



City of Central Point
Development Commission
Agenda

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

Thursday, July 28, 2011
6:00 P.M.

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

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

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

II. ROLL CALL

III. APPROVAL OF MINUTES

A. June 23, 2011 Minutes

IV. BUSINESS

A. No Business.

V. DISCUSSION ITEMS

A. June 23, 2011 Meeting Questions

B. Draft Urban Renewal District Boundaries

C. Section 800, Projects and Activities

- a. Parks
- b. Transportation
- c. Beautification
- d. Infrastructure
- e. Economic

VI. ADJOURNEMENT

CITY OF CENTRAL POINT
Development Commission Minutes
June 23, 2011

I. REGULAR MEETING CALLED TO ORDER

Chair, Mayor Hank Williams called the meeting to order at 6:00 p.m.

- II. ROLL CALL:** Chair: Mayor Hank Williams
Commission Members: Allen Broderick, Bruce Dingler,
Carol Fischer, Kelly Geiger, Kay Harrison, and Ellie
George were present.

City Manager Phil Messina; Assistant City Manager Chris Clayton; Planning Manager Don Burt; Finance Director Bev Adams; and City Recorder Deanna Casey were also present.

III. APPROVAL OF MINUTES

- A. Approval of May 26, 2011 Development Commission Minutes.

Kay Harrison made a motion to approve the Minutes as presented. Kelly Geiger seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, abstain; and Ellie George, yes. Motion approved.

IV. BUSINESS

- A. **No Business**

V. DISCUSSION ITEMS

- A. **May 26, 2011 Meeting Questions** - No questions.

- B. **Overview, Sections 100 - 700**

Planning Manager Don Burt stated that draft Sections 100 – 700 of the Urban Renewal Plan were presented to the commission at the last meeting. Except for section 400 these are boiler plate sections. Instead of going over each section staff asked if there were any questions that did not involve section 400. None were mentioned.

- C. **Section 400, Vision, Mission, and Goals**

Mr. Burt stated that Section 400 focuses on the urban renewal plan in regards to vision, mission and goals. The plan needs to clearly communicate the ultimate objective, establish goals, and define the Board's responsibilities.

The strategic plan has set aside goal statements for the Central Point Downtown. When the Strategic Plan was created citizens wanted to enhance the downtown as a culturally unique and vibrant focal point that bridges the past and present. They encouraged the city to revitalize and redevelop the downtown in support of

retail, office, housing, arts and entertainment. We want to promote a pleasant and safe downtown environment that is pedestrian friendly.

There was discussion regarding the possible vision for Downtown and East Pine Street areas. Maintaining a small town feel was a common theme throughout the City Strategic Plan. They were presented with the Urban Renewal Goals that will be part of the plan once it is approved. The Commission is to administer the East Pine Street Urban Renewal Program, eliminating blight and depreciating property values within the urban renewal area; revitalize the East Pine Street corridor urban renew area as the city's traditional mixed use urban core; and maximize public and private investment in achieving the goals of the East Pine Street Corridor Urban Renewal Program.

The Goals discussed are:

- a) Resolve the problems related by existing blighted conditions so that unused and underused properties can be placed in productive condition and utilized at their highest and best use in accordance with the Downtown Plan.
- b) Provide programs for the development, redevelopment, and rehabilitation of property in ways that will:
 - Re-enforce the pedestrian and mixed-use character of the downtown, and insure a more attractive, functional, and economically viable urban core;
 - Encourage job creation through the expansion of existing businesses and the development of new businesses;
 - Increase property values so that the area will contribute its fair share to the costs of public services, provided by the City and all affected taxing districts; and
 - 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 as expressed in the City's strategic plan *Central Point Forward, Fair City Vision 2020*.
- d) Encourage the maximum amount of public involvement and citizens participation in the formation and implementation of the Urban Renewal Plan by:
 - Explaining and discussing the details of the Urban Renewal Process to the public and special interest groups.
 - To include urban renewal activities and updates in the City's periodic newsletters and local news media.
 - Meeting with the affected taxing bodies to explain the long-term benefits of the Urban Renewal Program and its relationship to their fiscal concerns.
- 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 four sectors of the Urban Renewal Areas; the Downtown, East Pine Street Corridor, Hwy 99 and the Residential mixed-use areas, in a manner that strengthens the area as a highly desirable urban place.

