

Dundee Urban Renewal Advisory Committee

Urban Renewal Plan Meeting No. 2

Dundee City Hall
620 SW 5th Street, Dundee OR 97115

September 14, 2016
7:00 P.M.

1. **Call to Order**
2. **Review/Refine Draft Part A of Urban Renewal Plan** (45 minutes)
3. **Review/Refine Draft Goals and Objectives** (45 minutes)
4. **Project Timeline** (10 minutes)
5. **Adjourn**

The City Council chambers are 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.

DURA AGENDA REPORT

To: Urban Renewal Advisory Committee
From: Renata Wakeley, Mid-Willamette Council of Governments
Date: August 30, 2016
Re: Urban Renewal Plan Workshop #2

Background

On August 16, 2016, the Dundee Urban Renewal Agency and Urban Renewal Advisory Committee met to discuss the Dundee Urban Renewal Feasibility Study (2015), upcoming urban renewal plan process, eligible projects, draft goals and objectives, and the Urban Renewal Agency's intent on funding/eligible projects for the City of Dundee.

Requested Action

Attached please find a draft of the first part of a Dundee Urban Renewal Plan including:

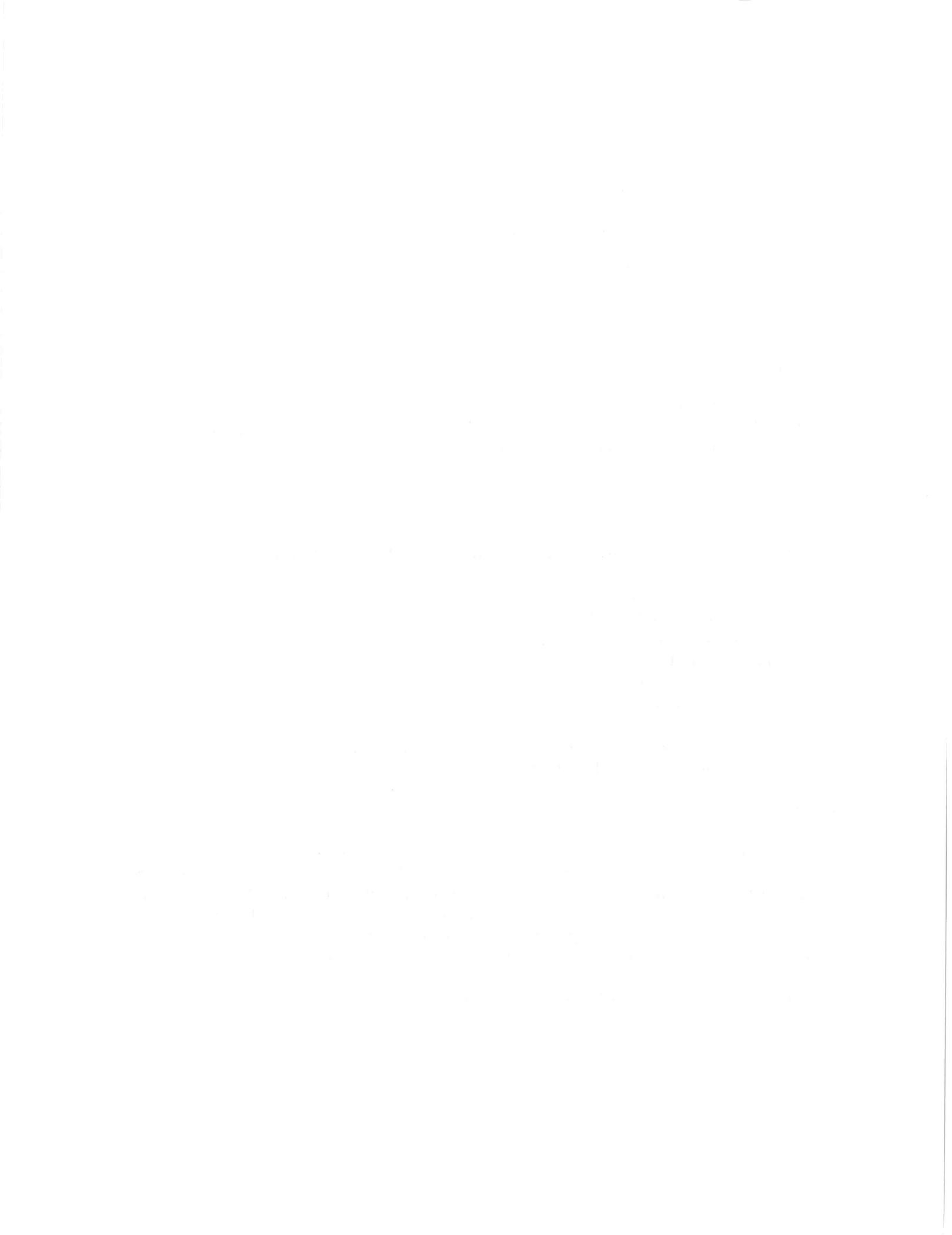
- Introduction
- Urban Renewal Goals and Objectives
- Relationship to Local Objectives
- Description of Urban Renewal Projects
- Proposed Land Uses
- Property Acquisitions and Disposition
- Relocation Methods

