Dundee Urban Renewal Agency
Board Meeting Agenda
November 21, 2017

7:30 pm* **Fire Station Community Meeting Room**
801 N. Highway 99W

***Or immediately following City Council meeting**

---

1. **Call to Order**

2. **Amendments to the Agenda**

3. **Public Comment:** Speakers will be allowed up to 5 minutes to speak after being recognized by the Chair.

4. **Dundee URA September 19, 2017 Meeting Minutes**

5. **Urban Renewal Plan Project Priorities**
   Discussion – Doug Rux, Community Planning Director

6. **Agency Member Concerns**

7. **Adjourn**

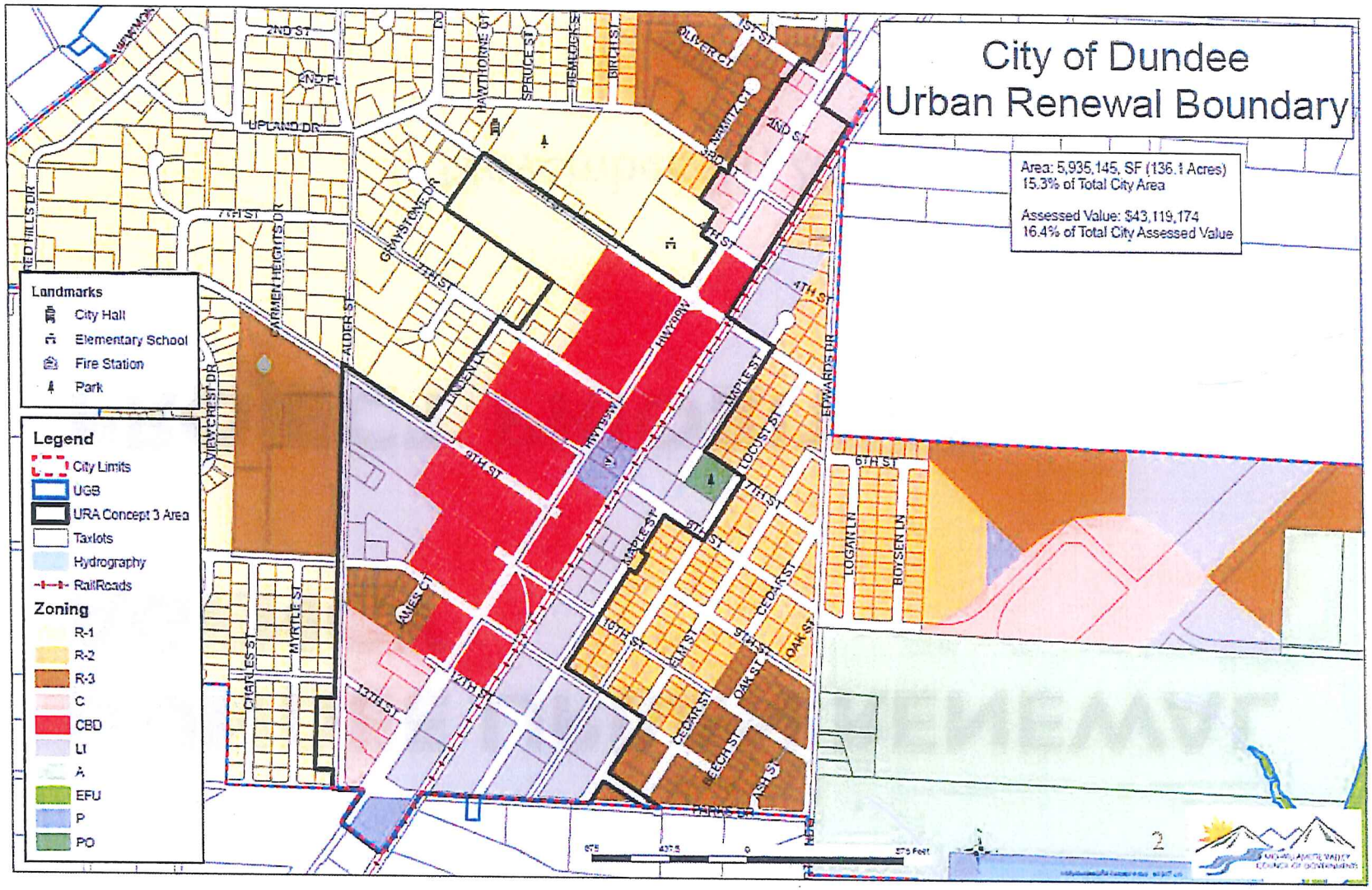
The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Rob Daykin, Executive Director at 503-538-3922.

