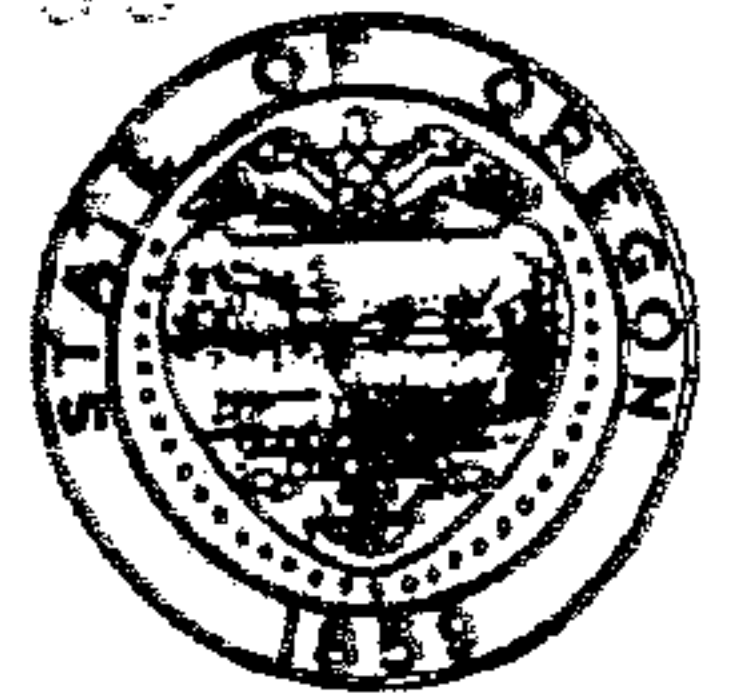


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Re-record to Correct Legal  
Description on page 32 & 33  
Previously recorded as  
MF# 94-09-1135

RECORDING # 94091135  
I, Mary Ann Wilson,  
Coos County Clerk, certify  
the within instrument  
was filed for record at



2:27 ON 09/30/1994  
M. BRIGHT  
By \_\_\_\_\_ Deputy

# pages 42 Fee \$ 218.00  
N/S 20.00

# North Bend Urban Renewal Plan

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August 23, 1994

Prepared for:

RECORDING # 95010147  
I, Mary Ann Wilson,  
Coos County Clerk, certify  
the within instrument  
was filed for record at



11:48 ON 01/06/1995  
M. BRIGHT  
By \_\_\_\_\_ Deputy

# pages 42 Fee \$ 210.00

*RETURN TO:* City of North Bend  
P.O. Box B  
North Bend, OR 97459-0014

ADOPTED BY ORDINANCE 1823 BY THE NORTH BEND CITY COUNCIL  
ON AUGUST 23, 1994

Prepared by:

**The Benkendorf Associates Corp.**  
522 S.W. Fifth Avenue  
Portland, Oregon 97204  
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City of North Bend Urban Renewal Plan

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**I. INTRODUCTION****A. Statement of Purpose**

The North Bend Urban Renewal Plan is being prepared to further encourage rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the City Council. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper redevelopment of the area. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the area.

The North Bend Urban Renewal Plan presented in this document meets the requirement of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other federal, state and local laws pertaining to urban renewal projects and plans.

**B. Definitions**

1. **Agency** means the Urban Renewal Agency of the City of North Bend.
2. **Advisory Committee** means the North Bend Urban Renewal Advisory Committee.
3. **Blighted Areas** are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. **Blight** shall have the same meaning in this Plan as defined in ORS 457.010.
4. **Boundary** means the geographic and legal limits which encompass the Urban Renewal Area.
5. **City** means the City of North Bend, Oregon.
6. **City Council** means the North Bend City Council.
7. **Comprehensive Plan** means the North Bend Comprehensive Plan.

City of North Bend Urban Renewal Plan

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8. **County** means Coos County, State of Oregon.
9. **Lot** means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Coos County.
10. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Urban Renewal Area.
11. **ORS** means the Oregon Revised Statutes (State Law) and, specifically, Chapter 457, thereof.
12. **Persons** means any individual, family, business, firm association, or corporate entity.
13. **Plan** means the North Bend Urban Renewal Plan consisting of the text and accompanying exhibits.
14. **Planning Commission** means the Planning Commission of the City of North Bend, Oregon.
15. **Project** means any work or undertaking carried out under ORS 457.170 in an urban renewal area.
16. **Projects or Activities** means the development or improvement projects described in Section III herein.
17. **Property Owner** means any individual who owns property within the North Bend Urban Renewal Area.
18. **Renewal Area** means the North Bend Urban Renewal Area.
19. **State** means the State of Oregon.
20. **Text** means the Urban Renewal Plan and Report Text for the North Bend Urban Renewal Area.
21. **Appropriate base materials** may include, but not be limited to, brick, pre-cast concrete pavers, textured concrete, etc.

## City of North Bend Urban Renewal Plan

### C. Goals and Objectives of the Urban Renewal Plan

The primary objectives of the Urban Renewal Plan are to improve the function, condition and appearance of the Urban Renewal Area and to eliminate existing blight and blighting influences in order to strengthen the North Bend economy. The following goals and objectives more specifically identify the purposes of the Urban Renewal Plan but shall not preclude the ability of the Urban Renewal Agency to consider or develop other appropriate project improvements within the Urban Renewal Area.

#### **Overall Objective for the Urban Renewal Area**

The Urban Renewal Plan should provide for a more attractive living, working and shopping environment in the North Bend downtown and waterfront. The downtown area, which is centered around the intersection of Sherman Avenue (U.S. Hwy 101) and California Avenue, should continue as the primary commercial center for the City of North Bend. The downtown area should continue to provide a variety of services, cultural, recreational, social and governmental activities and remain the focus of community life. In addition, the Renewal Plan should facilitate an attractive commercial waterfront development that draws attention to the waterfront and improves the connectivity between the downtown and the waterfront. Finally, the Renewal Plan should serve as a catalyst for the revitalization of the waterfront industrial district, encouraging water-dependent industrial development along the eastern shoreline and non-water-dependent development in the North Point area.

To accomplish these overall objectives, the Urban Renewal Plan establishes the following objectives:

#### **Downtown**

1. Improve the physical and visual (aesthetic) environment through streetscape improvements such as trees, benches, lighting and trash receptacles.
2. Provide pedestrian linkages, including sidewalks throughout the area particularly between the waterfront and the downtown.
3. Create a distinct identity for the downtown core area in terms of both local and tourist oriented business.

**City of North Bend Urban Renewal Plan**

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4. Provide adequate parking for both employees and patrons of the downtown commercial district.

**Waterfront**

1. Provide public open space that capitalizes on the district's waterfront location and facilitates redevelopment of the waterfront for both public and private uses.
2. Provide the capital improvements necessary to stimulate revitalization of the waterfront district and development of the North Point area.

**Other**

1. Where necessary, construct, install and replace publicly owned utility systems such as water, storm drains and sanitary sewers.
2. Replace overhead pole mounted utilities with an underground utility system.
3. Remove blighted and deteriorated structures which are not suitable for conservation or rehabilitation.
4. Develop or redevelop vacant and under-utilized property through public land assembly and condemnation for resale or redevelopment when absolutely necessary.
5. Update existing land use regulations as necessary to maintain consistency between the Urban Renewal Plan, the North Bend Comprehensive Plan and the North Bend Zoning Ordinance.

