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Patricia K. Hitt, County Clerk

2018-013197



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## DOUGLAS COUNTY CLERK



# CERTIFICATE PAGE

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## ORDINANCE NO. 3502

### AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE DIAMOND LAKE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

**WHEREAS**, the Roseburg Urban Renewal Agency (“Agency”), as the duly authorized and acting urban renewal agency of the City of Roseburg, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

**WHEREAS**, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Diamond Lake Urban Renewal Plan attached hereto as Exhibit A (the “Plan”). The Plan authorizes certain urban renewal activities within the Diamond Lake Urban Renewal Area (the “Area”); and

**WHEREAS**, the Agency has caused the preparation of a certain Urban Renewal Report dated June 25, 2018 attached hereto as Exhibit B (the “Report”) to accompany the Plan as required under ORS 457.085(3); and

**WHEREAS**, during their April 23, 2018 the Agency passed a motion sending the Plan and Report out for public review, including forwarding the Plan and Report to the Roseburg Planning Commission (the “Commission”) for review and recommendation. The Planning Commission considered the Plan and Report on May 7, 2018 and adopted a finding that the Plan conformed with the Roseburg Comprehensive Plan; and

**WHEREAS**, the Plan and the Report were forwarded on April 30, 2018 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

**WHEREAS**, on May 1, 2018 the City met with representatives of Douglas County to review the Plan, including proposed maximum indebtedness for the Plan; and

**WHEREAS**, the City Council has not received any written recommendation from the governing bodies of the affected taxing districts; and

**WHEREAS**, in May and June, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within the City’s incorporated limits through utility bills; and

**WHEREAS**, on June 25, 2018 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Roseburg Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

**WHEREAS**, The City Council found that the Plan conforms with all applicable legal requirements; and

**WHEREAS**, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

**NOW THEREFORE, THE COUNCIL OF THE CITY OF ROSEBURG HEREBY ORDAINS THAT:**

**Section 1.** The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Roseburg Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the Diamond Lake Urban Renewal Area (“Area”) is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section “Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services”, including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City’s Comprehensive Plan;
4. The Plan conforms to the Roseburg Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan as more fully described in Section XI of the Plan and in the Roseburg Planning Commission Recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. The acquisition of real property provided in the Plan is necessary for the development of infrastructure improvements in the Area; because the Agency does not own all the real property interests (e.g., rights-of-way, easements, fee ownership, etc.) that will be required to undertake and complete these projects as described in Section V of the Plan. No property is specifically identified for acquisition. If a property is to be acquired the Plan will be amended to indicate the parcels to be acquired. and
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and

ORS 457.440 and other available funding as more fully described in the Sections of the Report;

8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

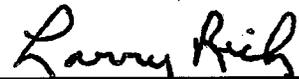
**Section 4:** Diamond Lake Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Roseburg Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

**Section 5:** The City Recorder shall forward forthwith to the Agency a copy of this Ordinance.

**Section 6:** The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Douglas County, Oregon.

**Section 7:** The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the The News Review no later than four days following adoption of this Ordinance.

**Adopted by the City Council of the City of Roseburg this 25th day of June, 2018.**



**LARRY RICH, MAYOR**

**ATTEST:**



**AMY L. SOWA, CITY RECORDER**

Attachments: Exhibit A – Diamond Lake Urban Renewal Plan  
Exhibit B – Report on the Diamond Lake Urban Renewal Plan  
Exhibit C – Roseburg Planning Commission Recommendation on  
the Diamond Lake Urban Renewal Plan

# **Diamond Lake Urban Renewal Plan**

Adopted by the City of Roseburg

July 9, 2018

Ordinance No. 3502

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

## LIST OF PARTICIPANTS

### **Mayor**

Larry Rich

### **City Council**

Linda Fisher-Fowler

Alison Eggers

Andrea Zielinski

Tom Ryan

Brian Prawitz

John McDonald

Ashley Hicks

Steve Kaser

### **City Manager**

C. Lance Colley

### **Finance Director**

Ron Harker

### **Public Works Director**

Nikki Messenger, P.E.

### **Community Development Director**

Stuart Cowie

### **Management Assistant**

Korree Tate

### **Public Works GIS Technician**

Noriko H. Corrado

### **Technical Advisory Committee**

Scott Adams

Charlie Allen

Denny Austin

Mike Baker

Steve Kaser

Melony Marsh

Greg Rietman

Tom Ryan

Mariah Smith

### **Planning Commission**

Ron Hughes, Chair

Daniel Onchuck, Vice Chair

Charlie Allen

Kerry Atherton

Victoria Hawks

Ron Sperry

### **Consulting Team**

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Elaine Howard

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#### **Tiberius Solutions, LLC**

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## TABLE OF CONTENTS

DEFINITIONS	1
I. INTRODUCTION	3
II. MAXIMUM INDEBTEDNESS	6
III. GOALS AND OBJECTIVES	7
IV. URBAN RENEWAL PROJECT CATEGORIES	10
V. URBAN RENEWAL PROJECTS	10
VI. AMENDMENTS TO PLAN	13
VII. PROPERTY ACQUISITION AND DISPOSITION	14
VIII. RELOCATION METHODS	15
IX. TAX INCREMENT FINANCING OF PLAN	15
X. ANNUAL REPORT	16
XI. RELATIONSHIP TO LOCAL OBJECTIVES	17
XII. APPENDIX A: LEGAL DESCRIPTION	26
XIII. LEGAL DESCRIPTION MAP	27

## **DEFINITIONS**

“Agency” means the Roseburg Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Diamond Lake Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Roseburg, Oregon.

“City Council” means the Roseburg City Council.

“Comprehensive Plan” means the City of Roseburg comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Douglas County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Roseburg Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

## **I. INTRODUCTION**

The Diamond Lake Urban Renewal Plan (Plan) was developed for the Roseburg City Council (City Council) with cooperative input from an Advisory Committee that was formed for this purpose. The Advisory Committee was composed of representatives from the community, Douglas County, Roseburg School District, Oregon Department of Transportation, Roseburg City Council, Roseburg Planning Commission and Roseburg staff.

The Advisory Committee met three times to discuss and refine the boundary, projects and financing of the Plan. In addition to the projects proposed by staff, the Advisory Committee requested a project for “Beautification” be added to the project list. Advisory Committee members noted there was very little “sense of place” in the Diamond Lake Urban Renewal Area (Area) and that condition could be addressed by improved conditions along Diamond Lake Boulevard, including beautification projects.

The Plan also includes input from the community received at the public Open House through comments made during the Open House and comment cards that were filled out at the Open House. The Open House was attended by some members of the Advisory Committee, Roseburg staff and the consultant. The Open House was advertised as follows:

- Direct mailing 832
- Posted open house flyer on City’s Facebook page
- Posted open house flyer and information on City’s website homepage
- City Manager interview with the News Review paper for an article
- Emailed open house flyer to:
  - All employees
  - City Council
  - News media including newspaper, radio and television in the form of a Press Release
  - 4 City Connection Email Groups

Comments left in the suggestion box at the event:

- What projects do you think will be beneficial to development of the area?
  - #12 Odell/Commercial to Rifle Range
  - #13 Champion Site
  - Which projects shall be eligible for assistance for wet land mitigation
- Are there projects that should be added?
  - No comments left
- Is there anything else you would like the City to know/consider as they move ahead?
  - Developing Douglas Avenue is great but doesn’t provide for enough economic development as above referenced projects.

Public meetings and/or hearings were held at the Roseburg Urban Renewal Agency (Agency), before the Roseburg Planning Commission, City Council, and the Douglas County Board of Commissioners.

Pursuant to the Roseburg City Charter and Oregon Revised Statute (ORS) 457, this Plan will go into effect when it has been adopted by a non-emergency ordinance by the City Council. The Plan is to be administered by the Agency.

## **Plan Overview**

The Area, shown in Figure 1, consists of approximately 711.54 total acres: 578.99 acres of land in 925 tax lots and 132.55 acres of public rights-of-way. It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for programs) that may be issued for the Plan is \$72,800,000 (seventy-two million eight hundred thousand). The Plan is anticipated to use thirty years of tax increment collections.

Detailed goals and objectives for this Plan are intended to guide the Agency's investment in the Area over the life of the Plan. The projects in this Area are shown in Sections IV and V of this Plan and are in the following categories:

- Economic Development
- Housing Incentives
- Public Safety
- Transportation
- Transportation – Economic Development
- Transportation – Multi-modal
- Transportation – Safety
- Beautification

## Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal programs and projects. The amount of funds used for projects, programs and administration cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457.010. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, general under-development, or other obstacles to development. In the Diamond Lake Urban Renewal Area, the Area is underdeveloped and lacks utility infrastructure to allow for new development. The transportation system is in need of major improvements including extending existing roads, constructing new roads, providing multi-modal connections and safety improvements.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

The Area meets the definition of blight due to underdeveloped properties and the need for transportation and utility infrastructure improvements. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Diamond Lake Urban Renewal Area Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

## **II. MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$72,800,000 (seventy-two million eight hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

### **III. GOALS AND OBJECTIVES**

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects and programs identified in Section V of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

#### **A. Economic Development**

1. Provide basic infrastructure, wetlands mitigation and cleanup necessary to allow proper development of the Area to occur.

Objectives:

- a) Fund wetland mitigation projects.
- b) Fund storm drainage projects.
- c) Fund environmental cleanup projects.
- d) Establish a Façade improvement program.

#### **B. Housing Incentive**

1. Design a Housing Incentives Program to support the development of housing in the Area.

Objective:

- a) Coordinate with developers to provide incentives to assist in the development of housing.

#### **C. Public Safety**

1. Provide assistance to allow for public safety training in the Area.

Objective:

- a) Work with Umpqua Community College to develop a training facility to assist in their public safety training program and to facilitate public safety regional training opportunities.

#### **D. Transportation**

1. Provide basic transportation infrastructure to targeted undeveloped parcels to allow for proper development.

Objectives:

- a) Provide transportation connections to facilitate development on large parcels.
- b) Fund signalization projects.

2. Improve the safety, aesthetics, and overall quality of existing transportation infrastructure in the Area.

Objectives:

- a) Install signals to enhance safety of the transportation network.
- b) Add transportation connections or extensions to facilitate an effective transportation network.
- c) Provide widening and multi-modal improvements.
- d) Provide pathway improvements.
- e) Add a bridge spanning Deer Creek connecting Rifle Range Street east of Douglas Avenue.
- f) Improve or replace a bridge over Deer Creek on Douglas Avenue.
- g) Provide local participation in safe routes to schools program

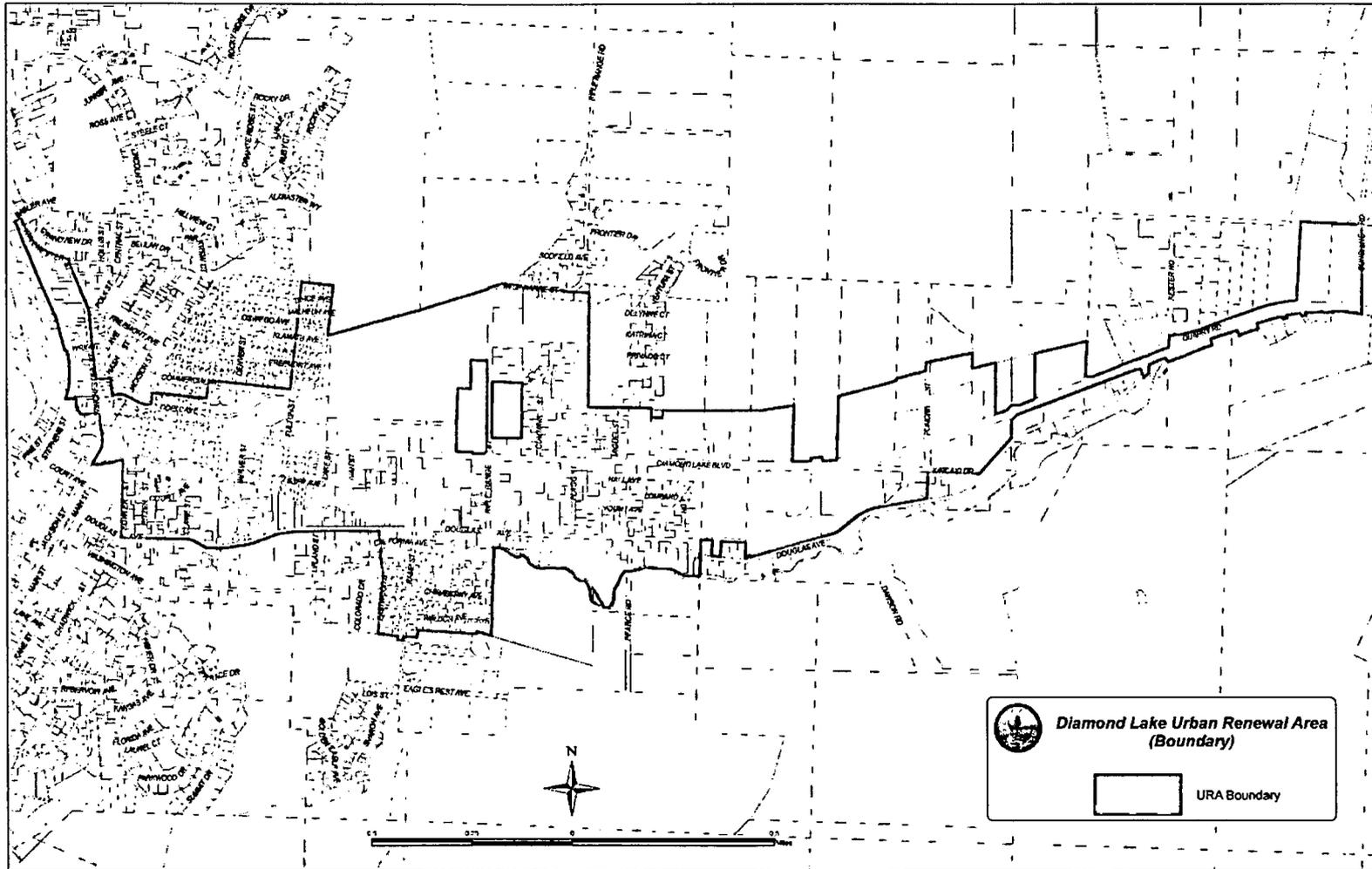
## **E. Beautification**

1. Provide the Area with a unified theme to promote a sense of place throughout the Area.

Objective:

- a) Participate in projects that include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Figure 1 - Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg

#### **IV. URBAN RENEWAL PROJECT CATEGORIES**

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- A. Economic Development
- B. Housing Incentives
- C. Public Safety
- D. Transportation
- E. Transportation – Economic Development
- F. Transportation – Multi-modal
- G. Transportation – Safety
- H. Beautification

#### **V. URBAN RENEWAL PROJECTS**

Urban renewal projects authorized by the Plan are described below.

##### **A. Economic Development**

**Wetland mitigation 10-20 acres** – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

**Storm - Diamond Lake Boulevard/Fulton Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

**Storm - Diamond Lake Boulevard east of Ivan Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing the storm drainage piping.

**Storm - Diamond Lake Boulevard east of Rifle Range Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

**Environmental cleanup** – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

**Façade improvement program** – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Agency.

## **B. Housing Incentives**

**Multi-family housing incentives** – Resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

## **C. Public Safety**

**Public safety training project** – Provide the local component of funding for a public safety training project with Umpqua Community College. This project is anticipated to include regional partners in all arenas of public safety.

## **D. Transportation**

**Winchester Street/Stephens Street intersection improvements** – Provide improvements that will enhance safety for vehicles and pedestrians.

**Douglas Avenue** – To provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

**Rifle Range Street north of Diamond Lake Boulevard** – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

**Rifle Range Street extension over Deer Creek** – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

**Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard)** – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

**Douglas Avenue Deer Creek Bridge Replacement** – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

**Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan)** – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser Street as outlined in the Diamond Lake Access Management Plan.

## **E. Transportation – Economic Development**

**Diamond Lake Boulevard signals** – Provide local participation in intersection signalization projects identified in co-ordination with Oregon Department of Transportation (ODOT).

**Odell Avenue/Commercial Street/to Rifle Range Street improvements** – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

**Champion site infrastructure connection to above project** – Provide an extension of Lake Street north of Diamond Lake to connect with the Odell/Commercial/Rifle Range Street project.

## **F. Transportation – Multimodal**

**Diamond Lake Boulevard sidewalk rehab, remove power poles, buy easements/right of way** – Local participation in the redevelopment of Diamond Lake Boulevard multi-modal improvements.

**Pathway improvements** – Local participation in pathway improvement in the urban renewal area.

**Multi-use path north of and parallel to Douglas Avenue to Diamond Lake Boulevard** – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

## **G. Transportation – Safety**

**“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue** – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

**Fulton Street to Rocky Drive participation** – Participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

**Americans with Disabilities (ADA) improvements** – Participate in ADA improvements that are priorities within the Area.

