

North Bend Urban Renewal Plan Amendment #2

Background

This Second Amendment to the Urban Renewal Plan for the City of North Bend is undertaken in order to redefine the definition of a "substantial amendment" in the Plan to reflect the current required definitions of a substantial amendment as identified in ORS 457.085(2)(i)(A) and (B) and to add a new project, Façade Improvement Loan and Grant Program, to the list of projects and activities authorized under the Plan.

Section III of the Plan is hereby amended with the following new section C.6:

III Outline of Projects and Redevelopment Activities

C.6 Concurrent Projects

In any of the preceding implementation phases, the following projects and programs may also include:

- a. Façade Improvement Loan and Grant Program: The Urban Renewal Agency may authorize loans and/or matching grants at a total cost to the Agency not to exceed \$50,000 to encourage improvements to the street-facing exterior façades of commercial buildings in the Renewal Area. Grants and loans may be made available to property owners and/or business owners in the Renewal Area.

Section VII of the Plan is hereby revised to read:

VII Renewal Plan Amendments

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document, "substantial amendment" means:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Minor amendments to the Plan are any changes to the Plan other than a "substantial amendment."

Minor amendments shall be approved by Resolution of the Renewal Agency.

Presentation of any amendment to the Agency or Council shall be accompanied by the recommendations of staff and/or the North Bend Urban Renewal Advisory Commission.

Any amendments to planned uses which result from amendment of the underlying Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan, in that the City's process for Code Text and Plan Map amendments requires analysis and public involvement.

Report on the Second Amendment to the North Bend Urban Renewal Plan

Background

This Second Amendment to the Urban Renewal Plan for the City of North Bend is undertaken to redefine "substantial amendment" in the Plan to reflect the current required definitions of a substantial amendment as identified in ORS 457.085(2)(i)(A) and (B) and to add a new project, Façade Improvement Loan and Grant Program, to the list of projects and activities authorized under the Plan.

Therefore, the Report on the Plan is hereby amended as follows:

Section VII. PROJECT COSTS AND TIMING

The following text is hereby appended to the end of Section VII.A:

In any of the preceding implementation phases, the following projects and programs may also include:

- Façade Improvement Loan and Grant Program

Table 1 of the Report is hereby amended as follows to include the Façade Improvement Loan and Grant Program at \$50,000 and to reduce Design and Contingency by \$50,000.

TABLE I-Project Costs Updated to 1998 Values		
Total Project Costs	1994	1998
Property Acquisition	\$ -	\$ -
Dock	\$ 310,000	\$ 335,719
Lot 1	\$ 160,000	\$ 173,274
Environmental Clean-Up	\$ 25,000	\$ 27,074
Entrance Improvements	\$ 150,000	\$ 162,445
Pedestrian Improvements	\$ 206,350	\$ 223,470
Waterfront	\$ -	\$ -
Public Parking Lot	\$ 63,000	\$ 68,227
Restroom	\$ 150,000	\$ 162,445
Observation/Fishing Pier	\$ 200,000	\$ 216,593
Site Amenities	\$ 20,000	\$ 21,659
Land Use Amendments	\$ 25,000	\$ 27,074
Downtown Parking Study	\$ 20,000	\$ 21,659
Design & Contingency	\$ 159,838	\$ 173,099
Property Acquisition	\$ -	\$ -
Lot 2	\$ 280,000	\$ 303,230
Pedestrian Improvements	\$ 206,350	\$ 223,470
Intersection Improvement	\$ 100,000	\$ 108,296
Waterfront	\$ -	\$ -
Harbor Walk	\$ 157,500	\$ 170,567
Concrete Walkways	\$ 46,250	\$ 50,087
Site Amenities	\$ 20,000	\$ 21,659
Public Walkway Extensions	\$ 51,200	\$ 55,448
Downtown Parking	\$ 100,000	\$ 108,296
Utilities	\$ 150,000	\$ 162,445
Design & Contingency	\$ 207,823	\$ 225,065
Property Acquisition	\$ -	\$ -
Lot 3	\$ 200,000	\$ 216,593
Pedestrian Improvements	\$ 100,000	\$ 108,296
Waterfront	\$ -	\$ -
Seawall	\$ 400,000	\$ 433,186
Second Parking Lot	\$ 63,000	\$ 68,227
Site Amenities	\$ 20,000	\$ 21,659
Utilities	\$ 200,000	\$ 216,593
Design & Contingency	\$ 195,750	\$ 211,990
Waterfront	\$ -	\$ -
California Turn Around	\$ 75,000	\$ 81,222
Harbor Avenue	\$ 60,000	\$ 64,978
Site Amenities	\$ 13,000	\$ 14,079
Intersection Improvement	\$ 200,000	\$ 216,593
Downtown Parking	\$ 200,000	\$ 216,593
Lincoln Square Landscaping	\$ 30,000	\$ 32,489
Utilities	\$ 300,000	\$ 324,889
Design & Contingency	\$ 219,500	\$ 237,711
Lot 4 Environ. Cleanup	\$ 235,000	\$ 254,497

(Table 1 continued on next page)

<i>(Table 1 continued)</i>		
Total Project Costs	1994	1998
Simpson Heights Waterfront	\$ 50,000	\$ 54,148
N. Point Access	\$ 200,000	\$ 216,593
Virginia - W. Pedestrian	\$ 210,000	\$ 227,423
Pony Creek Improvements	\$ 30,000	\$ 32,489
Utilities	\$ 216,000	\$ 233,920
Waterfront Boat Ramp	\$ 50,000	\$ 54,148
Intersection Improvement	\$ 350,000	\$ 379,038
Ped. Improves - 1300 LF	\$ 137,300	\$ 148,691
Grant Circle	\$ 319,500	\$ 346,007
Façade Improvement Loan & Grant Program		\$ 50,000
Design & Contingency	\$ 390,700	\$ 373,114
TOTALS	\$ 7,273,061	\$ 7,876,467