

## NOTICE OF PUBLIC MEETING

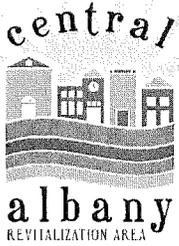
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD  
City Hall Council Chambers  
Wednesday, June 19, 2013  
Immediately following the Special City Council meeting

### AGENDA

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. APPROVAL OF MINUTES
  - May 7, 2013. [Pages 1-5]
  - Action: \_\_\_\_\_
4. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Policy framework. [Pages 6-13] (Porsche)  
Action: \_\_\_\_\_
  - c. Staff updates and issues. [Verbal] (Porsche)  
Action: \_\_\_\_\_
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: **NOTE:** *Tuesday, July 9, 2013*
7. ADJOURNMENT

City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)

*The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.*



APPROVED: \_\_\_\_\_

**CITY OF ALBANY**  
**Central Albany Revitalization Area Advisory Board**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Tuesday, May 7, 2013**

**MINUTES**

Advisory Board Members present: Rich Catlin, Floyd Collins, Loyd Henion, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Dick Olsen, and Maura Wilson

Advisory Board Members absent: Russ Allen, Bill Coburn, Danon Kroessin, Gordon Kirbey, and Mark Spence (all excused)

**CALL TO ORDER**

Chair Rich Catlin called the meeting to order at 5:15 p.m.

**APPROVAL OF MINUTES**

April 17, 2013

Bessie Johnson asked that the minutes be revised to show her as excused.

MOTION: Ray Kopczynski moved to approve the April 17 minutes with the above revision. Johnson seconded the motion, and it passed 9-0.

**SCHEDULED BUSINESS**

Business from the Public

There was no business from the public.

Discussion of Under-levying and Other 2013-2014 ARA Budget Issues

Urban Renewal Manager Kate Porsche said that she has received questions about the issue of under-levying since the last meeting. She will provide an update so everyone has the same information. The question of whether to under-levy this year needs to be answered by June 30.

Porsche noted that at the last meeting, the Board received an overview of the proposed 2013-14 budget and discussed options for \$1.25 million in uncommitted reserves. Potential uses of those funds include setting aside a portion for smaller private/public partnerships, creating a reserve for larger private/public partnerships, paying off the higher interest 2007 Series B loan, and the potential to under-levy. She showed a breakout of CARA revenue by taxing district and specific levies. CARA is one of about 20 urban renewal districts in the state that are required to affect local option levies. There is a House Bill in the works that would change that so CARA would not affect any new or renewed local levies going forward. Any amount that is under-levied would be returned proportionately to the taxing districts. The amount for the school district would go back to the state to be distributed to all districts in the state.

Porsche drew attention to written input received from Russ Allen and Jeff Christman, both in support of under-levying, and from Marc Manley and Oscar Hult, both opposed to the idea of under-levying (see agenda file).

In response to an inquiry from the Chair, Porsche said that the ARA Budget Committee meets next Tuesday, May 14, 2013, and it would be beneficial to know how this group feels about under-levying prior to that time. A decision on the other options for the uncommitted reserves is not needed at this time.

Catlin asked that each Board member state how they feel about the issue of under-levying.

Floyd Collins asked how much interest would be saved by paying off the 2007 Series B loan and whether doing so would free up some of the required reserves. Porsche said that paying off the loan early would result in about \$25,000 in interest savings. The \$464,000 being held in reserves is related to the Series A loan and would not be freed up as a result of paying off the higher interest Series B loan.

Rich Kellum said he is concerned about perception. He has heard from people in his ward who felt that CARA was out of control and throwing money away. He doesn't see any projects waiting for funding. He thinks we should use the uncommitted funds in three ways – pay off the Series B loan, under-levy in the amount of about \$400,000, and keep the remainder in reserve for projects that might come along.

Loyd Henion said that urbanites in Albany, Lebanon, and Sweet Home pay for county roads and public safety. He doesn't think that the residents of Albany owe the County and it might actually go the other way. He agrees with testimony submitted by Manley and Hult. CARA has been out of business for a year because the City Council directed a timeout to review policies and framework. Whether doing so was a good idea or not, he doesn't know, but he has his doubts. He said that if we let public perception get in the way of finishing the mission, we are not doing our jobs. The reason we don't have projects now is because CARA has essentially been out of business. He is downtown everyday and he hears people saying they are waiting for CARA to get back to business and he thinks we owe them that. He is strongly opposed to the idea of under-levying.

