

City of Depoe Bay Urban Renewal Feasibility Study 2007

Advisory Committee Meeting # 1

Wednesday, June 20, 2007 6:00 pm
Depoe Bay City Hall

Attendees: Alice Brown, Jeanine Buck, Chris Chandler DiTorrice, Carol Connors, Loren Goddard (arr 6:45pm), Barbara Leff, Valerie Sovern, Bill Spores, Terry Wideman, Charles Kupper, Spencer & Kupper, City Planner Larry Lewis, City Superintendent Terry Owings, City Recorder Pery Murray

Charles Kupper clarified that the work being conducted is a feasibility study for urban renewal in Depoe Bay, not development of an urban renewal plan. If determined feasible, the next step could be to develop and adopt a plan. He noted that most existing Oregon urban renewal plans are for downtown revitalization, although they don't have to be for that purpose. "Revenue foregone" is the tax revenue from other taxing districts going to the urban renewal program. The first step is to develop an urban renewal boundary, which area can not exceed more than 25% of total city acreage (city limits, not urban growth boundary), nor 25% of total assessed valuation. Once established the original boundary can not be expanded more than 20%. There can be more than one urban renewal district, but having separate districts would reduce available revenues for each district. Revenues from separate districts can not be combined or transferred.

Lewis reviewed a draft map he'd prepared for discussion purposes which provides a proposed boundary for an urban renewal district. He noted the proposed district area on the map exceeds 25% of total acreage, but he drafted the boundary to include large undeveloped parcels which may be developed in the next ten years and areas which have been identified as needing capital improvements. He agreed to provide a larger map for the next meeting, to more easily identify individual properties.

Discussion followed regarding projects which could be funded with urban renewal revenues, ideas presented include:

- Hwy 101 sidewalks south of the bridge, east and west sides
- New city hall, community center, fire hall; possibly combine into a building complex/one location
- Renovate existing fire hall
- Harbor public dock improvements, including electrical
- Parking improvements, additional parking including boat trailer and RV
- Land acquisition for new public building construction, parking and parks (Kupper noted that public ownership diminishes the value of the district, reducing revenue)
- Establish grant program for private building improvements
- Underground utilities
- More public restrooms
- Street furniture, decorative lamp posts and pilings with rope, plantings, benches, etc. along Hwy 101
- Implementation of Downtown Refinement Plan Improvements-reconfigure travel lanes, medians, bicycle lanes, parking, sidewalks, crosswalks on Hwy 101 (south of bridge)
- Infrastructure Improvements to meet demand of future development-water, sewer, streets, storm drain system, fire safety
- Park Improvements
- Street Improvements in North Point area
- Stabilization of north bank of harbor
- Harbor walkways, pedestrian bridge at city park
- Widen sidewalks on Hwy 101 bridge
- Hwy 101/Bay St traffic signal –upgrade with left turn signal
- Sir Francis Drake/New Albion archaeological investigation/dig

The Advisory Committee will meet again on Thursday July 12 at 6:00 pm. At this meeting the committee will define the boundary of a proposed urban renewal district. This information will be provided to Charles Kupper along with valuations of properties included within the proposed boundary. He will then draft the feasibility report for review with the Advisory Committee at a meeting on Thursday August 2nd. A tentative timeline was discussed for presentation of the final report to the City Council at the August 21, 2007 regular council meeting.

The meeting ended at 8:10 pm.