North Bend
Urban Renewal Plan

August 23, 1994

Prepared for:

City of North Bend
P.O. Box B
North Bend, OR 97459-0014

ADOPTED BY ORDINANCE 1823 BY THE NORTH BEND CITY COUNCIL
ON AUGUST 23, 1994

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City of North Bend Urban Renewal Plan

I. INTRODUCTION

A. Statement of Purpose

The North Bend Urban Renewal Plan is being prepared to further encourage rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the City Council. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper redevelopment of the area. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the area.

The North Bend Urban Renewal Plan presented in this document meets the requirement of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other federal, state and local laws pertaining to urban renewal projects and plans.

B. Definitions

1. **Agency** means the Urban Renewal Agency of the City of North Bend.

2. **Advisory Committee** means the North Bend Urban Renewal Advisory Committee.

3. **Blighted Areas** are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. **Blight** shall have the same meaning in this Plan as defined in ORS 457.010.

4. **Boundary** means the geographic and legal limits which encompass the Urban Renewal Area.

5. **City** means the City of North Bend, Oregon.

6. **City Council** means the North Bend City Council.

7. **Comprehensive Plan** means the North Bend Comprehensive Plan.
City of North Bend Urban Renewal Plan

8. **County** means Coos County, State of Oregon.

9. **Lot** means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Coos County.

10. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Urban Renewal Area.

11. **ORS** means the Oregon Revised Statutes (State Law) and, specifically, Chapter 457, thereof.

12. **Persons** means any individual, family, business, firm association, or corporate entity.

13. **Plan** means the North Bend Urban Renewal Plan consisting of the text and accompanying exhibits.

14. **Planning Commission** means the Planning Commission of the City of North Bend, Oregon.

15. **Project** means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

16. **Projects or Activities** means the development or improvement projects described in Section III herein.

17. **Property Owner** means any individual who owns property within the North Bend Urban Renewal Area.

18. **Renewal Area** means the North Bend Urban Renewal Area.

19. **State** means the State of Oregon.

20. **Text** means the Urban Renewal Plan and Report Text for the North Bend Urban Renewal Area.

21. **Appropriate base materials** may include, but not be limited to, brick, precast concrete pavers, textured concrete, etc.
City of North Bend Urban Renewal Plan

C. Goals and Objectives of the Urban Renewal Plan

The primary objectives of the Urban Renewal Plan are to improve the function, condition and appearance of the Urban Renewal Area and to eliminate existing blight and blighting influences in order to strengthen the North Bend economy. The following goals and objectives more specifically identify the purposes of the Urban Renewal Plan but shall not preclude the ability of the Urban Renewal Agency to consider or develop other appropriate project improvements within the Urban Renewal Area.

Overall Objective for the Urban Renewal Area

The Urban Renewal Plan should provide for a more attractive living, working and shopping environment in the North Bend downtown and waterfront. The downtown area, which is centered around the intersection of Sherman Avenue (U.S. Hwy 101) and California Avenue, should continue as the primary commercial center for the City of North Bend. The downtown area should continue to provide a variety of services, cultural, recreational, social and governmental activities and remain the focus of community life. In addition, the Renewal Plan should facilitate an attractive commercial waterfront development that draws attention to the waterfront and improves the connectivity between the downtown and the waterfront. Finally, the Renewal Plan should serve as a catalyst for the revitalization of the waterfront industrial district, encouraging water-dependent industrial development along the eastern shoreline and non-water-dependent development in the North Point area.

To accomplish these overall objectives, the Urban Renewal Plan establishes the following objectives:

Downtown

1. Improve the physical and visual (aesthetic) environment through streetscape improvements such as trees, benches, lighting and trash receptacles.

2. Provide pedestrian linkages, including sidewalks throughout the area particularly between the waterfront and the downtown.

3. Create a distinct identity for the downtown core area in terms of both local and tourist oriented business.
City of North Bend Urban Renewal Plan

4. Provide adequate parking for both employees and patrons of the downtown commercial district.

Waterfront

1. Provide public open space that capitalizes on the district’s waterfront location and facilitates redevelopment of the waterfront for both public and private uses.

2. Provide the capital improvements necessary to stimulate revitalization of the waterfront district and development of the North Point area.

Other

1. Where necessary, construct, install and replace publicly owned utility systems such as water, storm drains and sanitary sewers.

2. Replace overhead pole mounted utilities with an underground utility system.

3. Remove blighted and deteriorated structures which are not suitable for conservation or rehabilitation.

4. Develop or redevelop vacant and under-utilized property through public land assembly and condemnation for resale or redevelopment when absolutely necessary.

5. Update existing land use regulations as necessary to maintain consistency between the Urban Renewal Plan, the North Bend Comprehensive Plan and the North Bend Zoning Ordinance.

