

City of Depoe Bay Urban Renewal Feasibility Study 2007

Advisory Committee Meeting # 2

Thursday, July 12, 2007 6:00 pm
Depoe Bay City Hall

Attendees: Alice Brown, Barbara Leff, Valerie Sovern, Bill Spores, Terry Wideman
City Planner Larry Lewis, City Superintendent Terry Owings, City Recorder Pery Murray

Not Present: Jeanine Buck, Chris Chandler-DiTorricce, Carol Connors, Loren Goddard, Steve Hausotter

The meeting opened at 6:08 pm, with Lewis reminding everyone that the committee's task tonight is to set the boundary for a proposed urban renewal area. He noted the total acreage of the city is approximately 1,200 acres, the draft area map (which includes revisions from the June 20 meeting) includes approximately 23% of the total acreage. He reviewed the reasons for inclusion of "development" properties and the current status of development applications on those properties. It was noted that the city park land is excluded from the proposed boundary because there exist other funding opportunities for implementing park projects. Leff said the fire department has been brainstorming on locations for a new fire hall and has looked at timber land to the east of the city outside of the tsunami hazard zone, stressing that this item is only in discussion phase at this point. The committee discussed including vacant properties immediately east of the water treatment plant (Collins St.), and the vacant property on Hwy 101 south of city hall as possible sites for a new fire hall. Leff said she has reviewed urban renewal case studies online and has found that for the most part, urban renewal monies are not used to fund private development, but are used to fund public projects. It was recommended to include 18 – 20 % of total acreage in the boundary to provide flexibility.

Upon discussion, boundary map revisions agreed to are: 1) include the vacant property on the east side of Hwy 101 south of city hall, 2) from the Calkins property (east side Hwy 101, southern city limits) to Big Whale Cove include only a 20 foot wide strip of Hwy 101 right-of-way for utilities, excluding the remainder of the right-of-way, 3) exclude the 40 foot corridor area on undeveloped private properties along Hwy 101 (Calkins, Pyle, Halvorson Tract D), 4) exclude the open space/common area of the recently approved developments on the Pyle property and Halvorson Tract D property, 5) include vacant properties immediately east of the water treatment plant on Collins St., 6) if necessary to meet the 18 – 20% of total acreage, exclude approximately another 20 acres of the eastern portion of the Terwilliger property located at the northeastern corner of city limits.

Lewis will revise the boundary map and provide committee members the opportunity to review before sending the information to Charles Kupper. The information will be provided to Lincoln County Assessor's office to obtain valuations, which will also be provided to Kupper. Kupper will then draft the report for committee's review, which is tentatively scheduled in a meeting on August 2, 2007.

Review of the project list from the June 20 meeting resulted in the following revisions: 1) eliminate the Sir Francis Drake/New Albion archaeological investigation/dig, 2) combine items "new city hall/community center/fire hall" and "renovate existing fire hall" into one project called "rehabilitation of existing fire hall or acquisition of property and construction of new fire hall/city hall/public meeting facility", 3) replace "improvements" with "development" for harbor and parking items, 4) establish grant program for private building improvements is revised to include loan program, for leverage of urban renewal funds, 5) eliminate pedestrian bridge at city park, 6) eliminate street improvements in North Point area. It was suggested to include all street right-of-ways at the ocean for development of pocket parks, it was agreed to not include this item. It was suggested to exclude Hwy 101/Bay St. traffic signal, it as agreed to leave this item in.

Following is the revised project list:

- Hwy 101 sidewalks south of the bridge, east and west sides
- Renovation of existing fire hall, or land acquisition and construction of new fire hall, city hall, public meeting facility
- Development of harbor public docks, including upgrading electrical
- Development of additional vehicle 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)
- Grant and/or loan program for private building improvements for leverage of urban renewal funds
- 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
- Stabilization of north bank of harbor
- Development of harbor walkways
- Widen sidewalks on Hwy 101 bridge
- Hwy 101/Bay St traffic signal –upgrade with left turn signal

The meeting ended at 7:19 pm.