Staff is asking the Advisory Committee to review and finalize comments/revisions on the first part of the Urban Renewal Plan document at Meeting No. 2.

Next steps

Based upon the finalized URA goals and objectives, the next Advisory Committee meeting will include review and finalizing of the draft URA area/map and refined urban renewal potential projects list. Upon completion of the map and potential 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.

See attached draft schedule/timeline for completion of the Urban Renewal Plan.





CITY of
DUNDEE
Oregon

URBAN RENEWAL PLAN

(date)

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, _____

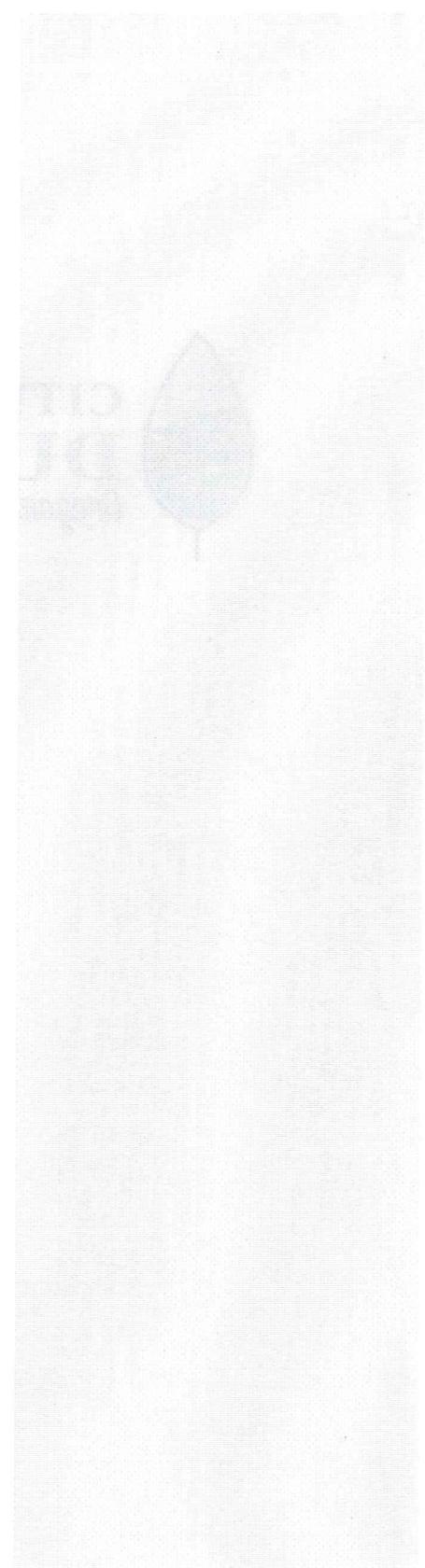


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I. INTRODUCTION

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)¹.

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

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

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.

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.

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 C of this Plan.

Goal One:

To promote the revitalization and development of underdeveloped or vacant properties within the Urban Renewal Area and creation of a unified design theme in support of adopted commercial zone design standards.

Objectives:

- Support properties with technical and financial assistance in rehabilitation and redevelopment and achievement of adopted design standards program through Dundee façade renewal program.
- Support the development of affordable/attainable housing units, including locations above commercial and other business space in order to develop a year-round pedestrian environment that encourages patronage of businesses while supporting the primary commercial uses.

