

**URA RESOLUTION NO. 2019-02**

**RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF FOREST GROVE APPROVING A MINOR AMENDMENT TO THE FOREST GROVE URBAN RENEWAL PLAN TO ADD THE STREETScape IMPROVEMENT PROJECT**

**WHEREAS**, The Urban Renewal Agency of the City of Forest Grove (“Agency”) as the duly designated urban renewal agency for the City of Forest Grove (“City”) is implementing the Forest Grove Urban Renewal Plan (“Plan”) that was approved on April 28, 2014, by Ordinance 2014-05; and

**WHEREAS**, the Agency desires to promote a vibrant Forest Grove Urban Renewal Area through strategic urban renewal investments including designing and constructing streetscape improvements; and

**WHEREAS**, the Plan provides the legal authority to approve certain minor amendments to the Plan; and

**WHEREAS**, adding the Streetscape Improvement Project to the Plan is deemed to be a minor amendment to the Forest Grove Urban Renewal Plan; and

**WHEREAS**, the Agency prepared a report on the plan amendment (Exhibit A) describing the Streetscape Improvement Project, legal authority to amend the Forest Grove Urban Renewal Plan, project consistency with the Forest Grove Comprehensive Plan and Urban Renewal Plan, and project financial feasibility; and

**WHEREAS**, the Agency considered the report on the plan amendment on April 22, 2019.

**NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY AS FOLLOWS:**

**Section 1.** The Forest Grove Urban Renewal Agency Board does hereby approve the amendment to URA Plan to add the following text to Plan Section III, Outline of Projects & Redevelopment Activities:

**“I. Streetscape Improvement Project**

**To promote a vibrant urban renewal area, the Plan allows for design and construction of streetscape improvements. Examples of desirable streetscape improvements include installation public art acquisition and placement, festival street design, funding for parklet construction, wayfinding enhancements, street tree replacement and planting, and street furniture such as benches, decorative trash receptacles, planters, kiosks and entryway/gateway signage. Guidelines and standards for specific project elements may be adopted by the Agency by resolution to refine project elements as needed for implementation.”**

**Section 2.** This resolution is effective immediately upon its enactment by the Urban Renewal Agency Board of Directors.

**PRESENTED AND PASSED** this 22<sup>nd</sup> Day of April, 2019.



---

Jesse VanderZanden  
Urban Renewal Executive Director

**APPROVED** by the Urban Renewal Agency of the City of Forest Grove at a regular meeting thereof this 22<sup>nd</sup> Day of April 2019, and filed with the Forest Grove City Recorder this date.



---

Peter B. Truax  
Urban Renewal Agency Chair

## **EXHIBIT A**

### **SECOND AMENDMENT TO THE FOREST GROVE URBAN RENEWAL PLAN TO ADD STREETScape IMPROVEMENT PROJECT**

**APRIL 22, 2019**

#### **SECTION 1: INTRODUCTION**

An amendment to the Forest Grove Urban Renewal Plan (Plan) is necessary to add a project for streetscape improvements for the Forest Grove Urban Renewal Area. The Plan was adopted in part to promote a vibrant Forest Grove Town Center through strategic urban renewal investments. Streetscape improvements will help promote commercial, office and residential development throughout the urban renewal area including along the Pacific Avenue corridor.

#### **SECTION 2: LEGAL AUTHORITY**

Oregon Revised Statutes (ORS) Chapter 457.085(2)(i) states there are substantial amendments and the types of action that are substantial amendments. Substantial amendments include:

- Adding land to the urban renewal area, except for an addition of land that totals nor more than one (1) percent of the existing urban renewal area;
- Increasing the maximum amount of indebtedness that can be issued or incurred under the urban renewal plan.
- Addition of a project that exceed an estimated \$500,000 in project cost;
- Extending the term of the Urban Renewal Plan.

State statutes do not address other types of amendments including major and minor amendments. Major and minor amendments are defined by the Forest Grove Urban Renewal Plan. The Urban Renewal Plan describes types of urban renewal amendments and process for adoption. Major amendments are specifically amendments to identify property for an infrastructure project requiring use of eminent domain. Minor amendments are defined as all amendments to the Plan which are not considered substantial or major amendments. The Plan states that minor amendments shall be approved by a resolution of the Urban Renewal Agency.

The estimated cost of the proposed streetscape improvement project is \$230,000. The streetscape improvement project does not require adding land to the urban renewal area, increasing maximum indebtedness or extending the term of the Plan. In addition the streetscape improvement project does not exceed an estimated cost of \$500,000.

Therefore, this plan amendment to add the streetscape improvement project is a minor amendment to the Plan.