## **H. Beautification**

**Beautification** – Participate in beautification projects which may include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

## **VI. AMENDMENTS TO PLAN**

The Plan may be amended as described in this section. If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed on the front page of the Plan. The amendment will be incorporated into the Plan and noted through a footnote.

### **Substantial Amendments**

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095 as provided in ORS 457.220, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the Douglas County Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Roseburg, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:<sup>1</sup>

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

### **Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

### **Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance**

Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance that affect the Plan, and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

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<sup>1</sup> Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

## **VII. PROPERTY ACQUISITION AND DISPOSITION**

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VI and denoted in the Plan under the appropriate section below. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

### **A. Property acquisition for public improvements**

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

### **B. Property acquisition from willing sellers**

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

### **C. Land disposition**

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B and C of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

## **VIII. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the Area in the future.

## **IX. TAX INCREMENT FINANCING OF PLAN**

This Plan is authorized under the authority of tax increment financing as allowed in ORS 457.

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal programs authorized in the Plan. Bonds may be either long-term or short-term. Debt may also be contract debt.

Tax increment revenues equal the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### **A. General description of the proposed financing methods**

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the city, state, federal, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking program activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### **B. Tax increment financing**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS

457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

**X. ANNUAL REPORT**

An urban renewal annual report is required to be prepared by ORS 457.460. The Agency will prepare the report and a notice placed in the newspaper as required by statute.

## **XI. RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Roseburg Comprehensive Plan and the Roseburg Land Use and Development Ordinance. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

**The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.**

Comprehensive Plan designations, which are not the same as the designations in the Roseburg Land Use and Development Ordinance, for all land in the Area are shown in Figure 2. Figure 3 shows the zoning in the Area.

### **Roseburg Comprehensive Plan**

The Roseburg Comprehensive Plan was adopted in December of 1984.

#### **Growth**

##### **Plan Details**

*Goal: To accommodate Roseburg's anticipated population growth through the orderly provision of essential facilities and services while promoting wise and efficient land use.*

*Policies:*

*4. Resources necessary to provide adequate public services, utilities and facilities should be budgeted to meet the projected population.*

Finding: The Plan conforms to the Roseburg Comprehensive Plan as it allocates funding to complete significant infrastructure projects including utilities in the Area.

#### **Natural Resources**

##### **Plan Details**

*Goal: Provide a healthy and attractive environment for the urban area population.*

*Policies:*

*6. The City and County shall jointly develop and adopt ordinances and programs which carefully manage development on hillsides and in water bodies in order to protect scenic quality, water quality, vegetation and wildlife values of those areas.*

*11. The South and North Umpqua Rivers, Newton Creek and Deer Creek are major waterways that are scenic, recreational and natural resources of the community. They are, however, to be protected, preserved and maintained for their primary function as drainage courses first. Any measures taken to sustain their primary function shall minimize adverse impacts on scenic, recreational and natural values.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan as it includes portions of Deer Creek and there are two bridge projects in the Plan, the replacement of one and construction of another. Both will be constructed in accordance with applicable city standards.

## **Economic Element**

### **Plan Details**

*Goal: To broaden, improve and diversify the economy of the Roseburg urban area while enhancing the environment.*

*Objectives:*

- 3. Encourage programs that provide educational and job search skills to enable local residents to obtain existing jobs.*
- 4. Promote industrial and commercial development with local capital, entrepreneurial skills, and skills and experience of the residential labor force, while continuing to attract outside investments.*
- 7. Encourage and promote the expansion of existing businesses.*
- 8. Continue to develop the urban area as a regional distribution, trade and service center.*
- 12. Provide the necessary public facilities and services to allow economic development.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides projects that will construct infrastructure in the Area in an effort to promote new development, facilitating the growth of jobs in the Area. There is a façade improvement program that will encourage and promote the expansion of existing businesses.

## **Public Facilities and Services Element**

### **Plan Details**

*Goal: To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.*

*Objectives:*

- 1. Provide a level of public facilities and services adequate to meet the needs of existing and planned development.*
- 2. Direct the location and timing of urban development by means of capital improvement planning which is closely coordinated with the Comprehensive Plan.*
- 5. Strive for continued and improved cooperation and coordination between other units of government as well as other public and private organizations which provide services to the urban area's citizens.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides a funding source to install infrastructure in the Area as the Area develops. The Advisory Committee had members of other local governmental agencies who provided input on the projects in the Plan.

## Housing Element

### Plan Details

*Goal: To ensure the opportunity for, and the provision of, safe, affordable housing in sufficient numbers, types and locations to meet the needs of all citizens in the Roseburg urban area.*

#### *Objectives:*

- 3. To locate residential development in relation to the availability of employment, commercial services, public utilities and facilities and transportation modes.*
- 4. To provide for higher residential densities in the urban area to encourage a more compact urban growth form.*
- 5. To provide for compatible and functional mixed use development (residential and nonresidential).*
- 6. To protect and maintain existing and future residential neighborhoods.*
- 7. To encourage and support development of housing units for low and moderate income households.*
- 9. To increase housing opportunities for those with specialized needs.*
- 10. To encourage cooperation between public, private and consumer sectors of the area's housing market.*

## Finding

The Plan conforms to the Roseburg Comprehensive Plan as there is a program that will facilitate new housing development through developer incentives. There are also wetland mitigation and environmental cleanup programs that could assist in the development of housing in the Area.

## Transportation Systems Plan

### Plan Details

*Goal: Overall Transportation System: Provide a transportation system for the Roseburg planning area that is safe, efficient, and accessible.*

*Goal 2. Enhanced Livability: Enhance the livability of Roseburg through the location and design of transportation facilities to be compatible with the characteristics of the built, social, and natural environment.*

*Goal 3. Transportation and Land Use: Maximize the efficiency of Roseburg's transportation system through effective land use planning.*

*Goal 4. Street System: Provide a well planned, comprehensive street system that serves the needs of the Roseburg Urban Growth Boundary (UGB).*

*Goal 5. Balanced Transportation System: Facilitate the development of bus stops, bike lanes, sidewalks, and multi-use paths in the Roseburg UGB to provide more transportation options for Roseburg residents and visitors.*

*Goal 6. Transportation that Supports Economic Development: Facilitate the provision of a multimodal transport system for the efficient, safe, and competitive movement of goods and services to, from, and within the Roseburg UGB.*

*Goal 7. Funding Transportation System Improvements: Implement the transportation plan by working cooperatively with federal, state, regional, and local governments, the private sector, and residents. Create a stable, flexible financial system for funding transportation improvements.*

#### Finding

The Plan conforms to the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

### ***Bike Pedestrian Plan (2009)***

#### **Plan Details**

*Integrate Bicycle and Pedestrian planning into Roseburg's day to day activities of planning, designing, funding constructing and maintaining infrastructure.*

*Policy 3.4 Adopt practice for resurfacing projects on arterial and collector roadways to stripe bicycle lanes or wide curb lane where practical.*

*Policy 3.5 Require above ground utilities/amenities to be located outside of sidewalk area and in furniture zone or buffer strips where practical. Leverage city's development requirements to improve the biking and walking*

*Policy 4.1 Require sufficient right of way to be set aside for bicycle and pedestrian facilities during redevelopment.*

*Policy 4.2 Ensure that appropriate bicycle and pedestrian facilities are built in new developments in accordance with the Transportation Systems Plan.*

#### Finding

The Plan conforms to the Bike Pedestrian Plan as there are projects which will improve the transportation network in the Area for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

## Diamond Lake Access Management Plan (2003)

### Plan Details

*The Diamond Lake Access Management Plan includes access management recommendations that balance the City of Roseburg's land use, local street, and economic development goals with State access management requirements for safe and efficient highway operations.*

### Finding

The Plan conforms to the Diamond Lake Access Management Plan and the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

## Roseburg Land Use and Development Ordinance

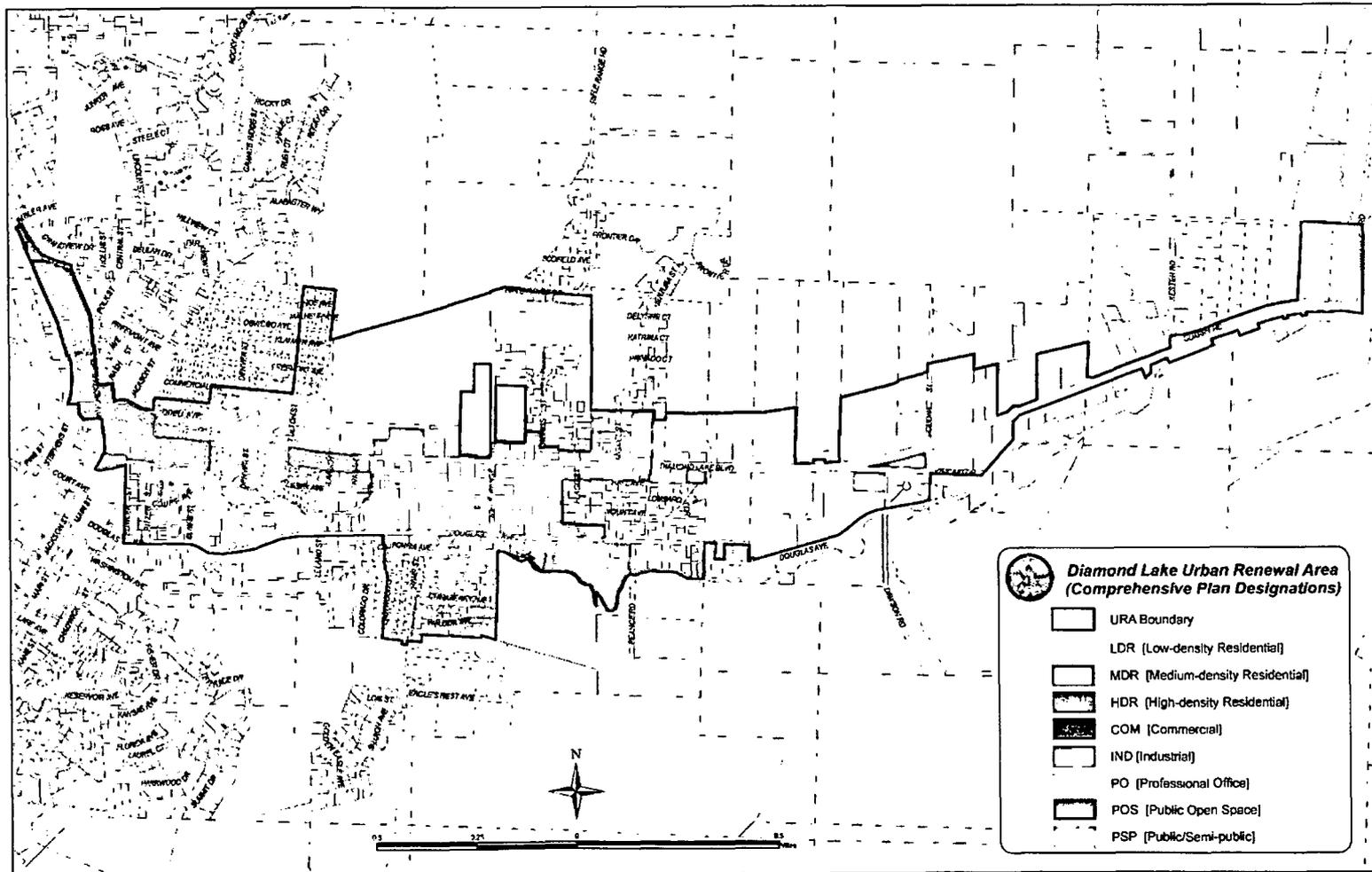
The land uses in the Area will conform to the zoning designations in the City of Roseburg Land Use and Development Ordinance, updated in July 2015, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area, and the comprehensive plan designations are shown in the table below.

**Table 1 – Land Use and Development Ordinance Compared to Comprehensive Plan**

Comprehensive Plan Designation	Zoning Designation
Industrial	Mixed Use
Commercial	General Commercial
Medium Density Residential	Medium-Density Multifamily Residential
Industrial	Medium Industrial
Low Density Residential	Single Family Residential (>7,500 SF)
Medium Density Residential	Limited Multifamily Residential
Medium Density Residential	Multifamily Residential
Low Density Residential	Single Family Residential (>6,000 SF)
Public. Semi-Public	Public Reserve
Industrial	Heavy Industrial
Professional Office	Professional Office

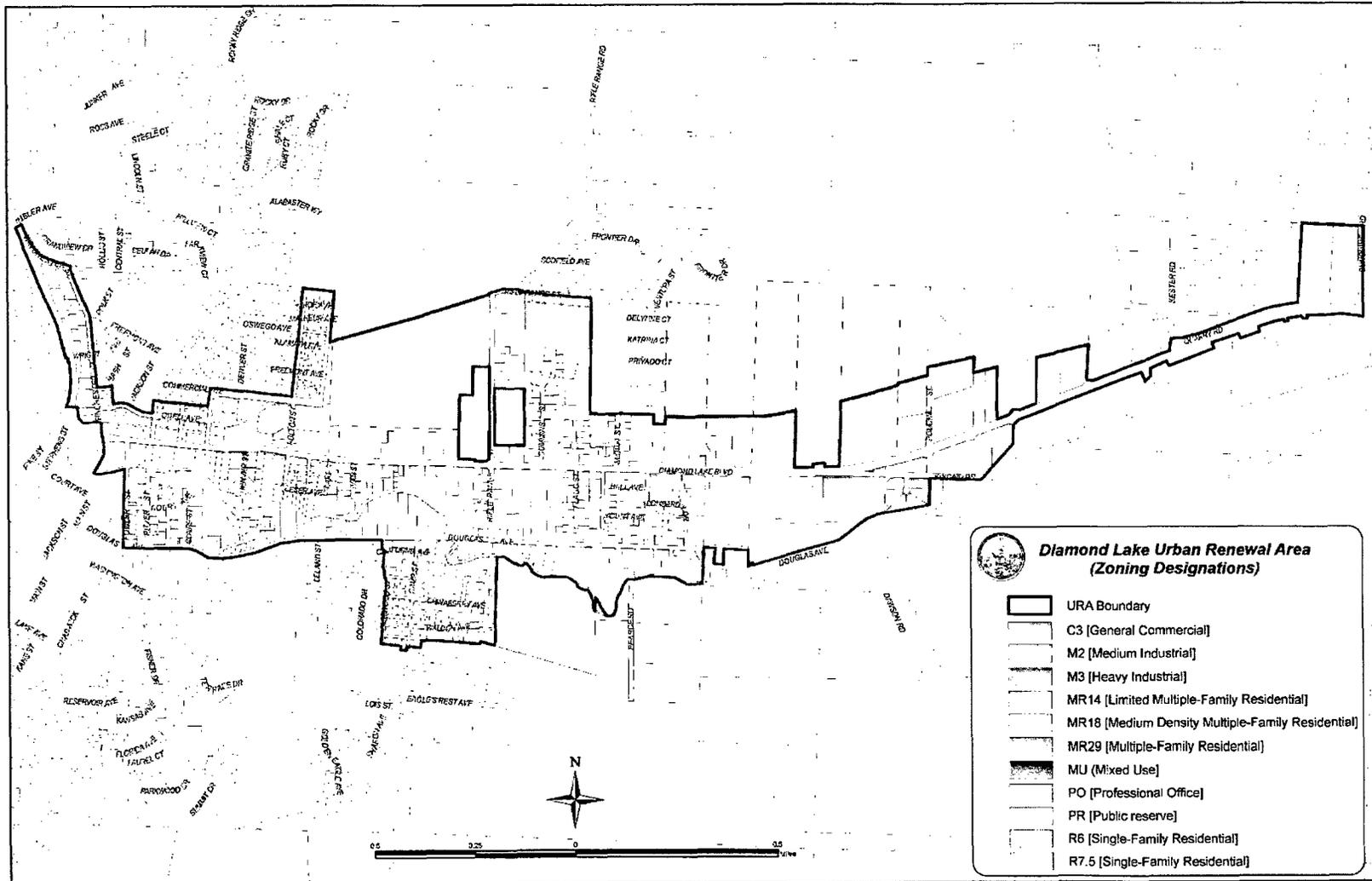
Source: Roseburg Land Use and Development Ordinance p.36

Figure 2 – Diamond Lake Comprehensive Plan Designations



Source: City of Roseburg

Figure 3 – Diamond Lake Zoning Designations



Source: City of Roseburg

## **XII. APPENDIX A: LEGAL DESCRIPTION**

### *2018 Urban Renewal Boundary*

A parcel of land lying in Sections 15, 16, 17, 18, 19 and 20, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcel being more particularly described as follows.