D. Plan Administration

The North Bend Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in Exhibit I and further described in Section II. The Plan has been prepared by the North Bend Urban Renewal Advisory Committee for the North Bend City Council. The Urban Renewal Agency of North Bend shall administer the Plan in accordance with ORS 457, the Oregon Constitution, and all other
City of North Bend Urban Renewal Plan

applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

E. Effective Period of the Plan

The intent of the City is to complete the projects in twenty years. If the projects in this Plan are completed earlier, and all indebtedness is paid, the renewal district shall be terminated.
City of North Bend Urban Renewal Plan

II. GENERAL DESCRIPTION OF LAND USE PLAN

A. Boundary

The North Bend Urban Renewal Area includes land within the City of North Bend, Oregon as illustrated in Exhibit I. A legal description of the Renewal Area is included in the Appendix.

B. Land Use Plan, Zoning and Development Standards

The Land Use Plan is based on the City of North Bend Comprehensive Plan Map and Zoning Map (see Exhibit II). The proposed land uses within the Urban Renewal Area are consistent with the City’s Plan/Zoning Map with the exception of a portion of the waterfront which is proposed for commercial use and the identification of existing and proposed parks and open space areas. The waterfront area between Washington and California Avenues which is designated as Industrial/Heavy Manufacturing and Light Manufacturing on the Plan/Zoning Map, is being proposed as commercial in the Urban Renewal Land Use Plan (see Exhibits II & III). This area is of key importance to the success of the Urban Renewal effort, providing connectivity between the central commercial district and the bay, and creating a significant waterfront attraction that will serve to improve the image of the Renewal Area and draw in additional customers. The following table compares the approximate acreage planned for each land use for both the existing and proposed zoning.

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<td><strong>TOTAL ACRES</strong></td>
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The Benkendorf Associates Corp.
CITY OF NORTH BEND URBAN RENEWAL
North Bend, Oregon
Existing Plan/Zoning Designations

Legend

- Commercial General
- Commercial Central
- Residential Multiple
- Manufacturing Light
- Manufacturing Heavy

Urban Renewal Boundary

Scale in Feet

URBAN RENEWAL
City of North Bend

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Exhibit II
RE-RECORDED 95 01 0147

Proposed Plan/Zoning Designations

Legend

- Commercial General
- Commercial Central
- Residential Multiple
- Parks/Open Space
- Manufacturing Light
- Manufacturing Heavy

Urban Renewal Boundary

North

Scale in Feet

URBAN RENEWAL
City of North Bend

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Exhibit III
City of North Bend Urban Renewal Plan

The use and development of land in the Urban Renewal Area shall be governed by the City of North Bend Comprehensive Plan and Zoning Ordinance. The following descriptions include the purpose of the general Comprehensive Plan designation as well as the uses permitted by the more specific zoning district definitions.

1. **Industrial**
   The purpose of the Industrial Comprehensive Plan designation is to provide adequate, suitable area for existing industrial uses and for future industrial use needs in areas which have access to transportation, public services, and utilities.

   a. **Light Industrial District M-L**
      The following uses and their accessory uses are permitted outright in a Light Industrial District.

      - Automobile body shop, tire shop, or similar repair service
      - Cabinet shop, carpenter shop, woodworking shop.
      - Compounding, packaging and storage of cosmetics, drugs, perfumes, pharmaceuticals, soap, or toiletries, but not including processes involving refining or rendering of fats and oils.
      - Dwelling for caretaker or night watchman on the property.
      - Feed and seed store, wholesale or retail.
      - Freight depot.
      - Ice or cold storage plant.
      - Laboratory for research or testing, but not including the testing of combustion engines.
      - Laundry, dry cleaning, or dyeing establishment.
      - Lumber yard, building supply outlet.
      - Machinery or equipment sales, service, or storage.
      - Manufacture, repair, or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur glass, hair, horn, leather, paper, plastic, precious stone or metal, shell, textiles, wax, wire, or yarn.
      - Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, scientific or precision instruments, medical or dental supplies or equipment, small electronic timing devices, luggage, photographic equipment or small pleasure boats.
City of North Bend Urban Renewal Plan

- Plumbing, heating, electrical or paint contractors' sales, repair or storage.
- Processing, packaging or storage of food or beverages but not including processes involving distillation, fermentation, slaughtering or rendering of fats or oils.
- Railroad tracks and related facilities.
- Utility station or substation.
- Veterinary clinic or hospital.
- Welding, sheet metal or machine shop.
- Wholesale distribution or outlet including warehousing and storage.

A number of conditional uses are also permitted subject review procedures established in the Zoning Ordinance.

b. Heavy Industrial District M-H
The Heavy Industrial District allows for all uses permitted outright in a Light Industrial District. In addition, the M-H District permits manufacturing, repairing, compounding, fabricating, processing, packing and storage. A number of conditional uses are also permitted subject review procedures established in the Zoning Ordinance.