Sharon Konopa said that the City of Albany is in better financial shape than many cities in the state and she thinks that is because of our policies. She doesn't feel that we should have to change our policies to support other taxing districts that are in budget constraints. Over the last couple of years, the City has helped the school district with support for gymnasium and park space. Most who feel the City is frivolously spending money will always feel that way. If we under-levy, the average citizen will probably not even know about it. We need to think about where we would get the better bang for our buck. Rather than under-levy by \$500,000 and perhaps fund three jobs for one year, we could use that amount to leverage \$5 million or \$6 million in private investment that would provide many jobs. Since CARA has been out of business this year, there has been little investment in the district. She asked whether under-levying would be fair to those who have invested with the belief that CARA would be there to protect their investment. She wants to send the message that CARA is open for business and encourage people to bring on those projects. She has heard comments that under-levying would send a political message. The City needs to make decisions and policy for the betterment of the community and not just to please a few people.

Dick Olsen said that we have a plan and we borrowed money to do projects on that plan. He is not in favor of paying off the loan unless we are planning to borrow again at a lower interest rate to do the projects in the plan. Porsche clarified that the proposed budget gives CARA the budget authority to borrow \$3 million for public projects in addition to the \$1.25 million in uncommitted reserves. The question is what the Board wants to do with that latter amount. She acknowledged that a typical urban renewal approach might be to put the money on the ground and get it working for you. Olsen said that approach makes sense to him.

Olsen said that he thinks this is the wrong time to under-levy. We are in the middle of the urban renewal plan and are beginning to receive good income to do projects that the district was set up to do. Regarding Lebanon's decision to under-levy, he understands that was one of three urban renewal districts in that city and that the district was at the tail end of its existence; he would guess they have a lot of tax increment coming in and could afford to under-levy. That is not a good comparison to our plan. He is opposed to under-levying.

Maura Wilson said she is opposed to the idea of under-levying. She and her husband moved to the area five years ago from Florida. They looked at over 30 houses in Corvallis, Philomath, and Albany before buying a historic home in downtown Albany. The first couple of years, they didn't know what CARA was but they could see that there was a real energy of growth and change taking place and they loved it. Her perception is that for the last couple of years, the Board has been handcuffed by a small but vocal group of people who don't support CARA and managed to get things to come to halt. She thinks that this is a mistake and that it sends a negative message to the community. To under-levy would imply that CARA has not been effective and she doesn't think that is a good message. She is in favor of seeing the energy get going again and getting back to the work CARA was created to do.

Johnson said that she is not in favor of under-levying for reasons that others have put very well. There is a purpose and a reason that CARA was created. If people would look at pictures of the downtown prior to CARA and now, there is such a change that would not have come about without CARA. Private enterprise needs that validation that other businesses will come and that is where CARA has helped. If we under-levy for a year and jurisdictions use that money to hire someone, the money won't be there to continue the job next year. The money wouldn't go to area schools; it would go to the state for redistribution. If something is working and we can see progress, we need to continue on. She thinks we need to continue with what the Council decided was best for the City.

Kopczynski said that we are not going to be able to please everybody. He likes the idea of paying down the debt, but he also likes Olsen's comments about using that money to get projects going. He thinks that having a reserve fund for potential large projects is a very good idea. He referred to Kellum's comment that there are no projects waiting; he could make the argument that is because private investment is waiting on us. He does think it was a good idea to take a break and tighten up some of the processes. That the other taxing districts are having trouble with their budgets tells him that they have not been as professionally managed as Albany. He is not in favor of under-levying at this point. He would like to see our review process finalized and then start getting projects going. He wants to do the right thing for the entire community, not just a handful of folks.

Catlin said he appreciates the thoughtful comments. This is not a simple issue to address and it is complicated by the fact that the funds could be spent in multiple ways. Regarding the issue of under-levying, he said that the real estate market is recovering, taxes will follow, and in a year or two districts will start to become whole again. He hasn't heard any requests from the taxing districts specifically to under-levy; there are no representatives here and he has seen no correspondence to that effect. He asked if he is hearing consensus that the body does not recommend under-levying.

Collins said that he does not support under-levying based on the reasons raised during discussion. He does think it makes sense to pay off the higher interest loan. That would leave \$750,000 in uncommitted reserves for use if someone brings forward a great project and would free up the following year's revenue in the event that we do move to borrow the \$3 million.

MOTION: Collins moved to levy the full amount and to use a portion of the uncommitted reserves (about \$485,000) to prepay next year's debt service on the Series B loan. Kopczynski seconded the motion.

Olsen asked if paying off the debt early would allow the Board to borrow it back at a lower interest rate if needed for a project. Porsche said that she believes that paying off the loan would create additional borrowing capacity. Olsen said he is in favor of the motion.