Beginning at a 5/8" iron rod at the Southeast corner of Lot 1, Block 6, ***NORTH PARK ADDITION TO THE CITY OF ROSEBURG***, as recorded in Volume 2, Page 7 of the Plat Records of Douglas County; thence N 1°45'10" E for 32.00 feet to a 5/8" iron rod; thence N 88°50'37" E for 9.07 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears N 82°37'22" W, thence left along said curve for an arc length of 187.12 feet, said curve having a chord bearing of N 4°00'36" E, for 187.02 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears N 89°18'10" W, thence left along said curve for an arc length of 173.12 feet, said curve having a chord bearing of N 2°25'06" W, for 173.04 feet to a 5/8" iron rod; thence beginning a curve to the left, having a radius of 1592.02 feet, from which the radius point bears S 84°37'50" W, thence left along said curve for an arc length of 108.39 feet, said curve having a chord bearing of N 7°19'12" W, for 108.37 feet; thence N 89°45'22" W for 19.91 feet; thence N 0°14'38" E for 59.00 feet; thence N 89°45'22" W for 32.70 feet; thence N 13°26'13" W for 464.74 feet; thence N 22°27'20" W for 29.36 feet; thence N 84°49'13" W for 94.13 feet; thence N 20°03'39" W for 209.57 feet; thence N 22°32'54" W for 51.86 feet; thence along a 70.00 feet radius curve to the right (chord bears N 22°26'45" E 99.01 feet) 109.97 feet to a 5/8" iron rod; thence N 22°29'33" W for 715.38 feet; thence N 67°31'45" E for 5.00 feet; thence N 22°28'15" W for 250.00 feet; thence N 67°33'59" E for 95.19 feet; thence S 22°26'01" E for 152.30 feet; thence beginning a curve to the left, having a radius of 523.00 feet, from which the radius point bears N 67°17'53" E, thence left along said curve for an arc length of 134.37 feet, said curve having a chord bearing of S 30°03'44" E, for 134.00 feet; thence S 9°52'44" E for 12.89 feet; thence S 25°44'32" W for 4.27 feet; thence S 40°43'10" E for 182.31 feet; thence S 69°22'57" E for 226.70 feet; thence S 69°22'57" E for 98.32 feet; thence S 69°22'57" E for 88.25 feet; thence S 2°26'23" W for 49.72 feet; thence S 21°41'23" E for 316.00 feet; thence S 21°06'19" E for 317.04 feet; thence S 27°57'28" E for 43.27 feet to a chiseled X in the concrete walk; thence S 4°53'05" E for 150.00 feet; thence S 5°11'25" E for 708.81 feet; thence S 5°16'02" E for 50.02 feet to a 5/8" iron rod; thence N 84°45'23" E for 138.75 feet to a 5/8" iron rod; thence N 84°45'23" E for 61.28 feet to a 5/8" iron rod; thence S 5°18'29" E for 150.00 feet to a 5/8" iron rod; thence S 5°18'29" E for 91.54 feet to a 1/2" iron rod; thence beginning a curve to the left, having a radius of 208.73 feet, from which the radius point bears N 20°17'59" W, thence left along said curve for an arc length of 3.22 feet, said curve having a chord bearing of N 69°15'32" E, for 3.21 feet; thence beginning a curve to the right, having a radius of 268.73 feet, from which the radius point bears S 21°03'15" E, thence right along said curve for an arc length of 154.55 feet, said curve having a chord bearing of N 85°25'19" E, for 152.43 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 268.73 feet, from which the radius point bears S 12°24'32" W, thence right along said curve for an arc length of 62.39 feet, said curve having a chord bearing of S 70°56'23" E, for 62.25 feet; thence S 60°14'31" E for 188.37

feet; thence S 84°56'02" E for 132.79 feet; thence N 6°05'23" E for 160.11 feet; thence S 83°52'34" E for 60.00 feet; thence S 83°52'34" E for 299.94 feet; thence S 83°53'56" E for 60.00 feet; thence S 83°54'48" E for 299.81 feet; thence N 6°07'48" E for 139.91 feet; thence N 6°07'48" E for 100.00 feet; thence S 83°55'54" E for 1080.09 feet; thence N 6°07'06" E for 329.96 feet; thence N 6°06'52" E for 359.09 feet; thence N 6°11'53" E for 189.73 feet; thence N 6°06'50" E for 169.68 feet; thence N 6°07'33" E for 179.40 feet; thence N 6°08'16" E for 150.01 feet; thence N 6°08'16" E for 59.95 feet; thence S 83°57'10" E for 419.49 feet; thence S 6°06'19" W for 704.14 feet to a 5/8" iron rod; thence N 73°17'10" E for 1283.10 feet to a 5/8" iron rod; thence N 73°17'10" E for 940.37 feet; thence N 6°08'16" E for 15.53 feet to a 5/8" iron rod; thence N 74°15'04" E for 197.25 feet to a 5/8" iron rod; thence S 85°08'57" E for 200.06 feet to a 5/8" iron rod; thence S 7°25'43" W for 42.88 feet; thence S 85°11'06" E for 81.15 feet to a 5/8" iron rod; thence S 85°11'06" E for 99.99 feet to a 5/8" iron rod; thence S 83°23'57" E for 154.95 feet to a 5/8" iron rod; thence S 87°29'41" E for 107.66 feet to a 3/4" iron pipe; thence S 85°18'36" E for 494.82 feet to a 3/4" iron pipe; thence S 0°36'41" W for 1495.77 feet; thence S 88°05'22" E for 247.53 feet to a 5/8" iron rod; thence S 87°45'21" E for 130.00 feet; thence S 88°19'16" E for 144.42 feet to a 5/8" iron rod; thence S 88°07'30" E for 174.24 feet; thence S 88°07'30" E for 104.74 feet; thence S 88°07'31" E for 15.07 feet to a 5/8" iron rod; thence S 1°42'31" W for 125.00 feet to a 5/8" iron rod; thence S 88°15'18" E for 150.26 feet to a 5/8" iron rod; thence N 1°47'06" E for 99.72 feet to a 5/8" iron rod; thence S 88°30'00" E for 330.00 feet; thence S 90°00'00" E for 223.39 feet to a 5/8" iron rod; thence S 90°00'00" E for 608.48 feet; thence S 90°00'00" E for 168.13 feet; thence N 80°00'00" E for 397.51 feet; thence S 2°29'00" W for 761.43 feet; thence N 87°29'17" E for 245.51 feet; thence N 2°57'31" W for 50.00 feet; thence S 89°49'26" E for 147.59 feet; thence S 4°27'36" E for 40.13 feet; thence N 84°29'28" E for 207.64 feet; thence N 5°23'10" E for 30.33 feet; thence N 83°13'30" E for 9.51 feet; thence N 2°12'55" E for 826.36 feet; thence N 75°00'00" E for 675.52 feet; thence N 70°00'00" E for 107.70 feet; thence N 1°33'39" E for 23.29 feet to a 5/8" iron rod; thence N 74°38'34" E for 398.51 feet to a 5/8" iron rod; thence N 1°33'17" E for 110.60 feet; thence N 78°03'49" E for 61.76 feet to a 5/8" iron rod; thence N 78°03'49" E for 539.10 feet to a 5/8" iron rod; thence S 1°00'53" W for 208.62 feet to a 5/8" iron rod; thence N 76°53'28" E for 325.85 feet; thence S 0°57'46" W for 694.37 feet; thence N 68°26'02" E for 156.64 feet; thence N 41°46'03" E for 95.32 feet; thence N 41°46'03" E for 5.31 feet; thence S 81°55'21" E for 80.62 feet; thence N 68°19'57" E for 229.01 feet; thence N 0°27'31" E for 607.00 feet; thence N 76°26'16" E for 700.01 feet to a 5/8" iron rod; thence S 3°06'19" W for 468.85 feet; thence S 80°20'06" E for 79.99 feet; thence N 69°37'43" E for 275.00 feet; thence N 68°40'26" E for 166.80 feet; thence N 68°40'26" E for 133.24 feet; thence N 71°05'16" E for 200.06 feet; thence N 65°39'09" E for 150.37 feet; thence N 71°39'53" E for 150.08 feet; thence N 6°11'37" E for 156.53 feet; thence N 68°50'57" E for 59.85 feet to a 5/8" iron rod; thence S 87°25'46" E for 76.19 feet to a 5/8" iron rod; thence N 76°17'51" E for 63.07 feet to a bolt; thence N 77°08'58" E for 13.67 feet to a bolt; thence N 76°19'49" E for 163.61 feet; thence N 68°25'48" E for 563.81 feet to a 5/8" iron rod; thence N 69°20'07" E for 328.30 feet to a 5/8" iron rod; thence N 73°02'25" E for 46.71 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 2843.57 feet, from which the radius point bears S 16°19'46" E, thence right along said curve for an arc length of 348.45 feet, said curve having a chord bearing of N 77°10'52" E, for 348.23 feet to a 5/8" iron rod; thence N 81°06'38" E for 45.51 feet to a 5/8" iron rod; thence N 2°34'12" E for 1049.70 feet; thence S 87°03'59" E for 490.35 feet to a 5/8" iron rod; thence S 87°03'58" E for 138.41 feet to a 5/8" iron rod; thence N 3°16'10" E for 1.56 feet to a 5/8" iron

rod; thence S 80°36'17" E for 164.11 feet to a 5/8" iron rod; thence N 77°23'51" E for 63.13 feet to a 5/8" iron rod; thence S 2°24'10" W for 1061.84 feet; thence S 2°24'10" W for 120.86 feet; thence beginning a curve to the left, having a radius of 2673.00 feet, from which the radius point bears S 9°24'49" W, thence left along said curve for an arc length of 288.06 feet, said curve having a chord bearing of N 83°40'25" W, for 287.92 feet; thence S 85°17'35" W for 196.21 feet; thence N 79°53'10" W for 49.73 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 2°00'38" E, thence left along said curve for an arc length of 205.00 feet, said curve having a chord bearing of S 85°47'04" W, for 204.95 feet; thence S 6°25'14" E for 40.00 feet; thence S 83°00'07" W for 52.88 feet; thence N 33°37'56" W for 44.45 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 7°59'44" E, thence left along said curve for an arc length of 185.47 feet, said curve having a chord bearing of S 80°00'34" W, for 185.44 feet; thence S 11°59'08" E for 35.00 feet; thence S 77°29'22" W for 48.17 feet; thence N 13°02'08" W for 35.00 feet; thence beginning a curve to the left, having a radius of 2663.37 feet, from which the radius point bears S 13°02'08" E, thence left along said curve for an arc length of 199.15 feet, said curve having a chord bearing of S 74°49'20" W, for 199.10 feet; thence S 70°54'25" W for 144.66 feet; thence S 20°58'46" E for 65.00 feet; thence S 69°06'13" W for 269.42 feet; thence N 21°43'47" W for 70.00 feet; thence S 68°16'34" W for 373.37 feet; thence S 21°45'35" E for 80.00 feet; thence S 68°14'25" W for 625.00 feet; thence N 21°45'35" W for 75.00 feet; thence S 65°48'13" W for 235.21 feet; thence S 1°04'26" W for 103.08 feet; thence S 40°20'34" W for 96.18 feet; thence N 21°45'36" W for 140.00 feet; thence S 72°19'33" W for 140.36 feet; thence S 69°54'33" W for 124.10 feet; thence S 68°52'35" W for 473.26 feet; thence S 68°36'34" W for 18.62 feet to a 5/8" iron rod; thence S 68°36'34" W for 575.61 feet to a 5/8" iron rod; thence S 68°36'15" W for 232.31 feet to a 5/8" iron rod; thence S 68°33'12" W for 143.42 feet to a 5/8" iron rod; thence S 44°17'16" W for 97.91 feet to a 5/8" iron rod; thence S 0°53'36" W for 257.18 feet to a 5/8" iron rod; thence S 40°21'10" W for 587.79 feet to a 5/8" iron rod; thence N 88°59'29" W for 688.45 feet; thence S 2°47'03" W for 357.78 feet to a 5/8" iron rod; thence S 79°45'14" W for 568.97 feet to a 5/8" iron rod; thence S 79°45'14" W for 33.92 feet; thence beginning a curve to the left, having a radius of 712.64 feet, from which the radius point bears S 7°39'03" E, thence left along said curve for an arc length of 27.60 feet, said curve having a chord bearing of S 81°14'23" W, for 27.60 feet to a 5/8" iron rod; thence along a 712.64 feet radius curve to the left (chord bears S 65°10'15" W 367.92 feet) 372.13 feet to a 5/8" iron rod; thence S 50°12'41" W for 204.94 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 449.43 feet, from which the radius point bears N 38°35'15" W, thence right along said curve for an arc length of 109.99 feet, said curve having a chord bearing of S 58°25'25" W, for 109.71 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 449.43 feet, from which the radius point bears N 24°37'12" W, thence right along said curve for an arc length of 102.24 feet, said curve having a chord bearing of S 71°53'49" W, for 102.02 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 3754.92 feet, from which the radius point bears N 14°17'31" W, thence right along said curve for an arc length of 104.65 feet, said curve having a chord bearing of S 76°30'23" W, for 104.65 feet to a 5/8" iron rod; thence S 74°43'06" W for 360.59 feet to a 5/8" iron rod; thence S 74°17'06" W for 605.93 feet to a 5/8" iron rod; thence N 1°50'14" E for 30.00 feet to a 5/8" iron rod; thence S 74°17'06" W for 40.00 feet to a 5/8" iron rod; thence S 1°50'14" W for 30.00 feet to a 5/8" iron rod; thence S 74°17'06" W for 25.00 feet to a 3/4" iron pipe; thence N 2°14'34" E for 208.28 feet; thence N 84°07'27" W for 325.77 feet to a 5/8" iron rod; thence S 1°50'27" W for 208.39 feet to a 5/8" iron rod; thence N 82°54'08" W for

127.58 feet to a 5/8" iron rod; thence N 5°32'38" E for 210.27 feet to a 5/8" iron rod; thence N 88°50'38" W for 152.82 feet to a 5/8" iron rod; thence S 2°05'10" W for 162.60 feet to a 3/8" iron rod; thence S 2°04'51" W for 85.25 feet; thence S 2°04'51" W for 225.64 feet to a point in the center of Deer Creek that bears N 2°04'51" E 35.06 feet from the SW Corner of DLC 45; thence along the center of Deer Creek N 88°27'24" W for 11.99 feet, N 88°27'24" W for 196.77 feet, N 63°18'04" W for 176.73 feet, N 88°27'24" W for 329.45 feet, S 79°30'54" W for 224.32 feet, S 73°45'28" W for 28.52 feet, S 67°17'18" W for 41.98 feet; thence S 46°55'46" W for 40.29 feet; thence S 39°34'10" W for 44.45 feet; thence S 15°47'22" W for 63.34 feet, S 5°08'49" E for 45.08 feet, S 14°15'16" E for 47.71 feet, S 22°19'30" W for 20.65 feet, S 26°09'42" W for 78.45 feet, S 30°30'57" W for 34.40 feet, S 19°16'06" W for 90.46 feet, S 67°02'48" W for 37.37 feet, N 88°34'49" W for 50.27 feet, S 88°53'02" W for 139.74 feet, N 57°54'48" W for 35.18 feet, N 41°51'19" W for 15.79 feet to the City Limits; thence leaving the center of Deer Creek S 1°25'43" W for 83.00 feet to a point on the southern bank of Deer Creek; thence along the southern bank of Deer Creek N 35°51'02" W for 26.92 feet, N 31°03'50" W for 54.09 feet, N 15°26'36" W for 54.17 feet, N 16°56'30" E for 55.55 feet, N 9°10'40" E for 29.91 feet, N 3°49'11" E for 38.73 feet, N 30°03'47" W for 38.42 feet, N 50°02'34" W for 42.95 feet, N 51°51'27" W for 199.51 feet, N 59°16'11" W for 60.69 feet, N 57°41'41" W for 42.76 feet, N 63°42'34" W for 49.30 feet, N 74°04'59" W for 47.65 feet, S 88°01'07" W for 47.28 feet, S 82°22'52" W for 54.76 feet, N 65°09'55" W for 25.94 feet, N 75°05'15" W for 27.08 feet, N 79°01'06" W for 37.15 feet, N 77°21'49" W for 53.72 feet, N 89°26'55" W for 73.35 feet, N 77°35'09" W for 44.96 feet, N 54°34'57" W for 36.24 feet, N 40°05'57" W for 56.30 feet, N 51°11'47" W for 55.59 feet, N 49°48'01" W for 62.71 feet, N 68°51'05" W for 66.44 feet, N 76°00'43" W for 73.28 feet, N 84°01'49" W for 60.61 feet, N 59°14'13" W for 47.88 feet, N 77°07'23" W for 50.53 feet, N 74°24'57" W for 41.94 feet and N 78°37'54" W for 27.43 feet to a 5/8" iron rod; thence leaving the south bank of Deer Creek S 1°44'43" W for 165.00 feet to a 5/8" iron rod; thence S 1°44'43" W for 175.92 feet to a 3/4" iron pipe; thence S 1°46'40" W for 545.80 feet; thence S 1°07'51" W for 42.83 feet to a 5/8" iron rod; thence S 1°12'43" W for 214.34 feet; thence N 74°03'19" W for 81.99 feet; thence N 74°03'19" W for 82.77 feet; thence N 74°03'19" W for 30.45 feet; thence S 6°59'30" W for 26.30 feet; thence N 86°40'07" W for 47.94 feet; thence N 87°46'10" W for 80.02 feet; thence N 84°41'42" W for 39.92 feet; thence N 86°43'08" W for 106.17 feet; thence N 87°08'28" W for 88.63 feet; thence N 84°29'03" W for 70.72 feet; thence N 88°19'35" W for 75.00 feet; thence N 87°25'40" W for 126.01 feet; thence N 87°58'30" W for 82.04 feet; thence N 85°57'34" W for 62.17 feet; thence S 5°46'36" W for 101.03 feet; thence N 86°32'31" W for 20.12 feet; thence N 86°32'31" W for 129.88 feet; thence N 81°26'56" W for 38.31 feet; thence S 4°52'48" W for 50.00 feet; thence N 83°53'12" W for 75.02 feet; thence N 4°52'48" E for 50.00 feet; thence N 83°53'12" W for 265.06 feet; thence N 4°52'48" E for 824.69 feet; thence N 13°27'47" W for 195.89 feet; thence N 5°30'18" E for 210.26 feet; thence N 51°26'12" W for 41.55 feet; thence N 0°03'36" E for 118.21 feet; thence S 89°16'33" W for 121.01 feet to a 5/8" iron rod; thence N 87°50'43" W for 24.86 feet to a 5/8" iron rod; thence N 88°19'26" W for 102.57 feet; thence N 87°53'44" W for 104.96 feet; thence N 88°14'16" W for 228.39 feet; thence S 83°38'55" W for 133.02 feet; thence S 88°27'20" W for 244.62 feet; thence N 87°53'17" W for 142.35 feet; thence S 81°48'48" W for 219.61 feet; thence S 75°11'25" W for 55.50 feet to a 3/4" iron rod; thence S 69°53'15" W for 301.75 feet; thence S 78°31'15" W for 105.28 feet; thence S 78°30'32" W for 72.05 feet to a 5/8" iron rod; thence S 80°57'31" W for 142.96 feet; thence S 80°57'31" W for 14.39 feet; thence beginning a curve to