- g) To cooperate and coordinate with the Rogue Valley Transit District in their efforts to improve transportation services in the Urban Renewal Area.
- h) To develop, and implement, a plan for the undergrounding of present overhead utilities that are located in areas of maximum pedestrian activity.
- i) To cooperate and coordinate with the program to improve Bear Creek and the Bear Creek Greenway and to recognize the positive values and benefits that these improvements will have on the revitalization of the Urban Renewal Area.
- j) To improve the visual appearance, capacity and traffic flow of 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 coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration.
- m) To assure, through the construction/installation, or replacement that publicly owned utilities such as water, storm drains, and sanitary sewers, are adequate in capacity to service the needs of all uses within the urban renewal district.
- n) To leverage the Agency's financial resources to the maximum extent possible with other public and private investment and other public funding sources.

Some of the members are not convinced that we should stick with the small town feel description for Central Point. At this time the plan needs to reflect the current Strategic Plan goals but does not need to be worded in a way that it would restrict future plans. City Manager Phil Messina stated that the Strategic Plan could be reviewed or revised in 2012.

D. Distribution of draft Urban Renewal Plan, Sections 800 - 1400

Mr. Burt distributed the draft sections 800 – 1400 for the Commission to review for the next meeting. The July meeting will be to discuss these sections. The meeting in August is scheduled to be a Public Hearing on the boundaries and Projects. September will be discussions on Financial and fiscal impact analysis.

VI. ADJOURNMENT

Kay Harrison moved to adjourn, Kelly Geiger seconded, all said “aye” and the meeting was adjourned at 7:55 p.m.

Dated:

Chair Mayor Hank Williams

ATTEST:

City Recorder



MEMORANDUM
DISCUSSION ITEMS

July 28, 2011 Agenda

To: Central Point Development Commission
Chris Clayton, Assistant City Administrator

From: Don Burt, Planning Manager

Subject: City of Central Point Urban Renewal Plan

Date: July 28, 2011

At the July 28th meeting the Commission will be discussing potential urban renewal projects (see attached redrafted Section 800). The meeting will begin with a brief discussion of the draft boundaries, and then proceed to Section 800. It is not expected that all projects will be discussed at the July 28th meeting and that discussion on the remaining projects will be continued to the August meeting. At this time it is appropriate to introduce the draft boundaries, both to provide a geographic context to the project discussions, as well as to experience the interplay between projects and the boundary.

The projects list is derived from past and current studies/plans completed by the City and summarized in Section 800. In Section 800 the project descriptions are kept general to endure changes over time and additional planning/design/engineering. The project list is open to discussion and modification by the Commission.

The term "Downtown Core Area" is described in the Map entitled Downtown Structure Diagram.

There are 15 projects listed in Section 800 with a total cost of approximately \$47,000,000 (Table 1). At this time no costs were identified for the Economic Incentives Program. The cost of the projects is based on prior studies and adjusted to today's values. Before completion of the project list the costs will be adjusted based on probable future increases in cost based on when it is estimated of each projects estimated completion date. Also, it is expected that other sources of revenue, other than tax increment financing, will be available to assist in the costs of each project.

A more precise understanding of what constitutes each Section 800 project is presented in Tables 1a through 1d. Maps 1a through 1d identify the location of each project relative to the draft urban renewal boundary. You will note that there are areas adjacent to the draft boundary representing

possible areas for consideration for inclusion in the boundary. These areas will be discussed at the meeting. Table 2 illustrates the percentage relationships of the draft boundary vs. the City as a whole relative to area and assessed value.

The following materials on pages 3 – 18 will be the focus of discussion.

SECTION 800 URBAN RENEWAL ACTIVITIES

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

1. Eliminate blighting conditions and influences;
 2. Reverse presently depreciating property values;
 3. Make the Area attractive for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;
 4. Create a physical, **visual** and economic environment that will attract new, job producing development within the Area; and to
 5. Further the objectives of the Urban Renewal Plan as set forth in Section 400.
- B. All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented 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, or cause to be funded, the following numbered projects and activities:
1. **DOWNTOWN CORE AREA STREETScape IMPROVEMENTS.** Within Downtown Core Area (Figure 1) improve streetscapes on the primary pedestrian streets. Streetscape improvements shall include curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, and street furniture. All streetscape improvements shall be made in accordance with an approved streetscape master plan for the area illustrated in Figure 1.
 2. **EAST PINE STREET IMPROVEMENTS.** Widening of East Pine Street between Penninger Rd. and Hamrick Rd. to arterial street standards in accordance with an approved master street plan for E. Pine, including, but not limited to; additional travel lanes, curb and gutter, sidewalks, street lights, pedestrian lights, traffic signals, street trees, crosswalks, and landscaping.
 3. **NEIGHBORHOOD SIDEWALKS, STREET LIGHTING, AND ALLEYS.** Install sidewalks and street lights on all residential streets, and

pave all alleys adjacent to the Downtown Core. All sidewalk and alley improvements shall be made in accordance with city standards and may include street lighting, and street trees.