Catlin asked about the scenario where we take that money and put it into a project that begins to accrue value for the community. Porsche said that she could give more thoughtful information about that scenario at the next meeting. Generally speaking, \$485,000 at a 1 to 7 ratio would equate to a \$3.4 million project. Collins said that only works if we have a willing partner; otherwise, we are just paying more interest.

Catlin said that it is only necessary to make a decision about the under-levying at this time; a decision to prepay the loan could be made at a later time. Collins said he thinks it is important for the Budget Committee and the community to see that the Advisory Board recognizes the opportunity to pay off a high interest loan.

Konopa asked if the motion might be amended so the recommendation is to levy the full amount and explore the option of prepaying the debt. Collins said the intent of his motion is to levy the full amount and take part of the uncommitted revenues to pay off the high interest debt.

City Manager Wes Hare said that CARA would not lose anything by paying off the debt. The recommendation would grant budgetary authority to prepay the loan. It would not give up borrowing capacity and if a big project comes in the door, CARA would probably be in a better position by paying off this high interest debt.

In response to an inquiry from Johnson, Porsche said that if the motion is passed, staff would come back to the Budget Committee with options and what it would look like if the loan was paid off in the FY 12-13 budget vs. the FY 13-14 budget.

Catlin said that he will vote against the motion. He would prefer that the money remain in reserves so it is available if a good project comes along.

Kellum said he will vote against the motion. He thinks it is a gigantic mistake not to pay attention to under-levying. The ballot measures passed by a big margin in Ward III and it is not lost on him that the residents are unhappy because they see millions being spent downtown and they perceive that they are not getting the benefit of that spending. Konopa said that the City has put a lot of investment into Ward III including funds from a previous urban renewal district; she will provide him with that information.

Wilson said that she will support the motion. She thinks it sends a positive message that we are fiscally good stewards of the money.

The motion passed 7-2, with Catlin and Kellum voting no.

#### Discussion of Specific Policy Items

Porsche distributed and reviewed *CARA Urban Renewal Plan Report Table 2, Project Activities and Costs*, a table from the original urban renewal plan that she has updated to show the amounts spent thus far for each activity. She suggested that Board members review the information for further discussion at the next meeting.

#### Staff Updates and Issues

Porsche said that the ARA Budget Committee meeting will be held on Tuesday, May 14, 6:30 p.m. CARA Advisory Board members are welcome to attend.

Porsche reported that two ICMA International Fellows from New Zealand were in Albany for two weeks, and it was an amazing experience. The two were tasked with working on civic engagement as it relates to urban renewal. She will be summarizing their report for the Board. Seeing how enthusiastic they were about the work being done in Albany invigorated her enthusiasm for her job and the work of the CARA Advisory Board.

#### BUSINESS FROM THE BOARD

Johnson advised that she will not be able to attend the June 19 meeting.

#### NEXT MEETING DATE

The next meeting of the CARA Advisory Board is scheduled for Wednesday, June 19, 2013, 5:15 p.m., in the Council Chambers.

ADJOURNMENT

Hearing no further business, Chair Catlin adjourned the meeting at 6:43 p.m.

Submitted by,

Reviewed by,

Teresa Nix  
Administrative Assistant

Kate Porsche  
Urban Renewal Manager



TO: CARA Advisory Board  
FROM: Kate Porsche, Urban Renewal Manager *Kate*  
DATE: June 14, 2013, for June 19, 2013, CARA Advisory Board Meeting  
SUBJECT: Staff Report – CARA Program

## Background

Over the last year, we have had the opportunity to reevaluate, rethink, streamline, and revise the CARA program. Using feedback from our policy meetings over the last year, I would like to further the conversation by giving the Advisory Board a starting point for discussion and restructuring of the CARA programs.

Though this information is contained in a single staff report and grid, the work has spanned over a year of policy discussion, public comment, meetings, and research from other urban renewal districts and communities. I've incorporated your thoughts and comments from the policy brainstorming list and have drafted a proposed outline of potential programs for your consideration at Wednesday's meeting. I want to emphasize that this list is meant as a jumping-off point for the discussion before you.

I look forward to your thoughts, edits, deletions, or additions at the meeting. I am hopeful we can work through the attached grid and, then at our July and August meetings, finalize any details and ratify the programs, with the goal of having the programs on-line by September.

In preparation for the meeting, I ask that you review the CARA Proposed Program – June 2013 grid (attached) as well as Table 2 of the CARA Urban Renewal Plan – Project Activities and Costs (also attached).