2. Commercial
The purpose of the Commercial Comprehensive Plan designation is to provide adequate land areas for commercial and community support services.

a. Limited Commercial Zone C-L
The Limited Commercial Zone provides for business and professional offices and retail sales and services and their accessory structures. This district also allows for Churches, day nurseries, utility substations or pumping stations and governmental uses as conditional uses.

b. General Commercial Zone C-G
The General Commercial Zone provides for a wide range of commercial uses including all those allowed in the Limited Commercial Zone as well as:
- Auditorium, exhibition hall, or other public assembly room
City of North Bend Urban Renewal Plan

- Automobile or boat sales, including repair and incidental body work conducted wholly within an enclosed building
- Blueprinting and similar reproduction service
- Bus station
- Cabinet shop
- Club, lodge, or fraternal organization
- Commercial amusement, such as a bowling alley or skating rink
- Frozen food locker
- Garage
- Governmental office
- Hotel or motel
- Laundry or dry cleaning establishment
- Medical or dental clinic or laboratory
- Mortuary
- Newspaper or printing establishment
- Parking lot
- Repair or service shop not using power-driven hammers or riveters
- Restaurant
- Retail store
- Service station
- Theater
- Wholesale office or showroom with merchandise on the premises limited to small items and samples.

A number of conditional uses are also permitted subject review procedures established in the Zoning Ordinance.

c. Central Commercial District C-C
   The Central Commercial District permits all uses permitted outright in a General Commercial Districts. All conditional uses permitted in the General Commercial District also apply in the Central Commercial in addition to apartments not located on the ground floor of a building.

3. Parks/Open Space
   The purpose of the Parks/Open Space Comprehensive plan designation is to maintain an attractive environment for urban uses as well as to provide diversity of visual appearances; to provide areas for outdoor and recreation activities.
4. Special Development Areas
In addition to the specific Plan/Zone Map descriptions listed above, the Comprehensive Plan has classified the portion of the Coos Bay Estuary within its City Limits into management units and has established policies and use priorities for each management unit. The eastern waterfront border of the Urban Renewal Area lies within the Development Management Unit which is intended for the provision of navigation and other identified needs for public, commercial and industrial water-dependent uses. Specifically, the industrial waterfront from the mouth of Pony Slough, west around North Point and south to the Renewal Area Boundary, is in the Marine Development category of the Development Management Unit. According to the Comprehensive Plan this designation is compatible with the adjacent upland characteristics and existing land uses. The upland is flat and dominated by urban development, mostly in port-type uses. The navigation channel lines the shoreline. Railroad and highway transportation is accessible and the area is considered to be of minimal biological significance.

The North Point Estuarine area, which is also located within this Development Management Unit, is mostly undeveloped and considered to be prime industrial land. Most of the area has been filled and is zoned for industrial use. Because of the strong currents affecting this area and the occurrence of shoaling, North Point is not considered to be suitable for water-dependent use, although it is extremely suitable for industrial use.

The use priorities for the overall Development Management Unit consist of:

1. Water-dependent uses requiring estuarine location;

2. Water-related uses which do not degrade or reduce the natural estuarine resources and values; and

3. Non-dependent, non-related uses which do not alter, reduce or degrade the estuarine resources.

The Urban Renewal Area’s Waterfront is also located in North Bend’s Coastal Shorelands, an area for which the City has established policies and recommended uses.
City of North Bend Urban Renewal Plan

The area starting at the railroad fill adjacent to Simpson Park and continuing around the bluff to Ferry Park is a section of shorelands that separates the filled area adjacent to the estuary from an urbanized upland. The shoreline boundary follows the base of the bluff. Uses proposed for this area include industrial and possible commercial uses. General priorities for the overall use of this shoreland area are:

1. Provide for development, including non-water-dependent, non-water-related uses, in urban areas compatible with existing or committed uses.

2. Provide for non-water-dependent, non-water-related uses which cause a permanent or long-term change in the features of coastal shorelands upon demonstration of public need.

The second shoreland area starts at Ferry Park and continues to the south city limits. This section of shorelands boundary follows the base of the bluff from Ferry Park to Stanton Avenue. It then follows Stanton Avenue to Harbor Avenue, continues two blocks on Harbor Avenue, then back along Stanton Avenue. It continues along the railroad tracks to the south city limits. This shoreland area consists of a narrow strip of land along the east waterfront of the Renewal Area. Railroad and highway transportation is easily accessible and the navigation channel lines the shoreline. The area is adjacent to the estuarine area which is designated as the previously defined Development Management Unit. Because there is deep water close to shore with supporting land transport facilities the area is considered to be especially suitable for water-dependent recreational, commercial and industrial uses. The undeveloped areas within this shorelands area are especially suited for water-dependent use and are reserved for that purpose.