the right, having a radius of 984.93 feet, from which the radius point bears N 8°01'27" W, thence right along said curve for an arc length of 89.63 feet, said curve having a chord bearing of S 84°34'58" W, for 89.60 feet; thence along a 984.93 feet radius curve to the right (chord bears S 88°11'58" W 34.71 feet) 34.71 feet to a Centerline Monument in Southeast Dos Gatos Court; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 2°48'37" W, thence right along said curve for an arc length of 34.71 feet, said curve having a chord bearing of S 88°11'58" W, for 34.71 feet; thence beginning a curve to the right, having a radius of 984.93 feet, from which the radius point bears N 1°13'19" E, thence right along said curve for an arc length of 42.18 feet, said curve having a chord bearing of N 87°33'04" W, for 42.18 feet; thence N 86°35'13" W for 56.01 feet; thence N 84°22'40" W for 40.09 feet; thence N 61°22'34" W for 183.80 feet; thence N 74°31'04" W for 89.28 feet; thence N 89°07'49" W for 24.04 feet; thence N 87°50'53" W for 627.76 feet to a concrete nail with washer; thence N 88°59'12" W for 74.79 feet; thence N 88°56'04" W for 77.51 feet to a 5/8" iron rod; thence N 88°56'04" W for 5.21 feet; thence N 80°32'46" W for 58.21 feet; thence N 1°29'56" E for 1012.85 feet to the south bank of Deer Creek; thence along said south bank S 75°45'11" W for 75.72 feet, S 70°36'08" W for 55.68 feet, S 74°19'58" W for 43.73 feet, S 75°14'14" W for 48.28 feet, S 84°33'42" W for 77.20 feet, N 83°13'49" W for 51.53 feet, N 76°02'25" W for 29.66 feet, N 79°31'00" W for 38.77 feet to the easterly right-of-way of Jackson Street; thence leaving the south bank of Deer Creek N 27°15'38" E for 261.29 feet; thence N 14°31'42" E for 44.32 feet; thence N 4°01'42" E for 105.42 feet; thence N 8°56'25" W for 179.15 feet; thence N 6°42'07" W for 135.28 feet; thence S 83°56'44" W for 67.20 feet to a 5/8" iron rod; thence S 83°56'44" W for 172.75 feet to a 5/8" iron rod; thence N 39°39'33" W for 60.61 feet to a 5/8" iron rod; thence beginning a curve to the right, having a radius of 75.00 feet, from which the radius point bears N 50°28'09" E, thence right along said curve for an arc length of 45.44 feet, said curve having a chord bearing of N 22°10'30" W, for 44.75 feet; thence N 4°44'20" W for 6.50 feet; thence N 4°44'20" W for 108.07 feet to a 5/8" iron rod; thence N 48°46'55" W for 144.49 feet to a 5/8" iron rod, the place of beginning.

LESS two parcels of land lying in the Southeast quarter of Section 17 and the Northeast quarter of Section 20, Township 25 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said parcels being more particularly described as follows.

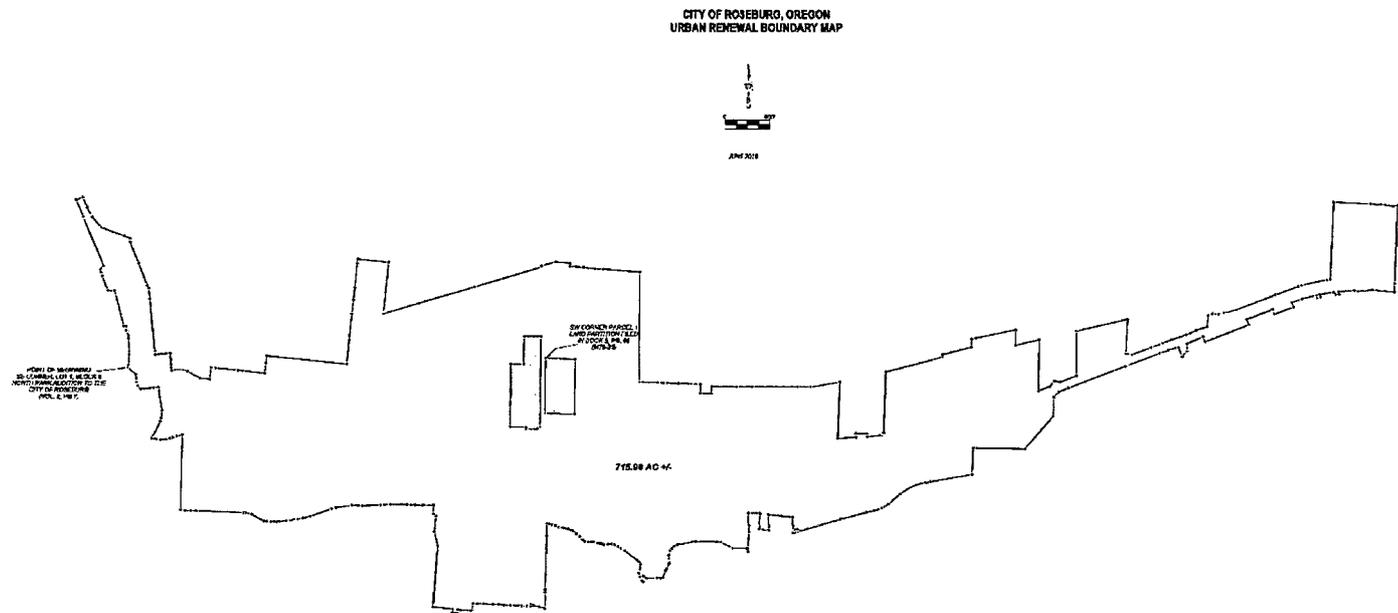
The first parcel beginning at a 5/8" iron rod at the Southwest corner of Parcel 1 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence S 0°52'10" E for 750.00 feet along the western boundary of *NORTHLAWN TERRACE* as recorded in Volume 4, Page 12 of the Plat Records of Douglas County to the Southwest corner of Lot 9, *NORTHLAWN TERRACE*; thence S 89°06'00" E for 398.00 feet along the southern boundary of said Lot 9 to the Southeast corner thereof; thence N 0°52'10" E for 740.86 feet along the eastern boundary of *NORTHLAWN TERRACE* to a 5/8" iron rod at the Southeast corner of Parcel 2 of the Land Partition filed in Book 5, Page 89 of the Land Partition Records of Douglas County, Oregon; thence N 87°47'00" W for 197.68 feet to a 5/8" iron rod; thence N 87°47'00" W for 200.03 feet to a 5/8" iron rod, the place of beginning.

The second parcel beginning at a 1/2" iron rod the bears N 11°52'54" W 299.46 feet from the 5/8" iron rod at the Southwest corner Parcel 1 of the Land Partition filed in Book 5, Page 89 of

the Land Partition Records of Douglas County, Oregon; thence S 0°54'00" W for 1229.27 feet; thence S 51°32'23" W for 36.693 feet; thence S 81°32'04" W for 43.74 feet; thence N 87°55'40" W for 112.00 feet; thence N 2°06'56" E for 20.00 feet; thence N 87°55'40" W for 216.73 feet; thence N 1°00'20" E for 854.35 feet to a 3/4" iron pipe; thence S 88°47'17" E for 167.78 feet to a 3/4" iron pipe; thence N 1°13'59" E for 376.96 feet to a 3/4" iron rod; thence S 89°46'38" E for 228.42 feet to a 1/2" iron rod, the place of beginning.

Bearings are Grid, NAD 83 (Conus), Oregon South Zone. Distances converted to ground.  
Combined Scale Factor: 1.0000013723  
Convergence Angle: -1°56'15"

**XII. LEGAL DESCRIPTION MAP**



# **Report Accompanying the Diamond Lake Urban Renewal Plan**

Adopted by the City of Roseburg

July 9, 2018

Ordinance No. 3502

## **Diamond Lake Urban Renewal Area**

Consultant Team

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**Tiberius Solutions LLC**

Nick Popenuk  
Ali Danko  
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## TABLE OF CONTENTS

I.	INTRODUCTION .....	1
II.	THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA .....	3
III.	THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS .....	8
IV.	THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT .....	10
V.	FINANCIAL ANALYSIS OF THE PLAN.....	10
VI.	THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED.....	12
VII.	THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT- FINANCE PLAN .....	16
VIII.	REVENUE SHARING .....	20
IX.	IMPACT OF THE TAX INCREMENT FINANCING .....	20
X.	COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA.....	24
XI.	EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES .....	25
XII.	REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN .....	38
XIII.	RELOCATION REPORT.....	38

## **I. INTRODUCTION**

The Report on the Diamond Lake Urban Renewal Plan (Report) contains background information and project details that pertain to the Diamond Lake Urban Renewal Plan (Plan). ORS 457 refers to projects throughout the requirements for a Report in an urban renewal plan. In this Report, the term program is used in addition to project, but for the purposes of ORS 457, program means project.

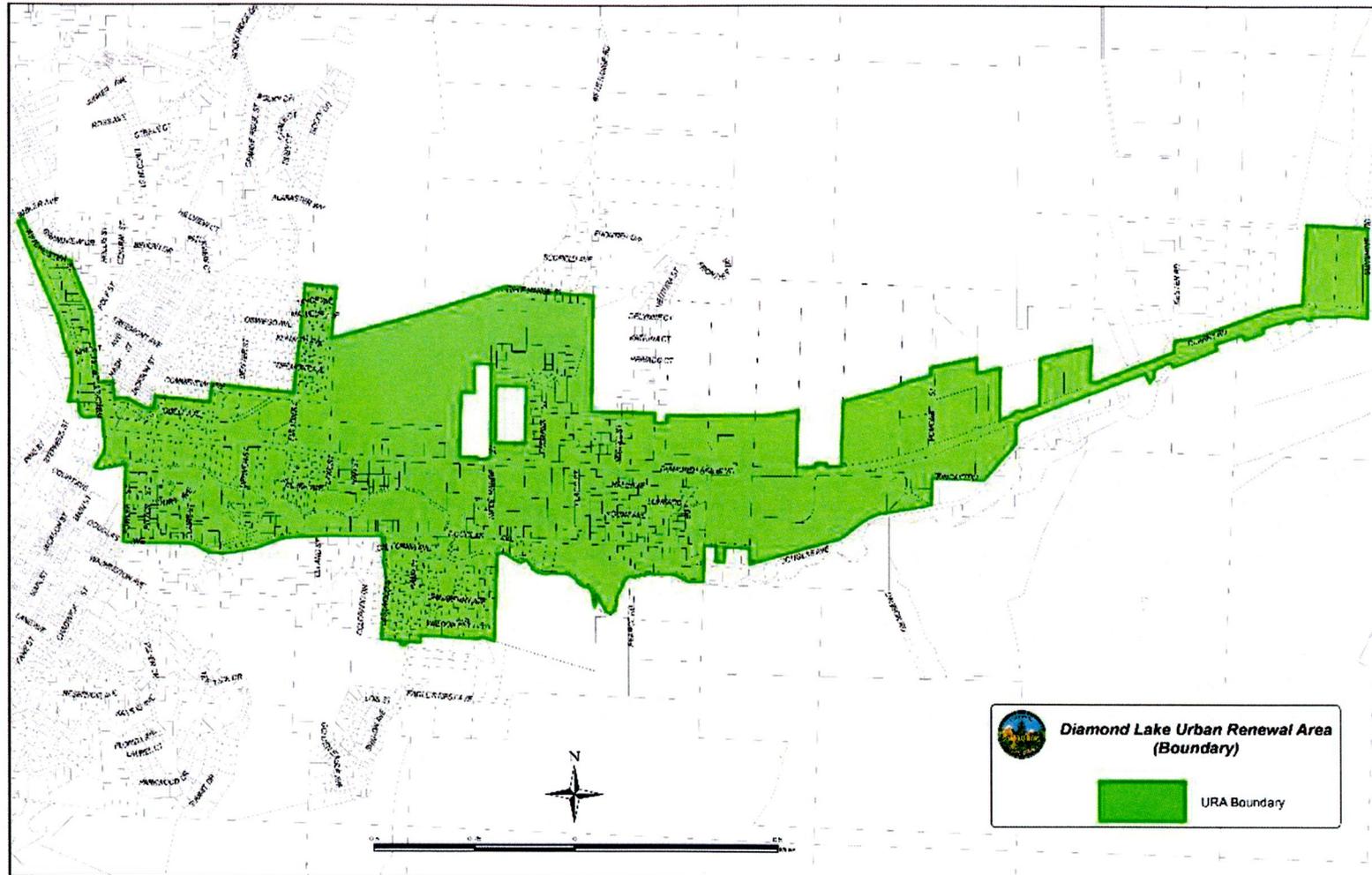
The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Report provides guidance on how the urban renewal plan might be implemented. As the Roseburg Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other changes as allowed in the amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan

**Figure 1 - Roseburg Diamond Lake Urban Renewal Area Boundary**



Source: City of Roseburg

## **II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

### **A. Economic Development**

**Wetland mitigation 10-20 acres** – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

Existing conditions: There are many undeveloped and underdeveloped properties in the Area that have wetlands issues that could benefit from a wetlands mitigation program. The City of Roseburg does not currently have a funding mechanism to participate in mitigating the existing wetlands.

**Storm - Diamond Lake Boulevard/Fulton Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

Existing conditions: The existing 12" diameter storm drain pipe along Freemont Avenue empties into a ditch that connects into a 30" diameter pipe. The 30" diameter pipe crosses Diamond Lake Boulevard and continues south. The 12" diameter pipe along Freemont Avenue is under capacity, as well the 30" diameter pipe along Fulton Street. There is an 18" diameter storm drain pipe along Diamond Lake Boulevard that connects into the 30" diameter pipe along Fulton Street which is also under capacity.

**Storm - Diamond Lake Boulevard east of Ivan Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing storm drainage piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity causing localized flooding.

**Storm - Diamond Lake Boulevard east of Rifle Range Street** – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.

**Environmental cleanup** – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

Existing conditions: There are undeveloped and underdeveloped parcels in the Area that have conditions that will require environmental cleanup.

**Façade improvement program** – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Urban Renewal Agency.

Existing conditions: There is no façade improvement program in this Area. There are many buildings that are in disrepair and could benefit from a facade improvement program.

#### **Development Partnerships – Commercial and Industrial**

Existing conditions: There is no funding for development partnerships in the Area. There are many undeveloped and underdeveloped properties in the Area that could benefit from a development partnerships program.