### **SECTION 3: CONSISTENCY WITH THE COMPREHENSIVE PLAN AND URBAN RENEWAL PLAN**

The proposed streetscape improvement project is consistent with the Comprehensive Plan and Urban Renewal Plan.

#### Comprehensive Plan

- Community Sustainability Goal 1: Support the function and identity of neighborhoods by encouraging communication, strengthen community bonds, local participation and interaction, and enhancing sense of place through community design.

Finding: Streetscape improvements as envisioned by this Plan amendment will strengthen sense through community and community bonds by providing the opportunity for social interaction and strengthen community bonds through interaction.

- Economic Development Goal 7: Promote the Forest Grove Town Center as the focal point of the community.
  - Policy 7.6: Develop an outdoor community gathering place in the Town Center that provides a multi-use area for various community functions.
  - Policy 7.11: Promote investment in urban living infrastructure amenities to enhance livability in the Town Center.

Finding: Streetscape elements, especially public art and parklets, are amenities that enhance livability in the Town Center by creating visual interest, and opportunities for social interaction. Other streetscape elements including street trees soften the built environment and provide shade, improving the pedestrian experience.

#### Urban Renewal Plan

- Goal 4: Promote a vibrant Forest Grove Town Center through strategic urban renewal investments.
  - Objective 4.5: Encourage uses and amenities that support increased residential uses in the Town Center.

Finding: Streetscape elements complement residential use in the Town Center by providing increased opportunities for gathering, social interaction, and enhancing walkability and the pedestrian experience.

- Goal 5: Promote commercial and mixed-use redevelopment of sites along the Pacific Avenue corridor.
  - Objective 5.1: Establish incentives to encourage a mixture of land uses including retail, office and housing at strategic locations along the Pacific Avenue corridor through the creation of nodal development.

Finding: Streetscape elements support a variety of land uses including retail, office and housing by improving the built environment. In addition, public investments through streetscape improvements demonstrates the community's commitment to the area and desire for complementary private investment through development and redevelopment.

#### **SECTION 4: PROJECT DESCRIPTION**

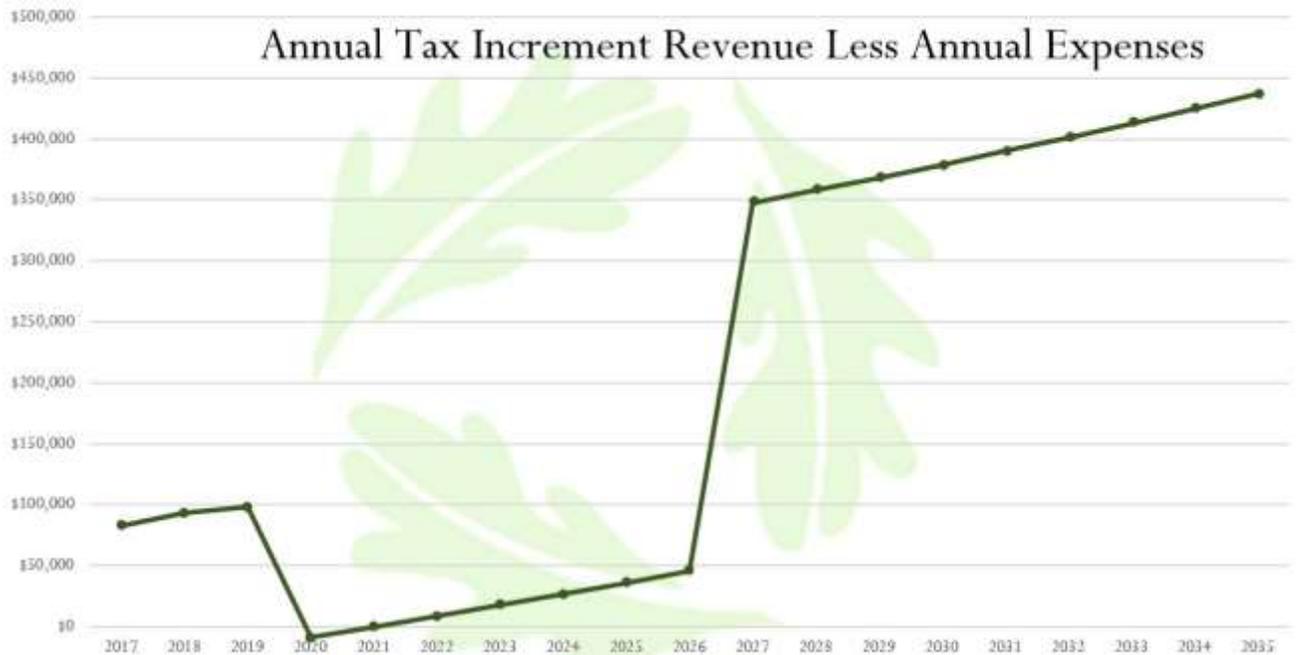
The Streetscape Improvement Project is intended to promote a vibrant urban renewal area through strategic urban investments.