- Support consolidation of small lot sizes/depths of parcels along Highway 99W
- Leverage private investment with urban renewal funds to support upsized/expanded public facilities and infrastructure improvements.
- Help improve local investment climate by reducing development costs to (employment centers/new housing development/commercial and retail faacilities/other suggestions?)

Goal Two:

To improve public within the Urban Renewal Area to encourage development and improve the visual appearance of the downtown.

Objectives:

- Provide new and upgraded public utilities, such as shared public storm water treatment facilities, to help support and reduce costs of public and private development and amenities.
- 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).

Goal Three:

To promote a safe and convenient transportation system for vehicular, pedestrian, and bicycle travel within the Urban Renewal Area.

Objectives:

- Facilitate /assist in financing: planning, financing vehicular, pedestrian, and bicycle movement throughout the downtown core and outward toward other areas of the City.
- Provide new and upgraded streets, including street scape, lighting, landscaping and other amenities, to encourage a unified visual theme throughout downtown.
- Provide public parking opportunities within the downtown to encourage visitation and pedestrian movements.
- Assist and support the acquisition of additional public right-of-way needed to facilitate connectivity within downtown.

Goal Four:

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

Objectives:

- Support access to amenities and resources within the downtown.
- Encourage development of community and civic gathering spaces.
- Support the preservation and revitalization of historic and cultural resources.

- Encourage development of tourism facilities that support the economic vitality of the downtown.

Goal Five:

Ensure that the opportunity exists for citizens to be involved in all phases of the planning and implementation process.

Objectives:

- Provide an annual open house upon completion of Urban Renewal annual reports to provide opportunities for continue public input on implementation and URA priorities.
- ~~Maintain the Urban Renewal Advisory Committee as a means to assist the Urban Renewal Agency in plan implementation and to provide on-going public outreach on Urban Renewal efforts.~~
- Use existing resources such as the City of Dundee website and other outreach tools to increase public access to all urban renewal documents, upcoming meeting and previous meeting agendas/minutes.
- Work with established business and community organizations and taxing districts for continued input and periodic review of urban renewal plan and priorities.

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 Land Use 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 application development standards by zoning district. The Dundee Urban Renewal Area contains #7? different zones from the Development Code\.

According to the Dundee Development Code, the purpose of the Community Commercial zone is to provide a wide range of community-serving businesses, including retail, office and service uses and the intent of the Central Business District is to promote development of a downtown business and retail are for Dundee that serves the commercial shopping and service needs of both area residents and visitors and promote pedestrian-oriented development in order to encourage a walkable and attractive downtown. The Light Industrial zone provides a grouping of manufacturing and other light industrial uses to be permitted to operate in close proximity to commercial and residential uses because of their usual operating characteristics and the Public zone provides for public and semi-public uses within the downtown.

The Dundee Urban Renewal Plan also supports the adopted site, building, design, and parking standards of Title 17 by zoning code by encouraging, supporting and offering assistance with the façade renewal program, parking requirements, and design planning and conceptualization of specific design treatments and planning 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: System Capacity and Mobility includes the 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: Economic Development 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 supports the goals and objectives of the related 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 PROJECTS

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 a Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out 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 a Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out 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, bike and pedestrian 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 finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out 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 finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

E. Local Improvement District Assessments, System Development Charges, Building Permit Fees

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. 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 finding on the benefit of that project to the Renewal Area, and the important of the project in carrying out Plan objectives. Projects may include joint funding, construction, and uses with other governmental or private agencies.

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 this Plan, and to plan for 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.

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), one R-2 off Maple Street (include?), 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

At the time this Plan was prepared, no properties have been identified for potential acquisition.

Comment [r1]: We should include a listing of identified right-of-way acquisition here from the TSP if the advisory committee would like to include said task as an identified eligible project.

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 reuse value as determined by the Dundee Urban Renewal Agency in a manner that is consistent with the purposes of this Plan.

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 (to be included as an amendment to the Urban Renewal Report-recommendations from Leland Consulting needed on this?).

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.
- Changes of the Urban Renewal Agency by ordinance.

Comment [r2]: 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.