### **B. Housing Incentives**

**Multi-family housing incentives** – These resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

Existing conditions: There is no present local funding source for incentives for housing development in the Area.

### **C. Public Safety**

**Public safety training project** – This resource would be utilized to provide the local component of funding.

Existing conditions: Umpqua Community College is interested in developing a Public Safety Training Center as part of their curriculum. This project is anticipated to include regional partners in all arenas of public safety.

### **D. Transportation**

**Winchester Street/Stephens Street intersection improvements** – Provide improvements that will enhance safety for vehicles and pedestrians.

Existing conditions: This intersection is located at the top of a vertical curve and has an awkward geometry. There is an accident history in the area and the intersection is challenging for all modes of transportation.

**Douglas Avenue** – Provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

Existing conditions: Douglas Avenue does not presently have full street multi-modal improvements. Douglas Avenue east of Deer Creek does not have any sidewalks. Douglas Avenue east of Stephens Street does not have any marked bicycle facilities. Douglas Avenue runs parallel to Highway 138 (Diamond Lake Boulevard) and will offers a safer route for pedestrians and cyclists once it is improved.

**Rifle Range Street north of Diamond Lake Boulevard** – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

Existing conditions: Rifle Range Street does not presently have full street multi-modal improvements. Sections of Rifle Range Street are narrow with no to limited shoulders and ditches on both sides.

**Rifle Range Street extension over Deer Creek** – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

Existing conditions: There is presently no bridge spanning Deer Creek in this location.

**Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard)** – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

Existing conditions: Patterson Street is currently an improved street with no curb, gutter nor sidewalks.

**Douglas Avenue Deer Creek Bridge Replacement** – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

Existing conditions: The Deer Creek bridge on Douglas Avenue is in need of repair or replacement. The current sufficiency rating (on a scale of 0-100) is 26.1 and the bridge is load rated.

**Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan)** – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser as outlined in the Diamond Lake Access Management Plan.

Existing conditions: This transportation connection does not presently exist.

## **E. Transportation – Economic Development**

**Diamond Lake Boulevard signals** – Provide local participation in intersection signalization projects identified in co-ordination with the Oregon Department of Transportation (ODOT).

Existing conditions: These signals do not exist and future development will require installation of these signals.

**Odell Avenue/Commercial Avenue to Rifle Range Street improvements** – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

Existing conditions: This transportation connection does not exist.

**Champion site infrastructure connection to above project** – Provide an extension of Lake Street north of Diamond Lake Boulevard to connect with the Odell Avenue/Commercial Avenue/Rifle Range Street project.

Existing conditions: This transportation connection does not exist.

## **F. Transportation – Multimodal**

**Diamond Lake Boulevard sidewalk rehabilitation, remove power poles, buy easements/right of way** – Local participation in the redevelopment of Highway 138 multi-modal improvements.

Existing conditions: There are inconsistent and deficient sidewalks along Diamond Lake Boulevard, with limited widths, poor conditions, and power poles in the sidewalk area.

**Pathway improvements** – Local participation in pathway improvement in the urban renewal area.

Existing conditions: There are limited east-west pathways in the Area.

**Multi-use pathway north of and parallel to Douglas Avenue to Diamond Lake Boulevard** – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

Existing conditions: No multi-use pathway exists in this location.

## **G. Transportation – Safety**

**“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue** – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

Existing conditions: There is federal and state Safe Routes to Schools funding available and there are schools within the Area. The routes to schools in this Area have sections of transportation with no sidewalks on the streets.

**Fulton Street to Rocky Drive participation** – To participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

Existing conditions: Fulton Street to Rocky Drive is a narrow and substandard two-lane road without multi-modal improvements.

**Americans with Disabilities Act (ADA) improvements** – To participate in improvements that are priorities within the Area.

Existing conditions: There are many sidewalks in the Area that do not have ADA improvements, and areas that do not have sidewalks at all.

## **H. Beautification**

**Beautification** – To participate in beautification projects which may include landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Existing conditions: There are no Area wide beautification projects to include landscaping, signage, way-finding, lighting nor other aesthetic improvements.

### **III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

The total cost estimates for projects is shown in Table 1. These are all estimates as are the urban renewal portions of the costs, acknowledging that the urban renewal portions must fit within the maximum indebtedness.

The Plan assumes that the city will use other funds to assist in the completion of the projects, within the Area. These sources include but are not limited to City of Roseburg General Funds, Storm Drainage Fund, Water Service Fund, Transportation Fund, Street Light and Sidewalk Fund, System Development Charges (SDCs), local, state and federal grants, and other sources as identified by the Agency. The city may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the programs.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

**Table 1 - Estimated Cost of Each Project**

Project Name	Total Project Costs (Including Matches)	0-5 Years	6-10 Years	11-20 Years	21-30 Years	Estimated UR Contribution
		\$2M	\$6.5M	\$12.7M	\$19M	40.2M
Wetland Mitigation	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 850,000
Storm - Diamond Lake/Fulton	\$ 1,500,000		\$ 500,000			\$ 500,000
Storm - Diamond Lake West of Rifle Range	\$ 1,700,000			\$ 700,000		\$ 700,000
Storm - Diamond Lake East of Rifle Range	\$ 400,000				\$ 300,000	\$ 300,000
Environmental Clean up	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Façade Improvement	\$ 1,500,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Multi-Family Housing incentives	\$ 2,000,000	\$ 300,000	\$ 250,000	\$ 250,000		\$ 800,000
Public Safety Training Project	\$ 3,000,000				\$ 3,000,000	\$ 3,000,000
Winchester Stephens Intersection	\$ 4,000,000			\$ 2,500,000	\$ 1,000,000	\$ 3,500,000
Douglas Avenue	\$ 3,500,000	\$ 300,000	\$ 2,700,000			\$ 3,000,000
Rifle Range North of Diamond Lake	\$ 2,250,000		\$ 450,000	\$ 1,500,000		\$ 1,950,000
Rifle Range extension over Deer Creek	\$ 6,000,000				\$ 5,000,000	\$ 5,000,000
Patterson Street	\$ 1,000,000				\$ 750,000	\$ 750,000
Douglas Avenue Deer Creek Bridge	\$ 1,000,000	\$ 900,000				\$ 900,000
Fleser Connection	\$ 750,000				\$ 750,000	\$ 750,000
Traffic Signals	\$ 2,250,000		\$ 750,000	\$ 500,000	\$ 750,000	\$ 2,000,000
Odeil/Commercial to Rifle Range	\$ 5,000,000			\$ 2,500,000	\$ 2,500,000	\$ 5,000,000
Champion Site Connection to Diamond Lake	\$ 2,000,000			\$ 200,000	\$ 950,000	\$ 1,150,000
Diamond Lake Sidewalks/ power poles, easements	\$ 2,000,000		\$ 400,000	\$ 600,000	\$ 1,000,000	\$ 2,000,000
Pathway improvements	\$ 1,000,000		\$ 250,000	\$ 500,000		\$ 750,000
MUP North of and parallel to Douglas	\$ 1,200,000				\$ 800,000	\$ 800,000
Safe Routes Diamond Lake to Douglas	\$ 3,000,000		\$ 250,000	\$ 1,500,000	\$ 250,000	\$ 2,000,000
Fulton to Rocky Participation	\$ 2,000,000			\$ 500,000	\$ 500,000	\$ 1,000,000
ADA Improvements	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 800,000
Beautification	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
Totals	\$ 53,050,000	\$ 2,250,000	\$ 6,750,000	\$ 12,950,000	\$ 19,250,000	\$ 41,200,000

Source: City of Roseburg

#### **IV. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

ORS 457.085 (3)(d) requires an estimate of costs for each project and program in a plan. The programs in this plan are not discrete, one-time capital investments, but are ongoing programs designed to incentivize residential construction and renovations, with the goal of strengthening the local economy. The exact timing of expenditures for these projects and programs will depend upon the demand from developers and property owners. Table 1 shows the assumed timing of expenditures on these projects/programs.

#### **V. FINANCIAL ANALYSIS OF THE PLAN**

The estimated tax increment revenues through FYE 2039 are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area. Table 2 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies and compression losses. In addition to the development assumptions described earlier in this Report, all property in the area is assumed to experience 5.0% growth per year from appreciation. These projections of increment are the basis for the projections in Table 3, Table 4, and Table 5 and Table 6, Table 7, and Table 8. The first year of tax increment collections is anticipated to be FYE 2020. Gross TIF is calculated by multiplying the tax rate times the excess value used. The tax rate is per thousand dollars of value, so the calculation is “tax rate times excess value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which would not be impacted by this Plan.

**Table 2 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

FYE	Assessed Value			Tax Rate	Tax Increment Finance		
	Total	Frozen Base	Increment		Gross	Adjustments	Net
2020	\$ 150,054,013	\$ 136,103,410	\$ 13,950,603	\$15.2153	\$ 212,262	\$ (10,613)	\$ 201,649
2021	\$ 157,556,714	\$ 136,103,410	\$ 21,453,304	\$15.1391	\$ 324,783	\$ (16,239)	\$ 308,544
2022	\$ 165,434,551	\$ 136,103,410	\$ 29,331,141	\$14.6778	\$ 430,517	\$ (21,527)	\$ 408,990
2023	\$ 173,706,278	\$ 136,103,410	\$ 37,602,868	\$14.6774	\$ 551,912	\$ (27,596)	\$ 524,316
2024	\$ 182,391,591	\$ 136,103,410	\$ 46,288,181	\$14.6770	\$ 679,371	\$ (33,968)	\$ 645,403
2025	\$ 191,511,172	\$ 136,103,410	\$ 55,407,762	\$14.6766	\$ 813,197	\$ (40,661)	\$ 772,536
2026	\$ 201,086,730	\$ 136,103,410	\$ 64,983,320	\$14.6762	\$ 953,709	\$ (47,685)	\$ 906,024
2027	\$ 211,141,069	\$ 136,103,410	\$ 75,037,659	\$14.6770	\$1,101,325	\$ (55,066)	\$1,046,259
2028	\$ 221,698,124	\$ 136,103,410	\$ 85,594,714	\$14.6705	\$1,255,713	\$ (62,786)	\$1,192,927
2029	\$ 232,783,031	\$ 136,103,410	\$ 96,679,621	\$14.6704	\$1,418,333	\$ (70,917)	\$1,347,416
2030	\$ 244,422,184	\$ 136,103,410	\$108,318,774	\$14.6704	\$1,589,084	\$ (79,454)	\$1,509,630
2031	\$ 256,643,293	\$ 136,103,410	\$120,539,883	\$14.6704	\$1,768,373	\$ (88,419)	\$1,679,954
2032	\$ 269,475,457	\$ 136,103,410	\$133,372,047	\$14.6704	\$1,956,626	\$ (97,831)	\$1,858,795
2033	\$ 282,949,231	\$ 136,103,410	\$146,845,821	\$14.6704	\$2,154,293	\$ (107,715)	\$2,046,578
2034	\$ 297,096,694	\$ 136,103,410	\$160,993,284	\$14.6704	\$2,361,843	\$ (118,092)	\$2,243,751
2035	\$ 311,951,531	\$ 136,103,410	\$175,848,121	\$14.6704	\$2,579,769	\$ (128,989)	\$2,450,780
2036	\$ 327,549,108	\$ 136,103,410	\$191,445,698	\$14.6704	\$2,808,593	\$ (140,430)	\$2,668,163
2037	\$ 343,926,564	\$ 136,103,410	\$207,823,154	\$14.6704	\$3,048,857	\$ (152,442)	\$2,896,415
2038	\$ 361,122,891	\$ 136,103,410	\$225,019,481	\$14.6704	\$3,301,135	\$ (165,057)	\$3,136,078
2039	\$ 379,179,036	\$ 136,103,410	\$243,075,626	\$14.6704	\$3,566,027	\$ (178,302)	\$3,387,725
2040	\$ 398,137,988	\$ 136,103,410	\$262,034,578	\$14.6704	\$3,844,163	\$ (192,209)	\$3,651,954
2041	\$ 418,044,886	\$ 136,103,410	\$281,941,476	\$14.6704	\$4,136,206	\$ (206,810)	\$3,929,396
2042	\$ 438,947,131	\$ 136,103,410	\$302,843,721	\$14.6704	\$4,442,851	\$ (222,142)	\$4,220,709
2043	\$ 460,894,488	\$ 136,103,410	\$324,791,078	\$14.6704	\$4,764,828	\$ (238,241)	\$4,526,587
2044	\$ 483,939,212	\$ 136,103,410	\$347,835,802	\$14.6704	\$5,102,904	\$ (255,145)	\$4,847,759
2045	\$ 508,136,173	\$ 136,103,410	\$372,032,763	\$14.6704	\$5,457,885	\$ (272,894)	\$5,184,991
2046	\$ 533,542,983	\$ 136,103,410	\$397,439,573	\$14.6704	\$5,830,614	\$ (291,531)	\$5,539,083
2047	\$ 560,220,132	\$ 136,103,410	\$424,116,722	\$14.6704	\$6,221,980	\$ (311,100)	\$5,910,880
2048	\$ 588,231,140	\$ 136,103,410	\$452,127,730	\$14.6704	\$6,632,913	\$ (331,645)	\$6,301,268
2049	\$ 617,642,696	\$ 136,103,410	\$481,539,286	\$14.6704	\$7,064,393	\$ (353,220)	\$6,711,173

Source: Tiberius Solutions, LLC

## **VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

Table 3, Table 4, and Table 5 shows the tax increment revenues, interest earnings, and their allocation to loan repayments, reimbursements and debt service.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049.

The maximum indebtedness is \$72,800,000 (Seventy-two million eight hundred thousand dollars).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$72,800,000 is \$83,562,624 and is made up \$83,533,892 of tax increment revenues from permanent rate levies and \$28,732 from general obligation (GO) bonds issued prior to 2001.

Both the Roseburg School District 4 and the Glide School District have GO bonds that were issued prior to 2001. The impacts of GO bonds are on the property tax payer, not on the taxing district. The Roseburg School District 4 GO bond will be impacted for 2 years and the Glide School District GO bond for 8 years. For the Roseburg GO bond, the impact for a \$100,000 value property is an estimated total of \$.41 for the 2-year impact on the urban renewal area. For properties in the Glide School District, the impact for the GO bond is until FYE 2027 and the total impact on a property of \$100,000 value is \$29.29 (8 years of impact totaling \$29.49).

