

# Dundee Urban Renewal Advisory Committee

## Urban Renewal Plan Meeting No. 3

Dundee Fire Station Meeting Room  
801 N. Highway 99W, Dundee OR 97115

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October 26, 2016  
6:00 P.M.

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1. **Call to Order**
2. **Approval of Minutes**
3. **Review Dundee Urban Renewal Plan draft**
4. **Refine Urban Renewal Plan priority projects list**
  - 2015 Feasibility Study Attachment 3
  - Possible Transportation Improvements Funded by Urban Renewal
  - Possible Water System Improvements Funded by Urban Renewal
  - Possible Storm System Improvements Funded by Urban Renewal
  - Possible Undergrounding Projects
  - Parking Lot Cost Estimate per Parking Space
  - Façade Grant Program
  - Community Plaza
  - Acquisitions/Consolidations
5. **Refine proposed Urban Renewal District boundary**
6. **Update project timeline and next steps**
7. **Adjourn**

The Dundee Fire Station Meeting Room is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Rob Daykin, City Administrator at 503-538-3922.

**Dundee Urban Renewal Advisory Committee Meeting**  
**Tuesday, September 14, 2016**  
**Dundee City Hall**

Urban Renewal Advisory Committee (URAC) Chairman Joseph Buck called the meeting to order at 7:02 p.m.

Committee Attendance: Joseph Buck, David Russ, Storr Nelson, Kristen Svicarovich, Francisco Stoller, Nick Gilbert, David Ford, Shannon Stueckle, and Allen Holstein.

Staff Attendance: Renata Wakely, MWVCOG, Rob Daykin, City Administrator, Jessica Pelz, City Planner, and Greg Reid, City Engineer.

Community Development Director Renata Wakeley reminded the URAC about the joint meeting between the Urban Renewal Agency and URAC from August 16, 2016, the topics covered over the previous meeting, work completed since the meeting and the intent of tonight's meeting including: refining the introductory sections of the Urban Renewal Plan and reviewing and refining the draft Goals and Objectives of the Urban Renewal Plan as part of tonight's meeting.

Next steps will include further refinement and development of a potential project list to be accomplished by the Urban Renewal Agency and with potential funding, if approved.

URAC member Holstein asked for clarification on the conceptual boundaries of the URA to help the group further understand potential projects. Clarification and discussion on the residential southern portion of Linden Street ensued. City Administrator Rob Daykin clarified that street improvements to Linden Street were discussed as a potential URA funded project. Committee member Holstein had concerns on opposition to these properties being rezoned from residential to commercial. The group would like to look into the matter further down the road but generally agreed that the southern residentially zoned portions should be included.

Portions of 5<sup>th</sup> Street running from 99W to City Hall were also proposed to be included at the first joint session. This would allow for storm water or other utility and ROW improvements to be assisted with URA funds, without including specific properties adjoining 5<sup>th</sup> Street- many of which are publicly zoned and don't add to the tax increment. City Administrator Daykin noted that the public properties could add to the intent of the URA in the future (potential parks, gathering or other public space). Daykin also noted that he had kept the Chehalem Parks and Recreation District (CPRD) abreast of the City's URA Feasibility Study and intent to move forward with an Urban Renewal Plan for Dundee. Staff and consultant would continue to keep CPRD and other taxing districts informed of the process and potential map areas. The group will need to make a

decision on this down the line but generally agreed that 5<sup>th</sup> Street, at a minimum, should be included in the URA.

Residentially zone property owned by the City of Dundee located on Alder Street were also proposed to be added to the Urban Renewal Area. Daykin noted that the City has identified these lands as future park space that would create an interface between neighboring commercial and residential uses. URA funds could also be used to apply for grant program funding, such as Oregon Parks and Recreation Department funding, which requires a 20% match. The group agreed this land should be included in the URA.

Action- At an upcoming meeting, URAC will refine the proposed URA map including addition of 5<sup>th</sup> Street “cherry stem”; southern residential portion of Linden Street between 8<sup>th</sup> and 9<sup>th</sup> Street; and the City owned residentially zoned land at the SW corner of the City.

The Committee initiated review of draft Goals and Objectives developed by staff and the consultant based upon the first Urban Renewal Agency and Advisory Committee meeting.

Committee Chairman Buck read a Vision Statement from another jurisdiction’s URA Plan that he was familiar with and suggested that the group might wish to add a Vision Statement to the Dundee Urban Renewal Plan.

Action- The URAC agreed they would like staff to draft a Vision Statement to be included at the beginning of Plan to summarize goals and objectives. The draft Vision Statement should be reviewed at the next meeting and refined from there. URAC also noted they would like to see text referencing support for a year-round pedestrian environment and increased citizen participation plan in the Vision Statement.

Draft Goals #1 through #5 and Objectives were individually discussed and revised by the URAC and tracked by staff. Changes included: support for lot consolidation and city involvement in the process; leveraging of private investments with public funds; historic preservation, if opportunities arose; labeling Objectives via lettering or numbering and not bullets to ease reference in the future; support for the Dundee Transportation System Plan (TSP) for connectivity and ROW acquisition; support for streetscape improvements. The group agreed to remove draft Goal 5 regarding community involvement and move this language to section D where citizen participation was discussed. The intent of the URAC is to ensure public participation and feedback is above and beyond that required as minimum requirements by Oregon Revised Statute.

Action: Staff to further refine community/public involvement text and develop section D of the draft Plan document.

Upon conclusion of review and comment on the entire draft URA Plan initial draft, Wakeley discussed next steps and the project timeline. City Administrator Daykin will be in touch with the group to schedule the next meetings. The URAC also asked that Daykin

send them copies of the adopted Dundee URA Feasibility Study to ensure the URAC had an opportunity to further refine their recommendations and collect information on work completed to date.

Chairman Buck adjourned the meeting at 9:08 p.m.

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Joe Buck, Chair

## DURA AGENDA REPORT

To: Urban Renewal Advisory Committee  
From: Renata Wakeley, Mid-Willamette Council of Governments  
Date: October 19, 2016  
Re: Urban Renewal Plan Workshop #3

### Background

The Dundee Urban Renewal Advisory Committee previously met on August 16<sup>th</sup> and September 14<sup>th</sup> to assist MWVCOG in drafting of urban renewal goals and objectives and potential funding/eligible projects for the City of Dundee.

### Requested Action

- A) Attached please find a second draft of the Dundee Urban Renewal Plan for Advisory Committee review and final comment/revision. This includes refining the urban renewal eligible projects list.
- B) In order to initiate the financial analysis and Urban Renewal Plan, the Urban Renewal Advisory Committee must finalize the boundary map (as close to final as possible) so that the consultant can develop the financial model.
- According to the financial consultant and based upon a review of the "maximum indebtedness" included in the Urban Renewal Charter amendment, the Urban Renewal "maximum indebtedness" is estimated to be approximately \$11,337,837 (3% of the RMV in 2016-17 of \$377,927,708).
  - Borrowing City Full Faith and Credit obligations for 10-year term with interest rate of 2.0%, 3.0%, per million borrowed, would require an annual debt service of \$111,327 and \$117,231 respectively. This is to say that for each \$115,000 the City has available for debt service – approx. \$1.0 million could be available for UR projects.
- C) In order to initiate the Urban Renewal Report, the Urban Renewal Advisory Committee must develop a project list (based upon the refined urban renewal eligible projects list). The City Engineer can then develop cost estimates for inclusion in the financial analysis.

