle point thereof; thence South 42°17'20" East, 476.00 feet to an angle point thereof; thence South 65°23'39" East, 476.22 feet to intersect aforesaid south boundary of DLC 56 and the True Point of Beginning. Containing 7.69 acres, more or less.

The basis of bearings for these descriptions is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, projected onto the Oregon Coordinate Reference System, Grants Pass-Ashland Zone (references: OAR 734-005-0005, 734-005-0010 (3) and 734-005-0015(3)(a)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian convergence.

Prepared by:

NEATHAMER SURVEYING, INC. 3126 State Street, Suite 203

PO Box 1584

Medford, Oregon 97501

Phone: (541) 732-2869

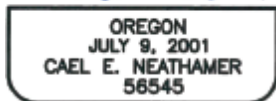
Facsimile: (541) 732-1382

Project Number: 09002-T-46

Date: December 15, 2022



Caël E. Neatham



Renewal Date 12/31/22

Original Legal Description:

Property Description
Central Point Urban Renewal District

Beginning at the northwest corner of DLC 56, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South, to the center line of Pine Street; thence East, along said center line of Pine Street to a point, said point being on the southeasterly extension of the west line of the tract described in Instrument No 2005-34521 recorded in the Official Records of Jackson County, Oregon; thence North, along said southeasterly extension and the west boundary of said tract to the northwest corner thereof; thence East, along the north boundary and the extension thereof to the east right of way line of Hamrick Road; thence South, along said east right of way line of Hamrick Road to a point, said point bears East of a 3/4 inch iron pipe marking the northeast corner of the tract described in Instrument No 2011-16446 recorded in said Official Records and mapped as Assessor's Map No 372W01C3300 dated January 19, 2011; thence West, to said pipe; thence continuing West, along the north line of said tract to the northwest corner thereof; thence South, along the West line of said tract to the southwest corner thereof; thence East, along the south line of said tract and the extension of said south line to the east right of way line of Hamrick Road; thence South, along said east right of way line and the extension thereof to the south right of way line of Hamrick Road; thence West, along the south right of way line and the south line of that tract mapped as Assessor's Map No 372W02D2000 dated January 26, 2011, to the east line of that tract mapped as Assessor's Map No 372W02D2001, dated January 19, 2011; thence South, along said east line to the southeast corner thereof; thence West, along the south boundary of said tract to the northeast corner of the tract described in Instrument No 00-38500 recorded in said Official Records; thence South, along said east line to the easterly right of way line of Interstate 5 Freeway; thence Northwesterly, along said easterly right of way line to the south boundary of the parcel described in Instrument No 03-20781 recorded in said Official Records; thence East, along said south boundary to the west right of way line of Peninger Road; thence North, along said west right of way line of said Peninger Road to the south right of way line of said Pine Street; thence West, along said south right of way line, to the intersection of the west right of way line of said Interstate; thence South along said west right of way line to the north boundary of Mountain View Plaza Subdivision, according to the official plat thereof, now of record; thence West, along said north boundary to the west right of way line of Freeman Road; thence South, along said east right of way line and the east right of way of Freeman Road and the southerly extension of said right of way to the south right of way line of Hopkins Road; thence West, along said south right of way line of Hopkins Road, to the northwest corner of Homestead Park Unit 1, according to the official plat thereof, now of record; thence South, along the west boundary of said Homestead Park to the north line of Homestead Park Unit 2, according to the official plan thereof, now of record; thence West, along the north line of said Unit 2, to the westerly boundary of said Unit 2 and the east right of way line of First Street; thence Southeasterly along said westerly boundary to the southerly right of way line of Cupp Drive; thence Southwesterly along the southerly right of way line and the extension thereof to the westerly right of way line of Pacific Highway 99 also known as Front Street also the common boundary of Central Oregon and Pacific Railroad easterly right of way; thence Northwesterly along the easterly right of way line of said Railroad to a point, said point bears northeasterly at right angles from the northeast corner of Parcel 1 of Partition Plat No P-72-2007, according to the official plat thereof, now of record; thence

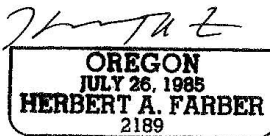
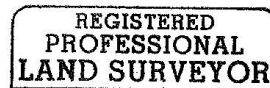
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Southwesterly to said northeast corner of said Parcel 1; thence Southwesterly along the north boundary of said Parcel 1, also being the south right of way line of Ash Street, to the east right of way line of Haskell Street; thence Northwesterly, along said east right of way line to the southerly most corner of Lot 1 of Twin Creeks Crossing, Phase I, according to the official plat thereof, now of record; thence northerly along the easterly boundary of said Lot 1 to the tract described in Instrument No 2008-31124 recorded in said Official Records; thence Northerly along the westerly boundary of said tract to the north line of said Lot 1; thence Westerly along said north boundary to the southwest corner to Lot 3 of said Twin Creeks Crossing Phase I; thence Northerly along the west boundary of said Lot 3 and the extension thereof to the southwest corner to Lot 35 of said Phase I; thence Northwesterly along said Lot 35 to the northwest corner thereof; thence Northeasterly along the north boundary of Lot 35 and 36 of said Phase I and the extension thereof to the easterly right of way line of said Pacific Highway 99; thence Southeasterly along said right of way line to the westerly corner of the tract described in Instrument No 2009-46561 recorded in said Official Records; thence Northeasterly along the north boundary of said tract to the northeast corner; thence South along the east boundary of said tract to said easterly right of way line of said Highway; thence Southeasterly along said right of way line to the south boundary of the tract mapped as Assessor's Map No 372W03DB100 dated July 2, 2009; thence East along said south boundary to the west right of way line of Third Street; thence North along said west right of way line to a point, said point being at the intersection of the southwesterly extension of the northerly right of way line of Hazel Street; thence Northeasterly along said extension and along said northerly right of way and the extension thereof to the easterly right of way of North Tenth Street; thence Southeasterly, along said easterly right of way to the southwest corner of Parcel 2 of Partition Plat No p-30-2008 according to the official plat thereof, now of record; thence Easterly along the south boundary of said Parcel 2 to a point, said point being at the intersection of the southwesterly extension of the north boundary of those tracts described in Instrument No 2009-27358 recorded in said Official Records; thence Northeasterly along said extension and said north boundary to the northeast corner thereof; thence South along the easterly boundary of said tracts to the southeast corner thereof; thence Southwesterly along the southerly boundary of said tracts to the Point of Beginning.