**D. Plan Administration**

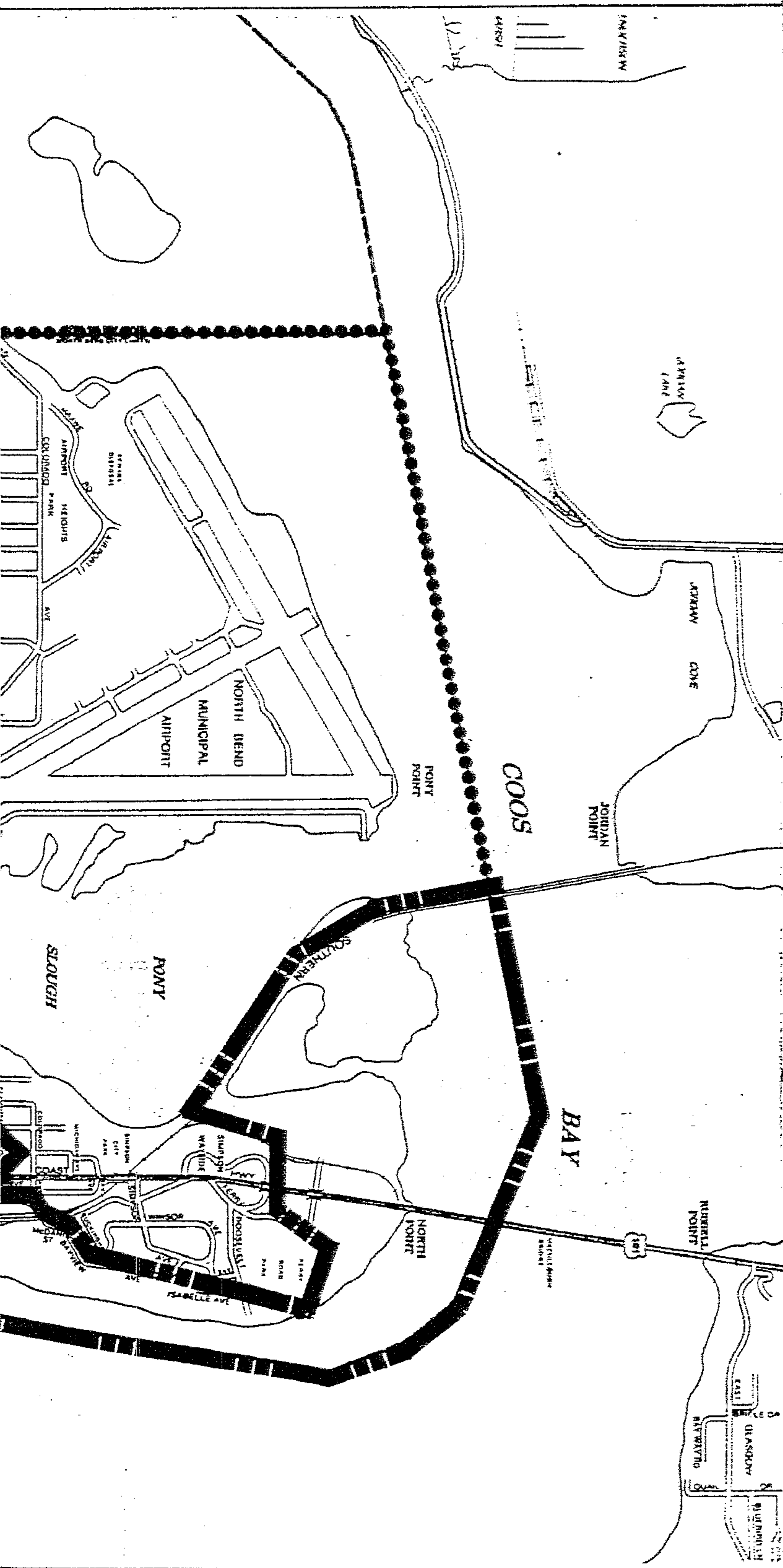
The North Bend Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in **Exhibit I** and further described in Section II. The Plan has been prepared by the North Bend Urban Renewal Advisory Committee for the North Bend City Council. The Urban Renewal Agency of North Bend shall administer the Plan in accordance with ORS 457, the Oregon Constitution, and all other



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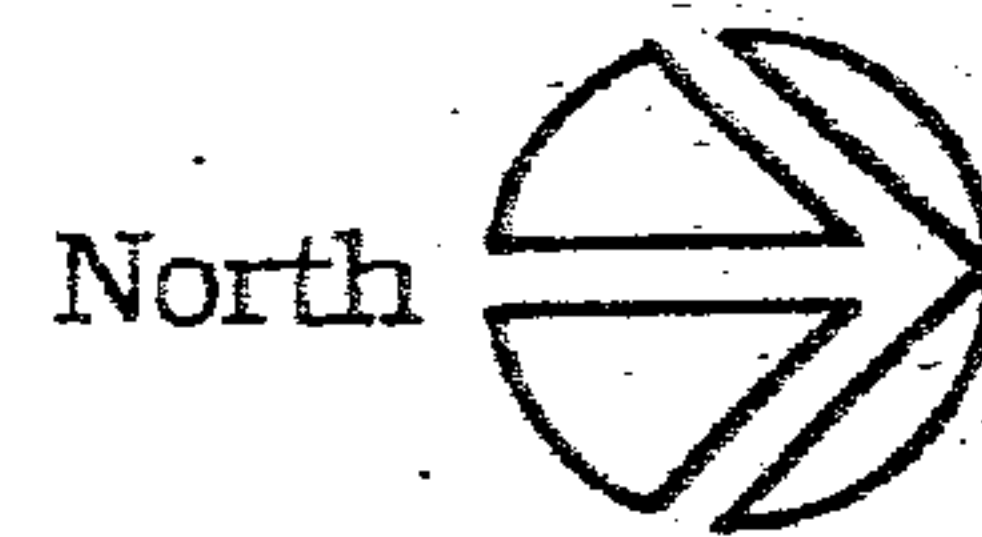


# Site Location

## Legend

..... City Limits

■■■■■ Urban Renewal Boundary



2730 1365 0 2730

Scale in Feet

# URBAN RENEWAL City of North Bend

The Benkendorf Associates Corporation  
 522 S.W. Fifth Avenue, Suite 605  
 Portland, Oregon 97204  
 (503) 226-0068

City of North Bend Urban Renewal Plan

applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

**E. Effective Period of the Plan**

The intent of the City is to complete the projects in twenty years. If the projects in this Plan are completed earlier, and all indebtedness is paid, the renewal district shall be terminated.

City of North Bend Urban Renewal Plan

## II. GENERAL DESCRIPTION OF LAND USE PLAN

## A. Boundary

The North Bend Urban Renewal Area includes land within the City of North Bend, Oregon as illustrated in **Exhibit I**. A legal description of the Renewal Area is included in the Appendix.

## B. Land Use Plan, Zoning and Development Standards

The Land Use Plan is based on the City of North Bend Comprehensive Plan Map and Zoning Map (see **Exhibit II**). The proposed land uses within the Urban Renewal Area are consistent with the City's Plan/Zoning Map with the exception of a portion of the waterfront which is proposed for commercial use and the identification of existing and proposed parks and open space areas. The waterfront area between Washington and California Avenues which is designated as Industrial/Heavy Manufacturing and Light Manufacturing on the Plan/Zoning Map, is being proposed as commercial in the Urban Renewal Land Use Plan (see **Exhibits II & III**). This area is of key importance to the success of the Urban Renewal effort, providing connectivity between the central commercial district and the bay, and creating a significant waterfront attraction that will serve to improve the image of the Renewal Area and draw in additional customers. The following table compares the approximate acreage planned for each land use for both the existing and proposed zoning.

Table 1

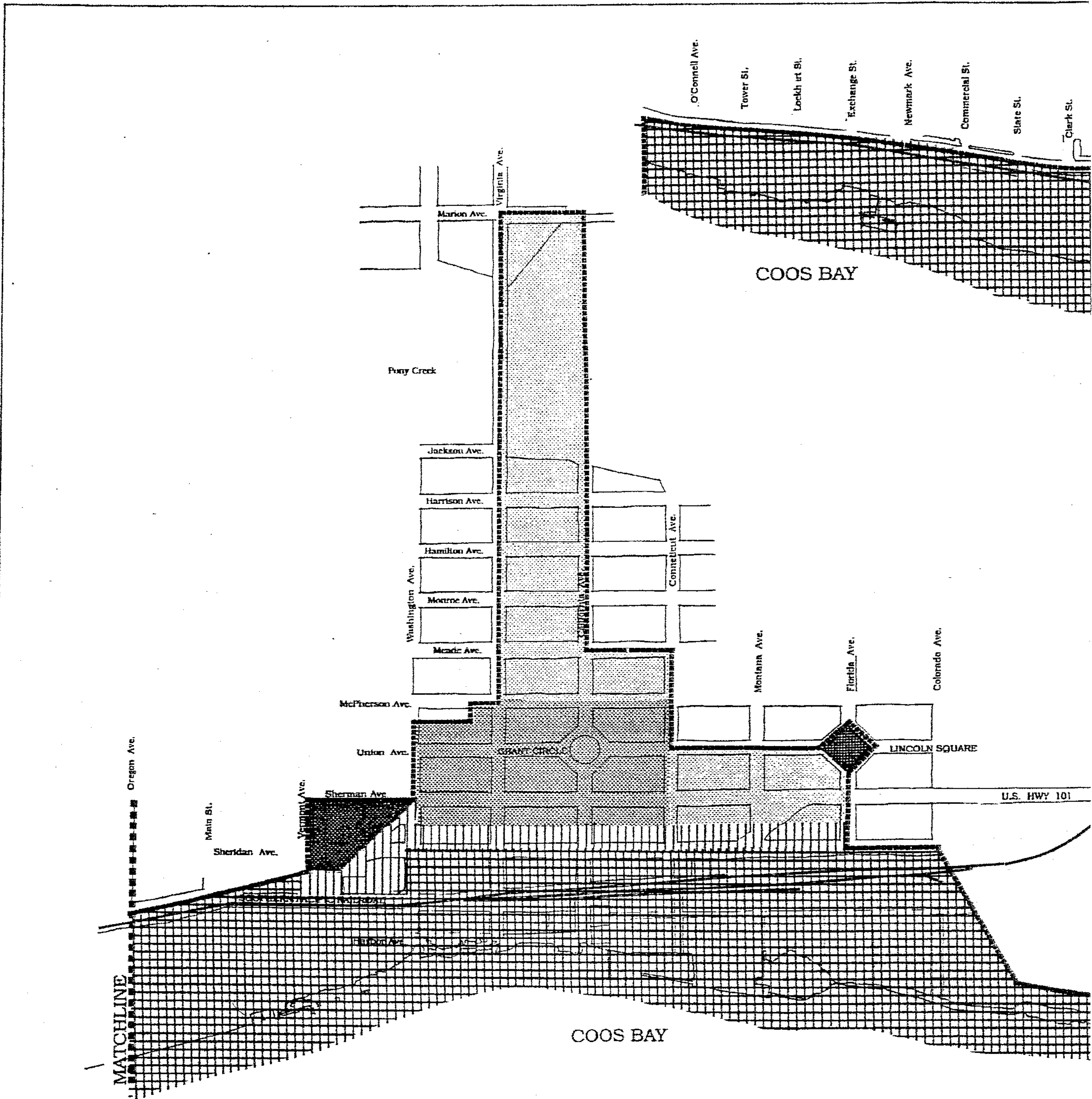
## Comparison of Existing and Proposed Land Use