The general priorities for the overall use of the undeveloped shorelands in this unit shall be:

1. Water-dependent uses.

2. Uses that do not preclude water-dependent uses.

The priorities of use for the areas in this unit which are currently undeveloped shall be:
City of North Bend Urban Renewal Plan

1. Provide for development, including non-dependent, non-related uses, in urban areas compatible with existing or committed uses.

2. Land uses in North Bend’s dune areas shall be based on the capabilities and limitations of those areas to sustain different levels of use or development.
III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

The following projects and activities will be undertaken by the Renewal Agency to achieve the objectives of the Plan. The actions of the Renewal Agency to achieve the objectives will be undertaken in accordance with applicable Federal, State, County, and City laws and policies. The projects and activities are set forth as follows.

A. General Development

The general approach of the Renewal Plan is to conform with the Comprehensive Plan of the City of North Bend with the exception of a few minor changes (see Exhibit III). The Comprehensive Plan generally encourages industrial development of the waterfront and a mix of commercial uses centered around Sherman Avenue and extending west along Virginia Avenue.

The Renewal Agency has prepared a Urban Renewal Plan for the area that will provide the physical improvements necessary to stimulate redevelopment and revitalization of the Renewal Area (see Exhibit IV). The Urban Renewal Plan illustrates the planned improvements to the Renewal Area. Planned streets, sidewalks, lighting, street trees, intersection improvements and waterfront amenities follow the existing street system. With the proposed infrastructure improvements, the Renewal Agency will assure that this part of the City is prepared for new development and the rehabilitation of existing properties.

The Renewal Agency will accomplish the renewal projects identified in the Plan by undertaking any land use, design, engineering, or architectural plans and studies that are necessary for contract purposes. The Agency will acquire all of the necessary permits to complete projects. The cost estimates in the Urban Renewal report include design and engineering fees as a part of total project costs.

B. Types of Projects

To encourage rehabilitation and redevelopment of commercial and industrial land and aid in the retention of existing business and industry, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make necessary modification and adjustments to implement the objectives of the plan.
CITY OF NORTH BEND URBAN RENEWAL PLAN
North Bend, Oregon
Urban Renewal Plan

URBAN RENEWAL City of North Bend

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City of North Bend Urban Renewal Plan

C. Renewal Projects

The anticipated projects to implement the objectives of the Plan are described in the following section. The projects have been organized and grouped into five phases that reflect the incremental accumulation of project funding. The following is a description of the projects and the phases in which they will be implemented (see Exhibit V).

1. Phase I

Phase I projects and programs include:

a. Entrance Improvements: As part of the Bay Area 101 Corridor Enhancement Project the City will make entrance improvements at each end of the Highway 101, one-way couplet. The project includes funding for design and implementation of a plan that will include such site improvements as landscaping with plantings and irrigation and installation of several lighted flagpoles or other monumental design.

b. Property acquisition: It is the intent of the Urban Renewal Agency to acquire the dock located off the waterfront directly east of Harbor Avenue. The purpose of acquiring this deteriorated structure is to remove its blighting influence from the waterfront and prevent any conflicts that may arise as a result of the proposed public/commercial waterfront development. The Agency will also begin acquiring parcels in the general area bordered to the west by Sheridan Avenue, east by the bay harborline, north by California Avenue and south by Washington Avenue.

c. Pedestrian Improvements: Construct and/or Reconstruct all Curbs, Gutters and Sidewalks and Install Pedestrian Amenities on Sherman Avenue between Washington and Montana Avenues and Virginia Avenue between Union and the waterfront. In conjunction with such reconstruction, the Agency may provide appropriate trees, planting beds, irrigation systems, period lighting, benches, drinking fountains, trash receptacles and such other items of street furniture as the Agency may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.
Phasing Plan

Legend

- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V

Urban Renewal Boundary

North

Scale in Feet

URBAN RENEWAL
City of North Bend

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City of North Bend Urban Renewal Plan

d. Waterfront: The purpose of the waterfront project is to provide the capital improvements necessary to stimulate private commercial development of the waterfront. The waterfront portion of the Renewal Plan (see Exhibit IV) will be realized through the gradual implementation of specific projects in all five phases. Phase I waterfront projects include the following:

- Public Parking Lot
- Public Restroom
- Observation/Fishing Pier
- Site Amenities

e. Land Use Amendments: Applications and supporting materials required for Land Use Amendments necessary to maintain consistency between the North Bend Comprehensive Plan and Renewal Plan will be prepared.

f. Downtown Parking Study: Commission a study of the supply and demand for on and off-street parking and develop a parking plan including strategies and recommendations for the implementation of a comprehensive downtown parking program.