Prepared by: Herbert A Farber
Farber & Sons, Inc.
d.b.a., Farber Surveying
431 Oak Street
Central Point, Oregon 97502

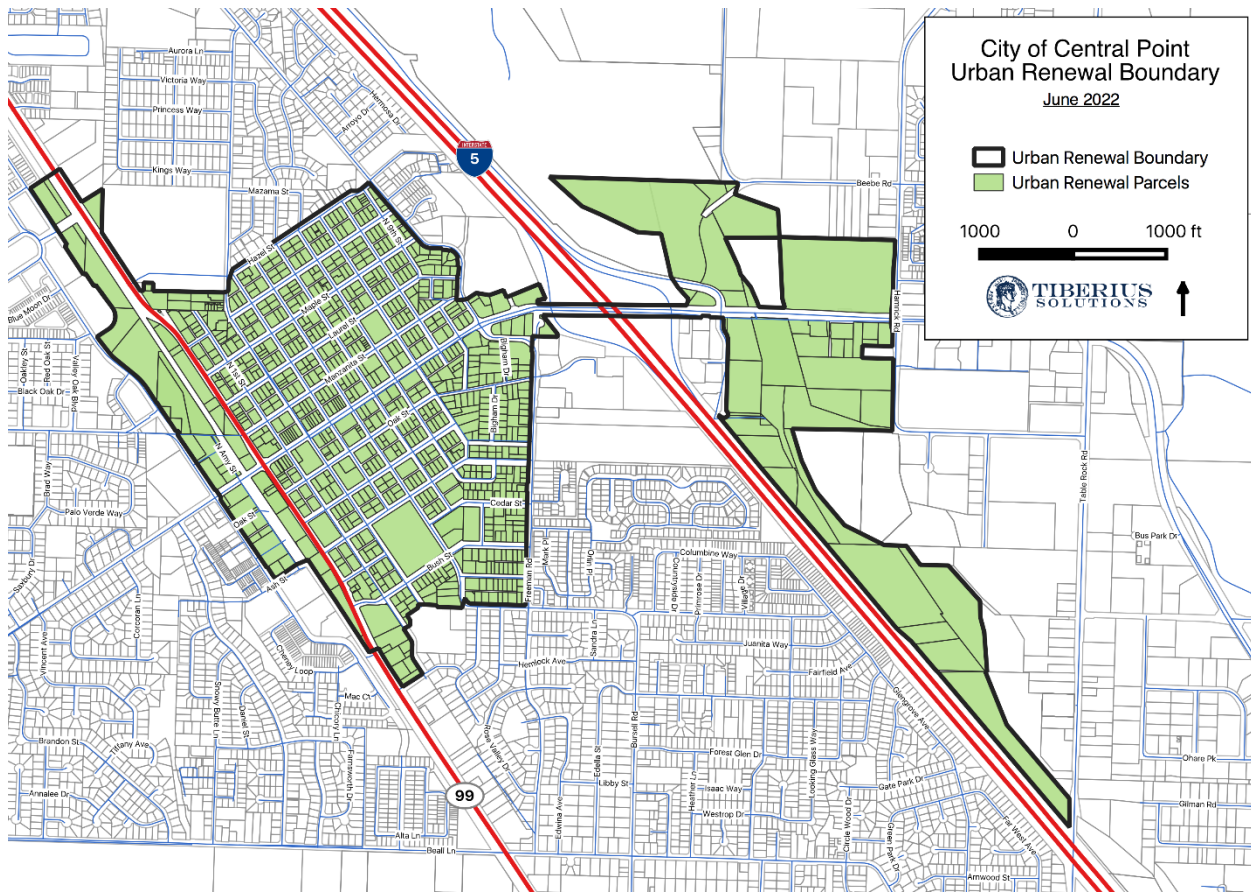
541-664-5599

Date: November 13, 2011



RENEWAL DATE 12-31-11

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EXHIBIT 2 – Graphic Description of Urban Renewal Area



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EXHIBIT 3 – URBAN RENEWAL AREA TAX LOT INVENTORY, December 2011

No.	Map Number	Account Number	No.	Map Number	Account Number
1	372W02D1000	10132000	45	372W02CB4000	10132839
2	372W02CA200	10132344	46	372W02CB4100	10132847
3	372W02CA300	10132351	47	372W02CB4200	10132853
4	372W02CA700	10132393	48	372W02CB4300	10132861
5	372W02CA800	10132407	49	372W02CB4400	10132870
6	372W02CB100	10132415	50	372W02CB4500	10132888
7	372W02CB300	10132440	51	372W02CB4600	10132896
8	372W02CB400	10132456	52	372W02CB4700	10132901
9	372W02CB500	10132464	53	372W02CB4800	10132910
10	372W02CB600	10132472	54	372W02CB4900	10132928
11	372W02CB700	10132481	55	372W02CB5000	10132936
12	372W02CB800	10132499	56	372W02CB5100	10132944
13	372W02CB900	10132504	57	372W02CB5200	10132951
14	372W02CB901	10132512	58	372W02CB5300	10132969
15	372W02CB1000	10132521	59	372W02CB5400	10132977
16	372W02CB1200	10132547	60	372W02CB5402	10132985
17	372W02CB1300	10132553	61	372W02CB5500	10132993
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19	372W02CB1500	10132570	63	372W02CB5700	10133012
20	372W02CB1600	10132588	64	372W02CB5800	10133021
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22	372W02CB1800	10132601	66	372W02CB6000	10133047
23	372W02CB1900	10132610	67	372W02CB6100	10133053
24	372W02CB2000	10132628	68	372W02CB6200	10133061
25	372W02CB2100	10132636	69	372W02CB6300	10133070
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27	372W02CB2300	10132651	71	372W02CB6500	10133096
28	372W02CB2400	10132669	72	372W02CB6600	10133101
29	372W02CB2401	10132677	73	372W02CB6700	10133110
30	372W02CB2500	10132685	74	372W02CB6800	10133128
31	372W02CB2600	10132693	75	372W02CB6900	10133136
32	372W02CB2700	10132707	76	372W02CB7000	10133144
33	372W02CB2800	10132715	77	372W02CB7101	10133169
34	372W02CB2900	10132723	78	372W02CB7201	10133185
35	372W02CB3000	10132731	79	372W02CB7301	10133209
36	372W02CB3100	10132740	80	372W02CB7600	10133233
37	372W02CB3200	10132756	81	372W02CB7700	10133241

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38	372W02CB3300	10132764	82	372W02CB7800	10133258
39	372W02CB3400	10132772	83	372W02CB7900	10133266
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42	372W02CB3700	10132804	86	372W02CC100	10133306
43	372W02CB3800	10132812	87	372W02CC101	10133314
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89	372W02CC201	10133331	135	372W02CC5100	10133825
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92	372W02CC500	10133363	138	372W02CC5500	10133858
93	372W02CC600	10133371	139	372W02CC5600	10133866
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95	372W02CC800	10133398	141	372W02CC5800	10133882
96	372W02CC900	10133401	142	372W02CC6300	10133891
97	372W02CC1000	10133410	143	372W02CC6400	10133906
98	372W02CC1100	10133428	144	372W02CC6500	10133914
99	372W02CC1200	10133436	145	372W02CC6600	10133922
100	372W02CC1300	10133444	146	372W02CC6700	10133931
101	372W02CC1400	10133451	147	372W02CC6900	10133955
102	372W02CC1500	10133469	148	372W02CC7200	10133980
103	372W02CC1600	10133477	149	372W02CC7300	10133998
104	372W02CC1700	10133485	150	372W02CC7400	10134001
105	372W02CC1800	10133493	151	372W02CC7500	10134019
106	372W02CC1900	10133509	152	372W02CC7600	10134027
107	372W02CC2200	10133517	153	372W02CC7700	10134035
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112	372W02CC2800	10133574	158	372W02CC8300	10134092
113	372W02CC2900	10133582	159	372W02CC8400	10134108
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122	372W02CC3700	10133671	168	372W02CC9300	10134190
123	372W02CC3800	10133680	169	372W02CC9400	10134205