### Next steps

Upon completion of the map and project list, the City Engineer will provide updated cost estimates for identified projects. The financial report consultant (Leland Consulting Group) will use the cost estimates to draft project financing options, high/medium/low revenue projections for the TIF, and maximum indebtedness which will be reviewed at the next Advisory Committee meeting.



CITY of  
**DUNDEE**  
*Oregon*

**URBAN RENEWAL PLAN**

**(date)**

**September 15, 2016 DRAFT**

**LIST OF PARTICIPANTS:**

**Urban Renewal Agency Board**

David Russ, Chair  
Jeannette Adlong  
Ted Crawford  
Storr Nelson  
Doug Pugsley  
Kristen Svicarovich  
Tim Weaver

**Urban Renewal Advisory Committee**

David Russ, Urban Renewal Agency Chair  
Storr Nelson, Urban Renewal Agency Member  
Kristen Svicarovich, Urban Renewal Agency Member  
Francisco Stoller, Planning Commission Member  
Joseph Buck, Tourism Committee Member  
Nick Gilbert, Parks Advisory Committee Member  
David Ford, Citizen-at-large  
Shannon Stueckle, Citizen-at-large  
Allen Holstein, Dundee Business Representative

**City of Dundee Staff**

Rob Daykin, City Administrator  
Greg Reid, City Engineer  
Jessica Pelz, City Planner  
Shelby Rihala, City Attorney

**Prepared by**

Renata Wakeley, Mid-Willamette Valley Council of Governments  
Chris Zahas, Leland Consulting Group  
Andy Parks, \_\_\_\_\_

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## **DUNDEE URBAN RENEWAL VISION STATEMENT**

To revitalize the central business district to serve as the primary cultural, tourist, commercial core serving Dundee's citizens and visitors; encourage continued growth and development of the central business district; and enhance Dundee's distinct character and sense of place. The redevelopment of the central business district should create a centralized area that can attract the public during both day and evening, create a pleasant multi-modal environment with connectivity to other areas of the community and encourage a business friendly commercial core.

The redevelopment of the central business district and creation of an urban renewal plan requires commitment from both the public and private sectors. The Urban Renewal Agency will ensure the opportunity for citizens to be involved in all phases of the urban renewal implementation process to: increase community understanding of the benefits received from the use of public funds in redevelopment activities; work to maintain strong public and private participation in the process; and provide regular opportunities for public input throughout the implementation process.

## **I. INTRODUCTION**

### **A. General**

In 2015, the City of Dundee, working with the Mid-Willamette Valley Council of Governments, completed a study to examine the feasibility of establishing an urban renewal area within the City of Dundee. Results of the study found there were no technical or legal obstacles to the feasibility of establishing an urban renewal area. However, concerns were raised by the City Attorney regarding the language in the Dundee Charter for urban renewal. Subsequently, the City Council placed a measure on the ballot for the May 17, 2016 special election to modify the Dundee Charter. Measure 16-180 passed by a margin of 795 to 108 (over 88 percent affirmative)<sup>1</sup>.

The following plan serves as the City of Dundee's Urban Renewal Plan. The Plan has been prepared in accordance with Oregon Revised Statutes (ORS) 457, and all applicable laws and ordinances within the State of Oregon and City of Dundee as required to legally establish an Urban Renewal Area within the City of Dundee.

The Urban Renewal Plan identifies the goals, objectives and projects to improve deteriorated conditions within the City of Dundee Urban Renewal Area through the use of tax increment financing. This method of financing allows the property taxes resulting from the growth in property value within the Area to be used for financing improvement projects within the Area.

### **B. Urban Renewal Agency**

The Dundee Urban Renewal Plan is administered by the City of Dundee Urban Renewal Agency, which was established by the City of Dundee specifically for the purpose of execution of the Urban Renewal Plan.

The Dundee City Council adopted Ordinance 546-2016 on June 7, 2016 establishing the Dundee Urban Renewal Agency and elected the City Council as the initial Urban Renewal Agency. The City Council also amended the Dundee Municipal Code via the same Ordinance, adding a new Chapter 2.36 Urban Renewal Agency, granting authority to the Agency to adopt bylaws to govern the conduct and business of the Agency as authorized by Section 2.36.060 of the Dundee Municipal Code.

### **C. Urban Renewal Area Boundary**

The boundary of the renewal area is shown in Appendix A of the Dundee Urban Renewal Plan. The Dundee Urban Renewal Area consists of a single continuous boundary and a legal description of the boundary is included as Appendix B to this plan.

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<sup>1</sup> Yamhill County Clerk's Office <http://www.co.yamhill.or.us/sites/default/files/election-results/may2016/cumulative.pdf>, May 17, 2016.

Insert pdf of map here.

#### **D. Citizen Participation**

The Dundee Urban Renewal Plan was developed under the guidance of the Dundee Urban Renewal Agency Advisory Committee. The Advisory Committee conducted a series of meetings, between August 2016 and [redacted] that were duly noticed and open to the public for discussion and comment. The Urban Renewal Advisory Committee, Urban Renewal Agency, taxing districts and project consultant held an open house on the draft plan on (date), 2016. The Dundee Planning Commission reviewed the Plan during an open public meeting held on (date), 2016. The Dundee City Council conducted a public hearing prior to adopting the Plan on (date), 2017. The City also provided public notice upon adoption of the Plan as required by ORS 457.120.

As included in the Dundee Urban Renewal Vision Statement, the Urban Renewal Agency will provide opportunities for citizen involvement in all phases of the urban renewal planning and implementation process. These opportunities include, but are not limited to: use of existing resources such as the City of Dundee website and other outreach tools to increase public access to all urban renewal documents and meeting information; ensure continued input is received from established business and community organizations, taxing districts, and residents during periodic review of urban renewal plan and priorities; and establishment of advisory committees if amendments to the plan or report are intended at future dates.

## **II. URBAN RENEWAL GOALS AND OBJECTIVES**

ORS 457.085 requires an Urban Renewal Plan to relate to definite local objectives. The following goals and objectives of the Dundee Urban Renewal Plan are consistent with existing goals and policies of the City of Dundee. The City of Dundee's Comprehensive Plan contains a number of goals and policies that define the City's local objectives related to land use, transportation, public utilities, recreation, economic development, housing and natural resources. The City's Comprehensive Plan Goals and Policies pertaining to recreation, economic development, public facilities and services, and transportation are particularly relevant to this Plan. Specific goals and policies found in the Dundee Comprehensive Plan that relate to the Dundee Urban Renewal Plan are included in Appendix D of this Plan.

#### **Goal One:**

**To promote the revitalization of existing properties and development of underdeveloped or vacant properties within the Urban Renewal Area to meet the adopted Dundee design theme and standards.**

#### **Objectives:**

- A. Support properties with technical and financial assistance in rehabilitation and redevelopment and achievement of adopted design standards through the Dundee façade renewal grant program.
- B. Support the development of affordable/attainable housing units.
- C. Support consolidation and adjustment of lot sizes/depths of parcels.
- D. Help improve local investment climate by reducing development costs.
- E. Explore public/private partnerships to leverage investments where there is a clear public benefit.
- F. Support the implementation of adopted design standards to encourage a unified design theme in the urban renewal area.