	<u>Existing Zoning</u>	<u>Urban Renewal Plan</u>
Commercial General	42	42
Commercial Central	21	41
Residential Medium	3	3
Residential Multiple	1	0
Manufacturing Heavy	272	253
Manufacturing Light	11	8
Parks & Open Space	<u>0</u>	<u>3</u>
<b>TOTAL ACRES</b>	<b>350</b>	<b>350</b>

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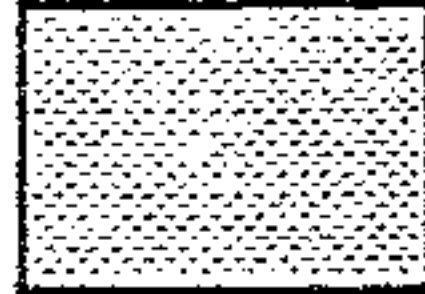
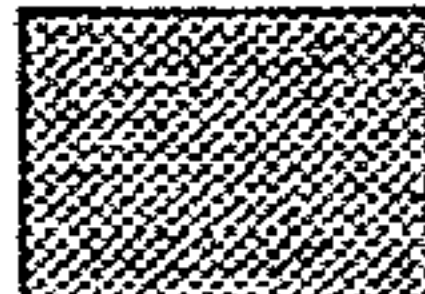


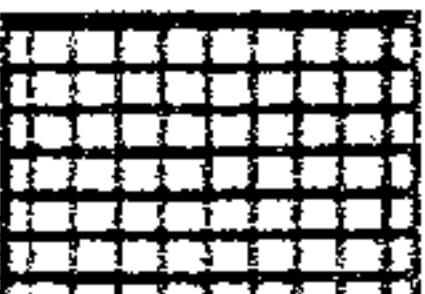
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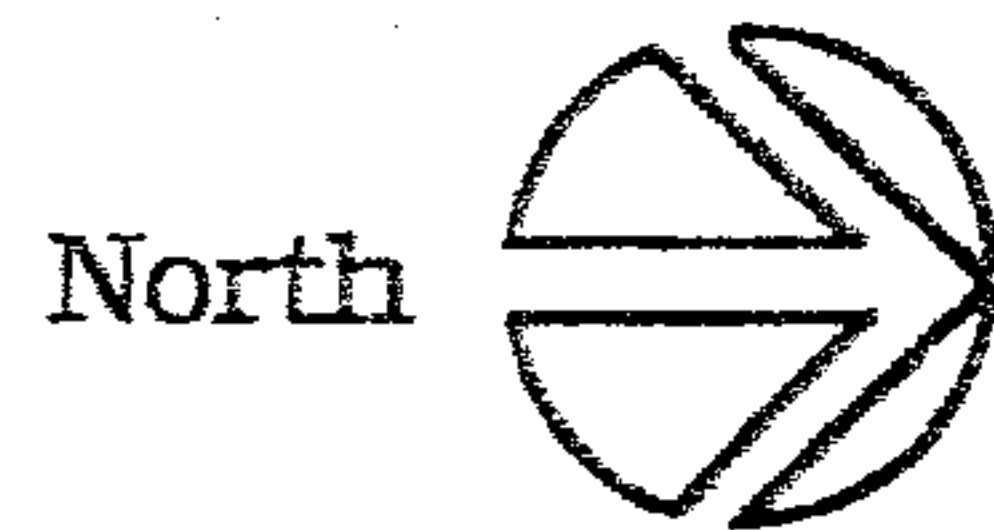
**CITY OF NORTH BEND URBAN RENEWAL**  
North Bend, Oregon

# Existing Plan/Zoning Designations

## Legend

-  Commercial General
-  Commercial Central
-  Residential Multiple
-  Manufacturing Light
-  Manufacturing Heavy

 Urban Renewal Boundary



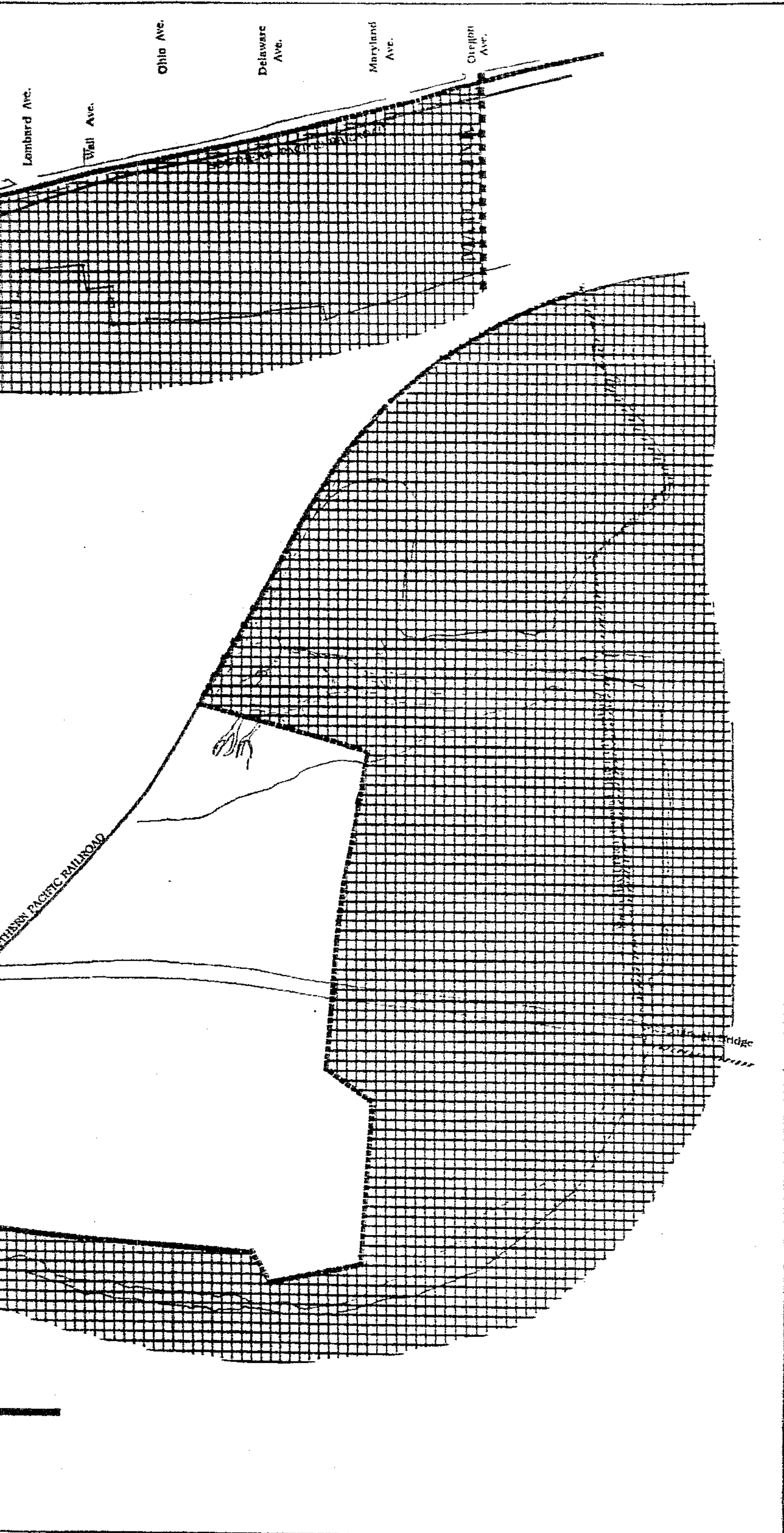
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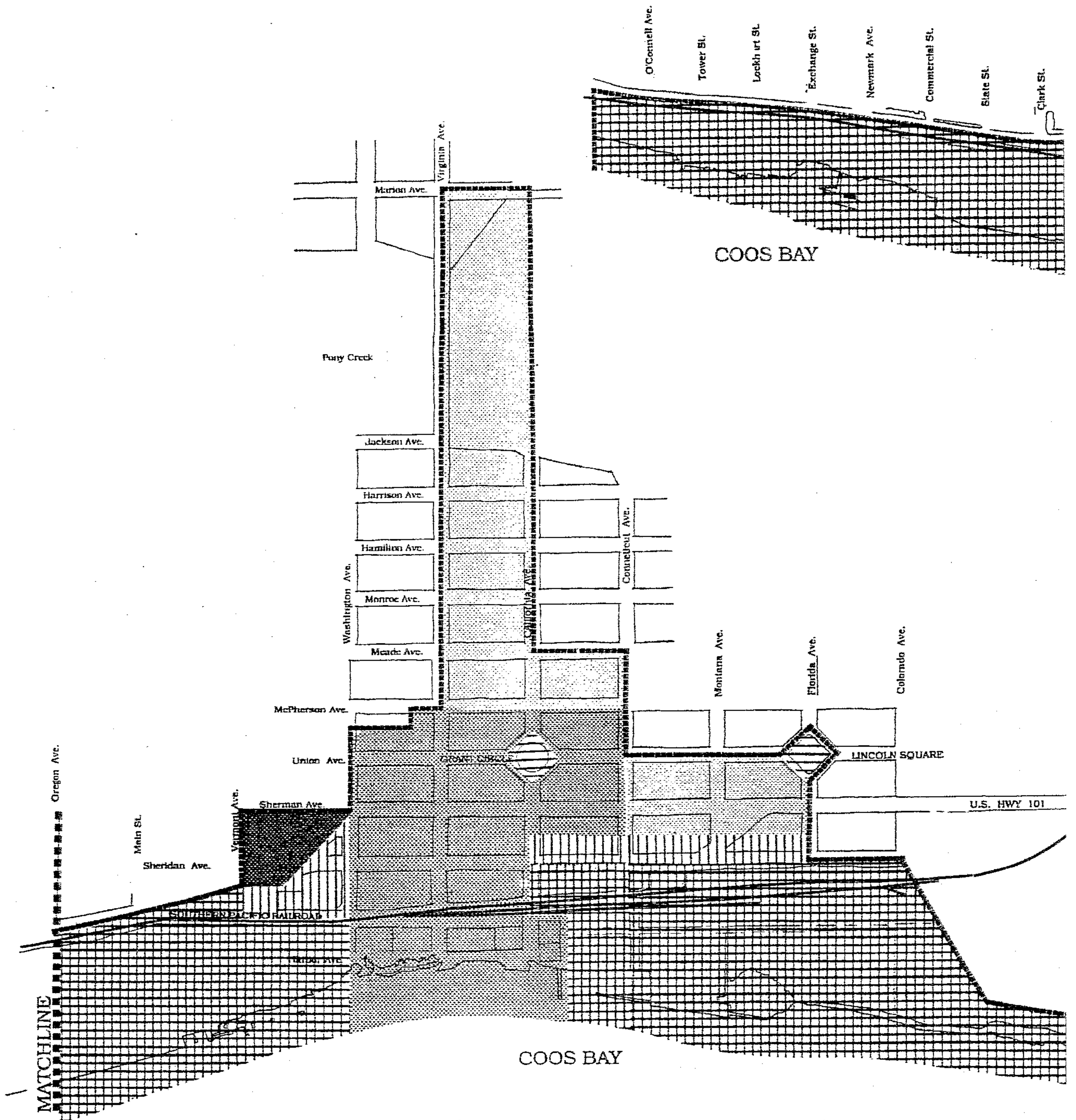
# URBAN RENEWAL City of North Bend