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124	372W02CC3900	10133698	170	372W02CC9500	10134213
125	372W02CC4000	10133701	171	372W02CC9600	10134221
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186	372W02CC11000	10134378	232	372W02CD4200	10134848
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273	372W02CD8100	10135259	319	372W03DA9300	10139368
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306	372W03DA8100	10139238	352	372W03DA12300	10139692
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369	372W03DC600	10139895	415	372W03DD1600	10140360
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372	372W03DC1000	10139927	418	372W03DD1900	10140394
373	372W03DC1100	10139935	419	372W03DD2000	10140408
374	372W03DC1200	10139943	420	372W03DD2100	10140416
375	372W03DC1300	10139950	421	372W03DD2200	10140424
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378	372W03DC1501	10139984	424	372W03DD2500	10140457
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380	372W03DC1700	10140001	426	372W03DD2700	10140473
381	372W03DC1800	10140019	427	372W03DD2800	10140481
382	372W03DC1900	10140027	428	372W03DD2900	10140490
383	372W03DC2000	10140035	429	372W03DD3000	10140505
384	372W03DC2100	10140043	430	372W03DD3100	10140513
385	372W03DC2101	10140050	431	372W03DD3200	10140521
386	372W03DC2200	10140068	432	372W03DD3301	10140530
387	372W03DC2300	10140076	433	372W03DD3400	10140548

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393	372W03DC3100	10140132	439	372W03DD3900	10140602
394	372W03DC3200	10140141	440	372W03DD4000	10140611
395	372W03DC3302	10140157	441	372W03DD4100	10140629
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401	372W03DD500	10140221	447	372W03DD4600	10140686
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474	372W03DD7300	10140960	520	372W03DD11800	10141501
475	372W03DD7400	10140978	521	372W10AA2600	10141510

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476	372W03DD7500	10140986	522	372W10AA2500	10141528
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479	372W03DD7800	10141015	525	372W10AA1000	10141577
480	372W03DD7900	10141023	526	372W10AA1100	10141585
481	372W03DD7901	10141031	527	372W10AA1300	10141593
482	372W03DD8000	10141040	528	372W10AA1200	10141609
483	372W03DD8001	10141056	529	372W10AA1400	10141617
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488	372W03DD8500	10141104	534	372W10AA1900	10141674
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490	372W03DD8700	10141121	536	372W10AA2100	10141691
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499	372W10AA800	10141269	545	372W10AA4100	10141796
500	372W10AA300	10141277	546	372W10AA4200	10141801
501	372W10AA200	10141285	547	372W10AA4400	10141828
502	372W10AA100	10141293	548	372W10AA4500	10141836
549	372W10AA4000	10141844	595	372W11BA819	10145074
550	372W10AA3900	10141851	596	372W11BA820	10145082
551	372W10AA3800	10141869	597	372W11BA821	10145091
552	372W10AA4600	10141877	598	372W11BA900	10145122
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557	372W10AA6200	10141941	603	372W11BA1400	10145171
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560	372W10AA6500	10141974	606	372W11BA1700	10145203
561	372W10AA6800	10141982	607	372W11BA1800	10145211
562	372W10AA6700	10141991	608	372W11BA2000	10145220
563	372W10AB400	10142192	609	372W11BA2100	10145238

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564	372W10AB500	10142208	610	372W11BA2200	10145246
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570	372W10AD300	10143041	616	372W11BA2700	10145301
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572	372W11BA200	10144833	618	372W11BA2800	10145327
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576	372W11BA700	10144874	622	372W11BA3200	10145368
577	372W11BA800	10144882	623	372W11BA3300	10145376
578	372W11BA801	10144891	624	372W11BA3301	10145384
579	372W11BA802	10144906	625	372W11BA3400	10145392
580	372W11BA803	10144914	626	372W11BA3500	10145406
581	372W11BA804	10144922	627	372W11BB100	10145414
582	372W11BA805	10144931	628	372W11BB200	10145422
583	372W11BA806	10144949	629	372W11BB300	10145431
584	372W11BA807	10144955	630	372W11BB400	10145449
585	372W11BA808	10144963	631	372W11BB500	10145455
586	372W11BA809	10144971	632	372W11BB1000	10145503
587	372W11BA810	10144980	633	372W11BB1500	10145546
588	372W11BA812	10145009	634	372W11BB1600	10145552
589	372W11BA813	10145017	635	372W11BB1700	10145561
590	372W11BA814	10145025	636	372W11BB1800	10145579
591	372W11BA815	10145033	637	372W11BB1900	10145587
592	372W11BA816	10145041	638	372W11BB2000	10145595
593	372W11BA817	10145058	639	372W11BB2100	10145601
594	372W11BA818	10145066	640	372W11BB2101	10145619
641	372W11BB2200	10145627	687	372W11BB6400	10146089
642	372W11BB2300	10145635	688	372W11BB6401	10146097
643	372W11BB2400	10145643	689	372W11BB6500	10146102
644	372W11BB2500	10145650	690	372W11BB6600	10146111
645	372W11BB2600	10145668	691	372W11BB6700	10146129
646	372W11BB2700	10145676	692	372W11BB6800	10146137
647	372W11BB2800	10145684	693	372W11BB6900	10146145
648	372W11BB2900	10145692	694	372W11BB7000	10146151
649	372W11BB3000	10145706	695	372W11BB7100	10146160
650	372W11BB3100	10145714	696	372W10AA4900	10146178
651	372W11BB3200	10145722	697	372W11BB7300	10146186

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652	372W11BB3201	10145731	698	372W11BB7400	10146194
653	372W11BB3202	10145749	699	372W11BB7500	10146200
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655	372W11BB3400	10145763	701	372W11BB7700	10146226
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665	372W11BB4300	10145861	711	372W11BC200	10146323
666	372W11BB4400	10145879	712	372W11BC300	10146331
667	372W11BB4500	10145887	713	372W11BC400	10146340
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669	372W11BB4700	10145901	715	372W11BC600	10146364
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676	372W11BB5400	10145976	722	372W11BC1200	10146437
677	372W11BB5500	10145984	723	372W11BC1300	10146445
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681	372W11BB5900	10146021	727	372W11BC1700	10146486
682	372W11BB6000	10146030	728	372W11BC1800	10146494
683	372W11BB6100	10146048	729	372W11BC1900	10146500
684	372W11BB6101	10146054	730	372W11BC2000	10146518
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686	372W11BB6301	10146071	732	372W11BC2500	10146542
733	372W11BC2600	10146559	779	372W11BD2900	10147010
734	372W11BC2700	10146567	780	372W11BD3000	10147028
735	372W11BC2800	10146575	781	372W11BD3100	10147036
736	372W11BC2900	10146583	782	372W11BD3200	10147044
737	372W11BC3000	10146591	783	372W11BD3300	10147051
738	372W11BC3100	10146607	784	372W11BD3500	10147069
739	372W11BC3200	10146615	785	372W11BC2200	10178960