**Goal Two:**

**To improve public facilities and utilities within the Urban Renewal Area to encourage development and improve the visual appearance of the project area.**

**Objectives:**

- A. Provide new and upgraded public facilities and utilities to help support public and private development and amenities.
- B. Support and assist in the undergrounding of overhead utilities in compliance with Dundee Municipal Code section 12.28.070(A)(2) and Dundee Municipal Code section 17.305.040(G).
- C. Leverage private investment with urban renewal funds to support upsized/expanded public facility and utility improvements.

**Goal Three:**

**To promote a safe and convenient multi-modal transportation system within the Urban Renewal Area.**

**Objectives:**

- A. Facilitate in the financing and planning of multi-modal movements throughout the urban renewal area and outward toward other areas of the City.
- B. Provide new and upgraded streets, including streetscape, lighting, landscaping, and other amenities, to encourage a unified visual theme throughout the project area.
- C. Provide public parking opportunities within the project area.
- D. Support the acquisition of additional public right-of-way needed to facilitate connectivity within the project area.

**Goal Four:**

**To improve cultural, recreational and civic amenities and resources for community members and visitors to promote a vibrant business district and improve the quality of life in the City of Dundee.**

**Objectives:**

- A. Encourage and support development of community and civic gathering spaces, amenities and resources.
- B. Support the preservation and revitalization of historic and cultural resources.
- C. Encourage development of tourism facilities that support the economic vitality of the business district.

### III. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires an Urban Renewal Plan to relate to definite local objectives. Along with the goals and policies of the Dundee Comprehensive Plan, the Urban Renewal Plan aligns with the City's Development Code and Transportation System Plan.

#### A. Dundee Development Code

The purpose of the Dundee Development Code is to implement the goals and policies of the City of Dundee Comprehensive Plan, provide methods for administering and enforcing the provisions of the Development Code, and generally promote the public health, safety, and general welfare of the community. The Dundee Development Code establishes permitted uses and development standards by zoning district. The Dundee Urban Renewal Area contains #7? different zoning districts identified in the Development Code:

- Single-Family Residential Zone (R-1). The R-1 zone preserves existing single-family residential areas and provides for future single-family residential housing opportunities at target densities between three and one-half and four units per acre. The R-1 zone is consistent with the low density residential comprehensive plan designation.
- Single-Family Residential Zone (R-2). The R-2 zone provides for a mixture of single-family and duplex housing at target densities between four and 4.7 units per acre. The R-2 zone is consistent with the low density residential comprehensive plan designation.
- Medium Density Residential Zone (R-3). The R-3 zone provides for a mixture of attached and detached housing at target densities of up to 10 units per acre. The R-3 zone is consistent with the medium density residential comprehensive plan designation.
- Community Commercial Zone (C). The C zone provides for a wide range of community-serving businesses, including retail, office and service uses. The C zone is intended to encourage commercial and mixed use development that is convenient and accessible by all modes and to create a commercial area that is attractive and functional for customers, businesses, and the community at large. Landscaping is a key component of site design in the C zone, to provide buffering of adjacent residential and light industrial uses, to create an attractive streetscape, and to provide environmental benefits.
- Central Business District (CBD). The CBD zone is intended to promote development of a downtown business and retail area for Dundee that serves the commercial shopping and service needs of both area residents and visitors. The CBD zone is intended to promote pedestrian-oriented development in order to

encourage a walkable and attractive downtown. The CBD zone is also intended to allow for mixed use development that retains an overall storefront character on the ground floor.

- Light Industrial Zone (LI). The LI zone provides for the grouping together of warehousing, manufacturing, and other light industrial uses, which because of their usual operating characteristics could be permitted to operate in close proximity to commercial or residential uses.
- Public Zone (P). The P zone provides for public and semi-public uses, where such uses do not unreasonably disrupt or alter other areas of the community.
- Parks and Open Space Zone (PO). The PO zone provides for the use, protection, preservation, conservation, development and enhancement of parks, natural areas, and greenways in a manner that meets community and visitor needs for a wide range of passive and active recreational uses, consistent with the Dundee parks and open space plan.

The Dundee Urban Renewal Plan also supports the development requirements of the Development Code by encouraging, supporting and offering assistance with the façade renewal grant program, parking facilities, and planning and conceptualization of specific design treatments related to these adopted code requirements.

#### **B. Transportation System Plan**

The 2015 Dundee Transportation System Plan (TSP) establishes goals and policies related to transportation improvements and identified needs over a 20-year planning period.

- Goal 1 includes objectives for improving system connectivity; minimizing congestion; and providing and supporting travel choices.
- Goal 2 includes objectives for improving street aesthetics; reflecting the unique character of the community; and incorporating sidewalk improvements that also incorporate street furnishings to reflect the city's unique character.
- Goal 7 encourages the City to develop reasonable and effective funding and financing strategies to ensure future transportation facilities support community development and acceptable operations and safety.
- Goal 9 includes objectives for providing convenient parking and access to local businesses and key destinations as well as increasing the attractiveness to investment and development.

The Dundee Urban Renewal Plan goals and objectives align with the TSP as they serve to promote and support many of the TSP goals and priorities identified in the Dundee TSP, as outlined above, as well as meeting the identified potential new funding sources to help leverage and support existing resources and private investment discussed under "Funding" sections of the adopted TSP.

#### **C. Water, Sewer, and Storm Water Master Plans**

The Dundee Urban Renewal Plan serves to support the goals and objectives of the City's infrastructure master plans. As described in the Dundee Comprehensive Plan and

associated infrastructure and capital improvement plans, the provision of adequate public facilities and services to support development within the Urban Renewal Area will help support existing and planned commercial and industrial uses in Dundee and assist redevelopment, new development and increased density potential within the Area.

#### **IV. DESCRIPTION OF URBAN RENEWAL ACTIVITIES**

In order to achieve the goals and objectives of this Plan described in Section II above, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, and local laws, policies and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities.

The following projects and activities may be modified, or expanded upon as needed to meet the goals and objectives of the Urban Renewal Plan. Changes will be undertaken in accordance with procedures for amendments to this Plan.

##### **A. Infrastructure and Utility Improvements**

This activity allows the Renewal Agency to construct and improve infrastructures and utilities throughout the Renewal Area. These projects include, but are not limited to. Construction, reconstruction, repair, upgrading, and over sizing or replacement of electric, water, sanitary sewer and storm drainage facilities, relocation of overhead lines to underground locations, and acquisition of land, right-of-way, easements and other land rights. The list of infrastructures and utilities to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies.

The extent of the Renewal Agency's participation in funding such improvements will be based upon Renewal Agency findings on: the benefit of the project to the Renewal Area, how the project meets the goals and objectives identified in the Plan, and the benefit the project provides to Plan objectives.