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Portland, Oregon 97204  
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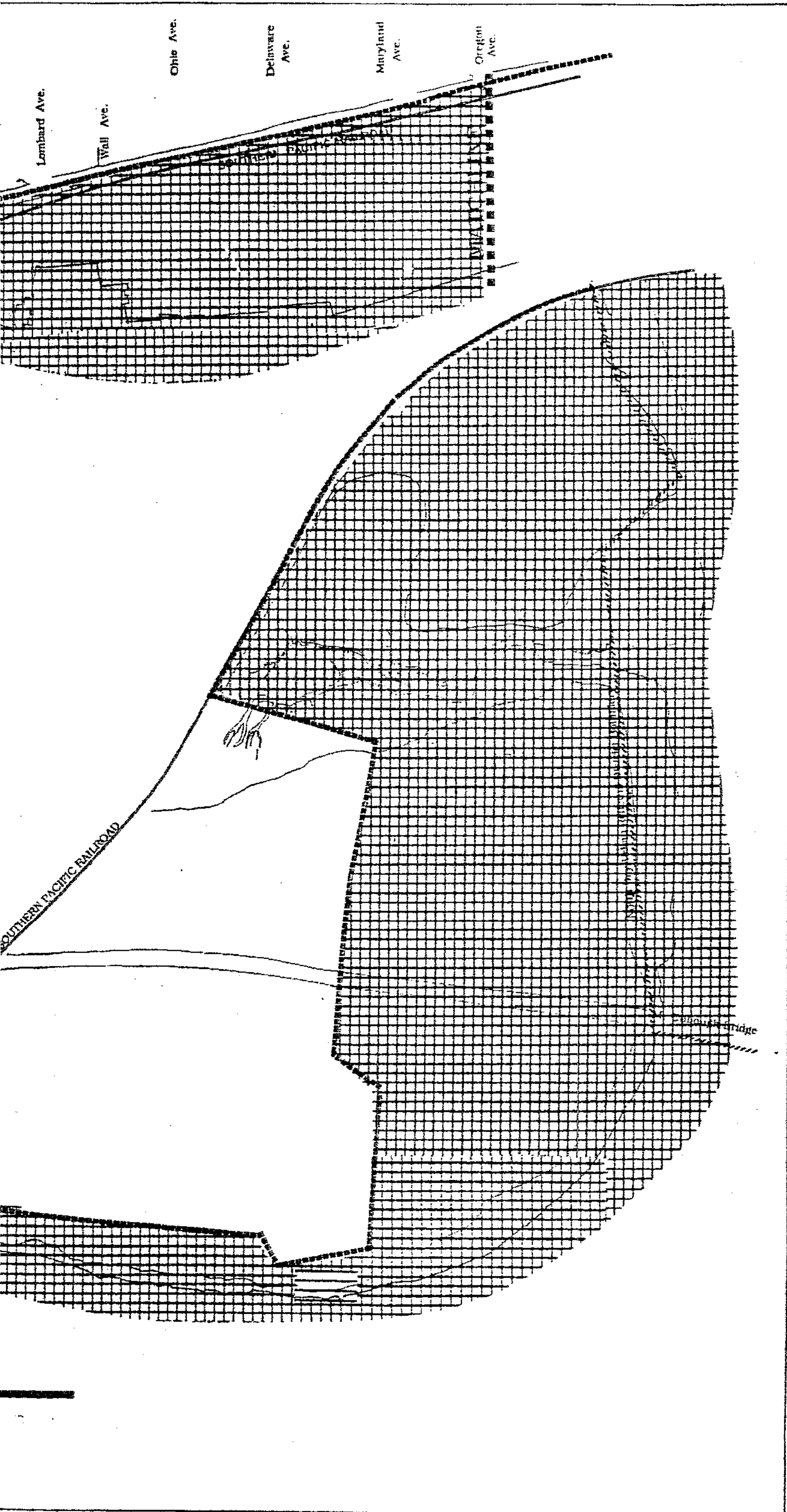
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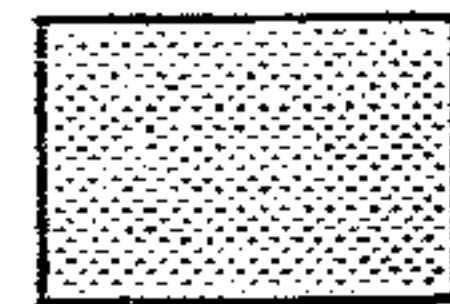
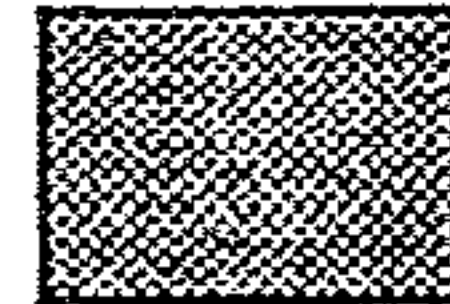

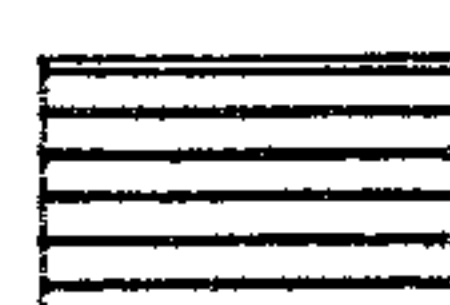
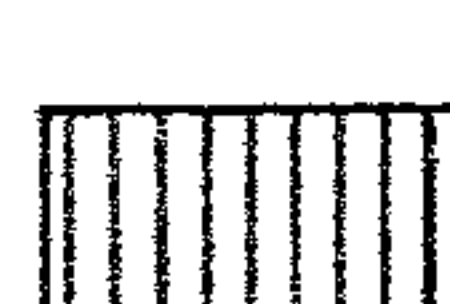

**CITY OF NORTH BEND URBAN RENEWAL**  
**North Bend, Oregon**

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# Proposed Plan/Zoning Designations



## Legend

-  Commercial General
-  Commercial Central
-  Residential Multiple
-  Parks/Open Space
-  Manufacturing Light
-  Manufacturing Heavy

 Urban Renewal Boundary



800 400 0 800

Scale in Feet

# URBAN RENEWAL City of North Bend

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City of North Bend Urban Renewal Plan

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The use and development of land in the Urban Renewal Area shall be governed by the City of North Bend Comprehensive Plan and Zoning Ordinance. The following descriptions include the purpose of the general Comprehensive Plan designation as well as the uses permitted by the more specific zoning district definitions.