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

**Table 3 - Tax Incremental Revenues and Allocations to Debt Service, page 1**

TAX INCREMENT FUND	Total	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
<b>Resources</b>											
Beginning Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 82,055,733	\$ 201,649	\$ 308,544	\$ 408,990	\$ 524,316	\$ 645,403	\$ 772,536	\$ 906,024	\$ 1,046,259	\$ 1,192,927	\$ 1,347,416
TIF: Prior Years	\$ 1,506,891	\$ -	\$ 4,033	\$ 6,171	\$ 8,180	\$ 10,486	\$ 12,908	\$ 15,451	\$ 18,120	\$ 20,925	\$ 23,859
<b>Total Resources</b>	<b>\$ 83,562,624</b>	<b>\$ 201,649</b>	<b>\$ 312,577</b>	<b>\$ 415,161</b>	<b>\$ 532,496</b>	<b>\$ 655,889</b>	<b>\$ 785,444</b>	<b>\$ 921,475</b>	<b>\$ 1,064,379</b>	<b>\$ 1,213,852</b>	<b>\$ 1,371,275</b>
<b>Expenditures</b>											
<i>Debt Service</i>											
Loan A	\$ (1,295,046)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)
Loan B	\$ (9,308,140)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (10,431,536)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan D	\$ (14,245,503)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Debt Service</b>	<b>\$ (35,280,226)</b>	<b>\$ (129,505)</b>	<b>\$ (594,912)</b>	<b>\$ (594,912)</b>	<b>\$ (594,912)</b>	<b>\$ (594,912)</b>					
<i>Debt Service Coverage Ratio</i>		1.56	2.38	3.16	4.05	4.98	5.97	1.52	1.76	2.01	2.26
Transfer to URA Projects Fund	\$ (48,282,399)	\$ (72,144)	\$ (183,072)	\$ (285,656)	\$ (402,991)	\$ (526,385)	\$ (655,939)	\$ (326,563)	\$ (469,468)	\$ (618,941)	\$ (776,363)
<b>Total Expenditures</b>	<b>\$ (83,562,624)</b>	<b>\$ (201,649)</b>	<b>\$ (312,577)</b>	<b>\$ (415,161)</b>	<b>\$ (532,496)</b>	<b>\$ (655,889)</b>	<b>\$ (785,444)</b>	<b>\$ (921,475)</b>	<b>\$ (1,064,379)</b>	<b>\$ (1,213,852)</b>	<b>\$ (1,371,275)</b>
<b>Ending Balance</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

**Table 4 - Tax Increment Revenues and Allocations to Debt Service, page 2**

TAX INCREMENT FUND	FY1 2030	FY1 2031	FY1 2032	FY1 2033	FY1 2034	FY1 2035	FY1 2036	FY1 2037	FY1 2038	FY1 2039
<b>Resources</b>										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 1,509,630	\$ 1,679,954	\$ 1,858,795	\$ 2,046,578	\$ 2,243,751	\$ 2,450,780	\$ 2,668,163	\$ 2,896,415	\$ 3,136,078	\$ 3,387,725
TIF: Prior Years	\$ 26,948	\$ 30,193	\$ 33,599	\$ 37,176	\$ 40,932	\$ 44,875	\$ 49,016	\$ 53,363	\$ 57,928	\$ 62,722
<b>Total Resources</b>	<b>\$ 1,536,578</b>	<b>\$ 1,710,147</b>	<b>\$ 1,892,394</b>	<b>\$ 2,083,754</b>	<b>\$ 2,284,683</b>	<b>\$ 2,495,655</b>	<b>\$ 2,717,179</b>	<b>\$ 2,949,778</b>	<b>\$ 3,194,006</b>	<b>\$ 3,450,447</b>
<b>Expenditures</b>										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Debt Service</b>	<b>\$ (986,984)</b>									
<i>Debt Service Coverage Ratio</i>	1.53	1.70	1.88	2.07	2.27	2.48	2.70	2.93	3.18	3.43
Transfer to URA Projects Fund	\$ (549,594)	\$ (723,163)	\$ (905,410)	\$ (1,096,770)	\$ (1,297,699)	\$ (1,508,671)	\$ (1,730,195)	\$ (1,962,794)	\$ (2,207,022)	\$ (2,463,463)
<b>Total Expenditures</b>	<b>\$ (1,536,578)</b>	<b>\$ (1,710,147)</b>	<b>\$ (1,892,394)</b>	<b>\$ (2,083,754)</b>	<b>\$ (2,284,683)</b>	<b>\$ (2,495,655)</b>	<b>\$ (2,717,179)</b>	<b>\$ (2,949,778)</b>	<b>\$ (3,194,006)</b>	<b>\$ (3,450,447)</b>
<b>Ending Balance</b>	<b>\$ -</b>									

Source: Tiberius Solutions LLC

**Table 5 - Tax Increment Revenues and Allocations to Debt Service, page 3**

TAX INCREMENT FUND	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
<b>Resources</b>										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 3,651,954	\$ 3,929,396	\$ 4,220,709	\$ 4,526,587	\$ 4,847,759	\$ 5,184,991	\$ 5,539,083	\$ 5,910,880	\$ 6,301,268	\$ 6,711,173
TIF: Prior Years	\$ 67,755	\$ 73,039	\$ 78,588	\$ 84,414	\$ 90,532	\$ 96,955	\$ 103,700	\$ 110,782	\$ 118,218	\$ 126,025
<b>Total Resources</b>	<b>\$ 3,719,709</b>	<b>\$ 4,002,435</b>	<b>\$ 4,299,297</b>	<b>\$ 4,611,001</b>	<b>\$ 4,938,291</b>	<b>\$ 5,281,946</b>	<b>\$ 5,642,783</b>	<b>\$ 6,021,662</b>	<b>\$ 6,419,486</b>	<b>\$ 6,837,198</b>
<b>Expenditures</b>										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ -	\$ -	\$ -	\$ -
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)
<b>Total Debt Service</b>	<b>\$ (2,411,534)</b>	<b>\$ (1,946,127)</b>	<b>\$ (1,946,127)</b>	<b>\$ (1,946,127)</b>	<b>\$ (1,946,127)</b>					
<i>Debt Service Coverage Ratio</i>	1.51	1.63	1.75	1.88	2.01	2.15	2.85	3.04	3.24	3.45
Transfer to URA Projects Fund	\$ (1,308,174)	\$ (1,590,901)	\$ (1,887,763)	\$ (2,199,467)	\$ (2,526,757)	\$ (2,870,412)	\$ (3,696,656)	\$ (4,075,535)	\$ (4,473,358)	\$ (4,891,071)
<b>Total Expenditures</b>	<b>\$ (3,719,709)</b>	<b>\$ (4,002,435)</b>	<b>\$ (4,299,297)</b>	<b>\$ (4,611,001)</b>	<b>\$ (4,938,291)</b>	<b>\$ (5,281,946)</b>	<b>\$ (5,642,783)</b>	<b>\$ (6,021,662)</b>	<b>\$ (6,419,486)</b>	<b>\$ (6,837,198)</b>
<b>Ending Balance</b>	<b>\$ -</b>									

Source: Tiberius Solutions LLC

## **VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT- FINANCE PLAN**

The schedule for construction of projects will be based on the availability of funding. The programs will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the final years of the district.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049, a thirty-year program. The projections in the financial model assume as 5% growth rate.

Estimated annual expenditures by project/ program are shown in Table 1. All costs shown in Table 1 are in constant 2018 dollars. The amount of money available for projects in 2018 constant dollars for the Diamond Lake Urban Renewal Area is \$41,200,000 while the total cost of projects to be completed in the Area is \$53,050,000. The difference between these two numbers is based on the fact that many projects in the Diamond Lake Urban Renewal Area are going to have a match of some kind, and urban renewal funds will not be the only funds paying for the projects completed in the Diamond Lake Urban Renewal Area.

Table 6, Table 7, and Table 8 shows the unallocated \$41,200,000 of 2018 project dollars inflated over the life of the district along with administrative expenses. All costs shown, except administration which was adjusted by 4.5% in Table 1, are in year-of-expenditure dollars, which are adjusted by 3% annually to account for inflation. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The first year of tax increment collections is anticipated to be FYE 2020.

**Table 6 - Programs and Costs in Year of Expenditure Dollars, page 1**

URA PROJECTS FUND	Total	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
<b>Resources</b>													
Beginning Balance		\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000
Interest Earnings	\$ 107,500	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500	\$ 2,500
Transfer from TIF Fund	\$ 48,282,399	\$ -	\$ -	\$ 72,144	\$ 183,072	\$ 285,656	\$ 402,991	\$ 526,385	\$ 655,939	\$ 326,563	\$ 469,468	\$ 618,941	\$ 776,363
Bond/Loan Proceeds	\$ 24,300,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -
Other	\$ -												
<b>Total Resources</b>	<b>\$ 72,689,899</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,072,144</b>	<b>\$ 434,322</b>	<b>\$ 536,906</b>	<b>\$ 654,241</b>	<b>\$ 777,635</b>	<b>\$ 907,189</b>	<b>\$ 6,377,813</b>	<b>\$ 971,968</b>	<b>\$ 1,121,441</b>	<b>\$ 1,278,863</b>
<b>Expenditures (YOE \$)</b>													
To Be Allocated To Projects	\$(72,203,899)			\$ (802,144)	\$ (184,322)	\$ (286,906)	\$ (404,241)	\$ (527,635)	\$ (657,189)	\$ (5,761,813)	\$ (471,968)	\$ (621,441)	\$ (778,863)
Financing Fees	\$ (486,000)			\$ (20,000)						\$ (116,000)			
Administration	\$ -												
<b>Total Expenditures</b>	<b>\$(72,689,899)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (822,144)</b>	<b>\$ (184,322)</b>	<b>\$ (286,906)</b>	<b>\$ (404,241)</b>	<b>\$ (527,635)</b>	<b>\$ (657,189)</b>	<b>\$ (5,877,813)</b>	<b>\$ (471,968)</b>	<b>\$ (621,441)</b>	<b>\$ (778,863)</b>
Ending Balance		\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000

Source: Tiberius Solutions LLC

Notes: TIF is tax increment revenues. Tax rates are expressed in terms of dollars per \$1,000 of assessed value.

**Table 7 - Programs and Costs in Year of Expenditure Dollars, page 2**

<b>URA PROJECTS FUND</b>	<b>FYE 2030</b>	<b>FYE 2031</b>	<b>FYE 2032</b>	<b>FYE 2033</b>	<b>FYE 2034</b>	<b>FYE 2035</b>	<b>FYE 2036</b>	<b>FYE 2037</b>	<b>FYE 2038</b>	<b>FYE 2039</b>
<b>Resources</b>										
Beginning Balance	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 549,594	\$ 723,163	\$ 905,410	\$ 1,096,770	\$ 1,297,699	\$ 1,508,671	\$ 1,730,195	\$ 1,962,794	\$ 2,207,022	\$ 2,463,463
Bond/Loan Proceeds	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other										
<b>Total Resources</b>	<b>\$ 7,552,094</b>	<b>\$ 1,225,663</b>	<b>\$ 1,407,910</b>	<b>\$ 2,101,770</b>	<b>\$ 2,302,699</b>	<b>\$ 2,513,671</b>	<b>\$ 2,735,195</b>	<b>\$ 2,967,794</b>	<b>\$ 3,212,022</b>	<b>\$ 3,468,463</b>
<b>Expenditures (YOE \$)</b>										
To Be Allocated To Projects	\$ (6,922,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Financing Fees	\$ (130,000)									
Administration										
<b>Total Expenditures</b>	<b>\$ (7,052,094)</b>	<b>\$ (725,663)</b>	<b>\$ (407,910)</b>	<b>\$ (1,101,770)</b>	<b>\$ (1,302,699)</b>	<b>\$ (1,513,671)</b>	<b>\$ (1,735,195)</b>	<b>\$ (1,967,794)</b>	<b>\$ (2,212,022)</b>	<b>\$ (2,468,463)</b>
<b>Ending Balance</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>

Source: Tiberius Solutions LLC

**Table 8 - Programs and Costs in Year of Expenditure Dollars, page 3**

<b>URA PROJECTS FUND</b>	<b>FYE 2040</b>	<b>FYE 2041</b>	<b>FYE 2042</b>	<b>FYE 2043</b>	<b>FYE 2044</b>	<b>FYE 2045</b>	<b>FYE 2046</b>	<b>FYE 2047</b>	<b>FYE 2048</b>	<b>FYE 2049</b>
<b>Resources</b>										
Beginning Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 1,308,174	\$ 1,590,901	\$ 1,887,763	\$ 2,199,467	\$ 2,526,757	\$ 2,870,412	\$ 3,696,656	\$ 4,075,535	\$ 4,473,358	\$ 4,891,071
Bond/Loan Proceeds	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -					
Other										
<b>Total Resources</b>	<b>\$ 13,313,174</b>	<b>\$ 2,595,901</b>	<b>\$ 2,892,763</b>	<b>\$ 3,204,467</b>	<b>\$ 3,531,757</b>	<b>\$ 3,875,412</b>	<b>\$ 4,701,656</b>	<b>\$ 5,080,535</b>	<b>\$ 5,478,358</b>	<b>\$ 5,896,071</b>
<b>Expenditures (YOE \$)</b>										
To Be Allocated To Projects	\$(12,093,174)	\$(1,595,901)	\$(1,892,763)	\$(2,204,467)	\$(2,531,757)	\$(2,875,412)	\$(3,701,656)	\$(4,080,535)	\$(4,478,358)	\$(5,896,071)
Financing Fees	\$ (220,000)									
Administration										
<b>Total Expenditures</b>	<b>\$(12,313,174)</b>	<b>\$(1,595,901)</b>	<b>\$(1,892,763)</b>	<b>\$(2,204,467)</b>	<b>\$(2,531,757)</b>	<b>\$(2,875,412)</b>	<b>\$(3,701,656)</b>	<b>\$(4,080,535)</b>	<b>\$(4,478,358)</b>	<b>\$(5,896,071)</b>
<b>Ending Balance</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>

Source: Tiberius Solutions LLC

## VIII. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. The statutorily required share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

This 10% threshold is not anticipated to be reached prior to the termination of this district. Revenue sharing targets are not projected to be reached during the life of the Area. If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached.

## IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2049 and are shown in Tables 9 and 10.

The Roseburg School District 4, the Glide School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the State level.

Table 9 and Table 10 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 9 shows the general government levies, and Table 10 shows the education levies.

General obligation bonds and local option levies are impacted by urban renewal only if they were originally approved by voters in an election prior to October 6, 2001. As noted on page 12 there are small impacts due to general obligation bonds from Roseburg School District 4 and the Glide School District.

**Table 9 - Projected Impact on Taxing District Permanent Rate Levies - General Government**

FYE	Douglas County	City of	4H/Master	Roseburg	Subtotal
	Permanent	Roseburg	Gardener Ext	Champion Mill	
	Permanent	Permanent	Permanent	Site	Gen. Govt.
2020	\$ (14,743)	\$ (111,271)	\$ (795)	\$ (1,080)	\$ (127,889)
2021	\$ (22,968)	\$ (173,335)	\$ (1,238)	\$ (1,683)	\$ (199,224)
2022	\$ (31,463)	\$ (237,453)	\$ (1,697)	\$ (2,305)	\$ (272,918)
2023	\$ (40,358)	\$ (304,570)	\$ (2,177)	\$ (2,958)	\$ (350,063)
2024	\$ (49,711)	\$ (375,156)	\$ (2,681)	\$ (3,643)	\$ (431,191)
2025	\$ (59,532)	\$ (449,270)	\$ (3,211)	\$ (4,362)	\$ (516,375)
2026	\$ (69,845)	\$ (527,092)	\$ (3,766)	\$ (5,117)	\$ (605,820)
2027	\$ (80,672)	\$ (608,802)	\$ (4,350)	\$ (5,911)	\$ (699,735)
2028	\$ (92,041)	\$ (694,604)	\$ (4,965)	\$ (6,744)	\$ (798,354)
2029	\$ (103,978)	\$ (784,686)	\$ (5,608)	\$ (7,618)	\$ (901,890)
2030	\$ (116,513)	\$ (879,277)	\$ (6,283)	\$ (8,537)	\$ (1,010,610)
2031	\$ (129,674)	\$ (978,597)	\$ (6,993)	\$ (9,501)	\$ (1,124,765)
2032	\$ (143,493)	\$ (1,082,883)	\$ (7,738)	\$ (10,514)	\$ (1,244,628)
2033	\$ (158,002)	\$ (1,192,384)	\$ (8,522)	\$ (11,577)	\$ (1,370,485)
2034	\$ (173,239)	\$ (1,307,361)	\$ (9,343)	\$ (12,694)	\$ (1,502,637)
2035	\$ (189,235)	\$ (1,428,085)	\$ (10,206)	\$ (13,865)	\$ (1,641,391)
2036	\$ (206,032)	\$ (1,554,846)	\$ (11,112)	\$ (15,096)	\$ (1,787,086)
2037	\$ (223,670)	\$ (1,687,945)	\$ (12,062)	\$ (16,389)	\$ (1,940,066)
2038	\$ (242,189)	\$ (1,827,699)	\$ (13,062)	\$ (17,746)	\$ (2,100,696)
2039	\$ (261,634)	\$ (1,974,441)	\$ (14,110)	\$ (19,171)	\$ (2,269,356)
2040	\$ (282,050)	\$ (2,128,519)	\$ (15,211)	\$ (20,666)	\$ (2,446,446)
2041	\$ (303,488)	\$ (2,290,303)	\$ (16,367)	\$ (22,237)	\$ (2,632,395)
2042	\$ (325,998)	\$ (2,460,175)	\$ (17,581)	\$ (23,886)	\$ (2,827,640)
2043	\$ (349,633)	\$ (2,638,540)	\$ (18,855)	\$ (25,619)	\$ (3,032,647)
2044	\$ (374,450)	\$ (2,825,824)	\$ (20,194)	\$ (27,436)	\$ (3,247,904)
2045	\$ (400,508)	\$ (3,022,472)	\$ (21,600)	\$ (29,347)	\$ (3,473,927)
2046	\$ (427,870)	\$ (3,228,952)	\$ (23,076)	\$ (31,352)	\$ (3,711,250)
2047	\$ (456,598)	\$ (3,445,756)	\$ (24,625)	\$ (33,456)	\$ (3,960,435)
2048	\$ (486,764)	\$ (3,673,401)	\$ (26,251)	\$ (35,666)	\$ (4,222,082)
2049	\$ (518,438)	\$ (3,912,427)	\$ (27,960)	\$ (37,987)	\$ (4,496,812)
Total	\$ (6,334,789)	\$ (47,806,126)	\$ (341,639)	\$ (464,163)	\$ (54,946,717)