ORS 457.010(1) defines blighted areas as those that by reasons 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.

The proposed streetscape improvement project will improve streets and right-of-way for additional uses and activities benefitting the health and welfare of the community. The proposed streetscape improvement project will enhance the urban renewal area making the area more pedestrian friendly and encourage people to visit and stay longer.

#### **SECTION 5: FINANCIAL FEASIBILITY**

The streetscape improvement project is estimated to cost \$230,000. The project is deemed financially feasible under the Plan's maximum indebtedness of \$15,000,000 and estimated cash flow. The figure below shows estimated annual tax increment revenue less expenses over the duration of the Plan.



**SECTION 6: PROPOSED AMENDMENT**

Add the following text to Plan Section III, Outline of Projects & Redevelopment Activities:

I. Streetscape Improvement Project

To promote a vibrant urban renewal area, the Plan allows for design and construction of streetscape improvements. Examples of desirable streetscape improvements include installation public art acquisition and placement, festival street design, funding for parklet construction, wayfinding enhancements, street tree replacement and planting, and street furniture such as benches, decorative trash receptacles, planters, kiosks and entryway/gateway signage. Guidelines and standards for specific project elements may be adopted by the Agency by resolution to refine project elements as needed for implementation.



<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	6. & 7.
MEETING DATE:	04/22/2019 URA RESOS
FINAL ACTION:	2019-02 & 2019-03

**URBAN RENEWAL AGENCY STAFF REPORT**

---

**TO:** *Urban Renewal Agency Board of Directors*

**FROM:** *Jesse VanderZanden, Executive Director*

**MEETING DATE:** *April 22, 2019*

**PROJECT TEAM:** *Daniel Riordan, Senior Planner; and Bryan Pohl, Community Development Director*

**SUBJECT TITLE:** *Resolution Amending the Forest Grove Urban Renewal Plan to Add Streetscape Improvement Project*

**ACTION REQUESTED:**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ordinance	Order	X	Resolution	Motion	Informational

  
*X all that apply*

---

**ISSUE STATEMENT:**

The Board has expressed interest in adding a project to the Forest Grove Urban Renewal Plan for streetscape improvements within the urban renewal area.

**BACKGROUND:**

The Forest Grove Urban Renewal Plan was adopted in 2014. The plan and accompanying report describes projects that may be undertaken. Projects include acquisition of key opportunity sites, redevelopment project assistance, a building façade improvement program, an interior building improvement program, and a sustainability incentive program. Many of these projects have been implemented or continue on a programmatic basis. However, these projects and initiatives are not an exhaustive list of projects that can be undertaken by the Urban Renewal Agency (URA).

The City Council held several work sessions to consider possible improvements within the Town Center. On January 28, 2019, Council considered the Urban Renewal Plan strategic outlook and discussed possible short-term project priorities. One short-term priority discussed was streetscape improvements within the Town Center including public art, festival street design, parklet pilot project, wayfinding improvements, and street tree replacement and planting.

Under state law (ORS Chapter 457) an urban renewal agency must determine the scope of type of projects that are appropriate to include in the urban renewal plan that will be financed with tax increment funds. In addition, ORS Chapter 457 also requires the urban renewal plan include:

- A description of each project;
- Cost of each project and the source of revenue to pay such cost; and

- Anticipated completion date of each project.

Since the Forest Grove Urban Renewal Plan does not specifically identify streetscape improvements as a project in the plan, the Board must consider and approve a resolution amending the Urban Renewal Plan to include the project and address the ORS 457 requirements. The attached resolution and Exhibit A address these requirements.

The Urban Renewal Plan authorizes several types of amendments:

- Substantial Amendments;
- Major Amendments; and
- Minor Amendments.

Substantial amendments involve adding land to the urban renewal boundary in excess of 1% of the existing plan area. Substantial amendments also involve adding a project that exceeds \$500,000 in project cost. Substantial amendments also include increasing the maximum amount of debt the Agency may issue and extending the term of the urban renewal plan. Substantial amendments must be adopted in the same manner as the original Plan including review and recommendation by the Planning Commission and consultation with each taxing district affected by the urban renewal plan. Adding the streetscape improvement project to the Plan is not a substantial amendment to the plan as described in Resolution Exhibit A.

Major amendments include identification of property for an infrastructure project requiring the use of eminent domain. This is the only use of eminent domain authorized by the Plan. The Plan requires that major amendments be approved by City Council by adoption of an ordinance. Since adding the streetscape improvement project will not involve eminent domain it is not a major plan amendment.

