

DEPOE BAY URBAN RENEWAL AGENCY
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PRESERVATION, REHABILITATION, DEVELOPMENT & RE-DEVELOPMENT INCENTIVE PROGRAM
GRANT APPLICATION INSTRUCTIONS

The Depoe Bay Urban Renewal Agency (URA) rounds of grant funding opportunities are on a semi-annual basis each fiscal year (July 1 – June 30). Available funding will be limited to the amount approved by the Depoe Bay Urban Renewal Agency following the URA budget hearing process in June for the fiscal year budget. Available funding for each semi-annual round is half of the total fiscal year budgeted amount for the Preservation, Rehabilitation, Development and Redevelopment Incentive Program (PRD&RIP). Funding not granted in the first round may be made available in the second round.

The Depoe Bay Urban Renewal Agency (URA) will accept applications for project funding assistance ONLY in the first sixty (60) days of each semi-annual period per following schedule:

Round 1 : between July 1 and August 31

Round 2: between January 1 and February 28

Applications may be mailed or hand –delivered, emailed applications will be accepted only if a hard copy is submitted as well by the deadline. Applications must be received by no later than 5:00 p.m. on the last business day of the month of August for Round 1 and the month of February for Round 2. Late applications will not be considered. Applicants who submit applications deemed incomplete will be notified as quickly as possible, but will still be held to the deadline date and time; therefore, timely submittals are encouraged.

GENERAL PROJECT FUNDING CRITERIA:

1. Projects must be physically located within the URA District boundary. District maps are available at Depoe Bay City Hall, 570 SE Shell Ave., Depoe Bay or the City's website: www.cityofdepobay.org
2. Approved Projects should be ready to begin within six months of approval and shall be completed within eighteen months of approval. Project completion extensions may be granted on a case-by-case basis by the URA.
3. Maximum funding available for any one project is 50% of total project cost, up to \$50,000. The URA may, at its own discretion, award less than 50% of total project cost. No applicant is guaranteed to receive any or all funds requested. Funding is on a reimbursement basis only and will require an agreement executed between the applicant and the URA prior to project start. Funding is expected to be available after July 1 of each fiscal year.

4. Only the official URA “Project Intake Form” will be accepted. In addition to the application form, the following items are required:
- Letter of Authorization from Property Owner if Owner is not the Applicant
 - Current photographs of building(s) and property
 - Written narrative that provides a detailed description of the project, including project timeline
 - Project site plans, construction plans, renderings, photos, etc. that visually describe the project
 - Written confirmation that no past-due fines, taxes, fees, or outstanding violation of local ordinances or permits relating to the property exist
5. Preference will be given to projects that:
- Result in a viable for-profit business occupancy upon project completion
 - Support the Depoe Bay Urban Renewal Plan projects and/or goals (*see Attachment A*)
 - Demonstrate the mitigation, reduction, or removal of blight (*see Attachment B*)
 - Have a higher ration of private investment to public funding
 - Fully utilize, or maximize, the total square footage of the building(s)

All applicants should be prepared to present their project funding request to the Urban Renewal Agency at an Agency Board meeting. The date and time of the meeting will be announced after the closing date for acceptance of applications. Applicants will be notified in writing of the actual meeting date and time when set. Applicants may be asked to present their projects in additional public meetings. Besides the Urban Renewal Agency Board, other bodies that may be involved in the review and/or approval of a proposed project include the Depoe Bay City Council, Planning Commission, City Planner and City Staff. All submitted materials are considered public documents.

Questions should be directed to the City Planner or the City Superintendent.