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740	372W11BC3300	10146623	786	372W11BC5300	10179641
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743	372W11BC3600	10146656	789	372W11BC5000	10179674
744	372W11BC3700	10146664	790	372W11BC4700	10179682
745	372W11BC3800	10146672	791	372W11BC5800	10179704
746	372W11BC3900	10146681	792	372W01C2600	10195599
747	372W11BC4100	10146699	793	372W01C2700	10195604
748	372W11BC4200	10146702	794	372W01C2800	10195612
749	372W11BC4300	10146711	795	372W01C2900	10195621
750	372W11BC4400	10146729	796	372W01C3000	10195639
751	372W11BD100	10146737	797	372W01C3100	10195647
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757	372W11BD800	10146794	803	372W02D2100	10195953
758	372W11BD900	10146800	804	372W02D2200	10195961
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763	372W11BD1400	10146859	809	372W03DC3600	10197030
764	372W11BD1500	10146867	810	372W03DC3700	10197054
765	372W11BD1600	10146875	811	372W03DC3800	10197062
766	372W11BD1700	10146883	812	372W11A101	10202413
767	372W11BD1800	10146891	813	372W11BC4500	10202691
768	372W11BD1900	10146907	814	372W11BC4600	10202705
769	372W11BD2000	10146915	815	372W11BC6100	10204350
770	372W11BD2001	10146923	816	372W11BC5100	10204431
771	372W11BD2100	10146931	817	372W11BC5700	10204463
772	372W11BD2200	10146940	818	372W11BC6000	10204471
773	372W11BD2300	10146956	819	372W11BC5900	10204480
774	372W11BD2400	10146964	820	372W11BC6200	10204498
775	372W11BD2500	10146972	821	372W02CC8901	10545766
776	372W11BD2600	10146981	822	372W10AA500	10553195
777	372W11BD2700	10146999	823	372W03DD11001	10553201
778	372W11BD2800	10147001	824	372W11BC5500	10553908
825	372W11BA1801	10560661	871	372W03DD4601	10701749
826	372W03DA10701	10561376	872	372W11BC4401	10702021
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828	372W10AA4300	10561731	874	372W11BA2502	10702054
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832	372W11BA704	10567143	878	372W11BB201	10780820
833	372W11BA705	10567150	879	372W10AA700	10784970
834	372W11BA706	10567168	880	372W02CC11301	10785023
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836	372W11BD2901	10575584	882	372W02D2001	10799161
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840	372W11BA1501	10582963	886	372W02CB2102	10832410
841	372W11BD2201	10583852	887	372W03DA10801	10856429
842	372W11BD2003	10584437	888	372W02D1902	10887809
843	372W11BD2004	10585000	889	372W02D2901	10887817
844	372W03DC2801	10588439	890	372W02D2401	10887825
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857	372W02CB1601	10628998	903	372W03DB807	10977386
858	372W03DA7001	10633158	904	372W03DB808	10977387
859	372W10AA5700	10639308	905	372W03DB809	10977388
860	372W02CB7304	10639752	906	372W03DB810	10977389
861	372W02CB7305	10639761	907	372W03DB811	10977390
862	372W02CB7306	10639779	908	372W03DB812	10977391
863	372W02CB7303	10639787	909	372W03DB813	10977392
864	372W03DD9301	10645403	910	372W10AA5101	10978854
865	372W10AA5000	10646347	911	372W10AA5201	10978855
866	372W10AA5300	10646353	912	372W03DA10602	10980137
867	372W10AD100	10646361	913	372W02CC1301	10980876
868	372W10AA3100	10665381	914	372W02CC1302	10980877
869	372W03DC2103	10677176	915	372W02CC1303	10980878

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870	372W03DD11600	10687925	916	372W02CB3601	10980885
917	372W11BA1401	10981059	933	372W02CB303	10985018
918	372W11BA1402	10981060	934	372W02CB2201	10985019
919	372W11BB1001	10982198	935	372W03DC3303	10985506
920	372W11BB8301	10982199	936	372W03DB900	10985507
921	372W02CB3602	10982729	937	372W02D2101	10985650
922	372W03DA12101	10982730	938	372W03CA1000	10985723
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924	372W02D2003	10982852	940	372W03CA1600	10985725
925	372W02D2004	10982853	941	372W03CA1500	10985726
926	372W03DD2001	10983530	942	372W02CA101	10988049
927	372W03DD2002	10983531	943	372W11BA901	10988130
928	372W03DD2003	10983532	944	372W10AD101	10988131
929	372W03DA7501	10984657	945	372W10AA6401	10995696
930	372W03DD4001	10984704	946	372W10AA6402	10995697
931	372W02CB301	10985016			
932	372W02CB302	10985017			

Exhibit 3 is updated to include the boundary changes of the 2022 Amendment.

Exhibit -3 Urban Renewal Area Tax Lot Inventory Changes

Properties Added		
Map Number	Account Number	Acreage
372W02D300	10195939	9.02
372W02D400	10998025	7.17
372W02D400	10195970	13.89
372W02D500	10195988	12.19
372W02D501	10992858	1.47
372W02D600	10195996	4.95
372W11A102	10799146	3.52
372W11A28100	10799152	1.38
372W12B501	10202983	2.55
372W12B502	10730828	13.21
372W12B505	10993098	4.25
372W12B600	10462312	13.91
372W02D700	10196009	1.88
	TOTAL	89.39
Properties Removed		
Map Number	Account Number	Acreage
372W11BC5300	10179641	1.76
372W11BC5302	10714077	0.10
372W11BC5303	10714085	0.10
372W11BC5000	10179674	0.46
372W11BC5301	10705457	0.66
372W11BC5200	10179658	3.60
	TOTAL	6.68

Exhibit 4. Findings of Fact And Conclusions of Law for Downtown & East Pine Street Corridor Revitalization Plan Amendment

Before the City of Central Point Planning Commission
Consideration of Downtown & East Pine Street Corridor Revitalization Plan Amendment
Compliance with the City of Central Point Comprehensive Plan

File No. UR-22001

Applicant: City of Central Point)	Findings of Fact
140 South 3 rd Street)	and
Central Point, OR 97502)	Conclusions of Law