##### **B. Public Facility Improvements**

This activity will enable the Renewal Agency to assist in the development of new public facilities within the Renewal Area by participating in funding the acquisition, construction or rehabilitation of public facilities within the Renewal Area. Public facilities may include public parking facilities, municipal facilities, libraries, recreation centers, conference facilities, community centers, teleconferencing centers, and performing arts facilities. Projects may include joint funding, construction, and uses with other governmental or private agencies.

The extent of the Renewal Agency's participation in funding such facilities will be based upon the Renewal Agency making findings on: the benefit of the project to the Renewal

Area, how the project meets the goals and objectives identified in the Plan, and the benefit the project provides to Plan objectives.

**C. Street Construction and Circulation Improvements**

This activity allows the Renewal Agency to construct and improve streets throughout the Renewal Area. These projects include, but are not limited to, landscaping, construction, reconstruction, repair or replacement of streets, sidewalks, increased and improved multi-modal amenities, public transit facilities, and acquisition of land, rights of ways, easements and other land rights. A preliminary list of street construction and circulation improvements has been developed in preparation of this Plan, but the exact location and extent of improvements will be determined by further engineering study. The list of streets to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies.

The extent of the Renewal Agency’s participation in funding such improvements will be based upon a Renewal Agency making findings on: the benefit of the project to the Renewal Area, how the project meets the goals and objectives identified in the Plan, and the benefit the project provides to Plan objectives.

**D. Parks, Recreation, Pedestrian and Bike Corridors and Other Amenities**

This activity will enable the Renewal Agency to carry out Renewal and Comprehensive Plan and Parks Master Plan objectives relating to parks and recreation facilities and, improvements to pedestrian and bicycle facilities throughout the Renewal Area. To carry out these objectives, the Renewal Agency may acquire and improve land or buildings for public parks, open space, bicycle and pedestrian uses, construct facilities for public use, and fund such planning and engineering studies as needed to carry out these activities. Projects may include joint funding, construction, and uses with other governmental or private agencies.

The extent of the Renewal Agency’s participation in funding such facilities will be based upon a Renewal Agency making finding on: the benefit of the project to the Renewal Area, how the project meets the goals and objectives identified in the Plan, and the benefit the project provides to Plan objectives.

**E. Local Improvement District Assessments, System Development Charges, Building Permit Fees, and the Dundee façade renewal grant program**

This activity will allow the Urban Renewal Agency to help spur and support private development within the Urban Renewal Area by helping to pay a portion or all fees related to the rehabilitation or expansion of existing structures and new development within the Area and/or providing support to the existing façade renewal grant program. Associated with eligible “site improvements” under ORS 4567.170(5), the extent of the Renewal Agency’s participation in funding such activities will be based upon the Renewal Agency making finding on: the benefit of the project to the Renewal Area, how the project meets the

**Comment [r1]:** Insert a target leverage ratio for these funds- 8:1 or 10:1?

**Comment [r2]:** Insert a target leverage ratio for these funds- 8:1 or 10:1?

goals and objectives identified in the Plan, and the benefit the project provides to Plan objectives.

#### **F. Technical, Financial and Design Plans**

This activity will enable the Urban Renewal Agency to fund further studies and plans to refine the general ideas, costs, financing and activities described in this Plan. Such studies are intended to define and detail concepts relating to themes, landscaping treatments, design requirements, costs, financing and placement of Plan activities.

#### **G. Plan Administration**

It is the intent of this Plan to provide for the effective administration of Urban Renewal and to support the various activities contained in this Plan. Project funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, relocation costs, engineering, marketing and promotions, and other technical studies as may be needed during the course of this Plan.

Project funds may be utilized to pay for, but are not limited to, marketing and promotional materials and programs to assist in carrying out the objectives of the redevelopment plan including personnel, consulting and other administrative costs incurred in management of this Plan, such as financing and budgetary administration.

#### **V. PROPOSED LAND USES**

Land use within the Dundee Urban Renewal Area is governed by the Dundee Development Code (CDC) and Dundee Zoning Map. The Dundee Development Code and Zoning Map implement the goals and policies found in the City's Comprehensive Plan. The Dundee Zoning Map (Appendix D) establishes the zoning districts that apply to properties located within the Urban Renewal Area. The Dundee Development Code establishes the uses allowed on property within each zone district.

Land located within the Urban Renewal Area is currently comprised of the following zones: Single-Family Residential (R-1), Single-Family Residential (R-2), Community Commercial (C), Central Business District (CBD), Light Industrial (LI), Public (P) and Parks and Open Space (PO).

The use and development of land in the Urban Renewal Area shall be in accordance with the regulations prescribed in the Dundee Comprehensive Plan, Development Code and Zoning Map, and/or any other applicable local, county, state or federal laws regulating the use of development of property in the Urban Renewal Area.

#### **VI. PROPERTY ACQUISITION AND DISPOSITION**

The City of Dundee Urban Renewal Plan authorizes the acquisition and disposition of property as provided in this section. Property includes any and all interests in property including simple ownership, lease, easements, licenses or other rights to use.

**A. Property Acquisition for Public Improvements**

The City of Dundee Urban Renewal Agency may acquire property for public improvement projects authorized by the Dundee Urban Renewal Plan by all legal means including, use of eminent domain without amendment to the Plan. Good faith negotiations for such acquisition must occur proper to eminent domain procedures. Procedures for property acquisition using eminent domain procedures shall conform to all statutory requirements.

**B. Property Acquisition for Private Redevelopment**

The Dundee Urban Renewal Agency may acquire property for resale or lease for private development by all legal means, including use of eminent domain. Property purchased by the Renewal Agency shall be purchased at fair market value. Owners may sell or convey property to the Renewal Agency at less than the fair market value if the terms and conditions are agreeable to the Renewal Agency and the owner.

Prior to the Dundee Urban Renewal Agency acquiring property for private development, the Dundee Urban Renewal Plan must be amended to identify the property scheduled for acquisition and disposition. Procedures for property acquisition using eminent domain procedures shall conform to all statutory requirements.

**C. Property Acquisition from Willing Sellers**

The Plan authorizes the Agency acquisition of any interest in real property within the Area, including fee simple interest, to support private redevelopment, only in those cases where the property owner wishes to convey such interests to the Agency. The Plan does not authorize use of the power of eminent domain to acquire property for private redevelopment where such acquisition is not allowed under applicable state, federal, or local laws.

**Properties To Be Acquired**

A list of properties proposed to be acquired are included under the Urban Renewal Report and is considered an official part of this Urban Renewal Plan.

**D. Disposition of Land for Private Redevelopment**

The Dundee Urban Renewal Agency may dispose of property acquired under the Plan, as long as such disposition is allowed by law. Property shall be sold or leased at its fair re-use value as determined by the Dundee Urban Renewal Agency in a manner that is consistent with the purposes of this Plan.

**Comment [r3]:** Include the ROW to be acquired in the Report but do not include other properties at this time in order to avoid cost escalation. Minor/Major amendment to Report in the future as projects are identified

Purchasers or lessees of property sold or leased by the Urban Renewal Agency must agree to the use of the property as designated by the City of Dundee Urban Renewal Plan and begin improvements within a reasonable period of time, as determined by the Urban Renewal Agency.