As background to the grid, following is a review of specific goals:

### Goals & Objectives of the CARA Plan (underline added for emphasis):

- Direct link to the original Central Albany Land Use & Transportation Study (CALUTS), as well as the City's Comprehensive Plan.
- CARA Key Objectives:
  - Attract new private investment to the area.
  - Retain and enhance the value of existing private investment and public investment in the area.
- CARA Additional Objectives:
  - Provide a safe and convenient transportation network that encourages pedestrian and bicycle access to and within the town center.
  - Preserve the Historic Districts, historic resources, and existing housing in the area.
  - Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.
  - Increase residential density in the area.
  - Encourage the development of new forms of housing and home ownership.
  - Enhance and protect the community and environmental values of waterway corridors in the area.
  - Provide an enriching environment and livable neighborhoods.

Synthesizing feedback from the meetings, the goals of our plan, and through a review of other communities, here's a synopsis of what I heard to be your current goals:

- A desire to focus resources in specific areas to drive visible change.
- Continued support of funding for our historic buildings, the downtown core, east waterfront, and East Salem neighborhood.
- A desire for more loans and fewer grant programs.
- More of a focus on return on investment via increased assessed value.

Other goals of staff:

- Increased focus on job creation and support of businesses.
- New and better ways to partner with organizations, including Main Street program, Landmarks Advisory Commission, COG, and SBDC.
- Increasing the visibility of the business district.

In short, working to make Albany a great place to live, work, and invest by strengthening our community's core, enhancing our historic resources, creating a vibrant downtown, and livable neighborhoods.

## Details

The total amount of funds you'll have for public projects is \$3,030,000 and private projects about \$1M (information specific to this will be shared as background information prior to the discussion of these programs). Potential amounts for each of the categories have been identified; but, again, these are just suggested amounts.

Please see the attached Proposed Programs grid for details on the proposed CARA programs.

KCP:ldh

Attachments 2

*U:\Economic Development\CARA\CARA Advisory Board\2013\Staff Reports\06.19.13 Staff Report CARA Program recommendations.docx*

## CARA Proposed Programs – June 2013

<b>Public Projects</b>				
<b>Proposed CARA Program</b>	<b>Timing</b>	<b>Total Annual Allotment</b>	<b>Eligible Project Types/Details</b>	<b>Meets CARA Plan Objectives/Project #'s</b>
<b>Public Infrastructure</b>	13-14; future projects aligned with borrowings and to other public or private investment in focus areas.	\$3M (via borrowing). Future borrowings would be focused primarily on public infrastructure projects.	<ol style="list-style-type: none"> <li>1) Project must be in the plan.</li> <li>2) Public project should precede, be in conjunction with or post private investment in order to best leverage that investment.</li> <li>3) Staff to work with PW to leverage funds and timing of projects in CIP (this work is underway)</li> <li>4) Must benefit for the broader community.</li> <li>5) Staff suggests aligning these projects with the geographic focus areas as identified by policymakers as well as components of the retail refinement plan. These areas are proposed to be defined as downtown, the east waterfront, and the East Salem neighborhood.</li> </ol>	Various, depending on project. (Could include: 6, 7, 13-18, 22-23, 26-47)
<b>Downtown Design</b>	1x allotment of funds for the year	\$25,000 for FY 13-14, with discussion as part of the budget process for future years.	Funds for downtown beautification for items recommended by the Albany Main Street Design Committee, and ratified by the Albany Main Street Board of Directors. From CARA Plan: Create year-round light and color in Downtown through placement of holiday lighting, hanging baskets, flowers, banners, flags and other seasonal displays. Multi-year program. Partnership potential.	19 - Downtown Beautification

<b>Public/Private Partnership Programs</b>				
<b>Proposed CARA Program</b>	<b>Timing</b>	<b>Total Annual Allotment</b>	<b>Eligible Project Types/Details</b>	<b>Meets CARA Plan Objectives/Project #'s</b>
<b>Architectural Assistance</b>	Ad Hoc	\$5,000 per year	Continuation of previous program: Architectural assistance for commercial buildings. 1 <sup>st</sup> visit fully covered by CARA. Staff recommends conducting a RFP for to retain one or two eligible architects, since we've been using the same architect for some time.	<ol style="list-style-type: none"> <li>2 - Commercial Building Rehabilitation</li> <li>3 - Storefront Revit.</li> <li>4 - Property Redev.</li> </ol>
<b>Storefront Revitalization Grant Program</b>	1x per year - competitive	<u>\$50,000</u>  Per project: \$1,000 - \$10,000 (up to 50% of project costs)	Significant aesthetic improvement to property's exterior. No interior work. Properties must have the following zoning: HD, CB, LE, MS. Examples include awnings, signage, exterior lighting, associated city fees, and storefront improvements.	<ol style="list-style-type: none"> <li>3 - Storefront Revitalization Program</li> <li>20 – Awnings program</li> </ol>