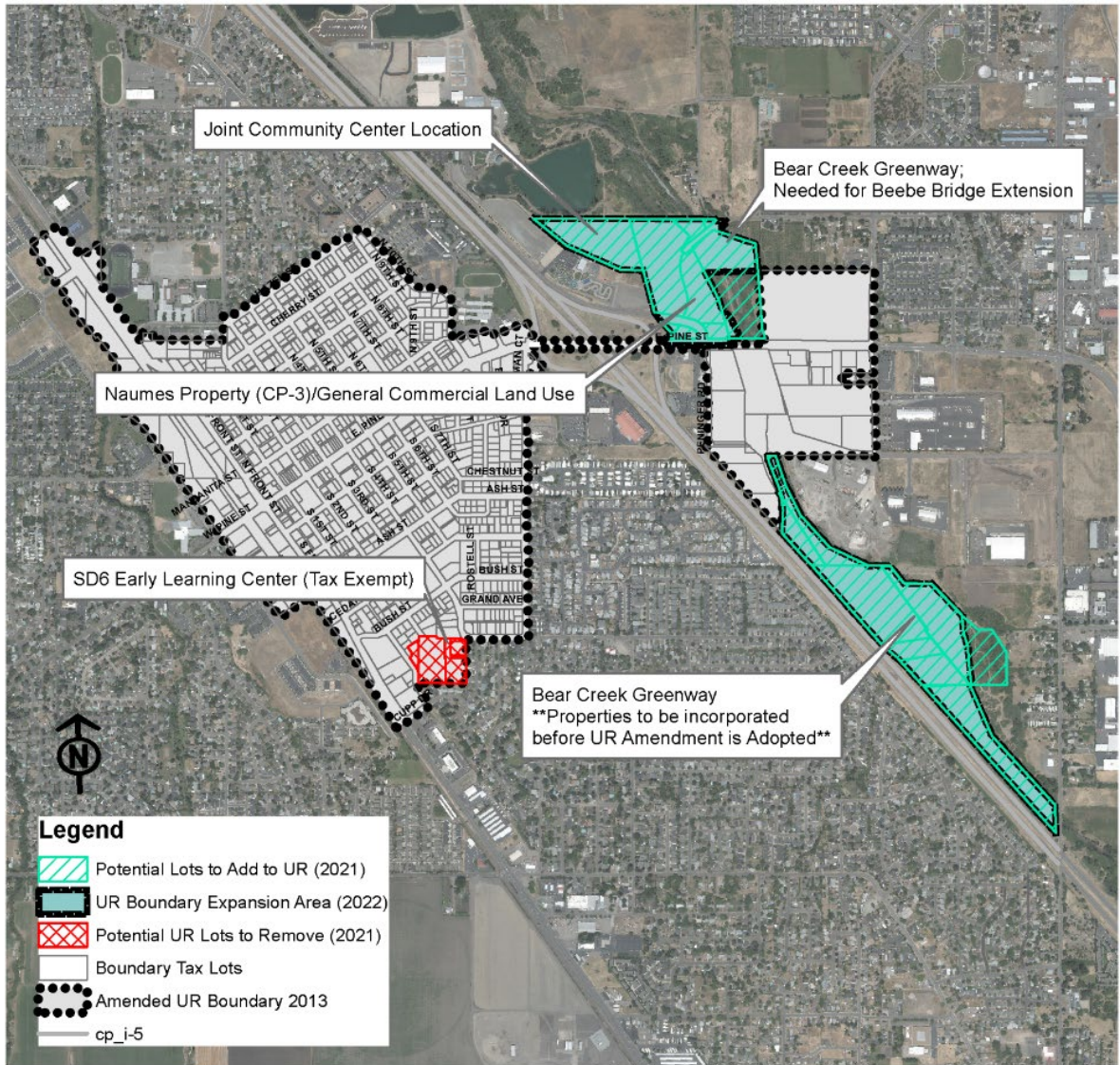
Introduction

On March 8, 2012, the City of Central Point City Council approved the Downtown and East Pine Street Corridor Revitalization Plan (Urban Renewal Plan). Prior to the City Council's approval, the Planning Commission determined the Urban Renewal Plan was consistent with the City of Central Point Comprehensive Plan. At this time, the City is amending the Urban Renewal Plan to accomplish the following objectives:

- Remove tax exempt properties purchased by School District #6 since 2012;
- Add land along the Bear Creek Greenway to fund and construct park improvements that balance active and passive recreation amenities with wildfire mitigation and habitat restoration;
- Add land being considered for a Joint Community Center with Jackson County (existing project, new possible location);
- Add land recently added to the Central Point Urban Growth Boundary (UGB) from the CP-3 Urban Reserve; and,
- Add the following projects:
 - Bear Creek Greenway park and fire mitigation plan; and,
 - Beebe Road Bridge Extension.

The existing and proposed Urban Renewal District boundaries are illustrated in Figures 1 and 2. The purpose of these findings is to demonstrate that the proposed Urban Renewal Plan Amendment is consistent with the Comprehensive Plan.

City of Central Point
 Downtown & East Pine Street Corridor Revitalization Plan
 Figure 1 – Proposed Urban Renewal District Boundary Changes Map

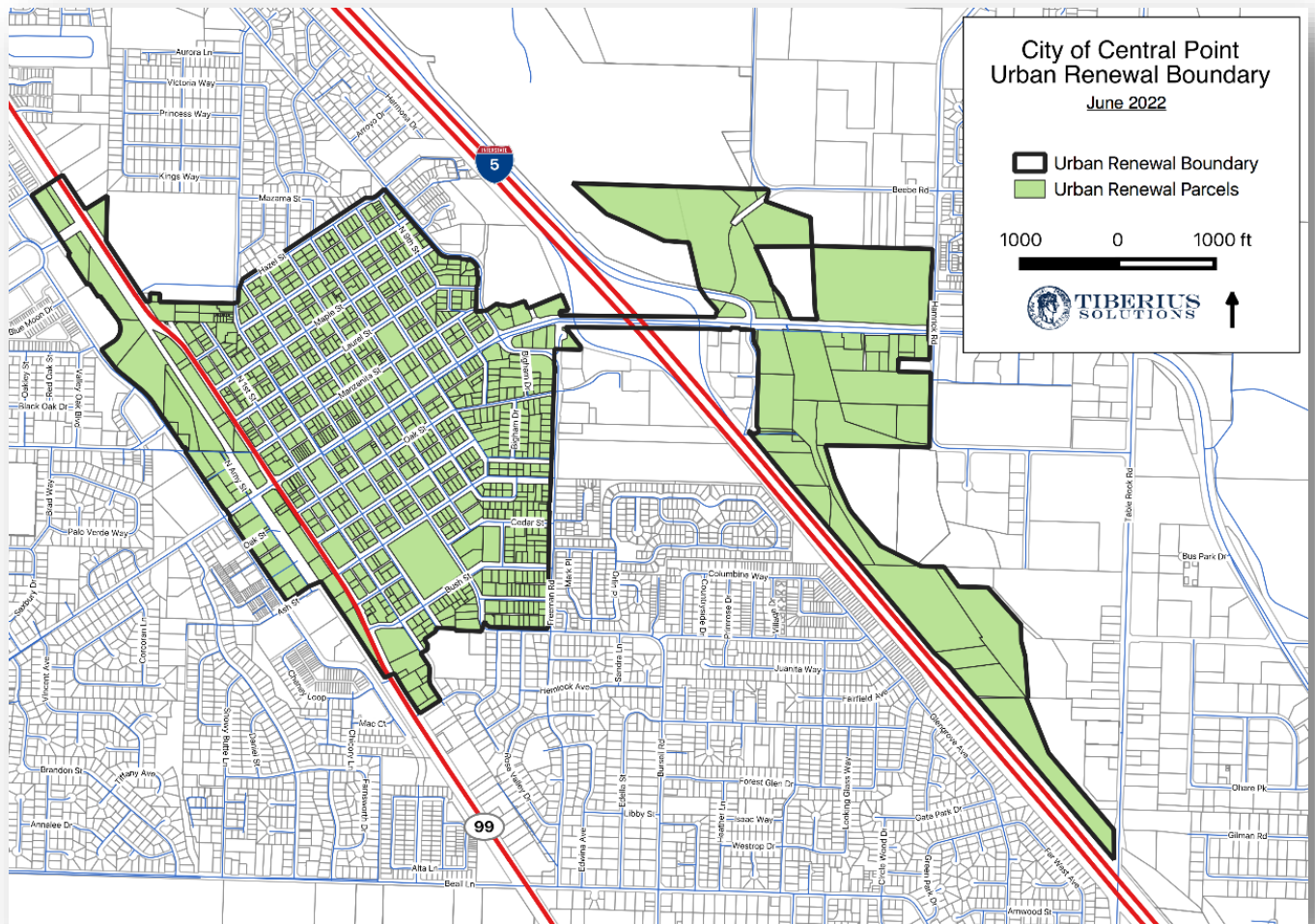


Urban Renewal District Boundary Map

Proposed Boundary Changes (2022)