**APPENDIX C:
DUNDEE COMPREHENSIVE PLAN
GOALS AND POLICIES**

The Dundee Urban Renewal Plan is consistent with the following local objectives found in the Dundee Comprehensive Plan (1977, as amended in ____, ____, ____):

Open Spaces, Natural and Cultural Resources (If we are including parks or historic resources as a URA goal, we should include portions of this section)

Goal

To conserve open spaces and preserve natural and cultural resources.

Objective 1

Ensure adequate open space to meet the needs of Dundee's citizens.

Objective 2

Preserve scenic, historic, and natural resource areas.

The Dundee Urban Renewal Plan supports both the Dundee Comprehensive Plan Open Spaces, Natural and Cultural Resources goal by authorizing investments in preserving cultural resources and encouraging the connectivity of open and public civic spaces and trails within the District.

Recreation and Willamette River Greenway

Goal

To provide adequate park land and recreation facilities for area residents and visitors and preserve land within the Willamette River Greenway.

Objective 1

To establish and set aside areas for parks and other recreational facilities and uses in a manner compatible with surrounding uses.

Objective 3

To achieve the maximum possible benefits from local recreation opportunities by combining both public and private development.

The Plan supports both the Dundee Comprehensive Plan Open Spaces, Natural and Cultural Resources goal and the Dundee Recreation and Willamette River Greenway goal by authorizing investments in preserving cultural resources and encouraging the connectivity of open and public civic spaces and trails within the District. The Urban Renewal Plan also aims to leverage public and private investments with urban renewal funds and support parks and recreational opportunities with compatible surrounding uses to attract visitors to the downtown core while

also improving connectivity from the downtown to the northern and southern portions of the City.

Economy

Goal

To maintain a level of economic development adequate to meet public need.

Objective 2

To assure that commercial and industrial developments preserve and enhance the aesthetic character and livability of Dundee.

Objective 3

To avoid unnecessary “strip”, or scattered commercial development along Highway 99W.

The Plan supports Dundee’s Comprehensive Plan Economy goal and objectives by focusing upon the downtown core identified in the Urban Renewal Area and supporting and partnering on investments that centralize commercial activities in the core and support the creation of ____ civic spaces. The Urban Renewal Plan also supports the façade renewal program and planning association with the commercial and industrial zone design standards in order to preserve and enhance the aesthetic character and livability of Dundee.

Infrastructure investments identified in the Urban Renewal Plan and Urban Renewal Area also support the City's policy to encourage further development and expansion of existing industries and economic activities in a manner that utilizes existing resources more efficiently and focuses them in existing areas rather than scattering commercial development and employment lands.

Housing (If we are including housing of any types as a URA goal, we should include portions of this section)

Goal

Meet the projected housing needs of citizens within the planning area.

Objective 1

Provide a variety of housing types to meet the needs of different family sizes and incomes.

Objective 2

Encourage housing in suitable areas to minimize public facility and service costs.

Public Facilities and Services

Goal

Provide orderly and efficient public services and facilities to adequately meet the needs of Dundee's citizens.

Policy 1

The city supports construction of upgraded sewerage services to facilitate orderly growth and preserve and enhance water quality.

Implementation 1

The city will attempt to develop a capital improvements program to finance storm drainage, sewerage, and other public works improvements projects.

The Plan supports the City's Comprehensive Plan goal and policies for public facilities and services through authorizing investments to the City's aging public infrastructure located in the downtown area. Improvements to public facilities in the downtown core is needed to support existing and planned commercial and industrial uses in Dundee.

Transportation

Goal

To provide and encourage a safe, convenient, aesthetic and economical transportation system, addressing the needs of all citizens within the community.

Objective A

The development of a well-connected street network that is safe, accessible and efficient for motorists, pedestrians, bicyclists and the transportation disadvantaged.

Objective C

The construction of a safe, continuous and direct network of streets, access ways, and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within Dundee.

Policy 13

Through the refinement plan process, the City of Dundee will investigate the potential of developing a unique streetscape plan for the community's downtown, including the potential for establishing a Special Transportation Area or inclusion of appropriate elements of an STA consistent with ODOT regulations.