1. **Industrial**

The purpose of the Industrial Comprehensive Plan designation is to provide adequate, suitable area for existing industrial uses and for future industrial use needs in areas which have access to transportation, public services, and utilities.

a. Light Industrial District M-L

The following uses and their accessory uses are permitted outright in a Light Industrial District.

- Automobile body shop, tire shop, or similar repair service
- Cabinet shop, carpenter shop, woodworking shop.
- Compounding, packaging and storage of cosmetics, drugs, perfumes, pharmaceuticals, soap, or toiletries, but not including processes involving refining or rendering of fats and oils.
- Dwelling for caretaker or night watchman on the property.
- Feed and seed store, wholesale or retail.
- Freight depot.
- Ice or cold storage plant.
- Laboratory for research or testing, but not including the testing of combustion engines.
- Laundry, dry cleaning, or dyeing establishment.
- Lumber yard, building supply outlet.
- Machinery or equipment sales, service, or storage.
- Manufacture, repair, or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur glass, hair, horn, leather, paper, plastic, precious stone or metal, shell, textiles, wax, wire, or yarn.
- Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, scientific or precision instruments, medical or dental supplies or equipment, small electronic timing devices, luggage, photographic equipment or small pleasure boats.

City of North Bend Urban Renewal Plan

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- Plumbing, heating, electrical or paint contractors' sales, repair or storage.
- Processing, packaging or storage of food or beverages but not including processes involving distillation, fermentation, slaughtering or rendering of fats or oils.
- Railroad tracks and related facilities.
- Utility station or substation.
- Veterinary clinic or hospital.
- Welding, sheet metal or machine shop.
- Wholesale distribution or outlet including warehousing and storage.

A number of conditional uses are also permitted subject review procedures established in the Zoning Ordinance.

- b. Heavy Industrial District M-H  
The Heavy Industrial District allows for all uses permitted outright in a Light Industrial District. In addition, the M-H District permits manufacturing, repairing, compounding, fabricating, processing, packing and storage. A number of conditional uses are also permitted subject review procedures established in the Zoning Ordinance.

**2. Commercial**

The purpose of the Commercial Comprehensive Plan designation is to provide adequate land areas for commercial and community support services.

- a. Limited Commercial Zone C-L  
The Limited Commercial Zone provides for business and professional offices and retail sales and services and their accessory structures. This district also allows for Churches, day nurseries, utility substations or pumping stations and governmental uses as conditional uses.
- b. General Commercial Zone C-G  
The General Commercial Zone provides for a wide range of commercial uses including all those allowed in the Limited Commercial Zone as well as:
- Auditorium, exhibition hall, or other public assembly room

City of North Bend Urban Renewal Plan

- Automobile or boat sales, including repair and incidental body work conducted wholly within an enclosed building
- Blueprinting and similar reproduction service
- Bus station
- Cabinet shop
- Club, lodge, or fraternal organization
- Commercial amusement, such as a bowling alley or skating rink
- Frozen food locker
- Garage
- Governmental office
- Hotel or motel
- Laundry or dry cleaning establishment
- Medical or dental clinic or laboratory
- Mortuary
- Newspaper or printing establishment
- Parking lot
- Repair or service shop not using power-driven hammers or riveters
- Restaurant
- Retail store
- Service station
- Theater
- Wholesale office or showroom with merchandise on the premises limited to small items and samples.

A number of conditional uses are also permitted subject review procedures established in the Zoning Ordinance.

- c. Central Commercial District C-C  
The Central Commercial District permits all uses permitted outright in a General Commercial Districts. All conditional uses permitted in the General Commercial District also apply in the Central Commercial in addition to apartments not located on the ground floor of a building.

3. **Parks/Open Space**

The purpose of the Parks/Open Space Comprehensive plan designation is to maintain an attractive environment for urban uses as well as to provide diversity of visual appearances; to provide areas for outdoor and recreation activities.

City of North Bend Urban Renewal Plan

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**4. Special Development Areas**

In addition to the specific Plan/Zone Map descriptions listed above, the Comprehensive Plan has classified the portion of the Coos Bay Estuary within its City Limits into management units and has established policies and use priorities for each management unit. The eastern waterfront border of the Urban Renewal Area lies within the Development Management Unit which is intended for the provision of navigation and other identified needs for public, commercial and industrial water-dependent uses. Specifically, the industrial waterfront from the mouth of Pony Slough, west around North Point and south to the Renewal Area Boundary, is in the Marine Development category of the Development Management Unit. According to the Comprehensive Plan this designation is compatible with the adjacent upland characteristics and existing land uses. The upland is flat and dominated by urban development, mostly in port-type uses. The navigation channel lines the shoreline. Railroad and highway transportation is accessible and the area is considered to be of minimal biological significance.

The North Point Estuarine area, which is also located within this Development Management Unit, is mostly undeveloped and considered to be prime industrial land. Most of the area has been filled and is zoned for industrial use. Because of the strong currents affecting this area and the occurrence of shoaling, North Point is not considered to be suitable for water-dependent use, although it is extremely suitable for industrial use.

The use priorities for the overall Development Management Unit consist of:

1. Water-dependent uses requiring estuarine location;
2. Water-related uses which do not degrade or reduce the natural estuarine resources and values; and
3. Non-dependent, non-related uses which do not alter, reduce or degrade the estuarine resources.

The Urban Renewal Area's Waterfront is also located in North Bend's Coastal Shorelands, an area for which the City has established policies and recommended uses.

City of North Bend Urban Renewal Plan

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The area starting at the railroad fill adjacent to Simpson Park and continuing around the bluff to Ferry Park is a section of shorelands that separates the filled area adjacent to the estuary from an urbanized upland. The shoreline boundary follows the base of the bluff. Uses proposed for this area include industrial and possible commercial uses. General priorities for the overall use of this shoreland area are:

1. Provide for development, including non-water-dependent, non-water-related uses, in urban areas compatible with existing or committed uses.
2. Provide for non-water-dependent, non-water-related uses which cause a permanent or long-term change in the features of coastal shorelands upon demonstration of public need.

The second shoreland area starts at Ferry Park and continues to the south city limits. This section of shorelands boundary follows the base of the bluff from Ferry Park to Stanton Avenue. It then follows Stanton Avenue to Harbor Avenue, continues two blocks on Harbor Avenue, then back along Stanton Avenue. It continues along the railroad tracks to the south city limits. This shoreland area consists of a narrow strip of land along the east waterfront of the Renewal Area. Railroad and highway transportation is easily accessible and the navigation channel lines the shoreline. The area is adjacent to the estuarine area which is designated as the previously defined Development Management Unit. Because there is deep water close to shore with supporting land transport facilities the area is considered to be especially suitable for water-dependent recreational, commercial and industrial uses. The undeveloped areas within this shorelands area are especially suited for water-dependent use and are reserved for that purpose.

The general priorities for the overall use of the undeveloped shorelands in this unit shall be:

1. Water-dependent uses.
2. Uses that do not preclude water-dependent uses.

The priorities of use for the areas in this unit which are currently undeveloped shall be:

City of North Bend Urban Renewal Plan

1. Provide for development, including non-dependent, non-related uses, in urban areas compatible with existing or committed uses.
2. Land uses in North Bend's dune areas shall be based on the capabilities and limitations of those areas to sustain different levels of use or development.

City of North Bend Urban Renewal Plan

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**III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES**

The following projects and activities will be undertaken by the Renewal Agency to achieve the objectives of the Plan. The actions of the Renewal Agency to achieve the objectives will be undertaken in accordance with applicable Federal, State, County, and City laws and policies. The projects and activities are set forth as follows.