Source: Tiberius Solutions LLC

**Table 10 - Projected Impact on Taxing District Permanent Rate Levies – Education**

FYE	Roseburg School District				Subtotal Education	Total All
	Douglas ED Permanent	4 Permanent	Umpqua CC Permanent	Glide School District 12 Permanent		
2020	\$ (7,018)	\$ (53,078)	\$ (6,031)	\$ (411)	\$ (66,538)	\$ (194,427)
2021	\$ (10,933)	\$ (82,691)	\$ (9,395)	\$ (631)	\$ (103,650)	\$ (302,874)
2022	\$ (14,979)	\$ (113,280)	\$ (12,871)	\$ (863)	\$ (141,993)	\$ (414,911)
2023	\$ (19,212)	\$ (145,300)	\$ (16,510)	\$ (1,107)	\$ (182,129)	\$ (532,192)
2024	\$ (23,665)	\$ (178,975)	\$ (20,336)	\$ (1,362)	\$ (224,338)	\$ (655,529)
2025	\$ (28,340)	\$ (214,333)	\$ (24,353)	\$ (1,631)	\$ (268,657)	\$ (785,032)
2026	\$ (33,249)	\$ (251,459)	\$ (28,571)	\$ (1,913)	\$ (315,192)	\$ (921,012)
2027	\$ (38,402)	\$ (290,441)	\$ (33,000)	\$ (2,209)	\$ (364,052)	\$ (1,063,787)
2028	\$ (43,814)	\$ (331,375)	\$ (37,651)	\$ (2,520)	\$ (415,360)	\$ (1,213,714)
2029	\$ (49,497)	\$ (374,351)	\$ (42,534)	\$ (2,846)	\$ (469,228)	\$ (1,371,118)
2030	\$ (55,463)	\$ (419,478)	\$ (47,661)	\$ (3,188)	\$ (525,790)	\$ (1,536,400)
2031	\$ (61,729)	\$ (466,861)	\$ (53,045)	\$ (3,548)	\$ (585,183)	\$ (1,709,948)
2032	\$ (68,307)	\$ (516,615)	\$ (58,698)	\$ (3,926)	\$ (647,546)	\$ (1,892,174)
2033	\$ (75,213)	\$ (568,854)	\$ (64,633)	\$ (4,322)	\$ (713,022)	\$ (2,083,507)
2034	\$ (82,466)	\$ (623,706)	\$ (70,865)	\$ (4,739)	\$ (781,776)	\$ (2,284,413)
2035	\$ (90,082)	\$ (681,301)	\$ (77,409)	\$ (5,176)	\$ (853,968)	\$ (2,495,359)
2036	\$ (98,078)	\$ (741,775)	\$ (84,280)	\$ (5,635)	\$ (929,768)	\$ (2,716,854)
2037	\$ (106,473)	\$ (805,274)	\$ (91,495)	\$ (6,117)	\$ (1,009,359)	\$ (2,949,425)
2038	\$ (115,289)	\$ (871,948)	\$ (99,071)	\$ (6,623)	\$ (1,092,931)	\$ (3,193,627)
2039	\$ (124,545)	\$ (941,954)	\$ (107,025)	\$ (7,155)	\$ (1,180,679)	\$ (3,450,035)
2040	\$ (134,264)	\$ (1,015,462)	\$ (115,376)	\$ (7,713)	\$ (1,272,815)	\$ (3,719,261)
2041	\$ (144,469)	\$ (1,092,644)	\$ (124,147)	\$ (8,299)	\$ (1,369,559)	\$ (4,001,954)
2042	\$ (155,184)	\$ (1,173,686)	\$ (133,354)	\$ (8,914)	\$ (1,471,138)	\$ (4,298,778)
2043	\$ (166,435)	\$ (1,258,780)	\$ (143,022)	\$ (9,560)	\$ (1,577,797)	\$ (4,610,444)
2044	\$ (178,249)	\$ (1,348,128)	\$ (153,175)	\$ (10,239)	\$ (1,689,791)	\$ (4,937,695)
2045	\$ (190,653)	\$ (1,441,944)	\$ (163,833)	\$ (10,951)	\$ (1,807,381)	\$ (5,281,308)
2046	\$ (203,678)	\$ (1,540,451)	\$ (175,026)	\$ (11,699)	\$ (1,930,854)	\$ (5,642,104)
2047	\$ (217,353)	\$ (1,643,883)	\$ (186,778)	\$ (12,484)	\$ (2,060,498)	\$ (6,020,933)
2048	\$ (231,713)	\$ (1,752,486)	\$ (199,118)	\$ (13,309)	\$ (2,196,626)	\$ (6,418,708)
2049	\$ (246,790)	\$ (1,866,520)	\$ (212,073)	\$ (14,174)	\$ (2,339,557)	\$ (6,836,369)
Total	\$ (3,015,542)	\$ (22,807,033)	\$ (2,591,336)	\$ (173,264)	\$ (28,587,175)	\$ (83,533,892)

Source: Tiberius Solutions LLC

Please refer to the explanation of the schools funding in the preceding section

Table 11 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2050.

**Table 11 - Additional Revenues Obtained after Termination of Tax Increment Financing**

Taxing District	Type	Tax Rate	Tax Revenue in FYE 2050 (year after termination)		Total
			From Frozen Base	From Excess Value	
<b>General Government</b>					
Douglas County	Permanent	1.1124	\$ 151,402	\$ 570,018	\$ 721,420
City of Roseburg	Permanent	8.4774	\$ 1,142,710	\$ 4,302,235	\$ 5,444,945
4H/Master Gardener Ext	Permanent	0.0600	\$ 8,167	\$ 30,746	\$ 38,913
Roseburg Champion Mill Site	Permanent	8.4774	\$ 11,094	\$ 41,766	\$ 52,860
<i>Subtotal</i>	<i>Gen. Govt.</i>		\$ 1,313,373	\$ 4,944,765	\$ 6,258,138
<b>Education</b>					
Douglas ED	Permanent	0.5296	\$ 72,080	\$ 271,378	\$ 343,458
Roseburg School District 4	Permanent	4.0327	\$ 545,088	\$ 2,052,225	\$ 2,597,313
Umpqua CC	Permanent	0.4551	\$ 61,941	\$ 233,202	\$ 295,143
Glide School District 12	Permanent	4.5037	\$ 4,217	\$ 15,877	\$ 20,094
<i>Subtotal</i>	<i>Education</i>		\$ 683,326	\$ 2,572,682	\$ 3,256,008
<b>Total</b>			<b>\$ 1,996,699</b>	<b>\$ 7,517,447</b>	<b>\$ 9,514,146</b>

Source: Tiberius Solutions LLC

**X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA**

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2018 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$136,103,410. The total assessed value of the City of Roseburg is \$1,888,952,951. The percentage of assessed value in the Urban Renewal Area is 14.44%, below the 25% threshold.

The Area contains 711.54 acres, including public rights-of-way, and the City of Roseburg contains 6,987.66 acres. The existing urban renewal area is 1,034.84 acres. This puts 24.99% of the City’s acreage in an Urban Renewal Area, below the 25% threshold. The existing urban renewal area is set to expire in September of 2019.

**Table 12 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

	Assessed Value	Acreage
City of Roseburg	\$1,888,952,951	6,987.66
Roseburg Existing UR Area	\$99,751,557	1,034.84
Increment value of existing UR Area	\$255,927,875	
Diamond Lake Area	\$136,103,410	711.54
Percentage in Urban Renewal Area	14.44%	24.99%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Roseburg and Douglas County Department of Assessment and Taxation (FYE 2018)

## XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Diamond Lake Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### 1. Land Use

The Area measures 711.54 total acres in size, encompassing 578.99 acres included in 925 individual parcels, and an additional 132.55 acres in public rights-of-way. An analysis of FYE 2018 property classification data from the Douglas County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Vacant accounts for the largest land use within the area (20.29%). This is followed by Industrial (19.37%), and Single-Family Residential (18.17%). The total land uses in the Area, by acreage and number of parcels, are shown in Table 13.

**Table 13 - Existing Land Use in Area**

Land Use	Parcels	Acreage	% of Total Acreage
Vacant	97	117.47	20.29%
Industrial	29	112.16	19.37%
Single Family Residential	450	105.18	18.17%
Commercial	179	92.28	15.94%
Exempt	43	59	10.19%
Multifamily Residential	116	49.77	8.60%
Mixed Use	5	37.41	6.46%
Right of Way	6	5.72	0.99%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

## 2. Zoning Designations

As illustrated in Table 14 the most prevalent zoning designation (42.21%) of the Area by acreage is zoned as Mixed Use (Industrial and Commercial) zones. The second most prevalent zoning designation is General Commercial, representing 13.30% of the Area.

**Table 14 - Existing Zoning Designations**

Zoning	Parcels	Acreage	% of Total Acreage
Mixed Use – (Commercial and Industrial)	108	244.42	42.21%
General Commercial	170	77.02	13.30%
Medium-Density Multifamily Residential	138	56.57	9.77%
Medium Industrial	24	42.16	7.28%
Single Family Residential (>7,500 SF)	173	41.96	7.25%
Limited Multifamily Residential	154	33.77	5.83%
Multifamily Residential	67	33.61	5.80%
Single Family Residential (>6,000 SF)	62	22.12	3.82%
Public Reserve	7	18.02	3.11%
Heavy Industrial	3	6.91	1.19%
Professional Office	19	2.43	0.42%
<b>Total</b>	<b>925</b>	<b>578.99</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

## 3. Comprehensive Plan Designations

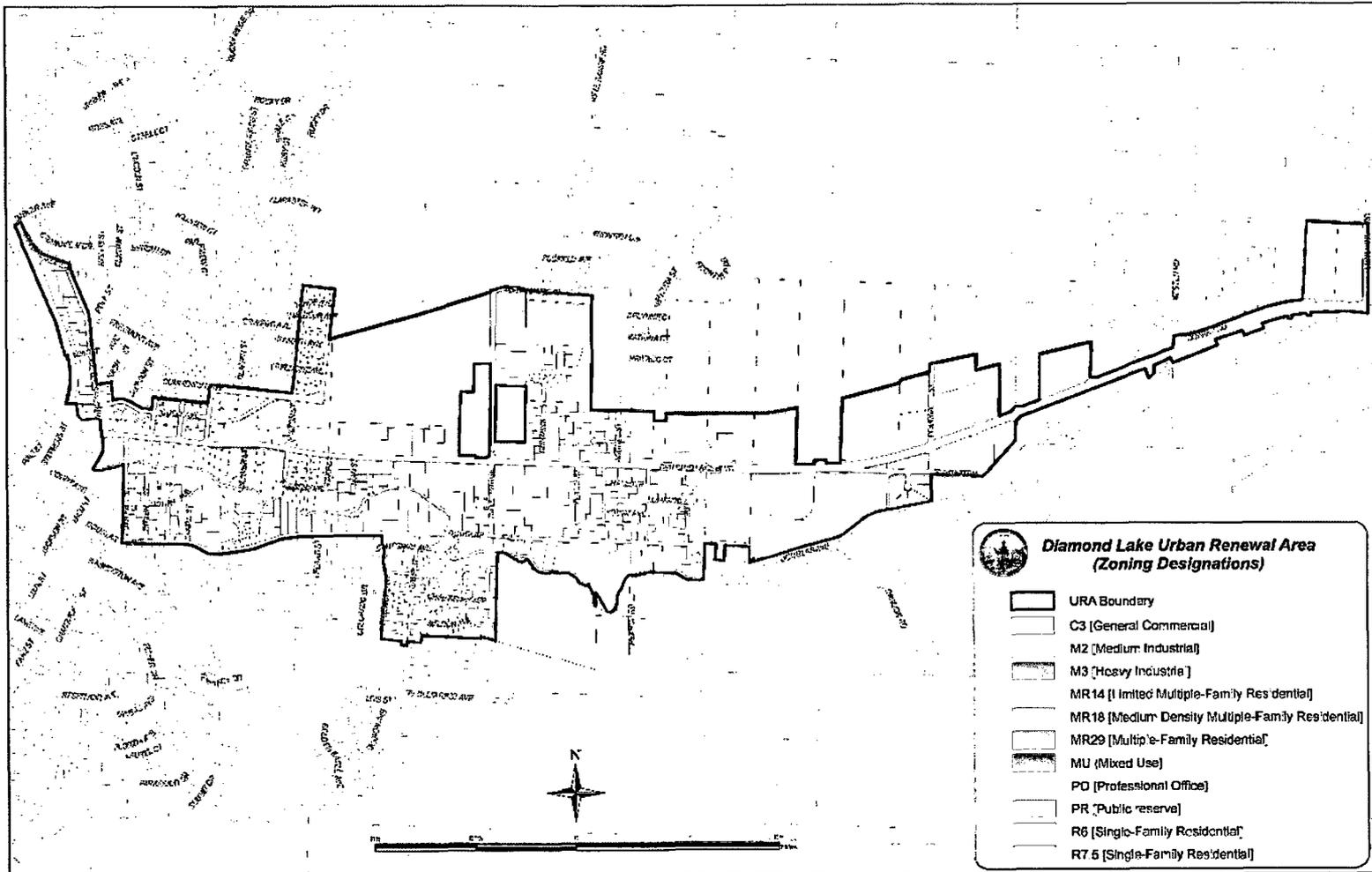
As illustrated in Table 15 the most prevalent comprehensive plan designation (50.69%) of the Area by acreage is Industrial. The second most prevalent comprehensive plan designation is Medium Density Residential, representing 15.77% of the Area.

**Table 15 - Existing Comprehensive Plan Designations**

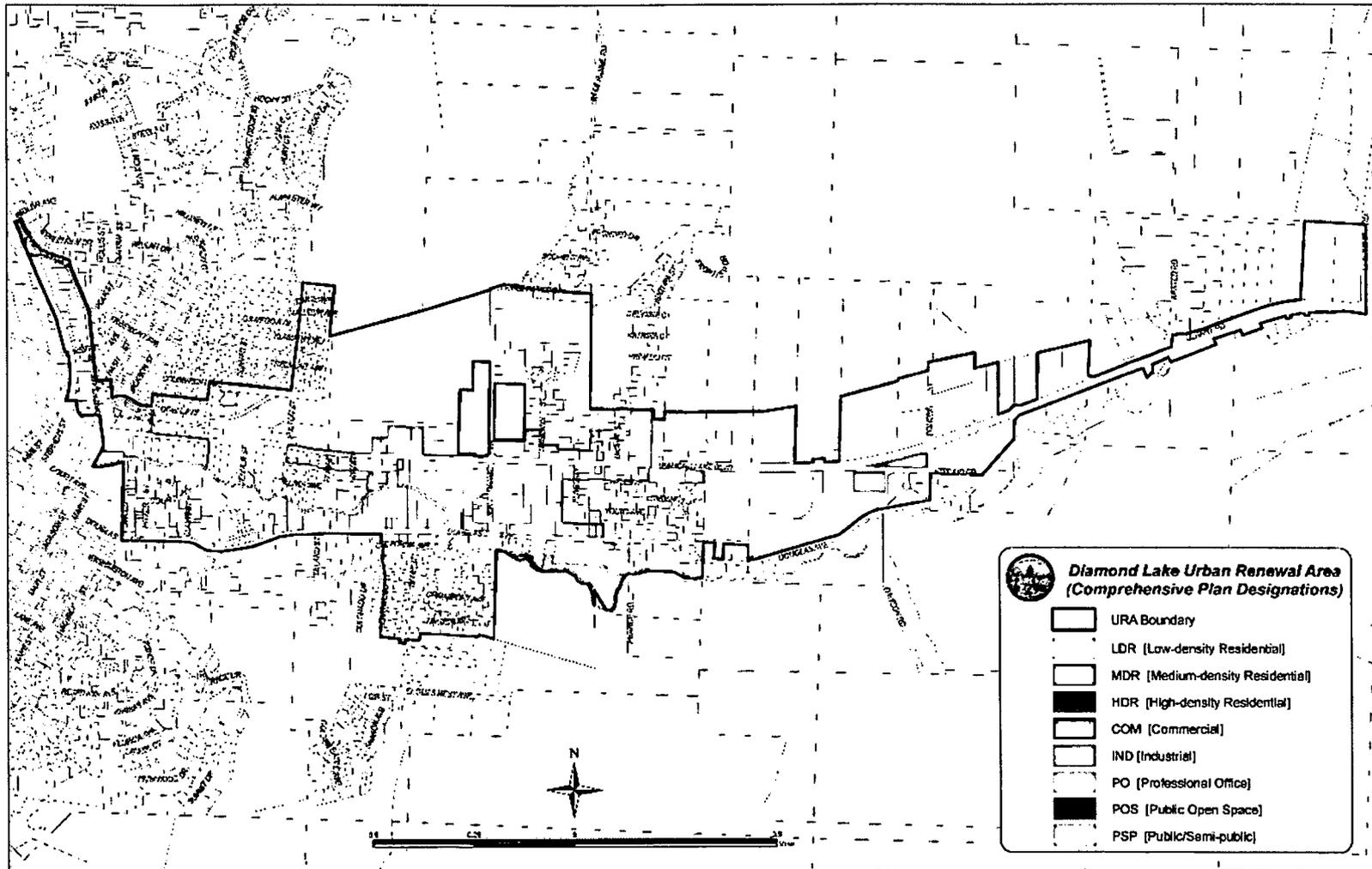
Comprehensive Plan Designation	Parcels	Acreage	% of Total Acreage
Industrial	135	293.49	50.69%
Medium Density Residential	292	91.32	15.77%
Commercial	181	78.69	13.59%
Low Density Residential	236	64.66	11.17%
High Density Residential	57	32.53	5.62%
Public and Semi-Public	5	15.87	2.74%
Professional Office	19	2.43	0.42%
<b>Total</b>	<b>925</b>	<b>578.99</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

**Figure 2 - Diamond Lake Urban Renewal Area Zoning Designations**



**Figure 3 - Diamond Lake Urban Renewal Area Comprehensive Plan Designations**



## **B. Infrastructure**

This section identifies the existing conditions in the Area to assist in establishing blight. **Please note this DOES NOT mean all of these projects are projects in the urban renewal plan. These are identified in this section solely for the purposes of establishing blight.**

### ***1. Transportation***

The Transportation deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan (TSP) are shown below. Projects are identified by Map Code Area from the TSP. Project costs, if known, are shown in Table 16 below.