DUNDEE URBAN RENEWAL AGENCY

PROJECT PRIORITIES

November 21, 2017

URBAN RENEWAL BOUNDARY



MAXIMUM INDEBTEDNESS

Max Indebtedness - $11,337,831

Project Estimates - $19,653,600 (2016 values)

- Transportation - $14,897,000
- Water – $549,600
- Stormwater - $609,000
- Underground Utilities - $2,445,000
- Other Improvements - $1,153,000

Administration - $1,133,783

Gap - $8,804,552 +

There are urban renewal projects with no private funding

COMMITTED EXPENDITURES

Sidewalks and Underground Utility Conduit – 99W

- $350,000 includes engineering/inspections (Agreement says $320,000 est. construction)

- 5 year payback

- Tax Increment Revenue begins FY 2018/2019

  <u>Existing Debt Payments</u>

  May 2019 - $25,000
  May 2020 - $50,000
  May 2021 - $75,000
  May 2022 - $100,000
  May 2023 - $100,000

DURP GOALS

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

DURP GOALS

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 2.28.070(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.

DURP GOALS

Goal Three:

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

Objectives:

A. Facilitate multi-modal movements throughout the urban renewal area and outward toward other areas of the City, including support of public transit facilities.

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.

DURP GOALS

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.

URABAN RENEWAL ACTIVITIES

Plan not specific as to projects to be conducted (needs to be clarified).

A. Infrastructure:

Generic – electric, water, sanitary sewer, storm drainage, Underground OH lines, acquisition (land, ROW, easements).

B. Public Facilities:

Generic – public parking, muni facilities, libraries, recreation centers, conference facilities, community centers teleconf centers, performing arts centers.

URABAN RENEWAL ACTIVITIES

C. Street Construction:

Generic – landscaping, construction, reconstruction, repair/replacement, sidewalks, multi-modal, transit facilities, land acquisition, ROW.

D. Parks/Peds/Bike/Other:

Generic – Park/Rec facilities, Ped/Bike facilities, planning/engineering studies.