DEPOE BAY URBAN RENEWAL PLAN

PROJECTS – DEPOE BAY URBAN RENEWAL PLAN SECTION 700

1. PUBLIC IMPROVEMENTS

- A. Public Parks and Open Space – Design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Projects may include: acquire and develop new parks; stabilize north bank of harbor; make improvements to develop harbor walkways; provide ocean overlooks for pedestrians at four locations between Sunset St. and Whale Park; provide a harbor overlook on the east side of the highway across from Evans St.
- B. Street, Curb and Sidewalk Improvements – Sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets and sidewalks. Projects may include: improve vehicular circulation at the Post Office/Service Station; reconstruct the sidewalk on the west side of the highway from Sunset St. to Whale Park; improve the existing highway crosswalks at Bay St.; restripe existing parking spaces; provide an 8 foot wide landscape strip/parallel parking area between the bicycle lanes and sidewalks south of Evans St.; provide new single crosswalks across the highway with curb extensions and pedestrian refuge islands near Ellingson, Evans, Graham and Heiberg Streets; provide a new highway crosswalk near Schoolhouse St.; provide a fire warning signal in front of the existing fire station; make improvements to local streets including Coast Ave., South Point St. and Bay St.
- C. Public Utilities - Improvements to water, storm and sanitary sewer facilities. Projects may include: place utilities underground throughout project area; provide water, sewer and storm services to meet future development needs in the renewal area
- D. Streetscape and Neighborhood Beautification Projects - Improve the visual appearance of the renewal area. Projects may include: streetscape improvements along highway, including decorative pavers, street lighting, street trees, landscaping, street furnishings and signs; provide a city gateway sign and landscaping at the northeast corner of Highway 101 and Schoolhouse St.
- E. Pedestrian, Bicycle and Transit Improvements – Improvements to public transit facilities including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connection. Projects may include: provide continuous bicycle lanes and sidewalks on both sides of the highway; construct pedestrian paths to connect parking areas to the highway
- F. Public Safety Improvements – Improvements for public safety purposes. Projects may include: improve pedestrian safety on Highway 101 bridge; reconfigure highway lanes to improve traffic flow and safety; an outdoor warning/public address system
- G. Public Buildings and Facilities - Development of public facilities in the Renewal Area. Potential projects may include: assist in renovation of existing fire hall or construction of new facility; assist in renovation of existing community hall or construction of new facility; place additional public restrooms in renewal area; acquire and construct new public parking facilities; provide boat trailer and RV parking; replace harbor public docks and structural elements; assist in upgrades to City Hall property

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Urban Renewal Area. The Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of public and private buildings or properties within the Urban Renewal Area.

3. DEVELOPMENT AND REDEVELOPMENT

The Agency is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Urban Renewal Area. Examples of such assistance include, but are not limited to: grants and below-market interest rate loans; write down of land acquisition costs; provision of public parking to assist development; assist in providing utilities and other infrastructure; technical assistance including architectural and zoning change work; transfer of assembled sites at fair reuse value.

4. PROPERTY ACQUISITION AND DISPOSITION

The Agency is authorized to acquire land or buildings for public and private development purposes. Procedures for acquiring and disposing of property are described in Section 800 of this Plan.

GOALS – DEPOE BAY URBAN RENEWAL PLAN SECTION 400

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, implement goals and objectives of the Depoe Bay Comprehensive Plan and the Highway 101 Downtown Refinement Plan. The Highway 101 Downtown Refinement Plan addresses vehicular and pedestrian safety and circulation, parking issues, enhancing business opportunities in the downtown, making downtown more pedestrian friendly and finding funding mechanisms to implement required physical improvements.

Renewal Plan Goals:

- Implement the Downtown Refinement Plan
- Increase pedestrian safety
- Increase and improve public spaces
- Increase parking
- Improve/repair infrastructure (water, sewer, streets, storm drains), utilities and public facilities
- Improve harbor facilities

DEFINITION OF BLIGHT, as defined by Oregon Revised Statutes:

GENERAL PROVISIONS

457.010 Definitions. As used in this chapter, unless the context requires otherwise:

(1) "Blighted areas" means areas that, 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 safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

(A) Defective design and quality of physical construction;

(B) Faulty interior arrangement and exterior spacing;

(C) Overcrowding and a high density of population;

(D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

(E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;

(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;

(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

(e) The existence of inadequate streets and other rights of way, open spaces and utilities;

(f) The existence of property or lots or other areas that are subject to inundation by water;

(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.