4. **HWY. 99 CORRIDOR IMPROVEMENTS.** Improve Front Street from the proposed Twin Creeks railroad crossing south to Bush Street to arterial street standards in accordance with an approved master street plan for Hwy. 99, including, but not limited to additional travel lanes, curb and gutter, sidewalks, street lights, traffic signals, pedestrian lights, street trees and tree grates, traffic signals, gateways, plazas, crosswalks, and landscaping.
5. **INTERSECTION SIGNALIZATION.** Install/upgrade/modified traffic signals at the following intersection:
 - a. **Twin Creeks Dr.** install new railroad crossing and signalize intersection at Hwy. 99 and Twin Creeks Dr. and new railroad crossing at Twin Creeks Dr. Improvements shall include, but not be limited to easement acquisition, curb and gutter, street surface improvement, railroad crossing signalization, Hwy. 99 signalization, sidewalks, street lights, and landscaping.
 - b. **Pine St. and Second St.** add new signals
 - c. **Pine St. and Sixth St.** add new signals
 - d. **Pine St. and Fourth St.** remove existing signal;
 - e. **Pine St. and Gebhard Road extension** add a new signal; and
 - f. **Pine St. and Penninger Rd.** modify/remove signal
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 Transportation System Plan as applies to the Downtown and with the applicable standards as set forth in the Land Development Code.

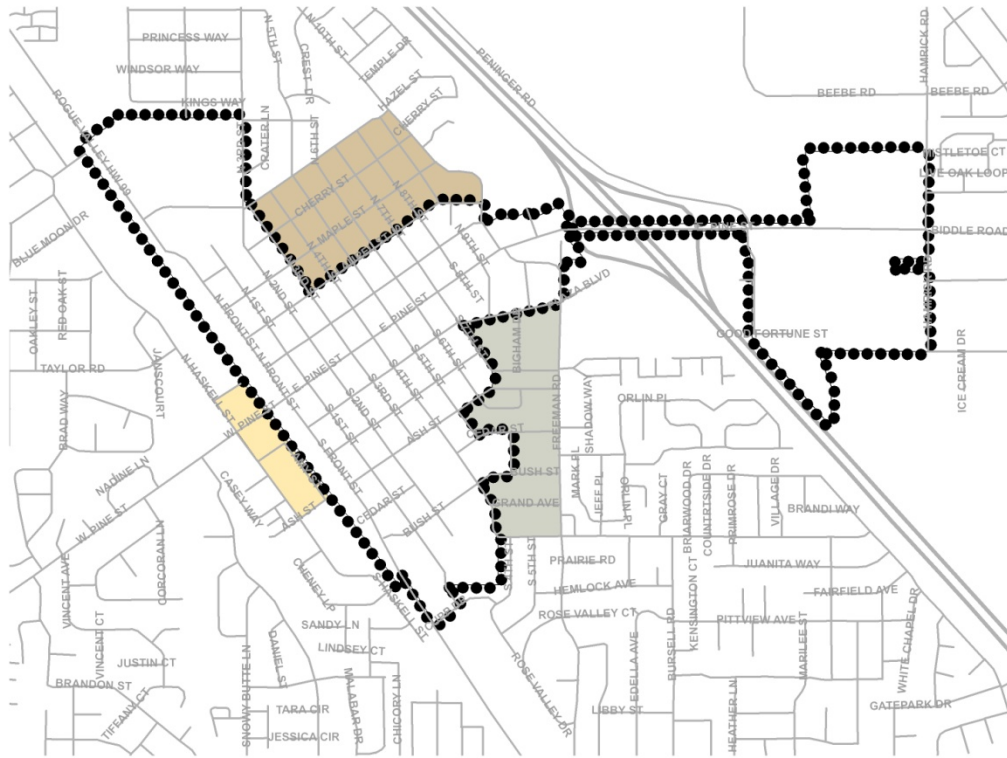
The construction of the parking lots shall be consistent with an approve plan for downtown parking. During the planning and design phase of the parking facility the Commission will have prepared a written parking analysis to define the service area, determine the demand for parking within the service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

