

CARA PARTNERSHIP WITH WILLAMETTE COMMUNITY BANK

Approved: November 17, 2003

Location: Northeast corner of 4th Avenue and Lyon Street/Highway 20

Development Proposal: Construction of a new two-plus story building at the sidewalk edge of 4th Avenue and Lyon Street for the newly-formed Willamette Community Bank.

What CARA Will Provide:

- ◆ Fund up to \$75,000 in public space improvements associated with Willamette Community Bank's new building.
- ◆ Loan not to exceed \$200,000 at a period not to exceed ten years at a non-subsidized interest rate.

Evaluation of Proposal: (Prepared by staff on 1/12/03 using CARA's "Items to Consider")

1. **Legality: Is the form of assistance requested allowed under the CARA Plan? Is it legally allowed?**
Yes, the CARA Plan anticipated partnering on private sector development with loans and grants. Further, the CARA Plan calls for streetscape improvements in the Downtown.
2. **CARA Goal & Objectives: How does it further the CARA Goal and Objectives?**
This project meets CARA's key objective of attracting new private investment. CARA assistance was a factor in their development decision.
3. **Financial Impacts: What is the financial risk and financial benefit to CARA?**
 - a. **Does CARA have adequate funding in place or is financing a viable option?**
CARA currently has unallocated funding in the FY '03-'04 budget to provide public space improvements and the capacity to secure \$200,000 in construction-related funding.
 - b. **How many private dollars would be invested (leveraged) for each CARA dollar?**
Over \$10 in private construction-related funding will be invested for each \$1 CARA in hard costs to CARA. In addition to land acquisition and demolition costs already invested by the bank, construction-related cost estimates for the building are about \$800,000.
 - c. **Would an increase in property value result to a return equal or greater than CARA's investment within 5 years? Within 10 years?**
Staff's projections indicate that the public space costs should be returned to CARA within ten years.
 - d. **What level of other governmental assistance might be requested (e.g., property tax exemptions, waivers, infrastructure improvements, loans) and how would it effect the proposal?**
A loan of up to \$200,000 would reduce CARA's ability to partner on other projects over the proposed ten-year payoff period for the short term.
 - e. **Would it be a catalyst, encouraging or spinning-off other development activity and/or investment?**
The establishment of this new locally controlled bank in Albany and its confidence to locate in Downtown are expected to have significant impacts on future investments. This investment can be used by CARA as a showcase to future investors.

4. **Private Risk: Is this a “first-in” project or an untried type of development?**
No.
5. **Blight: Would it remedy a severely blighted building? How will it remedy conditions of blight?**
This project creates a new gateway-level building in the place of what had been several under-utilized and declining buildings.
6. **Focus Area: Is it in the initial focus area (3rd to Willamette, Baker to Washington)?**
No, but the site is adjacent to the south edge of the focus area boundary.
7. **Energy: Would it serve as a people-attractor or as an anchor for the initial focus area?**
While this development will physically anchor a primary entry area to Downtown, it is not expected to significantly impact movement patterns.
8. **Image: Would it promote Albany’s image locally and/or within the region?**
Yes. The start-up of this local financial institution indicates a high level of confidence by Albany’s investment community. Its decision to locate in Downtown further solidifies the image of Downtown as Albany’s financial center.
9. **Preservation: Would it rehabilitate or sensitively redevelop a historic property?**
No, it is a new building.
10. **Design: Does the exterior design positively reflect quality and Albany’s image? (We recognize this is a somewhat subjective consideration.)**
The design team is attempting to create a building that complements Albany’s historic commercial architecture through the use of brick, window ledges, cornice treatments, etc. The planned clock tower feature will create a Downtown gateway feature.
11. **Durability: Would it be developed in a way that ensures it is well maintained over time?**
Unknown.
12. **Adaptability: Would it be developed in a way that ensures it is well used over time?**
Yes, designs will accommodate an expansion of up to three times the start-up area.
13. **Development Pattern: Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?**
The development fits well with Comprehensive Plan and zoning designations. The building has been oriented to create a pedestrian-friendly facade with a substantial entry feature (clock tower) as a gateway-level feature that will help calm traffic on the highway.
14. **Sustainability: How does it meet the Governor’s Objectives for Sustainable Communities?**
No impact.