**A. General Development**

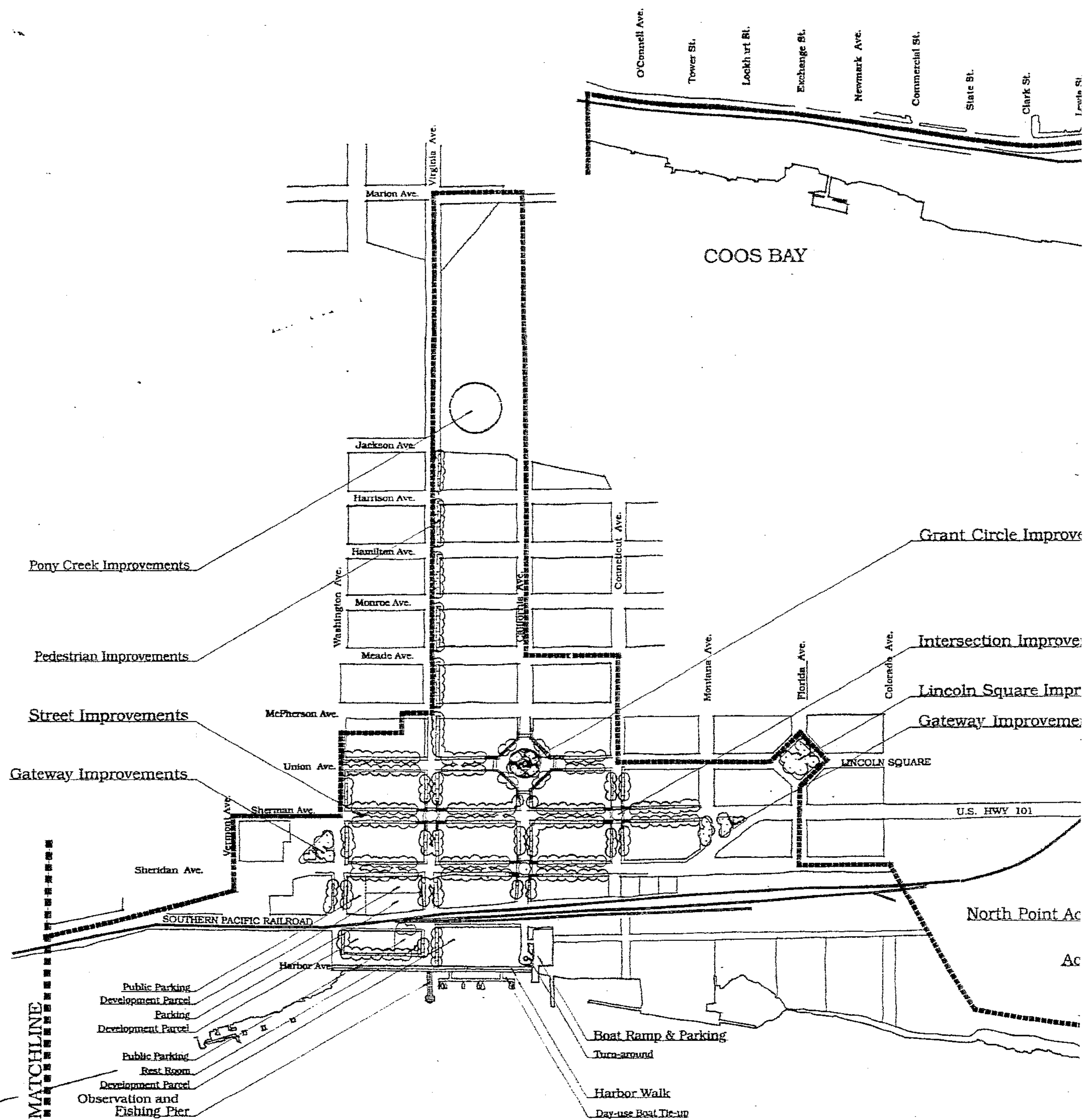
The general approach of the Renewal Plan is to conform with the Comprehensive Plan of the City of North Bend with the exception of a few minor changes (see **Exhibit III**). The Comprehensive Plan generally encourages industrial development of the waterfront and a mix of commercial uses centered around Sherman Avenue and extending west along Virginia Avenue.

The Renewal Agency has prepared a Urban Renewal Plan for the area that will provide the physical improvements necessary to stimulate redevelopment and revitalization of the Renewal Area (see **Exhibit IV**). The Urban Renewal Plan illustrates the planned improvements to the Renewal Area. Planned streets, sidewalks, lighting, street trees, intersection improvements and waterfront amenities follow the existing street system. With the proposed infrastructure improvements, the Renewal Agency will assure that this part of the City is prepared for new development and the rehabilitation of existing properties.

The Renewal Agency will accomplish the renewal projects identified in the Plan by undertaking any land use, design, engineering, or architectural plans and studies that are necessary for contract purposes. The Agency will acquire all of the necessary permits to complete projects. The cost estimates in the Urban Renewal report include design and engineering fees as a part of total project costs.

**B. Types of Projects**

To encourage rehabilitation and redevelopment of commercial and industrial land and aid in the retention of existing business and industry, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make necessary modification and adjustments to implement the objectives of the plan.

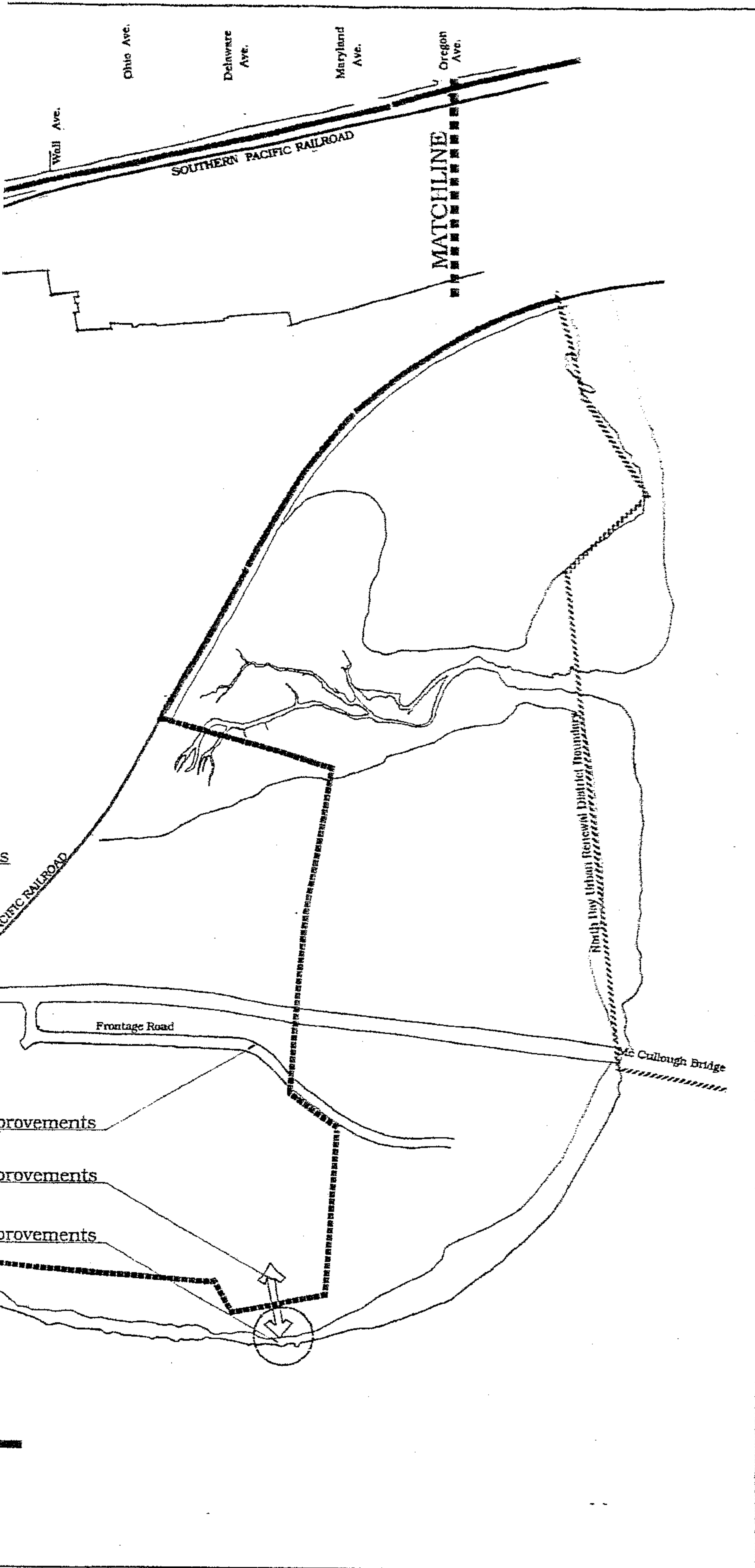


**CITY OF NORTH BEND URBAN RENEWAL PLAN**  
**North Bend, Oregon**

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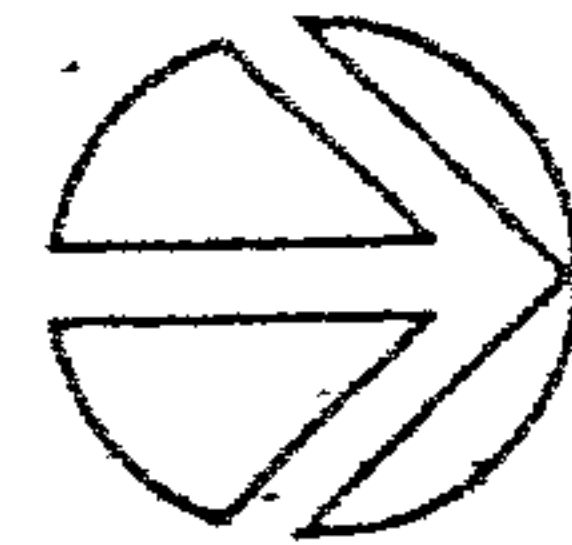
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# Urban Renewal Plan



----- Urban Renewal Boundary

North



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Scale in Feet

## URBAN RENEWAL City of North Bend

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City of North Bend Urban Renewal Plan

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**C. Renewal Projects**

The anticipated projects to implement the objectives of the Plan are described in the following section. The projects have been organized and grouped into five phases that reflect the incremental accumulation of project funding. The following is a description of the projects and the phases in which they will be implemented (see Exhibit V).