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

- b. Manzanita Street Facility.** Design and construct a parking facility on the southeast corner of Manzanita Street and First St.
- 7. **UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS.** Within the Downtown Core area, and along Hwy. 99 underground existing overhead utilities.
- 8. **GEBARD RD. EXTENSION.** Extend Gebard Rd. from E. Pine St. north to the City limits as a collector street.
- 9. **PFUFF PARK RENOVATION.** Renovate Pfaff Park including new landscaping, restroom facilities, playground equipment, and lighting.
- 10. **FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS.** Between Oak St. and Hopkins Rd. rebuild Freeman Rd. to Collector Street standards, including curb, gutter, sidewalks, street lights, traffic control devices, and street trees.
- 11. **PENNINGER ROAD SOUTHERLY EXTENSION.** Extend Penninger Road south across Bear Creek to intersect with Hamrick Road to collector street standards; including bridge crossing and bike lanes.
- 12. **MISCELLANEOUS PUBLIC WORKS.** Throughout the life of this Urban Renewal Program, the Commission, consistent with their priorities and financial resources, may assume the costs, or share of the costs, of engineering and constructing public works projects within the Urban Renewal Area to further the objectives of this Urban Renewal Plan. Such projects may include the installation or reconstruction of the following:
 - a. Storm Drains
 - b. Sanitary Sewers
 - c. Water Mains and Fire Hydrants
 - d. Curbs or Curbs and Gutters
 - e. Sidewalks, including Irrigated Tree Plantings
 - f. Street Work
 - g. Alley Paving
- 13. **COMMUNITY CENTER.** Assist in the design and development within the downtown of a community center that includes a gym and senior center.

14. **SOUTH HAMRICK ROAD EXTENSION.** Extend Hamrick Rd. to collector street standards south of E. Pine St. to intersect with new Penninger Rd. extension.

15. **ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS.** The Commission may establish incentive programs to encourage commercial and residential development within the urban renewal area. Prior to the establishment of any economic incentive program the Commission shall prepare and adopt an economic development incentive plan establishing:
 - a. Criteria for eligibility;
 - b. Terms and conditions of the program;
 - c. Procedures for recycling the funds as loan obligations are paid;
 - d. Procedures where loan payments are not paid or paid in an untimely manner;
 - e. Procedures and conditions for which deferred payment loans may be offered;
 - f. Procedures for administering and servicing the program; and
 - g. Such other procedures and conditions which the Commission deems necessary.



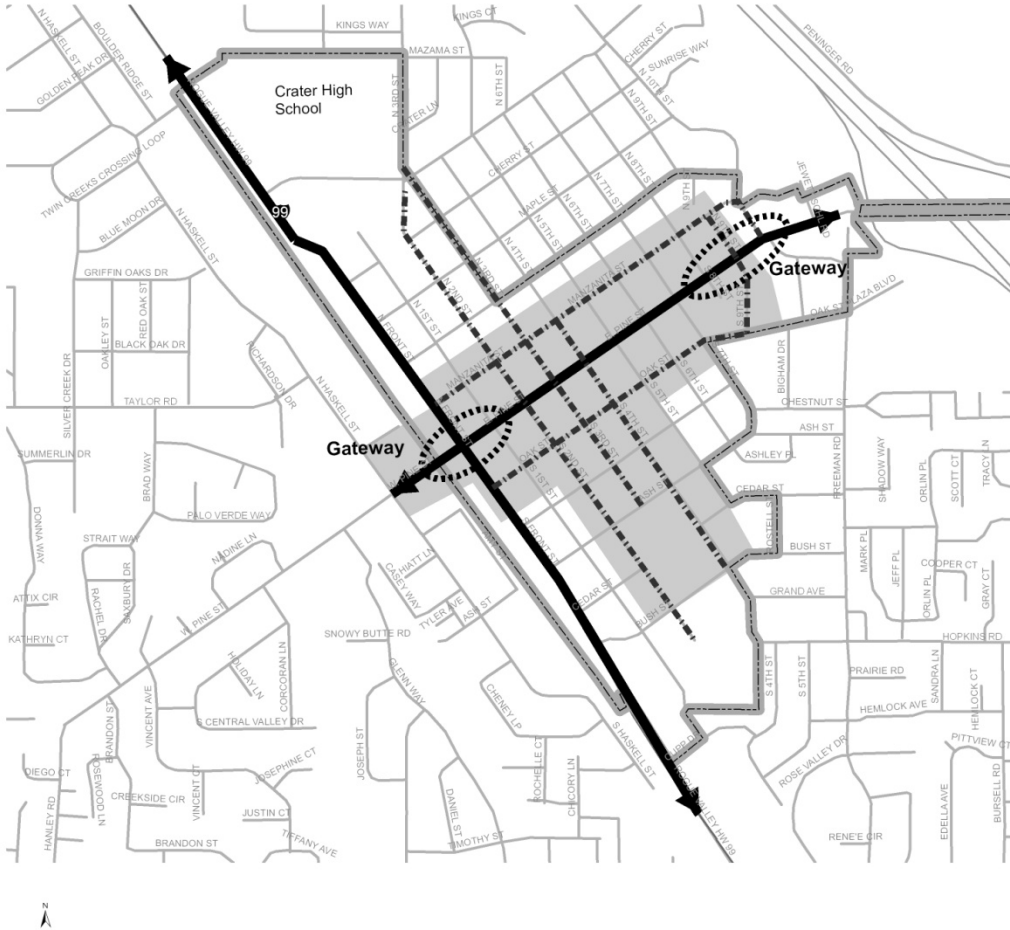
- Legend**
-  Draft Urban Renewal Area
 -  Freeman Rd Area
 -  S. Haskell Street Area
 -  NE Downtown Area