Map Updated June 1, 2022

City of Central Point
 Downtown & East Pine Street Corridor Revitalization Plan
 Figure 2 – Proposed Urban Renewal Boundary



Central Point Strategic Plan

The 2040 Strategic Plan establishes the community’s vision, mission, values and strategic priorities. Together, these components are intended to foster the community’s preferred vision for its future as articulated below:

Vision

“Central Point is a safe, family-friendly, livable community that cultivates its small-town feel by managing growth and inspiring meaningful connections between people and places.”

Mission

“Creating a family-friendly community that provides a better experience for those living working and doing business in Central Point.”

Values

There are seven (7) values articulated in the Strategic Plan. These are the principles that drive service delivery, planning and implementation of the strategic plan and day to day functions of the City. They are as follows:

1. Accountability – We value the ability to hold ourselves responsible for mistakes, apply what we have learned and move forward in a positive direction.

City of Central Point

Downtown & East Pine Street Corridor Revitalization Plan

2. Community – We value a clean and attractive city that inspires meaningful connections to people and places.
3. Excellence – We value a consistently superior performance that surpasses requirements and expectations.
4. Service – We strive to provide the highest level of service possible in the most efficient and responsible manner.
5. Heritage – We value a simultaneous ability to preserve and invent our culture—that is, to conserve our city’s unique history and heritage while developing new expressions for current times.
6. Public Safety – We value a professional service-oriented public safety policy that provides a sense of safety/well-being in the city.
7. Resilience – We value the City’s ability to anticipate, prepare for, respond and adapt to incremental change and sudden (economic or market) disruptions in order to endure and prosper.

Strategic Priorities

1. Community Investment – This priority has to do with making physical, social and economic investments that support the community’s vision.
2. Community Engagement – Responsive and proactive governance requires quality communication between citizens, business and the City. This priority is geared toward building strong relationships and effective communication.
3. Community Culture – Central Point has a unique identity and culture. This priority aims to celebrate Central Point customs, arts, social institutions and achievements.
4. Responsible Governance – There are multiple facets to responsible governance from earning and retaining public trust, maintaining a strong financial position, to thoughtfully hiring and training employees, promoting volunteerism, and developing the policing program. Lastly, this area focuses on becoming a resilient city that has the capabilities needed to prevent, protect against, mitigate, respond to and recover from the threats and hazards that pose the greatest risk.
5. Vibrant Economy – Having a vibrant economy is the fuel for a healthy community. The City’s Strategic Plan focuses on managing growth, revitalizing downtown, connecting the east and west sides of the community and business attraction, support and investment.

The 2040 Strategic Plan is the foundation for the City’s Comprehensive Plan. It is important to acknowledge the proposed Urban Renewal Plan Amendment aligns with the community’s vision and strategic priorities.

Finding, 2040 Strategic Plan: *The Urban Renewal Plan provides a blueprint for revitalizing blighted areas in the Urban Renewal District boundary to increase public and private investments. In the case of the Urban Renewal Plan Amendment, the proposed changes include adding lands that will allow public investment to transform the Bear Creek Greenway. This natural open space areas was severely burned during the September 2019 wildfire that threatened the entire community. The proposed plan amendment to include the Greenway in the Urban Renewal District Boundary and to include the Bear Creek Greenway Park/Wildfire Mitigation project will allow public investment in active and passive recreation amenities designed to mitigate wildfire risk while also restoring valuable wetland and riparian habitat. These changes directly respond to Responsible Governance, Goal 6 regarding being a resilient City.*

By bringing in employment land recently added to the UGB, the City is in a position to incentivize private investment in one of the few commercial properties that is visible from Interstate 5. This directly responds to the City’s priorities concerning Community Investment and taking action to create a Vibrant Economy. It is important to note that this property is adjacent to the potential Joint Community Center site and will be served by the new Beebe Road Bridge Extension project that has been added as part of this amendment. The latter project is essential to providing increased connectivity between eastside

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residential properties with commercial properties to the west of Bear Creek.

The Community Center project is already in the Urban Renewal Plan. The addition of land for the potential Joint Community Center expands the City's opportunity to provide significant value at a minimal cost by collaborating with Jackson County. This project speaks to priorities for Community Investment and Responsible Governance by providing enhanced services and facilities in fiscally responsible manner.

Lastly, there has been extensive communication with Central Point citizens and businesses about the changes articulated in the Plan Amendment. Community engagement included but is not limited to the Open House, written notices and public meetings specific to the proposed Urban Renewal Plan Amendment. It has also included the extensive planning efforts that went into developing the Bear Creek Greenway Fire Area Master Plan, exploring the Central Point Community Center design as a standalone facility and as a Joint facility operated in partnership with Jackson County, and the Urban Growth Boundary Amendment. Although each of these is a project unto themselves, together they have informed the proposed Urban Renewal Plan Amendment. Adoption of this plan will provide the investment incentives necessary to bring these projects to fruition as envisioned by the community.

Conclusion, 2040 Strategic Plan: *The proposed Urban Renewal Plan Amendment is consistent with and directly responds to many of the priorities, goals and strategies outlined in the 2040 Strategic plan.*

Comprehensive Plan

The goal of the Central Point Comprehensive Plan is "To determine future growth of the present City to the mutual benefit of the public by consideration of proper land use planning incorporating statewide goals and guidelines in the adoption of policies to ensure a logical, orderly planning process." This goal is supported by nine (9) general policies as follows:

1. Provide for an orderly and reasonable expansion of the Central point urbanizing area.
2. Encourage the enhancement of private property values and quality of life through compatible arrangement of land uses.
3. Provide flexibility of residential neighborhoods and housing opportunities to meet the changing needs of a growing population.
4. Provide well balance and convenient shopping opportunities for the residents of the Community.
5. Provide ease of access and circulation throughout the Community through an improved circulation/transportation system, and properly planned extensions to that system
6. Provide increased localized employment opportunities within the community through the expansion of the commercial and industrial base.
7. Provide for the logical and most economical expansion of community facilities and services to accommodate the Plan's proposed land uses and continued growth of the City.
8. Ensure the protection and enhancement of existing natural environmental features and productive agricultural lands through responsible land use planning and development controls.
9. Plan for a system of parks and recreation facilities, areas and opportunities that is accessible to all residents and in balance with growth and development.