**1. Phase I**

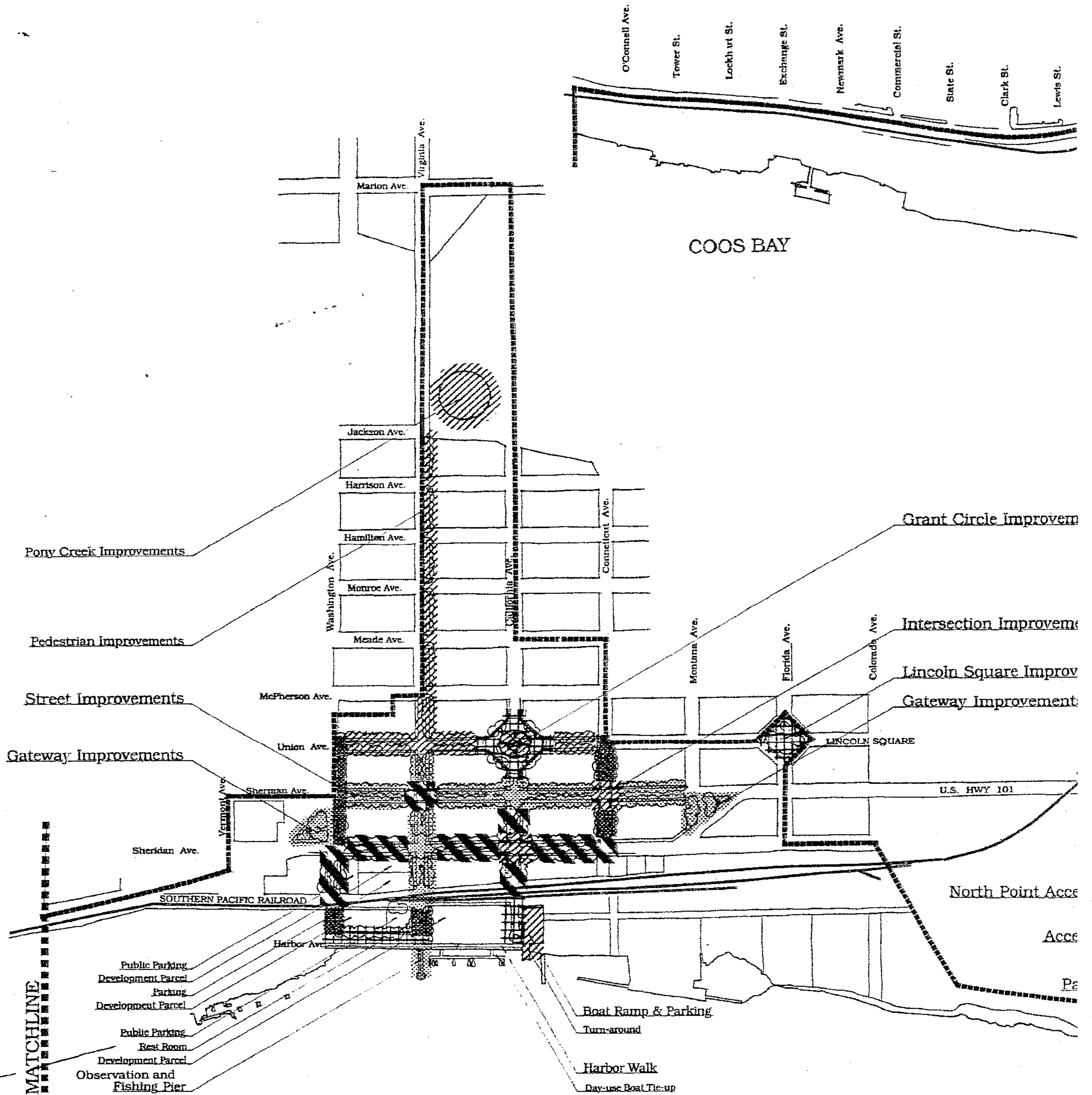
Phase I projects and programs include:

- a. Entrance Improvements: As part of the Bay Area 101 Corridor Enhancement Project the City will make entrance improvements at each end of the Highway 101, one-way couplet. The project includes funding for design and implementation of a plan that will include such site improvements as landscaping with plantings and irrigation and installation of several lighted flagpoles or other monumental design.
- b. Property acquisition: It is the intent of the Urban Renewal Agency to acquire the dock located off the waterfront directly east of Harbor Avenue. The purpose of acquiring this deteriorated structure is to remove its blighting influence from the waterfront and prevent any conflicts that may arise as a result of the proposed public/commercial waterfront development. The Agency will also begin acquiring parcels in the general area bordered to the west by Sheridan Avenue, east by the bay harborline, north by California Avenue and south by Washington Avenue.
- c. Pedestrian Improvements: Construct and/or Reconstruct all Curbs, Gutters and Sidewalks and Install Pedestrian Amenities on Sherman Avenue between Washington and Montana Avenues and Virginia Avenue between Union and the waterfront. In conjunction with such reconstruction, the Agency may provide appropriate trees, planting beds, irrigation systems, period lighting, benches, drinking fountains, trash receptacles and such other items of street furniture as the Agency may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.

RE-RECORDED

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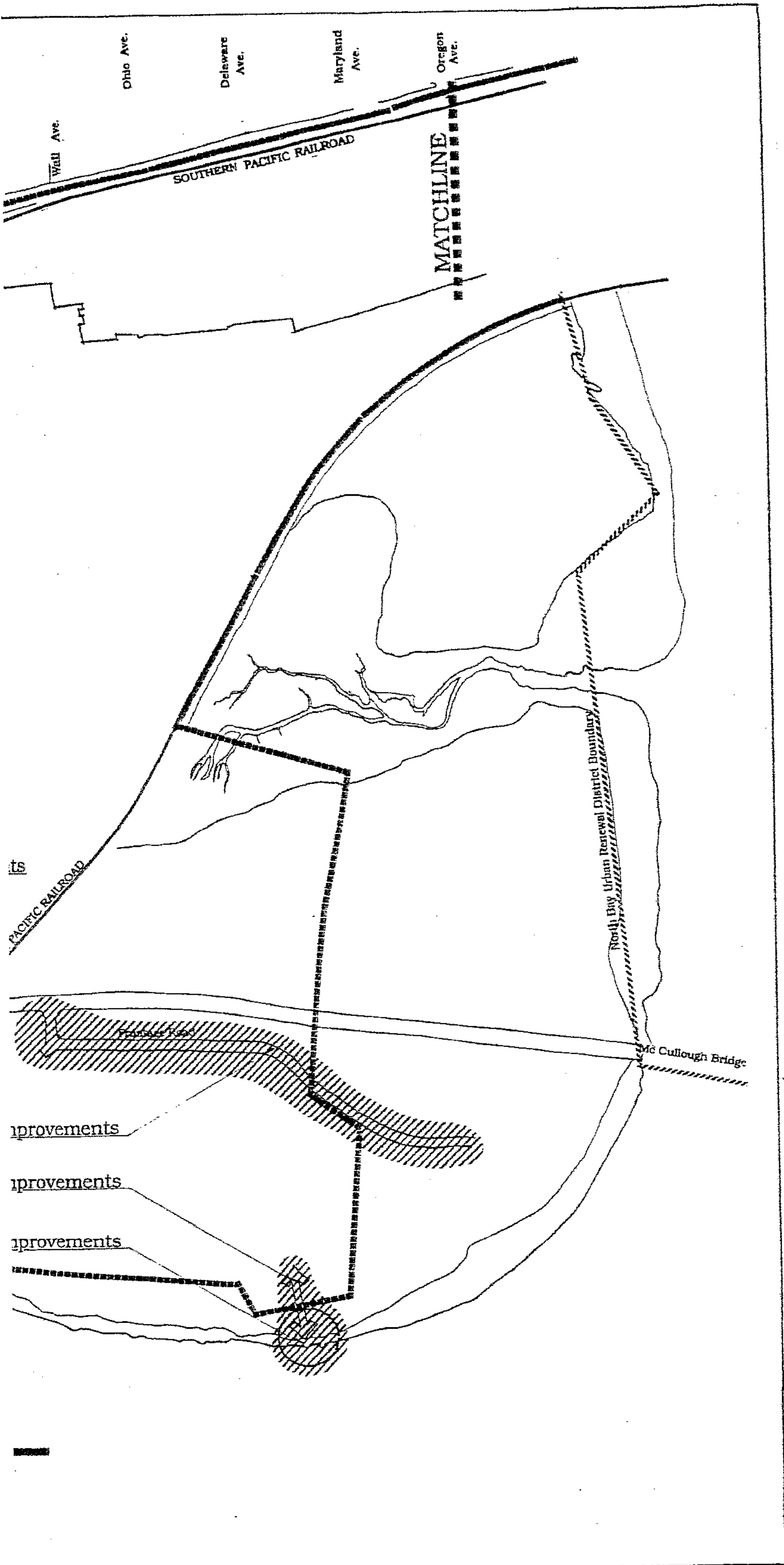


# CITY OF NORTH BEND URBAN RENEWAL PLAN

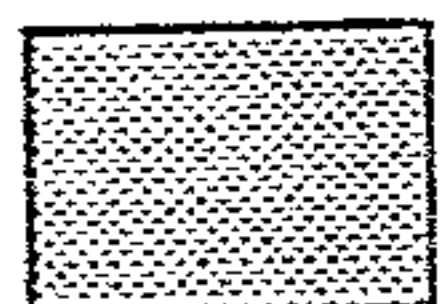




North Bend, Oregon

RE-RECORDED 95 01 0147

# Phasing Plan



## Legend

-  Phase I
-  Phase II
-  Phase III
-  Phase IV
-  Phase V

 Urban Renewal Boundary



800 400 0 800

Scale in Feet

## URBAN RENEWAL

### City of North Bend

The Benkendorf Associates Corporation  
 522 S.W. Fifth Avenue, Suite 605  
 Portland, Oregon 97204  
 (503) 226-0068

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- d. Waterfront: The purpose of the waterfront project is to provide the capital improvements necessary to stimulate private commercial development of the waterfront. The waterfront portion of the Renewal Plan (see **Exhibit IV**) will be realized through the gradual implementation of specific projects in all five phases. Phase I waterfront projects include the following:
- Public Parking Lot
  - Public Restroom
  - Observation/Fishing Pier
  - Site Amenities
- e. Land Use Amendments: Applications and supporting materials required for Land Use Amendments necessary to maintain consistency between the North Bend Comprehensive Plan and Renewal Plan will be prepared.
- f. Downtown Parking Study: Commission a study of the supply and demand for on and off-street parking and develop a parking plan including strategies and recommendations for the implementation of a comprehensive downtown parking program.