## VII. RELOCATION METHODS

In the event that property is acquired under this Plan and the acquisition is through or under the threat of eminent domain, occupants of such residential, commercial or industrial property shall be offered relocation assistance as required under applicable state statutes and administrative rules (ORS 457.085). Prior to such acquisition, the governing agency shall adopt rules and regulations as necessary for the administration of relocation assistance.

## VIII. PLAN AMENDMENTS

The Dundee Urban Renewal Agency will review the Urban Renewal Plan periodically to monitor implementation of goals, objectives and projects, and the financing and administrative procedures identified in the Plan. The Dundee Urban Renewal Plan may be changed, modified or amended as future conditions warrant.

Types of Renewal Plan amendments include the following:

### A. Substantial Amendments

Substantial amendments to the Plan “shall require the same notice, hearing, and approval procedure required of the original Plan.” The approval process shall also include public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after hearing notice of which is provided to individual households within the City of Dundee. [ORS 457.095, ORS 457.120].

Substantial amendments to the Plan consist of:

- Increases in the urban renewal area boundary, in cumulative excess of one (1) percent shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
- Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
- The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$1,000,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$1,000,000 amount will be adjusted annually from the most recent costs available in the "Engineering News Record" construction cost index for the Northwest area of the United States.
- Substantive changes to the goals and objectives of this Plan.
- Extending the duration of this Plan.

- Acquisition of property not included in the Urban Renewal Plan or Report.
- Changes of the Urban Renewal Agency by ordinance.

**Comment [r4]:** The guidelines for “additional activities” may need to be revised based upon the Urban Renewal Report prepared by Leland Consulting.

**B. Minor Amendments**

Amendments to the Plan defined in this subsection shall require approval by the Renewal Agency by resolution, and approval by the City Council by resolution. Such amendments are defined as:

- Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications that do not change the basic planning or engineering principles of the Plan.
- Addition of a project substantially different from those identified in Section III of the Plan or substantial modification of a project identified in Section III if the addition or modification of the project costs less than \$1,000,000 in 2008 dollars.
- Increases in the urban renewal area boundary, not in cumulative excess of one (1) percent.

**IX. FINANCING METHODS**

**A. General**

The Dundee Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private, for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. The Renewal Agency may also borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

**B. Tax Increment Financing**

The primary method anticipated for financing urban renewal projects is tax increment financing, as authorized in ORS 457.420 through ORS 457.450. This method uses annual tax increment revenues to pay loans that are usually in the form of tax increment bonds. Proceeds of the bonds are used to finance project identified in the Urban Renewal Plan.

**C. Maximum Indebtedness**

The maximum amount of indebtedness that may be issued or incurred under this Plan is \$x,xxx,xxx. This amount is based upon the Dundee amended Charter (reference) which

requires the City to comply with all State of Oregon laws regarding urban renewal; good faith estimates of the project descriptions and cost estimates found in this Plan, as drafted by the financial planning consultant; and two additional restrictions as included in the amended Charter:

- a) The total amount of urban renewal indebtedness may not exceed 3 percent of the real market value of taxable properties in the City of Dundee, and
- b) Bonded indebtedness issued by the Dundee Urban Renewal Agency shall not have a maturity greater than ten (10) years unless approved by the voters.

The maximum indebtedness amount stated in this section is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

#### **D. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

#### **X. PLAN DURATION**

Projects identified in the Dundee Urban Renewal Plan may not commence and no new indebtedness incurred after **twenty (20) years** from the effective date of this Plan. Tax increment revenues may continue to be collected after this date, until it is found that deposits in the debt service fund are sufficient to pay principal and interest on indebtedness issued during the **twenty (20) years** following the effective date of this Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness.

**APPENDIX A:**

**MAP OF DUNDEE URBAN RENEWAL DISTRICT**



**APPENDIX B:**

**LEGAL DESCRIPTION OF THE DUNDEE URBAN  
RENEWAL DISTRICT**



**APPENDIX C:  
DUNDEE ZONING MAP**



**APPENDIX D:**  
**DUNDEE COMPREHENSIVE PLAN GOALS**

**APPENDIX E:**  
**DUNDEE URBAN RENEWAL REPORT**

## Possible Urban Renewal Funded Projects

	Project	Location	Total Cost	Reference
<b>Streets/Sidewalks:</b>				
1	Downtown Connectivity - Linden	9th to 11th	1,075,000	TSP DC02
2	Downtown Connectivity - 11th St	Hwy - Parks	2,710,000	TSP DC02
3	5th Street Right Turn Lane	RR - Hwy	640,000	TSP I6
4	Tenth Street Sidewalk	Hwy - Maple	273,000	TSP W11 Partial
5	Alder Street Extension	11th - 13th	705,000	TSP D5
6	9th Street Sidewalks	Hwy - Alder	568,000	TSP W6 Partial
7	Alder Street Sidewalks	9th to 11th	425,000	TSP W7
8	Parks RR Crossing Gates	Parks/RR	300,000	TSP R1
9	8th Street Extension/Parking	Hwy - Linden	750,000	TSP P1
10	Maple Street Extension	8th to 7th	430,000	TSP D3
11	13th Street - New	Hwy - Alder	445,000	TSP D4
12	8th Street Reconstruction	RR - Locust	619,000	TSP D10 Partial
13	Parks Collector St Improvements	Hwy - Locust	896,000	TSP D15 Partial
14	Niederberger/Parks Alignment	Hwy 99W	760,000	TSP D17
15	Maple Street Reconstruction	Parks - 11th	820,000	TSP D18
16	Parks Drive Sidewalks	Hwy - Maple	219,000	TSP W12 Partial
17	10th Street Extension/Parking	Hwy - Linden	<u>825,000</u>	TSP P2
			12,460,000	
<b>Water Lines:</b>				
18	Hwy 99W 400 ft of 10" Upgrade 4"	1st - 2nd	80,000	2009 Water Plan Update
19	Hwy 99W 300 ft of 10" Upgrade 4"	South of 5th	60,000	2009 Water Plan Update
20	Hwy 99W 150 ft of 10" Upgrade 4"	North of 11th	30,000	2009 Water Plan Update
21	Hwy 99W 400 ft of 10" Upgrade 4"	12th - 13th	80,000	2009 Water Plan Update
22	Hwy 99W 12" Crossing	5th Street	144,000	2009 Water Plan Update
23	11th Street 800 ft of 12"	Hwy - Locust	192,000	2009 Water Plan Update
24	9th Street 1400 ft of 8" Upgrade 4"	Hwy - Alder	<u>224,000</u>	2009 Water Plan Update
			810,000	
<b>Storm Water Facilities:</b>				
25	9th Street - 500 ft of 18" Pipe	West of Hwy	59,840	2006 Storm Master Plan
26	9th Street - 450 ft of 15" Pipe	Linden Lane	49,980	2006 Storm Master Plan
27	10th Street - 700 ft of 15" Pipe	West of Hwy	77,520	2006 Storm Master Plan
28	8th Street - 340 ft of 15" Pipe	West of Hwy	38,216	2006 Storm Master Plan
29	Alder Street - 350 ft of 21" Pipe	North of 11th	51,000	2006 Storm Master Plan
30	Alder Street - 600 ft of 18" Pipe	South of 9th	78,336	2006 Storm Master Plan
31	Alder Street - 600 ft of 42" Pipe	11th - 13th	152,709	2006 Storm Master Plan
32	W-side RR - 350 ft of 36" Pipe	12th - 11th	82,500	2015 Revision
33	W-side RR - 350 ft of 36" Pipe	11th - 10th	82,500	2015 Revision
34	W-side RR - 600 ft of 36" Pipe	10th - 8th	144,000	2015 Revision
35	Hwy 99W Crossing - 15" Pipe	North of 7th	<u>150,000</u>	2015 Revision
			966,601	
<b>Other Improvements:</b>				
36	Façade Grant Program	Businesses	60,000	2015 Program
37	Undergrounding Overhead Utilities	Hwy 99W Crossings	200,000	2014 Council Goal
38	Community Plaza	8th - 9th, Hwy West	120,000	2011 Vision Project
39	Acquisitions/Consolidations	Various Locations	50,000	Net Cost after Resale
40	Public Parking	8th - 9th, Hwy West	<u>600,000</u>	2011 Vision Project
			1,030,000	