2. Phase II

a. Property Acquisition: It is the intention of the Urban Renewal Agency to begin acquiring properties in the general area bordered to the west by Sheridan Avenue, east by the bay harborline, north by California Avenue and south by Washington Avenue.

b. Pedestrian Improvements: Construct and/or Reconstruct all Curbs, Gutters and Sidewalks and Install Pedestrian Amenities on Sheridan Avenue between Washington and Connecticut Avenues, Washington Avenue between Sheridan Avenue and the waterfront, and California Avenue between Sherman Avenue and the waterfront. In conjunction with such reconstruction, the Agency may provide appropriate trees, planting beds, irrigation systems, period lighting, benches, drinking fountains, trash receptacles and such other items of street furniture as the Agency may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.
City of North Bend Urban Renewal Plan

c. Intersection Improvement: To aid in improving both pedestrian and automobile traffic flow and safety, the intersections of California and Sheridan Avenues and Virginia and Sherman Avenues should be redesigned with appropriate base materials and containment curbs and other traffic calming techniques. Pedestrian paths must be clearly defined.

d. Waterfront: Further implementation of the urban renewal plan will include the following Phase II projects:

- Harbor Walk
- Concrete Walkways
- Site Amenities

e. Downtown Parking: Implementation of the downtown parking plan that could include but not be limited to the provision and management of parking facilities for customers and employees. This project may require the Agency to acquire property and construct parking facilities in strategic locations to serve retail, office, service commercial and waterfront access needs.

f. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

3. Phase III

a. Property Acquisition: It is the intention of the Urban Renewal Agency to continue acquiring key properties in the general area bordered to the west by Sheridan Avenue, east by the bay harborline, north by California Avenue and south by Washington Avenue.

b. Pedestrian Improvements: Construct and/or reconstruct all curbs, gutters and sidewalks and install pedestrian amenities on Union Avenue between Washington and Connecticut Avenues, Washington Avenue between Sheridan and Union Avenues, and Connecticut Avenue between Sheridan and Union Avenues. In conjunction with such reconstruction, the Agency may provide appropriate trees, planting beds, irrigation systems, period lighting,
City of North Bend Urban Renewal Plan

benches, drinking fountains, trash receptacles and such other items of street furniture as the Agency may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.

c. Intersection Improvement: To aid in improving both pedestrian and automobile traffic flow and safety, the intersection of Connecticut Avenue and Sherman Avenue should be redesigned with appropriate base materials and containment curbs and other traffic calming techniques. Pedestrian paths must be clearly defined.

d. Waterfront: Further implementation of the urban renewal plan will include the following Phase III projects:

- Seawall
- Public Walkway Extensions
- Second Public Parking Lot
- Site Amenities

e. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

4. Phase IV

a. Waterfront: Further implementation of the urban renewal plan will include the following Phase III projects:

- California Turn-around
- Harbor Avenue
- Site Amenities

b. Intersection Improvement: To aid in improving both pedestrian and automobile traffic flow and safety, the intersection of California Avenue and Union Avenue should be redesigned with appropriate base materials and containment curbs and other traffic calming techniques. Pedestrian paths must be clearly defined. Improvement of this intersection should be coordinated with the Grant Circle improvements that are also proposed for Phase IV.
City of North Bend Urban Renewal Plan

c. Grant Circle: Redesign Grant Circle into a more attractive park-like setting that will serve as a centerpiece for the surrounding public buildings and generate pedestrian activity between the downtown and waterfront areas.

d. Downtown Parking: Implement additional elements of the downtown parking plan that was developed in Phase I.

e. Property Acquisition: It is the intention of the Urban Renewal Agency to acquire the property north of California Avenue and east of the Southern Pacific Rail Road. While the City will be given the property by Coos County it will be required to undertake significant environmental clean-up related to the site’s previous use as a tank farm.

f. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

5. Phase V

a. Simpson Heights Waterfront Access and Park: Following a more detailed analysis performed by the Renewal Agency, City Council and Park & Recreation Board, the Agency may fund all or part of a waterfront park and pedestrian connection to the area below Simpson Heights.

b. Lincoln Square Landscaping: Provide minor landscape improvements to Lincoln Square.

c. North Point Access Improvement: Develop a frontage road that provides access to the North Point Industrial area that is sufficient to accommodate the type of industrial traffic planned for the area.

d. Virginia-West Pedestrian Improvements: The north side of Virginia Avenue should be redesigned to serve as the primary east/west pedestrian route between Pony Village, the downtown and the waterfront. While Virginia is still intended to serve its present function related to vehicle transportation it will be redesigned to create a more attractive pedestrian environment. The primary
function of this project is to facilitate pedestrian and bicycle traffic between the downtown and the waterfront, and provide continuity between the east and west ends of the district.

e. Pony Creek Improvements: Pony Creek, at the point where it passes under Virginia Avenue will be enhanced through landscaping and pedestrian amenities.

f. Utilities: Utility improvements incidental to Urban Renewal projects will be provided as needed which may include but not be limited to electrical power to lights and tree wells and new utility vaults at intersections.

g. Waterfront: Further implementation of the urban renewal plan will include the following Phase III projects:

- Boat ramp
- Trailer parking

D. Acquisition and Disposition of Real Property

1. Acquisition

As outlined in the above Phasing Plan, the intention of the Urban Renewal Agency is to acquire key parcels of land in the general area bordered to the west by Sheridan Avenue, east by Coos Bay, north by California Avenue and south by Washington Avenue. In addition, the Agency intends to acquire the tank farm property located north of California Avenue and east of the Southern Pacific Rail Road for use as a boat ramp and trailer parking facility.