Central Point

Urban Renewal Boundary Options

Table 1							
SECTION 800 PROJECTS AND ESTIMATED COSTS							
CENTRAL POINT URBAN RENEWAL AGENCY							
Project No.	Project Description	Total Cost	Federal	State	Local	Urban Renewal	
1	Downtown Core Area Streetscape Improvements	\$ 7,197,511					
2	Pine Stree Improvements, east of 10th St.	\$ 5,564,984					
3	Neighborhood Sidewalk, Street Lighting, and Alleys	\$ 2,121,071					
4	Hwy. 99 Corridor Improvements	\$ 1,939,104					
5	Intersection Signalization	\$ 5,104,818					
6	Off-Street Parking Facilities	\$ 555,617					
7	Underground Existing Pole Mounted Utility Systems	\$ 4,000,000					
8	Gebard Rd. Extension	\$ 2,500,000					
9	Pfaff Park Renovation	\$ 206,464					
10	Freem Rdoad Upgrade to Collector Street Standards	\$ 1,474,271					
11	Penninger Road Southern Extension	\$ 11,741,423					
12	Miscellaneous Public Works	\$ 2,234,648					
13	Community Center	\$ 745,564					
14	South Hamrick Road Extension	\$ 1,333,481					
15	Economic Development Incentives Programs	\$ -					
PROJECT TOTAL		\$ 46,718,957					

Table 2				
City of Central Point				
Urban Renewal Boundary Options				
Area	Area Acreage	Area Percentage of City	2011 Assessed Value	Value Percentage of City
Draft Area	263.92	12.4%	\$90,003,180	8.8%
Freeman Rd. Area	31.17	1.5%	\$1,713,820	0.2%
S. Haskell Rd. Area	8.67	0.4%	\$2,700,670	0.3%
NE Downtown Area	30.23	1.4%	\$20,120,050	2.0%
Totals	333.99	15.7%	\$114,537,720	11.2%