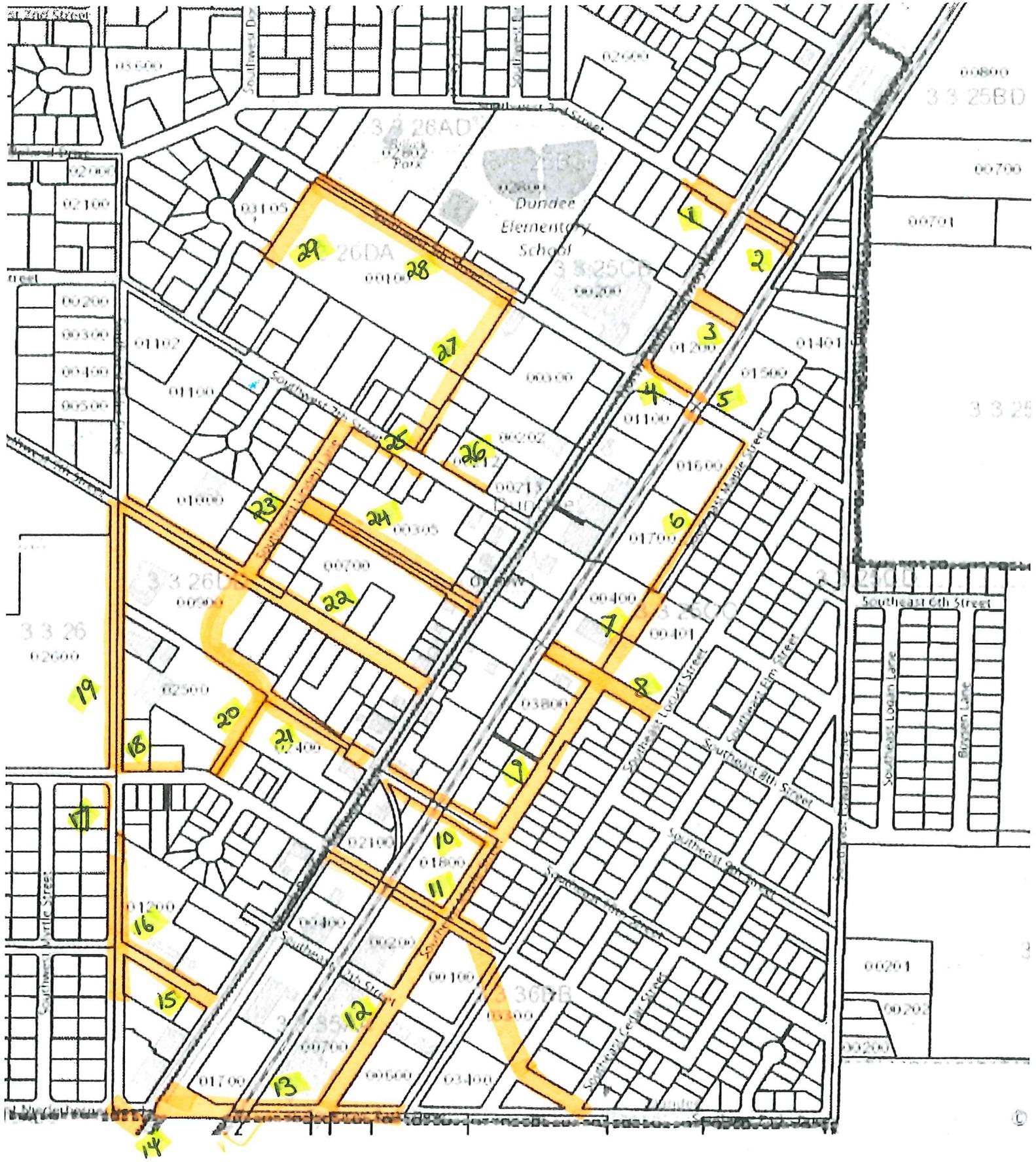
# Possible Transportation Improvements Funded by Urban Renewal

	<u>Description</u>	<u>Improvements</u>	<u>Estimate</u>	<u>TSP ID</u>	<u>Comments</u>
1	3rd Street/West of 99W	Sidewalks, curbs, minor widening	\$ 36,000	-	Existing 12" line on both ends/improve fire flow
2	3rd Street/East of 99W	Sidewalks, driveway extension	\$ 34,000	-	Extend driveway approach constructed with TE project
3	4th Street/East of 99W	Driveway approach/minimum landscaping	\$ 8,000	-	Replace sidewalk across 4th with driveway approach - vacate ROW?
4	5th Street Right Turn Lane	Widen, relocate curb and sidewalk	\$ 640,000	I6	To accommodate increased Riverside development traffic
5	Sidewalks over RR at 5th Street	Replace 4' wide asphalt path with sidewalk	\$ 12,000	-	Enhance pedestrian experience
6	Maple Street Sidewalk, 7th to 5th	New sidewalk on west side	\$ 49,000	-	Requirement of new development, lacking for existing development
7	Maple Street Extension, 7th to 8th	New street, curbs, sidewalks	\$ 430,000	D3	Improvements include frontage of Fortune Park
8	8th Street Reconstruction, RR to Locust	Widen street, curbs, sidewalks	\$ 619,000	D10	Part of greater project in TSP, RR to Edward Drive
9	Maple Street Reconstruction, 11th to 8th	Widen street, curbs, sidewalks	\$ 990,000	-	Light Industrial zoned property on west side
10	10th Street Sidewalks, Hwy to Maple	Sidewalks both sides, minor widening	\$ 273,000	W11	Part of greater project in TSP, Hwy to Edward Drive
11	11th Street, Hwy to Parks	New collector street, curbs, sidewalks	\$ 2,275,000	DC02	Downtown connectivity to Riverside area - part of greater project
12	Maple Street Reconstruction, Parks to 11th	New street, curbs, sidewalks	\$ 820,000	D18	Light Industrial zoned property on both sides - gravel road
13	Parks Drive Reconstruction, Hwy to Locust	Widen, curbs, sidewalks	\$ 765,000	D15	Part of larger project to reconstruct collector to Edwards Drive
14	Niederberger/Parks Realignment	Additional right turn lanes	\$ 760,000	D17	Safety improvements due to askew intersection with Hwy
15	13th Street Construction	New local street, curbs, sidewalks	\$ 445,000	D4	Property listed for sale on south side, mini-storage to the north
16	Alder Street Extension	Collector street, curbs, sidewalks	\$ 705,000	D5	Residential zone to the west, commercial uses to the east
17	Alder Street Sidewalk	Completes gap on west side next to 11th	\$ 19,000	-	Next to residential uses
18	11th Street Sidewalk	Extends sidewalk on north side to Alder	\$ 26,000	-	Next to non-conforming residential uses
19	Alder Street, 11th to 9th	Sidewalks, curbs, minor widening	\$ 425,000	W7	Mobile Home Park to the west, Industrial uses to the east
20	Linden Lane Extension, 11th to 9th	New street, curbs, sidewalks	\$ 850,000	DC02	Downtown connectivity
21	10th Street Extension, Parking Capacity	New street, curbs, sidewalks, parking	\$ 399,000	P2	Provide on-street parking
22	9th Street Reconstruction, Hwy to Alder	New street, curbs, sidewalks, bike lanes	\$ 1,432,000	W6	Part of greater project, added street reconstruction
23	Linden Lane, 9th to 7th	Sidewalks, curbs, minor widening	\$ 162,000	-	Accommodate increased commercial traffic through residential area
24	8th Street, Hwy to Linden, Parking Capacity	New street, curbs, sidewalks, parking	\$ 750,000	P1	Provide on-street parking
25	7th Street Sidewalk	Completes gap on south side near Linden	\$ 18,000	-	Next to residential uses
26	7th Street Sidewalk	Completes gap on north side	\$ 10,000	-	Next to undeveloped commercial property
27	7th to 5th Connection	New street, curbs, sidewalks	\$ 1,245,000	D12	Narrow driveway serving 3 residences, 7th to 6th
28	5th Street Collector	Widen, curbs, sidewalks	\$ 405,000	-	Improvements next to nut orchard being acquired by CPRD
29	Graystone Extension, 6th to 5th	New street, curbs, sidewalks	\$ 295,000	D16	Completes connection from 7th to 5th
	Total		\$ 14,897,000		