2. Disposition

The Agency may make land in the redevelopment area available to private developers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed for the purposes specified in the Urban Renewal Plan, and in accordance with applicable City zoning and code requirements. Real property may be conveyed by the Agency to the City or other public bodies without charge.
City of North Bend Urban Renewal Plan

The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of the property for speculative purposes, and to ensure that development is carried out pursuant to this Urban Renewal Plan.
City of North Bend Urban Renewal Plan

IV. GENERAL PLANNING ANALYSIS

The City of North Bend Renewal Plan conforms with the Provisions and Policies of the City's Comprehensive Plan. How the Urban Renewal Plan Relates to specific goals and policies of the Comprehensive Plan is addressed below.

A. North Bend Comprehensive Plan

The applicable goals and policies are:

Economic Element

Objective 2: To Encourage the Orderly Growth of Trade and Service Oriented Establishments. This objective encourages the logical placement of commercial and retail establishments to enhance the accessibility to the area's residents.

Objective 4: To Encourage Revitalization of the Sherman Avenue Central Business District. This objective is meant to encourage the utilization of any appropriate means to aid in downtown revitalization.

Policy 4: Direct commercial development into areas which are appropriate for commercial use.

Policy 6: Ensure that new commercial developments provide adequate amounts of parking and are easily accessible to pedestrians.

Policy 8: Consider alternatives for revitalization of the Sherman Avenue Central Business District.

Policy 13: Provide alternatives that may increase the availability of parking in the downtown area.

Policy 15: Examine the possibility of acquiring state and federal funds for downtown revitalization from agencies.

Policy 16: Encourage the Downtown Merchants to consider the possibility of organizing a downtown development corporation to address the need to revitalize the downtown area.
City of North Bend Urban Renewal Plan

V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Renewal Plan provides the opportunity for property in the district to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Renewal Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses, and other payments as deemed necessary.

All relocation activities will be undertaken and payments made in accordance with the requirements specified in the Oregon Revised Statutes Chapter 281.
VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS

A. General Description of Financing Methods

The Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Renewal Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Agency, the City Council of the City of North Bend may, as necessary to achieve plan objectives, issue revenue bonds, certificates, notes, for local improvement or special assessment districts and seek general obligation bonds to assist in completing projects earlier or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or any other indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS 457. No bonded indebtedness shall be issued after December 31, 2007.

B. Self-Liquidation of Cost of Projects

The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420 to 457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.550. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in real market value of property located in the Renewal Area, or part thereof, over the real market value specified in the certificate or amendment to the certificate file under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Plan.
City of North Bend Urban Renewal Plan

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City in connection with preplanning of this Plan may be repaid by tax increment revenues from the Renewal Area when if such funds are available as provided by ORS Chapter 457.

D. Completion of Projects

Upon completion of the projects identified in this Plan or subsequent amendments to this Plan, and provision for the satisfaction of all outstanding indebtedness, the division of taxes under ORS 457.420 to 457.450 shall cease as provided by ORS 457.450.
City of North Bend Urban Renewal Plan

VII. RENEWAL PLAN AMENDMENTS

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document, "substantial amendment" means:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

- Extending the date after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan.

- Increasing the maximum amount of bonded indebtedness excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan.

- Revisions in the Renewal Area boundaries.

- Additions or deletions of projects other than those specifically listed that exceed an estimated $50,000 in project cost.

- Real property acquisition for private or public redevelopment not identified in the plan.

- Extending the term of the Plan for this district.

Minor amendments to the Plan shall be approved by Resolution of the Renewal Agency.

Presentation of any amendment to the Agency or Council shall be accompanied by the recommendations of staff and/or the North Bend Urban Renewal Advisory Commission.

Any amendments to planned uses which result from amendment of the underlying Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan, in that the City’s process for Code Text and Plan Map amendments requires analysis and public involvement.
VIII. APPENDIX

A. Legal Description: See item A-1

B. ORS Requirements

The following matrix describes where in the Urban Renewal Plan the requirements of ORS 457.085 are satisfied.