Newberg-Dundee Bypass

Policy 3

The city shall encourage the new bypass design to provide adequate public access- including pedestrian, bicycle, vehicle, and recreational- to the Willamette River. This could potentially be achieved by using SE 8th Street existing private road.

Policy 5

Improvements for street connectivity within the City, including alternative linkages to adjacent communities, shall not occur until such time the bypass is in operation.

Pedestrian and Bicycle Facilities

Policy 3

Sidewalks shall be included on all new streets within the Urban Growth Boundary, as referenced by the Transportation System Plan.

Policy 8

The City of Dundee shall consider the potential to establish or maintain access ways, paths, or trails prior to the vacation of any public easement or right-of-way.

Policy 9

Where possible and financially feasible, the City will upgrade existing substandard sidewalks.

The Dundee Urban Renewal Plan supports the Comprehensive goals and objectives related to Transportation by authorizing investments in transportation infrastructure such as the upgrade or construction of missing or poor condition sidewalks, streetscape improvements to support the connectivity and design character as required by the municipal code, and allowing for the additional purchase of right-of-way for needed connections identified in the TSP. Sidewalk improvements within the Area will also promote the safe and convenient use of alternative modes of transportation and improve general access within the District and throughout the community.

Citizen Involvement and Plan Amendment Process

Goal

To develop a citizen involvement program to ensure public input into the planning process.

Objective

To ensure that the opportunity exists for citizens to be involved in all phases of the planning process.

Included with the Urban Renewal Plan process and proposed adoption, the City included the creation of an Urban Renewal Advisory Committee to serve the Urban Renewal Agency and represent the community interests by including opportunities for public involvement and hearings above and beyond those required by state statute. The City of Dundee Urban Renewal Agency strongly supports the Citizen Involvement Comprehensive Plan goal through the Urban Renewal process.

**2016-17 DUNDEE URBAN RENEWAL PLAN
PROJECT TIMELINE**

DATE	PROJECT TASK
July 5, 2016	Council review of draft COG/sub-consultant contract, preliminary schedule approval, and input from Council on potential URA technical advisory committee members
July 7, 2016	Ordinance activating the Dundee Urban Renewal Agency goes into effect
July 19, 2016	Council (serving as Urban Renewal Agency) to designate Urban Renewal Technical Advisory Committee (TAC) and adopt URA by-laws <ul style="list-style-type: none"> • Meeting can start at 6:30 as the URA and move to Council at 7 pm OR Council can start meeting at 7 pm, put on the URA “hats” immediately, close that meeting and then go back to CC meeting
August 16, 2016	Urban Renewal kick-off meeting with CC/Technical Advisory Committee (TAC) in attendance Tasks- Review 2015 Feasibility Study; presentation of URA projects and opportunities by COG; draft Goals and Objectives; review/discussion of potential projects list
September 13, 2016	TAC Meeting #1 Tasks- finalize Goals and Objectives and general project descriptions in alignment with Goals and Objectives
October 2016	Review and finalize project list and boundary area. City Engineer to provide corresponding costs
November 2016	TAC Meeting #2 Tasks- Review financial analysis from technical subcontractor based upon projects identified in meeting #1; debt schedule and borrowing options
November 2016	Staff and COG consultation meetings with taxing districts based upon financial analysis
November 2016	Open House
December 2016	TAC Meeting #3 Task- Finalize draft plan
January 2017	Public Hearing Notices

	<ul style="list-style-type: none"> • Publish the PC and CC hearing dates in paper • Mailed notice of PC and CC hearing dates to all taxing districts and property owners •
February 2017	Planning Commission public hearing and recommendation on the Urban Renewal Plan
February 2017	Yamhill County Board of Commissioners URA presentation
March 2017	City Council public hearing to adopt the Urban Renewal Plan
April 2017	Council 1 st reading of the Urban Renewal Ordinance. Ordinance needs to include a legal description of the urban renewal area.
May 2017	Council 2 nd reading of the Urban Renewal Plan Ordinance.
4 days following Ordinance finalization or 1 st reading (ORS 457-095)	Publish Notice of Adoption of Ordinance
June 2017	Record Urban Renewal Plan Ordinance with Yamhill County

*Leland Consulting Group to provide feedback on timeline and process for budgeting resolutions for establishment of Urban Renewal Agency separate budgets