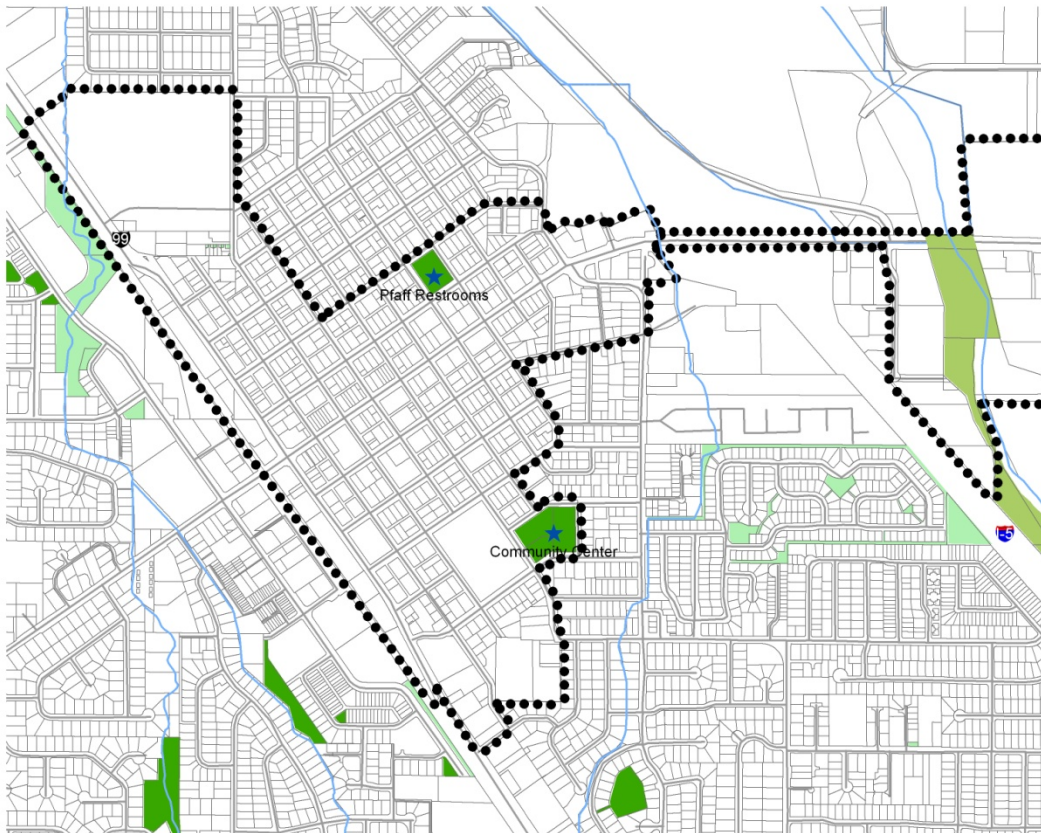
Urban Renewal District

Downtown Structure Diagram

■ Downtown Core Area

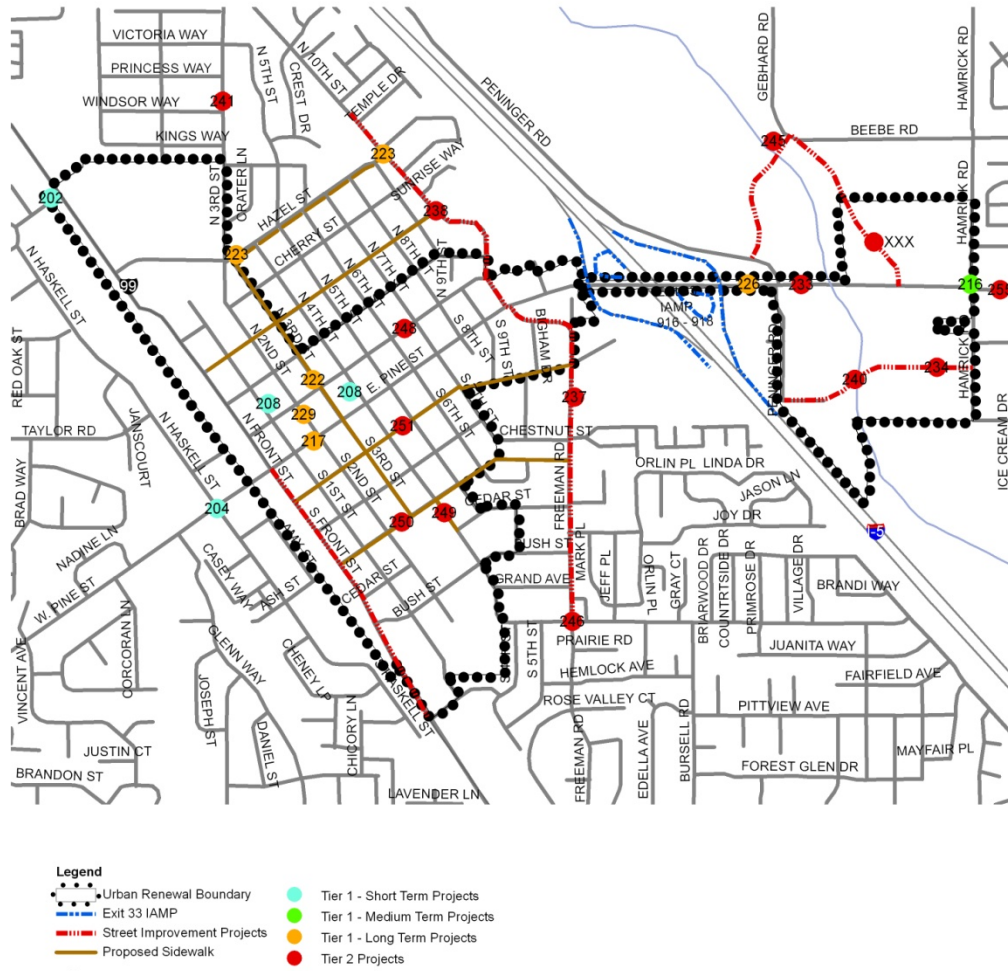
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Table 1a						
PARKS PROJECTS AND ESTIMATED COSTS						
CENTRAL POINT URBAN RENEWAL AGENCY						
Project	Project No.	Current Construction Cost	Federal	State	Local	Urban Renewal
Community Center - Construction of a new community center that would include a gym and senior center.	P-1	\$ 745,564	x			
Pfaff Park - Park enhancement including restrooms, new playground, landscaping, and utilities.	P-2	\$ 206,464	x			
TOTAL		\$ 952,028				