<table>
<thead>
<tr>
<th>ORS Requirement</th>
<th>Applicable Urban Renewal Plan Sections</th>
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<tbody>
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<td>457.085(2)(a)</td>
<td>III</td>
</tr>
<tr>
<td>457.085(2)(b)</td>
<td>I, III, VI</td>
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<tr>
<td>457.085(2)(c)</td>
<td>I, VIII</td>
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<tr>
<td>457.085(2)(d)</td>
<td>IV</td>
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<tr>
<td>457.085(2)(e)</td>
<td>II</td>
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<tr>
<td>457.085(2)(f)</td>
<td>V</td>
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<tr>
<td>457.085(2)(g)</td>
<td>III, V</td>
</tr>
<tr>
<td>457.085(2)(h)</td>
<td>VII</td>
</tr>
</tbody>
</table>
LEGAL DESCRIPTION OF THE URBAN RENEWAL DISTRICT BOUNDARY

Beginning at the Southeast corner of lot 8, block 24, Coos Bay Plat "B", City of North Bend, Oregon, Section 22, Township 25 South, Range 13 West, of the Willamette Meridian, Coos County, Oregon, said corner also being on the City of North Bend’s south city limits line; thence South 89°07’ West 100 feet, more or less, along the south city limits line to it’s intersection with the centerline of U.S. Highway 101 right-of-way; thence North along the centerline of U.S. Highway 101 right-of-way to it’s intersection with the centerline of Vermont Avenue right-of-way; thence North 87°28’ West 490 feet, more or less, along the centerline of Vermont Avenue right-of-way to it’s intersection with the centerline of Sherman Avenue right-of-way; thence North 02°32’ East 580 feet, more or less, along the centerline of Sherman Avenue right-of-way to it’s intersection with the centerline of Washington Avenue right-of-way; thence North 87°28’ West 420 feet, more or less, along the centerline of Washington Avenue right-of-way to a point at the intersection of Washington Avenue centerline and the east line of lot 22, of block 25, Townsite of North Bend, extended south; thence North 02°32’ East 310 feet, more or less, along the center of Block 25 in Townsite of North Bend to a point 10 feet north of the intersection of lot 12 and the centerline of block 25; thence North 87°28’ West 140 feet, more or less, to it’s intersection with the centerline of McPherson Avenue right-of-way; thence North 02°32’ East 170 feet, more or less, along the centerline of McPherson Avenue right-of-way to it’s intersection with the centerline of Virginia Avenue right-of-way; thence North 87°28’ West 2,766 feet, more or less, along the centerline of Virginia Avenue right-of-way to it’s intersection with the centerline of Marion Avenue right-of-way; thence North 02°18’ East 480 feet, more or less, along the centerline of Marion Avenue right-of-way to it’s intersection with the centerline of California Avenue right-of-way; thence South 87°28’ East 2,486 feet, more or less, along the centerline of California Avenue right-of-way to it’s intersection with the centerline of Meade Avenue right-of-way; thence North 02°32’ East 480 feet, more or less, along the centerline of Meade Avenue right-of-way to it’s intersection with the centerline of Connecticut Avenue right-of-way; thence South 87°04’ East 560 feet, more or less, along the centerline of Connecticut Avenue right-of-way to it’s intersection with the centerline of Union Avenue right-of-way; thence North 02°32’ East 812 feet, more or less, along the centerline of Union Avenue right-of-way to it’s intersection with the centerline of the southwest portion of the Lincoln Square right-of-way; thence North 42°28’ West 208 feet, more or less, along the centerline of the southwest portion of Lincoln Square right-of-way to it’s intersection with the centerline of the northwest portion of Lincoln Square right-of-way; thence North 47°32’ East 208 feet, more or less, along the centerline of the northwest portion of Lincoln Square right-of-way to it’s intersection with the centerline of the northeast portion of Lincoln Square right-of-way; thence South 42°28’ East 208 feet, more or less, along the centerline of the northeast portion of Lincoln Square right-of-way to it’s intersection with the centerline of Florida Avenue right-of-way; thence South 87°28’ East 410 feet, more or less, along the centerline of Florida Avenue right-of-way to it’s intersection with the centerline of Sheridan
Avenue right-of-way; thence North 02°32' East 450 feet, more or less, along the centerline of Sheridan Avenue right-of-way to it's intersection with the west side of Colorado Avenue right-of-way; thence North 62°00' East 800 feet along the centerline of an easement bordering the southeast line of the Simpson Heights Addition to North Bend; thence Northerly 345.5 feet, along a curve concave to the west having a radius of 381.7 feet along the centerline of the easement bordering the Simpson Heights Addition to the City of North Bend; thence North 09°10' East 798 feet to the south edge of the Roosevelt Highway right-of-way; thence North 07°00' East 887 feet said line being on the border of Simpson Park; thence North 63°30' East 265 feet said line being on the border of Simpson Park; thence North 0°30' East 158 feet said line being on the border of Simpson Park; thence North 32°20' West 250 feet said line being on the border of Simpson Park; thence North 46°35' West 150 feet said line being on the border of Simpson Park; thence North 66°35' West 150 feet said line being on the border of Simpson Park; thence South 77°50' West 130 feet said line being on the border of Simpson Park; thence South 59°15' West 150 feet said line being on the border of Simpson Park; thence South 65°35' West 600 feet said line being on the border of Simpson Park; thence South 79°40' West 150 feet said line being on the border of Simpson Park; thence North 88° West 270 feet said line being on the border of Simpson Park; thence South 40°00' West 287 feet said line being on the border of Simpson Park; thence South 05°40' East 203 feet said line being on the border of Simpson Park; thence South 18°30' West 600 feet to the centerline of Southern Pacific Railroad right-of-way; thence Northwesterly 300 feet along a 4° curve to the left concave to the southwest said curve being on the centerline of Southern Pacific Railroad right-of-way; thence North 59°18' West 1,300 feet along the centerline of Southern Pacific Railroad right-of-way; thence Northerly 1,920 feet along a 3° curve to the right concave to the east said curve being on the centerline of Southern Pacific Railroad right-of-way; thence North 04°33' East along the Southern Pacific Railroad right-of-way 517 feet to the mean high water line of the Pacific Ocean; thence Easterly following the mean high water line to a point on the U.S. Highway 101 Easterly right of way line 3500 feet more or less; thence Northeasterly along the U.S. Highway 101 Easterly right of way line to the north line of the City of North Bend city limits 500 feet more or less; thence along the City of North Bend city limits* line, first southeasterly then south to it's intersection with the south line of lot 7, block 1, Coos Bay Plat "B", City of North Bend, Oregon, extended east; thence West along said lot line to the point of beginning.