**2. Phase II**

- a. Property Acquisition: It is the intention of the Urban Renewal Agency to begin acquiring properties in the general area bordered to the west by Sheridan Avenue, east by the bay harborline, north by California Avenue and south by Washington Avenue.
- b. Pedestrian Improvements: Construct and/or Reconstruct all Curbs, Gutters and Sidewalks and Install Pedestrian Amenities on Sheridan Avenue between Washington and Connecticut Avenues, Washington Avenue between Sheridan Avenue and the waterfront, and California Avenue between Sherman Avenue and the waterfront. In conjunction with such reconstruction, the Agency may provide appropriate trees, planting beds, irrigation systems, period lighting, benches, drinking fountains, trash receptacles and such other items of street furniture as the Agency may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.

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- c. Intersection Improvement: To aid in improving both pedestrian and automobile traffic flow and safety, the intersections of California and Sheridan Avenues and Virginia and Sherman Avenues should be redesigned with appropriate base materials and containment curbs and other traffic calming techniques. Pedestrian paths must be clearly defined.
- d. Waterfront: Further implementation of the urban renewal plan will include the following Phase II projects:
- Harbor Walk
  - Concrete Walkways
  - Site Amenities
- e. Downtown Parking: Implementation of the downtown parking plan that could include but not be limited to the provision and management of parking facilities for customers and employees. This project may require the Agency to acquire property and construct parking facilities in strategic locations to serve retail, office, service commercial and waterfront access needs.
- f. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

**3. Phase III**

- a. Property Acquisition: It is the intention of the Urban Renewal Agency to continue acquiring key properties in the general area bordered to the west by Sheridan Avenue, east by the bay harborline, north by California Avenue and south by Washington Avenue.
- b. Pedestrian Improvements: Construct and/or reconstruct all curbs, gutters and sidewalks and install pedestrian amenities on Union Avenue between Washington and Connecticut Avenues, Washington Avenue between Sheridan and Union Avenues, and Connecticut Avenue between Sheridan and Union Avenues. In conjunction with such reconstruction, the Agency may provide appropriate trees, planting beds, irrigation systems, period lighting,

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benches, drinking fountains, trash receptacles and such other items of street furniture as the Agency may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.

- c. Intersection Improvement: To aid in improving both pedestrian and automobile traffic flow and safety, the intersection of Connecticut Avenue and Sherman Avenue should be redesigned with appropriate base materials and containment curbs and other traffic calming techniques. Pedestrian paths must be clearly defined.
- d. Waterfront: Further implementation of the urban renewal plan will include the following Phase III projects:
  - Seawall
  - Public Walkway Extensions
  - Second Public Parking Lot
  - Site Amenities
- e. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

**4. Phase IV**

- a. Waterfront: Further implementation of the urban renewal plan will include the following Phase III projects:
  - California Turn-around
  - Harbor Avenue
  - Site Amenities
- b. Intersection Improvement: To aid in improving both pedestrian and automobile traffic flow and safety, the intersection of California Avenue and Union Avenue should be redesigned with appropriate base materials and containment curbs and other traffic calming techniques. Pedestrian paths must be clearly defined. Improvement of this intersection should be coordinated with the Grant Circle improvements that are also proposed for Phase IV.

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- c. Grant Circle: Redesign Grant Circle into a more attractive park-like setting that will serve as a centerpiece for the surrounding public buildings and generate pedestrian activity between the downtown and waterfront areas.
- d. Downtown Parking: Implement additional elements of the downtown parking plan that was developed in Phase I.
- e. Property Acquisition: It is the intention of the Urban Renewal Agency to acquire the property north of California Avenue and east of the Southern Pacific Rail Road. While the City will be given the property by Coos County it will be required to undertake significant environmental clean-up related to the site's previous use as a tank farm.
- f. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

**5. Phase V**

- a. Simpson Heights Waterfront Access and Park: Following a more detailed analysis performed by the Renewal Agency, City Council and Park & Recreation Board, the Agency may fund all or part of a waterfront park and pedestrian connection to the area below Simpson Heights.
- b. Lincoln Square Landscaping: Provide minor landscape improvements to Lincoln Square.
- c. North Point Access Improvement: Develop a frontage road that provides access to the North Point Industrial area that is sufficient to accommodate the type of industrial traffic planned for the area.
- d. Virginia-West Pedestrian Improvements: The north side of Virginia Avenue should be redesigned to serve as the primary east/west pedestrian route between Pony Village, the downtown and the waterfront. While Virginia is still intended to serve its present function related to vehicle transportation it will be redesigned to create a more attractive pedestrian environment. The primary

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function of this project is to facilitate pedestrian and bicycle traffic between the downtown and the waterfront, and provide continuity between the east and west ends of the district.

- e. Pony Creek Improvements: Pony Creek, at the point where it passes under Virginia Avenue will be enhanced through landscaping and pedestrian amenities.
- f. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.
- g. Waterfront: Further implementation of the urban renewal plan will include the following Phase III projects:
  - Boat ramp
  - Trailer parking

**D. Acquisition and Disposition of Real Property****1. Acquisition**

As outlined in the above Phasing Plan, the intention of the Urban Renewal Agency is to acquire key parcels of land in the general area bordered to the west by Sheridan Avenue, east by Coos Bay, north by California Avenue and south by Washington Avenue. In addition, the Agency intends to acquire the tank farm property located north of California Avenue and east of the Southern Pacific Rail Road for use as a boat ramp and trailer parking facility.

**2. Disposition**

The Agency may make land in the redevelopment area available to private developers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed for the purposes specified in the Urban Renewal Plan, and in accordance with applicable City zoning and code requirements. Real property may be conveyed by the Agency to the City or other public bodies without charge.

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The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of the property for speculative purposes, and to ensure that development is carried out pursuant to this Urban Renewal Plan.

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**IV. GENERAL PLANNING ANALYSIS**

The City of North Bend Renewal Plan conforms with the Provisions and Policies of the City's Comprehensive Plan. How the Urban Renewal Plan Relates to specific goals and policies of the Comprehensive Plan is addressed below.

**A. North Bend Comprehensive Plan**

The applicable goals and policies are:

**Economic Element**

- Objective 2: To Encourage the Orderly Growth of Trade and Service Oriented Establishments. This objective encourages the logical placement of commercial and retail establishments to enhance the accessibility to the area's residents.
- Objective 4: To Encourage Revitalization of the Sherman Avenue Central Business District. This objective is meant to encourage the utilization of any appropriate means to aid in downtown revitalization.
- Policy 4: Direct commercial development into areas which are appropriate for commercial use.
- Policy 6: Ensure that new commercial developments provide adequate amounts of parking and are easily accessible to pedestrians.
- Policy 8: Consider alternatives for revitalization of the Sherman Avenue Central Business District.
- Policy 13: Provide alternatives that may increase the availability of parking in the downtown area.
- Policy 15: Examine the possibility of acquiring state and federal funds for downtown revitalization from agencies.
- Policy 16: Encourage the Downtown Merchants to consider the possibility of organizing a downtown development corporation to address the need to revitalize the downtown area.

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## V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Renewal Plan provides the opportunity for property in the district to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Renewal Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses, and other payments as deemed necessary.

All relocation activities will be undertaken and payments made in accordance with the requirements specified in the Oregon Revised Statutes Chapter 281.

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**VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS****A. General Description of Financing Methods**

The Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Renewal Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Agency, the City Council of the City of North Bend may, as necessary to achieve plan objectives, issue revenue bonds, certificates, notes, for local improvement or special assessment districts and seek general obligation bonds to assist in completing projects earlier or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or any other indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS 457. No bonded indebtedness shall be issued after December 31, 2007.

**B. Self-Liquidation of Cost of Projects**

The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420 to 457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.550. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in real market value of property located in the Renewal Area, or part thereof, over the real market value specified in the certificate or amendment to the certificate file under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Plan.

City of North Bend Urban Renewal Plan

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**C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Agency or the City in connection with preplanning of this Plan may be repaid by tax increment revenues from the Renewal Area when if such funds are available as provided by ORS Chapter 457.

**D. Completion of Projects**

Upon completion of the projects identified in this Plan or subsequent amendments to this Plan, and provision for the satisfaction of all outstanding indebtedness, the division of taxes under ORS 457.420 to 457.450 shall cease as provided by ORS 457.450.