Minor amendments include those which are not substantial or major amendments. Since adding the streetscape improvement project is neither a substantial or major amendment it is classified as a minor amendment. The Plan states that minor amendments shall be approved by resolution of the urban renewal agency Board of Directors.

The Resolution provides a description of the proposed streetscape improvement project. The description is intended to be general to allow flexibility but detailed enough to determine financial feasibility. The project description identifies a range of streetscape improvements in the Town Center including purchase and installation of public art, construction of parklets, festival street design, street tree planting and replacement and general wayfinding improvements. The description also addresses the project's benefit to the urban renewal plan and potential impact on blight.

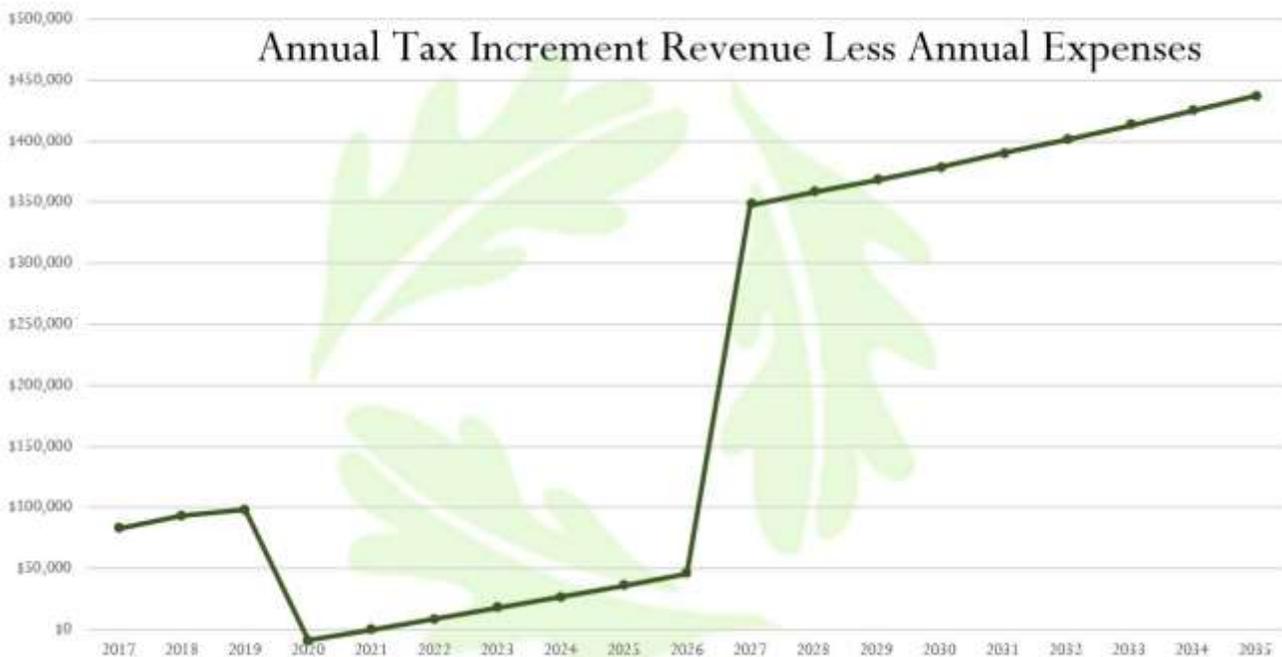
**FISCAL IMPACT:**

Finding of economic feasibility estimated tax increment revenue. Adding the project will change maximum indebtedness authorized by the Plan. The streetscape project is capped at \$225,000. A breakdown of project elements and costs is provided below.

Streetscape Element	Amount
Public Art Program	\$100,000
Festival Street Design	\$50,000
Parklet Pilot Project	\$10,000
Wayfinding	\$50,000
Street Tree Replacement and Planting	\$20,000
<b>TOTAL</b>	<b>\$230,000</b>

A future plan amendment will be necessary to exceed the project amount identified above. The amount above does not include construction of the festival street.

The streetscape improvement project is estimated to cost \$230,000. The project is deemed financially feasible under the Plan’s maximum indebtedness of \$15,000,000 and estimated cash flow. The figure below shows estimated annual tax increment revenue less expenses over the duration of the Plan.



**STAFF RECOMMENDATION:** Staff recommends the Board approve the attached resolution adopting a minor amendment to the Forest Grove Urban Renewal Plan to include a streetscape improvement project with an estimated cost of \$230,000.

**ATTACHMENT(s):**

- A. Resolution Amending the Forest Grove Urban Renewal Plan.
- B. Resolution Exhibit A