**Notes:**

1. Cost estimates do not include ROW acquisition
2. For non-TSP projects, used similar cost estimating methodology
3. Item 9, ROW restricted to 40 feet by one parcel with residence
4. Item 21, P2 in the TSP, error in segment length, adjusted cost from \$825,000
5. Item 22, W6 in the TSP only included pedestrian/biking improvement - updated to include street reconstruction
6. Item 27, D12 in the TSP shows an alignment that will severely impact existing residential uses

# Possible Transportation Projects



## Possible Water System Improvements Funded by Urban Renewal

	<u>Description</u>	<u>Estimate</u>	<u>UR Share*</u>	<u>Comments</u>
1	Upsize 6" line to a 12" line - 1,000 feet	\$ 288,000	\$ 144,000	Existing 12" line on both ends/improve fire flow
2	Upsize 4" line to a 10" line - 400 feet	\$ 96,000	\$ 48,000	High priority - 4" line to be abandoned/fire flow
3	Upsize 4" line to a 10" line - 300 feet	\$ 72,000	\$ 36,000	High priority - 4" line to be abandoned/fire flow
4	Upsize 4" line to a 8" line - 1,300 feet	\$ 249,600	\$ 124,800	High priority - fire flow/multiple properties
5	New 8" service line extension - 350 feet	\$ 67,200	\$ 67,200	Needed to serve new development
6	Upsize 4" line to a 10" line - 150 feet	\$ 36,000	\$ 18,000	High priority - 4" line to be abandoned/fire flow
7	Upsize 4" line to a 10" line - 400 feet	\$ 96,000	\$ 48,000	High priority - 4" line active - poor condition/fire flow
8	Reservoir Supply & Discharge to Low Zone	\$ 456,000		Redundant water supply to low pressure zone
9	1 Million Gallon Reservoir w/Pump Station	\$ 1,680,000		Needed to serve new Riverside development
10	Riverside Parkway Loop - 12" line - 1,000 feet	\$ 288,000	\$ 144,000	Cost/line length represents portion in proposed UAR Plan boundary
11	Replace 4" steel w/8" ductile iron - 1020 feet	\$ 196,000		Not in proposed UAR Plan boundary
12	Upsize 4" line to a 8" line - 350 feet	\$ 67,200		Not in proposed UAR Plan boundary
13	Reservoir Supply 12" line - 800 feet	\$ 230,400		Not in proposed UAR Plan boundary/Riverside supply
	Total	\$ 3,822,400	\$ 630,000	

\*Shows water line upsizing being shared equally with new development and 10th Street extension to be funded in full using urban renewal funds to facilitate development of multiple properties.

### Notes:

- 1) Costs represent the estimates from the February 2016 Water Master Plan using December 2015 costs (ENR Index 10092)
- 2) Water line upsizing has historically been a condition of land use approval for new development in the City of Dundee.
- 3) Riverside Parkway Loop (Item 10) and Reservoir Supply (Item 13 and part of Item 8) available for SDC credits.