*(see attached copy of the City of North Bends city limits description)
The incorporated limits of the City of North Bend includes all territory bounded by a line Beginning at the section corner common to sections 8, 9, 16 and 17 Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and running therefrom North to the center of the ship channel of Coos Bay; thence following the center of the ship channel in a northeasterly direction to where said ship channel intersects the North-South quarter section line of section 2; thence Southerly along the center of the ship channel to where said ship channel intersects the East-West quarter section line of Section 23; thence West to a point 32.77 feet West of the centerline of Tremont Avenue; thence S 9° 54' W 170.30 feet; thence West 59.15 feet; thence South 245.65 feet; thence S 13° 55' W 195.00 feet; thence S 9° 54' W 47.20 feet; thence S 40° 39' W 156.40 feet; thence N 0° 35' W 27.50 feet; thence S 89° 42' W 125 feet; thence N 0° 35' W 260 feet; thence S 89° 25' W 229 feet; thence N 0° 35' W to the intersection of the South line of Lot 2, Block 5, Schetters Addition extended East; thence West to the Southwest corner of Lot 2, Block 5, Schetters Addition; thence North along the East-West quarter section line of Section 22; thence West to a point 49 feet West of the East 1/16 corner of Section 22; thence S 0° 13' E 325.65 feet; thence N 40° 37' W 209.84 feet; thence N 0° 16' E 166.92 feet to the East-West quarter section line of Section 22; thence West to a point 200 feet West of the West 1/16 corner of Section 22; thence S 0° 19' 50" E 622.84 feet to the North line of Thompson Road; thence along the North line of Thompson Road along a curve to the right having a radius of 686.25 feet through a central angle of 17° 35' 30" the long chord of which bears N 72° 16' 48" W 209.90 feet; thence N 0° 20' 50" W 160 feet; thence N 89° 57' 10" E 119.74 feet; thence N 0° 19' 50" W 240 feet; thence S 89° 57' 10" W 119.81 feet; thence N 0° 20' 50" W 158.79 feet to the East-West quarter section line of Section 22; thence West to the East 1/16 corner of Section 21; thence South along the East line of Central Place Addition 515 feet; thence East parallel to and 825 feet North of the South line of the NE 1/4 of the SE 1/4 of Section 21, 990 feet; thence South parallel to and 330 feet West of the East line of the NE 1/4 of the SE 1/4 of Section 21, 330 feet; thence East parallel to and 495 feet North of the South line of the NE 1/4 of the SE 1/4 of Section 21, 180 feet; thence South parallel to and 150 feet West of the East line of the NE 1/4 of the SE 1/4 of Section 21, 495 feet to the South line of the NE 1/4 of the SE 1/4 of Section 21; thence West to the South 1/16 corner of Section 21; thence North 470 feet; thence East 227 feet to the S.E. corner of Block 6 Central Place Addition; thence North 390 feet to the N.E. corner of Block 6 Central Place Addition; thence West 227 feet to the North-South quarter section line of Section 21; thence North along the North-South quarter section line of Sections 21 and 16 to a point 919 feet South of the North 1/16 corner of Section 16; thence S 89° 27' W 651.21 feet; thence N 0° 33' 55" W 412.27 feet; thence N 89° 57' 32" E 194.48 feet; thence N 0° 32' 10" W 513.15 feet to the North line of the SE 1/4 of the NE 1/4 of Section 16; thence West to the N 1/16 corner between Sections 16 and 17; thence North to the section corner common to Sections 8, 9, 16 and 17, the point of beginning.