Urban Rewal District
Proposed Park Improvement Plan

Table 1b						
TRANSPORTATION PROJECTS AND ESTIMATED COSTS						
CENTRAL POINT URBAN RENEWAL AGENCY						
Project	Project No.	Current Construction Cost	Federal	State	Local	Urban Renewal
Hwy. 99 - Construct Twin Creeks Dr. RR-Xing and Twin Creeks Dr. intersection	202	\$ 3,067,429	x			
E. Pine St. & Hamrick Rd. Intersection - Widen west and south approaches to add a second eastbound left turn lane and re-stripe.	216	\$ 646,758	x			
East Pine St. - Add new signal at 2 nd and 6 th and remove signal at 4 th .	217	\$ 2,037,388	x			
3rd St. - Add bicycle lane and sidewalks from E. Pine St. to Hazel St.	222	\$ 269,151	x			
E. Pine St. - Add right turn lane with sidewalks from I-5 to Penninger Rd.	226	\$ 139,918	x			
2nd St. - South of Pine St. add bike lanes & sidewalks	229	\$ 277,809	x			
E. Pine St. - Widen for decl/accel lanes and add bike lanes and sidewalks from Hamrick Rd. to Bear Creek Bridge.	233	\$ 888,988	x			
Hamrick Rd.- Extend Hamrick Rd. to collector street standards south of E. Pine to intersect with new Penninger Rd. extension.	234	\$ 1,333,481	x			
10th St. - E. Pine St. to Hazel St. widen to add continuous turn lane, bike lanes, and sidewalks.	238	\$ 162,018	x			
3rd St. - E. Pine to Ash St construct sidewalks.	247	\$ 277,809	x			
Maple St. - Construct sidewalks Hwy. 99 to 10th St.	248	\$ 559,673	x			
4th St. - Ash St. to Cedar St. construct sidewalks	249	\$ 142,036	x			
Ash St. - Hwy. 99 to Freeman Rd. construct sidewalks	250	\$ 520,947	x			
Oak St. - Hwy. 99 to Freeman Rd. construct sidewalks.	251	\$ 620,607	x			
E. Pine St. - I-5 SB off-ramp to Hamrick Rd. widen to add third westbound through lane	255	\$ 3,889,321	x			
Alleys - pave alleys in downtown core area	208	\$ 241,138	x			
Gebhard Rd. - Extend as a collector street from E. Pine Street north to City limits.	xxx	\$ 2,500,000	x			
Parking - Improve lots at 3rd/Oak and Manzanita/1st	208	\$ 555,617	x			
TOTAL		\$ 18,130,087				
<i>Freeman Rd. - Rebuild to collector standards from Oak St. to Hopkins Rd.</i>	<i>237</i>	<i>\$ 1,279,805</i>	<i>x</i>			
<i>Freeman Rd. & Hopkins Rd. - Install new signal.</i>	<i>246</i>	<i>\$ 194,466</i>	<i>x</i>			
<i>Penninger Rd. - Extend Penninger Rd. north from E. Pine to Beebe Rd. and south to intersect with S. Hamrick Rd. Remove signal at Penninger/E. Pine</i>	<i>245</i>	<i>\$ 11,741,423</i>	<i>x</i>			
Adjusted Total		\$ 31,345,781				



Urban Renewal District

Transportation Improvement Projects

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Table 1c						
BEAUTIFICATION PROJECTS AND ESTIMATED COSTS						
CENTRAL POINT URBAN RENEWAL AGENCY						
Project	Project No.	Current Construction Cost	Federal	State	Local	Urban Renewal
Hwy. 99, Phase 1 -	203	\$ 388,932				
Hwy. 99, Phase 2 -	206	\$ 438,938				
Hwy 99, Phase 3 -	215	\$ 694,522				
Hwy. 99, Phase 4 - Cupp St. gateway	212	\$ 416,713				
E. Pine St. - Streetscape from Haskell St. to 10th St.	228	\$ 4,167,129				
Downtown Core Alleys		\$ 165,588				
Downtown Plazas		\$ 1,204,277				
3rd St. Streetscape		\$ 436,550				
3rd St. - High School Entry		\$ 225,802				
Downtown Gateways		\$ 158,061				
Underground Utilities		\$ 4,000,000				
TOTAL		\$ 12,296,511				



- Legend**
-  Urban Renewal Boundary
 -  Hwy 99 Phase I
 -  E. Pine Streetscape
 -  Beautification TSP Project
 -  Hwy 99 Phase II
 -  3rd Streetscape
 -  Downtown Plan Project
 -  Hwy 99 Phase III
 -  Hwy 99 Underground Utilities
 -  Cupp Street Gateway
 -  Downtown Underground Utilities