URABAN RENEWAL ACTIVITIES

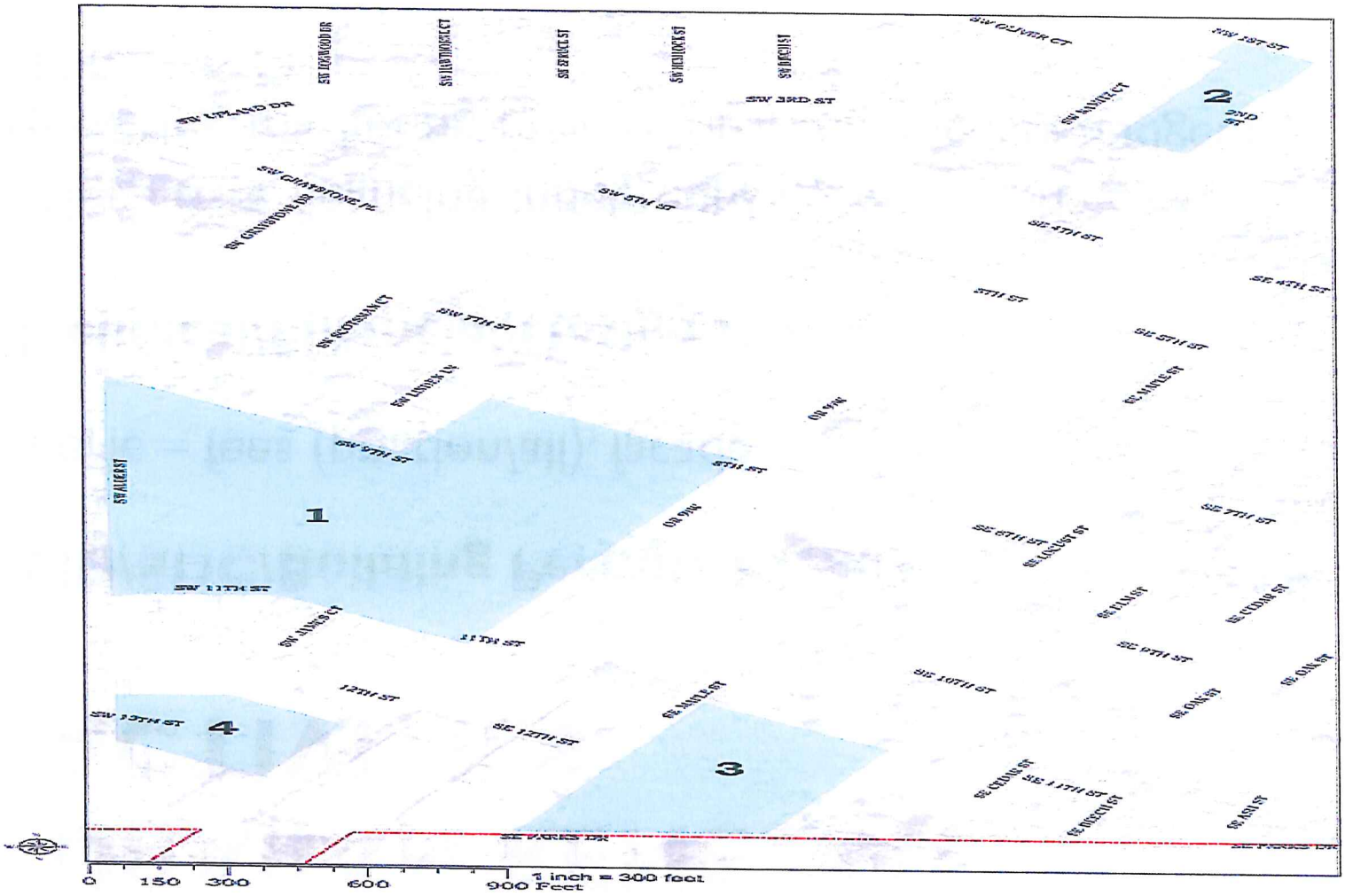
E. LID/SDC/Building Permits/Façade:

Generic – fees (portion/all), facade.

F. Technical/Financial/Design Plans:

Studies, costs, financing, indebtedness, relocation costs, engineering, marketing, promotions, admin costs budgetary admin.

POSSIBLE PROJECT PRIORITY AREAS



AREA 1

- Linden Lane Extension between 9th and 11th and extension of 10th Street to the west - Engineering Study to determine the location of the roadway identified in the TSP.

- Right-of-way acquisition Linden Lane and 10th Street – may involve up to six properties.

- Develop a design concept for 9th Street from Hwy 99W to Alder Street – emulate streetscape design used in the Hwy 99W sidewalk improvement project vs. standard collector street profile.

AREA 2

- 1st Street and Hwy 99W Access – acquire property for access for 2 parcels south of 1st Street.
- Addresses access issues for northbound traffic onto Hwy 99W for two vacant parcels.
- Addresses lost "off-street" parking used by the business at the southwest corner of 1st Street and Hwy 99W due to the shifting of the southbound highway lane as part of the crosswalk improvements at 1st Street.

AREA 3

- Refinement study for the Parks Drive, 11th Street and 12th Street transportation system.
- Addresses future traffic from the Riverside District through the urban renewal area – including bike and pedestrian movements.
- Responds to drainage swale between Parks Drive and 11th Street.

AREA 4

- 13th Street design between Alder Street and Hwy 99W

AREA 5

- Undergrounding utilities along the Hwy 99W corridor.

PRIVATE DEVELOPMENT INTERESTS

- Inquiries from property owners on assistance for transportation and infrastructure.
- Development Agreements.
- Developer project intake process.
- Guidelines for Agency operation.

QUESTIONS?