## Possible Storm Sewer System Improvements Funded by Urban Renewal

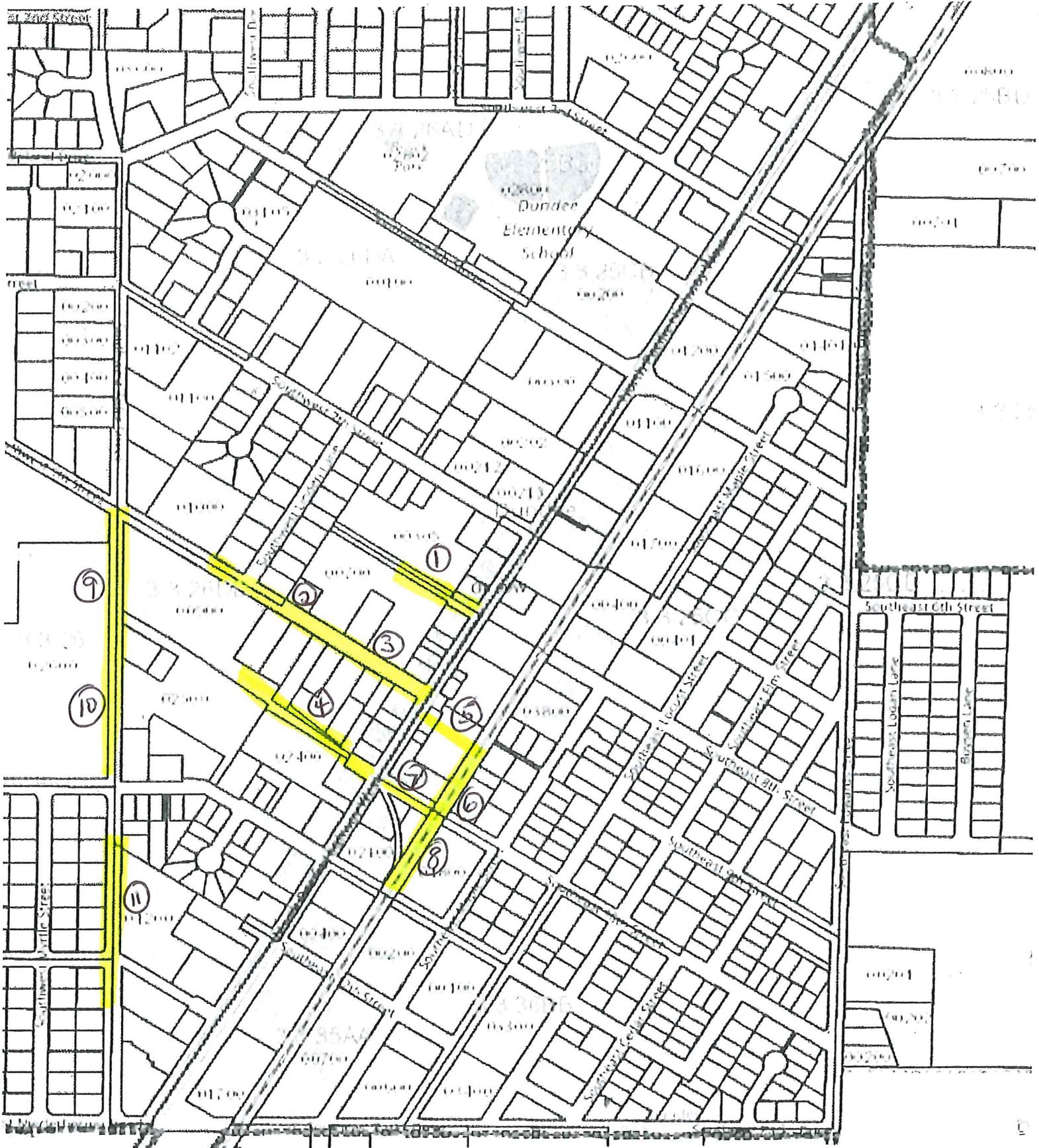
	<u>Description</u>	<u>Estimate</u>	<u>UR Share*</u>	<u>Comments</u>
1	8th Street - 340 ft of 15" pipe	\$ 48,000		2006 Storm Master Plan - new street construction
2	9th Street - 450 ft of 15" pipe	\$ 63,000		2006 Storm Master Plan - eliminates drainage ditch
3	9th Street - 500 ft of 18" pipe	\$ 75,000		2006 Storm Master Plan - eliminates drainage ditch
4	10th Street - 700 ft of 15" pipe	\$ 97,000		2006 Storm Master Plan - new street construction
5	Hwy to RR, near 8th Street - 180 ft of 24" pipe	\$ 32,000	\$ 32,000	Connects highway storm improvement to 36" trunk
6	West side of RR - 600 ft of 36" pipe	\$ 163,000	\$ 163,000	Storm trunk extension 8th to 10th
7	Hwy to RR, at 10th Street - 180 ft of 30" pipe	\$ 36,000	\$ 36,000	Connects highway storm improvement to 36" trunk
8	West side of RR - 350 ft of 36" pipe	\$ 94,000	\$ 94,000	Storm trunk extension 10th to 11th
9	Alder Street - 600 ft of 18" pipe south of 9th	\$ 98,000		2006 Storm Master Plan - eliminates drainage swale
10	Alder Street - 350 ft of 21" pipe north of 11th	\$ 64,000		2006 Storm Master Plan - eliminates drainage swale
11	Alder Street - 600 ft of 42" pipe	\$ 191,000	\$ 191,000	2006 Storm Master Plan - new street construction
	<b>Total</b>	\$ 961,000	\$ 516,000	

\*Shows Urban Renewal funding of 36" trunk and related highway connections and the 42" trunk gap on Alder

### Notes:

- 1) 2006 Storm Master Plan cost estimates adjusted 25% to reflect increased construction costs
- 2) Update to the 2006 Storm Master Plan to be completed in 2017 is likely to result in a revised list of system improvements
- 3) Items 5, 6, 7, 8 reflects the adopted amendment in 2015 to the 2006 Plan, and are coordinated with the TE Sidewalk/Streetscape project

# Possible Storm System Projects



# Possible Undergrounding Projects

9th Street			
PGE:			
Overhead Svcs			
Residential	7	10000	70000
Commercial	0	20000	0
w/ Vaults/Conduit	1300	150	195000
			265000
Communication	1300	50	65000
Cable	1300	50	65000
			130000
Hwy Bores			
Secondary	0	6000	0
Primary	1	12000	12000
		Subtotal	407000
Engineering	10%		40700
Contingency	15%		61050
		Total	<b>508750</b>

7th Street			
PGE:			
Overhead Svcs			
Residential	2	10000	20000
Commercial	0	20000	0
w/ Vaults/Conduit	650	150	97500
			117500
Communication	650	50	32500
Cable	650	50	32500
			65000
Hwy Bores			
Secondary	0	6000	0
Primary	1	12000	12000
		Subtotal	194500
Engineering	10%		19450
Contingency	15%		29175
		Total	<b>243125</b>

5th Street			
PGE:			
Overhead Svcs			
Residential	3	10000	30000
Commercial	2	20000	40000
w/ Vaults/Conduit	1700	150	255000
			325000
Communication	1500	50	75000
Cable	1500	50	75000
			150000
Hwy Bores			
Secondary	0	6000	0
Primary	1	12000	12000
		Subtotal	487000
Engineering	10%		48700
Contingency	15%		73050
		Total	<b>608750</b>

Hwy Crossings			
PGE:			
Overhead Svcs			
Residential	8	10000	80000
Commercial	9	20000	180000
w/ Vaults/Conduit	1700	150	255000
			515000
Communication	0	50	0
Cable	0	50	0
			0
Hwy Bores			
Secondary	10	6000	60000
Primary	1	12000	12000
		Subtotal	587000
Engineering	10%		58700
Contingency	15%		88050
		Total	<b>733750</b>

## Summary:

<b>9th Street</b>	<b>509,000</b>
<b>7th Street</b>	<b>243,000</b>
<b>5th Street</b>	<b>609,000</b>
<b>Hwy Crossings</b>	<b>734,000</b>
	<b>2,095,000</b>

Rounded to nearest \$1,000



## Parking Lot Cost Estimate per Parking Space

### Land Costs:

Width		90 Feet	
Length		140 Feet	
Area		12600 Sq Ft	
\$/Sq Ft	\$	6.50	
Land \$	\$	81,900	\$ 3,413 (Land Only)

### Construction Cost:

24 Asphalt Lot Est*	\$	127,253	
Inflation Factor		1.09	
2016 Oct Est	\$	138,706	
Lighting	\$	15,000 (2 Fixtures)	
Water Quality	\$	6,000	
Decorative Upgrades	\$	5,000 (Pavers/Benches/Tree Guards)	
Total	\$	246,606	\$ 6,863 (Construction Only)
Per Space	\$	10,275	

\*American Society of Professional Estimators Technical Paper Aug 2012 - Conceptual Level Parking Lot/24 Spaces

## Proposed Urban Renewal Public Parking

1 Public Parking Facility Plan	\$	15,000	
2 48 spaces w/land purchase	\$	493,000 (Multiple Locations)	
3 24 space w/o land purchase	\$	165,000 (ODOT Property)	
Total	\$	673,000	