Urban Renewal District

**Beautification and
Improvement Projects**

Table 1d						
INFRASTRUCTURE PROJECTS AND ESTIMATED COSTS						
CENTRAL POINT URBAN RENEWAL AGENCY						
Project	Project No.	Current Construction			Urban Renewal	
		Cost	Federal	State	Local	
Hwy. 99 - Fire flow improvement	M-2	\$ 554,767				
Laurel St. - Fire flow improvement	M-3	\$ 253,098				
Hwy. 99 (Bust St.) - Fire flow improvement	M-4	\$ 114,248				
Maple St. - Fire flow improvement	M-5	\$ 179,185				
City Shops - Fire flow improvement	M-6	\$ 108,018				
Oak St. - Fire flow improvement	M-7	\$ 286,675				
Hazel St. - Fire flow improvement	M-8	\$ 33,472				
Hazel St. - Install storm drain from 9th to 10th	SD-1	\$ 71,500				
Laurel St. - Extend storm drain between 1st and 2nd	SD-2	\$ 40,000				
Cedar St. and Rostel St. - Extend storm drain	SD-3	\$ 32,500				
Ash St. And Freeman Rd. - Extend storm drain	SD-4	\$ 37,500				
2nd and Oak St. - Replace inlets and lateras	SD-8	\$ 9,882				
Manzanita St. - Replace inlets and laterals	SD-9	\$ 18,650				
Bush St. - Betweena 2nd and 3rd install manhole and install new curb inlet	SD-11 and SD-15	\$ 4,500				
3rd and Oak St. - Install new curb inlet	SD-14	\$ 1,000				
2nd and 3rd - Replace inlets and laterals between Ashh St. and Alder St.	SD-17	\$ 23,635				
4th St. - Replace inlets and laterals between Oak St. and Alder St.	SD-18	\$ 4,000				
General Storm Drain Replacement, Downtown Core	SD-19	\$ 300,000				
TOTAL		\$ 2,072,630	x			



Legend

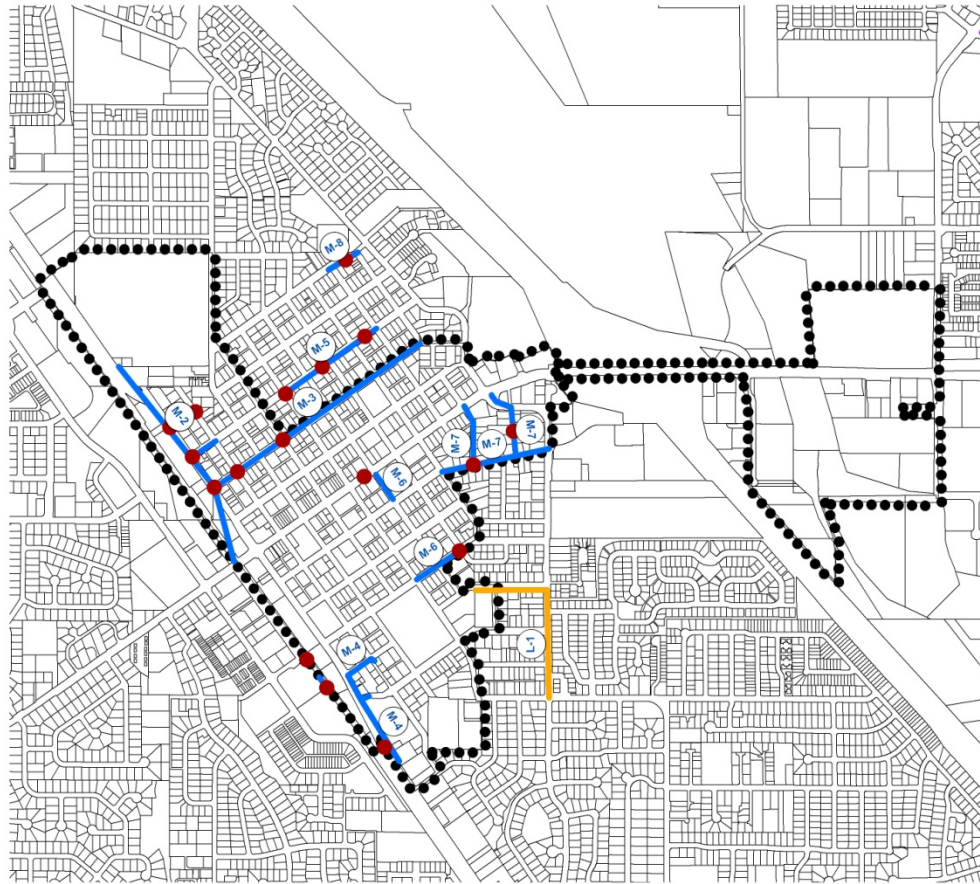
- Urban Renewal Boundary
- Project Listed
- Added Lines

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Urban Renewal District

Storm Drain Projects

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Urban Renewal District

Water System Master Plan
Capital Improvements