Policies aimed more specifically at the implementation of each aspect of the Comprehensive Plan are contained in each of the following ten Plan elements:

1. Citizen Involvement Element
2. Urbanization Element

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3. Housing Element
 4. Environmental Management Element
 5. Parks and Recreation Element
 6. Public Facilities and Services Element
 7. Economic Element
 8. Energy Utilization and Conservation Element
 9. Transportation System Plan
 10. Land Use Element

Each Element is comprised of goals and policies. The Urban Renewal Plan Amendment has been reviewed against these goals and policies. Those affected by the proposed amendment include goals and policies related to Citizen Involvement and Parks & Recreation are addressed herein. The other Comprehensive Plan Elements are not implicated by the proposed amendment and are not addressed further in these findings.

I. Citizen Involvement

The Citizens Involvement Element is derived from the Statewide Planning Goal No. 1, which is “to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.” To attain this goal the City’s Citizen Involvement Element includes six policies.

1. The Citizen Involvement Program shall involve a “cross-section” of affected citizens in all planning phases and shall include a recognized citizens advisory committee.
2. In order to assure effective communication with citizens, mechanisms shall be established, including such methods as newsletters, questionnaires, posters, and other available media, as appropriate.
3. Whenever possible, citizens shall be given the opportunity to be involved in all phases of the planning process, including (1) data collection, (2) plan preparation, (3) adoption, (4) implementation, (5) evaluation, and (6) revision.
4. The City will assure that all information used in the preparation of the Plan or related reports, is made available in an easy to understand form and is available for review at the community library, City Hall, or other location.
5. The City will be responsive to citizens or groups taking part in the planning process and all land use policy decisions will be documented in written form and available for public review.
6. Adequate human, financial and informational resources will be allocated for the citizens involvement program and such resources will be an integral component of the planning budget.

Finding, Citizen Involvement Policies 1 - 6: *The Urban Renewal Plan Amendment was prepared with an emphasis on citizens involvement. The Amendment addresses citizen concerns following the 2019 wildfire along the Bear Creek Greenway and the desire for and need to manage this area as a park facility for community benefits and safety. Additionally, the proposed Amendment adds land that may be the future site of a Joint Community Center/Emergency Evacuation Shelter with Jackson County. Citizens have expressed support for a Community Center in Community Survey. Availability of the draft Urban Renewal Plan Amendment and opportunity for comment were posted on the City’s web site. On August 11, 2022 the City conducted an Open House event to present and receive comments on the proposed changes.*

Written notice of the proposed plan amendment was hand delivered to all affected taxing districts on August 12, 2022. On September 20-21, 2022 the City mailed notice of the Planning Commission’s

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consideration of the proposed amendment to utility billing customers within the existing and proposed Urban Renewal boundary. Citizens will have the opportunity to provide comments before the Planning Commission makes a formal recommendation to the City Council relative to the Plan Amendment's consistency with the Comprehensive Plan.

Following the Planning Commission's recommendation, the City Council will consider the Urban Renewal Plan Amendment at a duly noticed public hearing on October 27, 2022.

Conclusion, Citizen Involvement Policies 1-6: Consistent.

II. Parks Element

The Parks Element is supported by six (6) goals and fifty-one (51) policies in six categories, including: Community Engagement & Communication; Recreation Programming; Parks & Open Space; Trails and Pathways; Design, Development & Management; and, Facilities Development Plan. Responses to this Element focus on the proposed Urban Renewal Plan Amendment involving the Bear Creek Greenway Fire Area Master Plan and parks and recreation improvements it involves.

Goal 1: Encourage meaningful public involvement in park and recreation planning and inform residents through department communications.

Policies

- 1.1 Support the Parks and Recreation Commission (Commission) as the forum for public discussion of parks and recreation issues and conduct joint sessions as necessary between the Commission and City Council to improve coordination and discuss policy matters of mutual interest.
- 1.2 Involve residents and stakeholders in system-wide planning, park site facility design and recreation program development and continue to use a diverse set of communication and informational materials to solicit community input, facilitate project understanding and build public support.
- 1.3 Support volunteer park improvement and stewardship projects from a variety of individuals, service clubs, faith organizations and businesses to promote community involvement in parks and recreation facilities.
- 1.4 Continue to promote and distribute information about recreational activities, educational programs, community services and events, and volunteer activities sponsored by the City and partner agencies and organizations.
- 1.5 Prepare and promote an updated park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 1.6 Implement a comprehensive approach for wayfinding and directional signage to, and identification and interpretive signage within, park and trail facilities.
- 1.7 Survey, review and publish local park and recreation preferences, needs and trends periodically to stay current with community recreation interests.

Finding, Parks Element Policies 1.1 – 1.7: There was significant public engagement in the development of the Bear Creek Greenway Fire Area Master Plan. The City formed an ad hoc committee that was part of the conceptual design process. Additionally, there were several advertised public meetings conducted by the Parks Commission, the Citizen's Advisory Committee, Planning Commission and City Council. Once the Urban Renewal Plan Amendment is effective, the park facility planning and design will move to a more refined planning level that will include increased public involvement opportunities.

Conclusion, Parks Element Policies 1.1 – 1.7: The Bear Creek Greenway project involved residents and stakeholders as part of the conceptual facility planning process.

Goal 2: Establish and maintain a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities and promote the health and wellness of the community.

Policies

- 2.1 Expand and enhance the diversity of programs offered, focusing on programs that are in high demand or serve a range of users.
- 2.2 Enable programming and services to meet the needs of diverse users, including at-risk communities or those with special needs.
- 2.3 Maintain and enhance program scholarships, fee waivers and other mechanisms to support recreation access for low-income program participants.
- 2.4 Continue to pursue development of a multi-use community center that provides additional space for recreation programs.
- 2.5 Pursue opportunities to develop an indoor aquatic facility and recreation center, potentially in partnership with other organizations or agencies. Consider financial feasibility and long-term operations needs prior to design or construction of any new facility.
- 2.6 Implement and support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.
- 2.7 Leverage city resources by forming and maintaining partnerships with public, non-profit and private recreation providers to deliver recreation services; coordinate with the school district for access to existing facilities (e.g. schools gymnasiums, tracks, fields) for community recreational use.
- 2.8 Explore partnership opportunities with regional healthcare providers and services, such as Providence, Asante and the Jackson County Health and Human Department, to promote wellness activities, healthy lifestyles and communications about local recreation facilities and the benefits of parks and recreation.
- 2.9 Periodically undertake a comprehensive evaluation of existing recreation program offerings in terms of persons served, customer satisfaction, cost/subsidy, cost recovery and availability of similar programs via other providers.

Finding, Parks Element Policies 2.1 – 2.9: *Urban Renewal Plan Amendment involves including land for and adding a project for planning and constructing the Bear Creek Greenway Fire Area Master Plan project. The Plan Amendment does not involve recreation programming.*

Conclusion, Parks Element Policies 2.1 – 2.9: *Not applicable.*

Goal 3: Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents.

Policies

- 3.1 Provide a level of service standard of 3.5 acres per 1,000 residents of developed core parks (community, neighborhood and pocket).
- 3.2 Strive to provide equitable access to parks such that all city residents live within one-half mile of a developed neighborhood park.
- 3.3 Prioritize park acquisition and development in underserved areas where households are more than ½-mile from a developed park.
- 3.4 Explore partnership with local utilities, public agencies and private landowners for easements for parkland, trail corridors and recreation facilities.
- 3.5 Pursue low-cost and/or non-purchase options to preserve open space, including the use of conservation easements and development agreements.
- 3.6 Continue to provide community gardens at suitable sites to provide opportunities for gardening, healthy eating and social connections.
- 3.7 Provide and maintain facilities for alternative or emerging sports, such as pickle-ball, disc golf, climbing and parkour, to offer residents a more diverse range of recreational experiences.