#### **Street Improvements**

Project L. Fulton Street Improvements - This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP. (TSP, p 7-53)

Project N. Rifle Range Street - North of Diamond Lake Boulevard - To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage. (TSP, p 7-7)

Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue - This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP. (TSP, p 7-7)

Project R. New Collector Connection - Odell Avenue to Rifle Range Street (TSP, p 7-15)

Project X. New Collector from Diamond Lake Boulevard at Lake Street or Gardiner Street (TSP, p 7-15)

#### **Intersection**

Winchester Street/Diamond Lake Boulevard (TSP, p 8-8)

#### **Traffic Signals**

Diamond Lake Boulevard and Fulton Street or Lake Street - Traffic Signals (TSP, p 8-9 and 7-32)

#### **Bicycle and Multi-Use Path Improvements**

Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street (TSP, p 7-53)

Multi-use path connection along Deer Creek (TSP, p 7-53)

NE Douglas Avenue Spruce Street to Hwy 138 to Sunshine Park - Douglas Avenue provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park. (Bike and Ped Plan, p 18)

Douglas Avenue – Fowler to Rifle Range Road – striping and sidewalk gap (Bike and Ped Plan, p 29)

Deer Creek Pathway - South Umpqua River to Douglas Street Bridge (Bike and Ped Plan, p 36)

Commercial Street Trail - Commercial Street (Bike and Ped Plan, p 36)

Ramp Street - Douglas Avenue to east and eventual connection to Terrace Drive (Bike and Ped Plan, p 36)

NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Boulevard (Bike and Ped Plan, p 14)

### **Pedestrian Transportation System**

Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street (TSP, p 7-55)

Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street (TSP, p 7-55)

Add sidewalks along the length of Ramp Street (TSP, p 7-55)

**Table 16 - Transportation Projects in Area**

Project Name	Project Description	Project Cost	Source
TSP Project L. Fulton Street Improvements	This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP	\$2,230,000	Transportation Systems Plan
TSP Project N. Rifle Range Street - North of Diamond Lake Boulevard	To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage.	\$7,570,000	Transportation Systems Plan
TSP Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue	This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP.	\$2,000,000	Transportation Systems Plan
TSP Project R.	New Collector Connection - Odell Avenue to Rifle Range Street	\$3,450,000	Transportation Systems Plan
TSP Project X.	New Collector from Diamond Lake Boulevard at Lake Street or Gardiner Street	\$4,030,000	Transportation Systems Plan
Traffic Signals	Diamond Lake Boulevard and Fulton Street or Lake Street	\$200,000	Transportation Systems Plan
Bicycle and Multi- Use Path	Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street	\$567,800	Transportation Systems Plan
Bicycle and Multi- Use Path	Multi-use path connection along Deer Creek	\$801,600	Transportation Systems Plan
Bicycle and Multi- Use Path	Douglas Street provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park.	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Douglas Avenue Fowler to Rifle Range	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Deer Creek Pathway South Umpqua River to Douglas Street Bridge	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Commercial Street Trail	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Ramp Street Douglas Avenue to east and eventual connection to Terrace Drive	\$71,000	Bike-Ped Plan
Bicycle and Multi- Use Path	NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Blvd	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Bike lanes on Winchester Street between Diamond Lake Boulevard and Douglas Avenue	\$36,400	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along length of Ramp Street	TBD	Transportation Systems Plan

Source: City of Roseburg Transportation Systems Plan and Bike-Ped Plan

## 2. Storm Water

The Storm Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 17 and 18 below.

**Table 17 - Storm Drainage Master Plan Projects in the Area**

Project Name	Project Description
Storm drain at Diamond Lake Blvd between Riffle Range Rd and Patterson Street	<p>The storm drain system along Diamond Lake Blvd. is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> <li>• Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.)</li> <li>• Construct a parallel system along Diamond Lake Blvd.</li> <li>• Investigate detention possibilities west of Miguel Street</li> </ul>
Diamond Lake Boulevard #1 (HYD 13)	<p>Recommened Alternative:</p> <ul style="list-style-type: none"> <li>• Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.)</li> </ul> <p>Project Cost: \$876,245</p>
Diamond Lake Blvd. east of Douglas County Rd. and the Department Shops	<p>The storm drain system along Diamond Lake Blvd. is under capacity causing localized flooding.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> <li>• Upsize the storm drain system along Diamond Lake Blvd. (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.)</li> </ul>
Diamond Lake Boulevard East of Douglas County Road Department Shops (HYD 24)	<p>Recommened Alternatives:</p> <ul style="list-style-type: none"> <li>• Upsize the storm drain system along Diamond Lake Blvd.</li> </ul> <p>Benefits</p> <ul style="list-style-type: none"> <li>• Located within public right-of-way</li> <li>• Eliminates flooding</li> </ul> <p>Project Cost: \$185,445</p>
The existing storm drain system along Diamond Lake Blvd discharging into the unnamed at the Douglas County Road Department shops.	<p>This area includes the commercial and industrial areas along Diamond Lake Blvd, Riffle Range Rd and Miguel St. The outfall is on Diamond Lake Blvd immediately south of the Douglas County Road Department shops. No water quality treatment currently exists within the basin prior to discharge to Deer Creek.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> <li>• Water Quality Swale</li> <li>• Proprietary Water Quality Manhole</li> <li>• Source control through low impact development methods.</li> </ul>

Source: Roseburg Storm Drainage Master Plan

**Table 18 - Storm Drainage Master Plan Projects in the Area**

Project Name	Project Description
Water Quality Concern #9 Diamond Lake Boulevard	Preferred Alternative: • Construct a water quality swale in the existing open channel system south of Diamond Lake Boulevard. Benefits • Located within existing drainage channel. • Easy access for maintenance. • Improves water quality for surround areas. Project Cost: \$16,477
SUP-12	Fulton/Gardiner Drainage Improvements - Study Project Cost: \$25,000
SUP-13	Fulton/Gardiner Drainage Improvements - Construction Project Cost: \$1,000,000
HYD 19	Stephens Street (SD) Project Cost: \$126,601

Source: Roseburg Storm Drainage Master Plan

### 3. *Water*

The Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 19 below.

**Table 19 – Water Master Plan Projects in Area**

Project Name	Project Description	Project Cost	Source
Ventura, Crystal Vista and Gibby	100 gpm Upgrade Ventura PS	\$100,000	Water Master Plan
Ventura Zone	0.4 MG Frontier Lane 2 Reservoir	\$800,000	Water Master Plan
Ventura, Crystal Vista and Gibby Pressure Zones	Improvement for Growth	\$3,194,300	Water Master Plan

Source: Roseburg Water Master Plan

#### 4. Parks

The Parks deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 20 below.

**Table 20 - Parks Master Plan Projects in Area**

Park	Project	Cost
Eastwood Park	Enhance creek bed	\$50,000
Eastwood Park	Enhance trail connections	\$5,000
Proposed Neighborhood Park (P-5)	Acquire Park Land	\$765,000
Proposed Neighborhood Park (P-5)	Develop site master plan	\$150,000
Proposed Neighborhood Park (P-5)	Implement master plan	\$1,000,000

Source: Roseburg Comprehensive Parks Master Plan

#### C. Social Conditions

Within the Area, there are 566 tax lots shown as Residential use. According to the US Census Bureau, American Community Survey (ACS) 2012-2016, the block groups have 3,826 residents, 94% of whom are white.

**Table 21 - Race in the Area**

Race	Number	Percent
White	3,594	94%
Black or African American	103	3%
American Indian and Alaska Native	51	1%
Asian	21	1%
Native Hawaiian and Other Pacific Islander	4	0%
Some other race	15	0%
Two or more races	38	1%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (20%).

**Table 22 - Age in the Area**

Age in the Area	Number	Percent
Under 5 years	148	4%
5 to 9 years	187	5%
10 to 14 years	56	1%
15 to 17 years	111	3%
18 to 24 years	350	9%
25 to 34 years	781	20%
35 to 44 years	379	10%
45 to 54 years	398	10%
55 to 64 years	511	13%
65 to 74 years	588	15%
75 to 84 years	251	7%
85 years and over	66	2%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

In the block groups, 24% of adult residents have earned a bachelor's degree or higher. Another 45 % have some college education or an Associate's degree, and another 23% have graduated from high school with no college experience.

**Table 23 - Educational Attainment in the Area**

Educational Attainment	Number	Percent
Less than high school	267	9%
High school graduate (includes equivalency)	675	23%
Some college	1,077	36%
Associate's degree	262	9%
Bachelor's degree	345	12%
Master's degree	286	10%
Professional school degree	28	1%
Doctorate degree	34	1%
Total	2,974	100%

Source: American Community Survey 2012-2016 Five Year Estimates

As seen in Table 24, the most common travel time class was 10-19 minutes, with 45% of journeys being in this class. This was followed by the less than 10 minutes travel time class, which represented 24% of journeys. The data shows that 84% of journeys were less than 30 minutes in duration, with only 1% of journeys being more than 1 hour in duration.

**Table 24 - Travel Time to Work in the Area**

Travel time to work	Number	Percent
Less than 10 minutes	412	24%
10 to 19 minutes	764	45%
20 to 29 minutes	256	15%
30 to 39 minutes	121	7%
40 to 59 minutes	17	1%
60 to 89 minutes	105	6%
90 or more minutes	11	1%
Total	1,686	100%

Source: American Community Survey 2012-2016 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 81%, drove alone with another 8% carpooling.

**Table 25 - Means of Transportation to Work in the Area**

Means of Transportation to Work	Number	Percent
Drove alone	1,375	81%
Carpooled	141	8%
Public transportation (includes taxicab)	14	1%
Motorcycle	-	0%
Bicycle	22	1%
Walked	114	7%
Other means	20	1%
Worked at home	12	1%
Total	1,698	100%

Source: American Community Survey 2012-2016 Five Year Estimates

## D. Economic Conditions

### 1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Grant County Department of Assessment and Taxation for FYE 2018, including all real, personal, manufactured, and utility properties, is estimated to be \$136,289,356.

### 2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 below shows the improvement to land ratios for properties within the Area. Forty-three parcels in the area (10.19% of the acreage) are non-taxable. Another 163 parcels have no improvements representing 34.09% of the Area. Two hundred and forty five parcels representing 28.97% of the Area have I:L ratios of less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 151 of the 925 parcels in the Area, totaling 16.31% of the acreage have I:L ratios of 2.0 or more in FYE 2018. In summary, the Area is underdeveloped and not contributing significantly to the tax base in Roseburg.

**Table 26 - I:L Ratio of Parcels in the Area**

Improvement/Land Ratio	Tax Lots	Acres	% of Total Acres
Exempt	43	59.00	10.19%
No Improvement Value	163	197.37	34.09%
0.01-0.50	65	102.39	17.68%
0.51-1.00	180	68.02	11.75%
1.01-1.50	206	64.65	11.17%
1.51-2.00	117	42.04	7.26%
2.01-2.50	42	14.44	2.49%
2.51-3.00	17	7.54	1.30%
3.01-4.00	20	7.81	1.35%
> 4.00	72	15.74	2.72%
<b>Total</b>	<b>925</b>	<b>578.99</b>	<b>100.00%</b>

Source: Calculated by Elaine Howard Consulting, LLC with data from Roseburg GIS using Douglas County Department of Assessment and Taxation data (FYE 2018)

## **E. Impact on Municipal Services**

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The majority of projects being considered for future use of urban renewal funding are for infrastructure improvements, including streets and utilities. The use of tax increment allows the city to tap into different funding source besides the City of Roseburg general fund, other utility funds or system development charges (SDC) funds.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the city.

## **XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund projects/programs necessary to cure blight within the Area.

## **XIII. RELOCATION REPORT**

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if homes are acquired that require relocation, the Agency shall comply with applicable relocation requirements.

**CITY OF ROSEBURG  
PLANNING COMMISSION MEETING MINUTES  
May 7, 2018**

**CALL TO ORDER:** Chair Ron Hughes called the regular meeting of the Roseburg Planning Commission to order at 7:00 p.m. on Monday, May 7, 2018, in the Roseburg City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

**ROLL CALL**

**Present:** Chair Ron Hughes, Commissioners Charlie Allen, Kerry Atherton, Victoria Hawks, Dan Onchuck, and Shelby Osborn.

**Absent:** Ron Sperry-excused.

**Others present:** Community Development Director Stuart Cowie, Department Technician Chrissy Matthews and Scott Vanden Bos from Elaine Howard Consulting.

**APPROVAL OF MINUTES**

Atherton moved to approve the April 16, 2018 minutes as presented; Allen seconded. Motion passed unanimously.

**AUDIENCE PARTICIPATION** – None

**BUSINESS FROM STAFF** –

Cowie introduced Scott Vanden Bos from Elaine Howard Consulting. The Roseburg Planning Commission is being asked to make a recommendation to the Roseburg City Council regarding their consideration and adoption of the proposed Diamond Lake Urban Renewal Plan (Plan). The focus of the Planning Commission's review is the conformance of the Plan with the Roseburg Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Plan, but rather make a recommendation to the Roseburg City Council on the conformance to the Roseburg Comprehensive Plan issue.

Vanden Bos presented the power point presentation of the Diamond Lake Urban Renewal. The power point can be viewed at the link below.

[http://www.cityofroseburg.org/files/9315/2055/7256/UR\\_101\\_Roseburqv3.pdf](http://www.cityofroseburg.org/files/9315/2055/7256/UR_101_Roseburqv3.pdf)

Vanden Bos explained how the Plan aligns with the Roseburg Comprehensive Plan and policies stating the Urban Renewal Plan makes since, given that there has been no significant improvements in the area for a decade. He highlighted the unique challenges in the area like inadequate transportation infrastructure, land locked properties, power poles located in the sidewalks, and inadequate storm and sewer infrastructure making it challenging for developers to develop the area. Urban renewal can provide funding and make the area more attractive for developers and shovel ready.

Atherton shared his concern with the possible plan dividing the champion site parcel by putting a street through the middle. Cowie responded the street can be constructed in a couple of ways, but it is important for a transportation connection and splitting the property

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can possibly offer further develop opportunities. Discussion ensued regarding access, private property owner development, taxing district notification, and the opportunity for the Plan to be used as a funding source to offset the cost of public infrastructure. An example of an urban renewal project is the left turn lane on Edenbower and the Oakridge Apartments where the City loaned for the street improvement with an agreement outlining that the developer is responsible for the cost if not developed after the improvements are made. Discussion ensued regarding different funding possibilities in addition to urban renewal. The Plan is a flexible tool set for future generations if the view of the plan changes. Cowie shared that with a minor amendment the Pine Street Alley District can be included with the Urban Renewal Plan.

Bob Dannenhoffer, 255 Dawson Rd, Roseburg OR 97470 – addressed the need for bicyclist and walking paths to address the safety of pedestrian and to allow connection throughout the city suggesting the use of the old railroad right-of-way. Cowie acknowledged the need and concern. There is money devoted to multi-use paths and path improvements but the area of paths are to be determined.

Hearing no further discussing a motion was considered.

*Allen moved that the Roseburg Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Diamond Lake Urban Renewal Plan conforms with the Roseburg Comprehensive Plan and further recommends that the Roseburg City Council adopt the proposed Diamond Lake Urban Renewal Plan; Hawks seconded. Motion passed unanimously.*

## **DIRECTOR'S REPORT** –

Cowie shared the city council has a lot of goals for the CDD to implement and development is increasing making it necessary to hire another planner. Associate Planner Ricky Hoffman will start May 14. The Community Development Department has rearranged the front office to accommodate our new planner.

## **BUSINESS FROM COMMISSION** – none

**ADJOURNMENT** – The meeting adjourned at 7:59 pm. The next meeting is scheduled for Monday, June 4, 2018.

Chrissy Matthews  
Department Technician