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- 3.8 Coordinate with public agencies and private landowners for the protection of valuable natural areas and sensitive lands through the purchase of development rights, easements or title and make these lands available for passive recreation as appropriate.
- 3.9 Maintain and apply annually for Tree City USA status.
- 3.10 Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

Finding, Parks Element Policies 3.1 – 3.10: *The Urban Renewal Plan Amendment reflects the City of Central Point’s partnership with the City of Medford and Jackson County to transfer ownership of the Greenway properties to the City of Central Point. The purpose of the transfer is to provide greater control in managing the land to minimize wildfire hazard but also to add a parks and recreation facility that will be over 55 acres in size unique in its amenities (Figure 3).*

Figure 3 – Bear Creek Greenway Park Facility Design Concept



Conclusion, Parks Element Policies 3.1 – 3.10: *Consistent.*

Goal 4: Develop a high-quality system of multi-use trails and bicycle and pedestrian corridors that connects to regional trails and provides access to public facilities, neighborhoods and businesses to promote exercise, walking and biking.

Policies

- 4.1 Coordinate recreational path and trail system planning and development with the City’s and Jackson County’s Transportation System Plan to provide a comprehensive pedestrian and bicycle network. Coordinate with Medford’s pathway plans for improved connectivity. Create an updated Pedestrian and Bike Trails Plan.
- 4.2 Facilitate and provide improved pedestrian and bicycle connectivity from major shared-use paths, such as the Bear Creek Greenway, to parks and other destinations.

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- 4.3 Coordinate with the Planning Department and integrate the siting of proposed path and trail segments into the development review process; require development projects along designated routes to be designed to incorporate path and trail segments as part of the project.
- 4.4 Expand the system of off-street trails by utilizing greenways, parks, utility corridors and critical areas as appropriate; purchase rights-of-way or easements as necessary.
- 4.5 Partner with local utilities, public agencies and private landowners to secure easements and access to open space for path and trail connections.
- 4.6 Implement trail, route and wayfinding signage for trails and associated facilities, informational maps and materials identifying existing and planned trail facilities.
- 4.7 Provide trailhead accommodations, as appropriate, to include parking, signage, restrooms and other amenities.
- 4.8 Promote the planning, design and implementation of safe pedestrian and bicycle routes during development review to encourage connectivity to parks, trails, schools and local goods and services. Safe connections should be required for new construction and retrofitted into older neighborhoods to promote community health and safe routes to destinations.

***Finding, Parks Element Policies 4.1 – 4.8:** Inclusion of the Bear Creek Greenway property and park/wildfire mitigation project in the Urban Renewal Plan will provide a funding mechanism to plan and develop an enhanced trail system as conceptually illustrated in Figure 3. As shown, implementation of the Bear Creek Greenway project will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities.*

***Conclusion, Parks Element Policies 4.1 – 4.8:** Consistent.*

Goal 5: Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.

Policies

- 5.1 Develop and maintain all parks and facilities in a manner that keeps them in safe and attractive condition. Repair or remove damaged components immediately upon identification. Maintain and update an inventory of assets including condition and expected useful life.
- 5.2 Establish and utilize design standards to provide continuity in furnishings (e.g., signage, trash cans, tables, benches, fencing) and construction materials to reduce inventory and maintenance costs and improve park appearance.
- 5.3 Update the comprehensive Parks and Recreation Parks Element periodically to ensure facilities and services meet current and future community needs.
- 5.4 Formulate illustrative master plans for the development or redevelopment of each City park, as appropriate, to take advantage of grant or other funding opportunities.
- 5.5 Design parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age, as appropriate.
- 5.6 Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities.
- 5.7 Estimate the maintenance costs and staffing levels associated with the acquisition, development or renovation of parks or open spaces, and pursue adequate long-term maintenance, life-cycle replacement and operation funding.
- 5.8 Develop and maintain minimum design and development standards for park and recreation amenities within private developments to address community facility needs, equipment types, accessibility, and installation procedures.
- 5.9 Update the comprehensive Parks and Recreation Master Plan periodically to ensure facilities and services meet current and future community needs.

- 5.10 Promote professional development opportunities that strengthen the skills and engender greater commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Oregon Recreation & Parks Association (ORPA).

Finding, Parks Element Policies 5.1 – 5.10: *The Urban Renewal Plan Amendment’s inclusion of the Bear Creek Greenway land and park/wildfire mitigation project aligns with the policies directed at master planning an accessible, sustainable, attractive and recreationally diverse park facility. Specifically the Urban Renewal Plan Amendment provides funding necessary to refine the conceptual plan, support grant opportunities and ultimately to implement the final master plan.*

Conclusion, Parks Element Policies 5.1 – 5.10: *Consistent.*

Goal 6: Develop and implement a comprehensive facilities plan in cooperation and coordination with surrounding cities/county and school district.

Policies

- 6.1 Pursue and maintain effective partnerships with public, private and non-profit organizations to maintain parks and recreation facilities.
- 6.2 Formalize partnerships through inter-governmental agreements to meet mutual goals and objectives of all parties.
- 6.3 Coordinate program efforts with the School District for joint facility development and maintenance for parks, special event venues, athletic fields and other major facilities to increase availability of recreational opportunity to nearby residents..
- 6.4 Collaborate with key stakeholders, land owners and other jurisdictions to identify appropriate and community-supported trail routes that improve park access and link parks, green space, recreation facilities and other community destinations.
- 6.5 Work in partnership with user groups and project proponents to identify and test new recreational facilities.
- 6.6 Encourage and pursue mutual cooperation and a “good neighbor” policy with residents and businesses located adjacent to park facilities, trails and natural open space areas.
- 6.7 Maintain a strong and active volunteer program with opportunities for citizens to become actively involved in programs to develop a sense of community pride.

Finding, Parks Element Policies 6.1 – 6.7: *The proposed Urban Renewal Plan Amendment does not affect or otherwise preclude the City’s ability to develop and implement a comprehensive facilities plan in coordination with other agencies.*

Conclusion, Parks Element Policies 6.1 – 6.7: *Not applicable.*

III. Transportation Element.

The City of Central Point Transportation Systems Plan (TSP) was approved by the Central Point City Council on December 18, 2008 and is implemented by Ordinance #1922. The TSP is undergoing an amendment in 2022 which would add the Beebe Road Bridge project to cross Bear Creek and connect with Peninger Road. This amendment is expected to be finalized by December 31, 2022. By adding this to the TSP, the city is able to also able to allocate System Development Charges to the construction of the bridge that can be leveraged with urban renewal funding to undertake this project.

Finding, Transportation Element: The proposed Urban Renewal Plan Amendment adds a transportation project identified

Conclusion, Transportation Element: Consistent.

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IV. Conclusion

As evidenced by the findings and conclusions herein, the proposed Urban Renewal Plan Amendment is consistent with the City's Strategic Plan and the applicable elements of the City of Central Point Comprehensive Plan.