## CARA Proposed Programs – June 2013

<b>Public/Private Partnership Programs, cont.</b>				
<b>Proposed CARA Program</b>	<b>Timing</b>	<b>Total Annual Allotment</b>	<b>Eligible Project Types/Details</b>	<b>Meets CARA Plan Objectives/Project #'s</b>
<b>Loan program for focus area</b>	1x per year - competitive	<u>\$320,000</u>  Per project: Minimum \$25,000 - Up to 20% of project costs.	Competitive program, only available for commercial or mixed-use property located in the three geographic areas (downtown, east waterfront, or east Salem area) Properties that are 100% residential are excluded.  Must be one of: Historic preservation, including storefronts/façade improvement, upper floor redevelopment, new residential/mixed use project.  Loans will be at the ARA's borrowing rate plus 1%. Terms – no payments for first five years, then 5 years annual payments with loan paid in full by year 10. Tax-exempt property and business owners are excluded.	2 - Commercial Building Rehabilitation  3 - Storefront Revitalization Program
<b>Economic Development Project Loans</b>	Ad Hoc	<u>\$250,000</u>  Per project: \$10,000 - \$50,000 (up to 20% of project costs)	Only for job creating projects, in partnership with the COG or SBDC. Projects outside downtown. Only capital improvements, tenant improvements, and equipment that have an impact on the assessed value of the property are eligible. Minimum capital investment is required (amount TBD). Loans will be at the ARA's borrowing rate plus 1%. Tax-exempt property and business owners are excluded.	4 - Property Redevelopment Assistance (outside downtown)
<b>Historic Home – 1<sup>st</sup> Time Buyer Loans</b>	Ad Hoc	<u>\$100,000</u>  Per project: \$10,000 - \$25,000 (up to 20% of project costs)	Historic housing on the east side of Lyon street or severely blighted historic housing anywhere. Opportunity for partnerships with LAC, realtors; encourages community growth in blighted neighborhoods and supports the goals of the plan. Properties eligible for interest forgiveness (or perhaps principal forgiveness) for owner-occupancy for five years. Multi-family projects are not eligible. Properties on the historic tax-freeze are not eligible, and contract would stipulate that borrowers not put the properties on the tax freeze through the duration of the contract. Tax-exempt property and property owners are excluded.	10 - Housing Demonstration  12 - Housing Rehabilitation

This program structure, as proposed, would see \$750,000 of our approximately \$1M set aside for specific programs, but would reserve \$250,000 for the Create Reserve fund for larger Private/Public Partnerships, in addition to the \$3M in proposed borrowing for public infrastructure.

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>DEVELOPMENT PARTNERSHIPS</b>				
1	Property Acquisition & Assembly	Acquire land and buildings for public and private development purposes and assemble sites as required to implement Urban Renewal objectives.	\$250,000	\$2,000,000
2	Commercial Building Rehabilitation	Provide technical assistance and financing &/or grants for the redevelopment of commercial structures, including focus on allowing active re-use of Downtown upper floors and structural issues.	\$1,750,000	\$2,000,000
3	Storefront Revitalization Program	Multi-year program to provide design, financing &/or grants to renovate commercial facades in HD, CD, LE, MS zones including awnings and signage.	\$600,000	\$600,000
4	Property Redevelopment Assistance	Provide assistance & support to developers including technical assistance, financing &/or grants of joint-venture efforts <b>outside of the Downtown area.</b>	\$1,000,000	\$2,000,000
5	Paint Program	Provide a free paint or similar program to incite sprucing up of residences and commercial properties.	\$100,000	
6	Albany Square Development	Address development issues/opportunities, developer recruitment, & partnership with developers on mixed use infill along Water between Broadalbin & Ferry. Requires Water Ave. Improvements.	\$150,000	
7	Water Avenue Improvements	Realign & reconstruct portions of Water between Washington & Montgomery including moving overhead utilities, infrastructure, sidewalks, trees with walkable grates, Victorian style lighting, & other pedestrian amenities. May require acquisition of rail ROW. Needed for Albany Square & Water Avenue Parking Structure.	\$2,000,000	
8	Riverfront Housing Infrastructure	In partnership as needed for housing projects extend/reconstruct streets, sidewalks, water, sewer, storm Montgomery through Main north of 1st.	\$2,625,000	
9	Transition Areas Redevelopment	Address development issues/opportunities to allow areas to transition to planned land uses including developer recruitment, assistance to owners, & partnership with developers in areas such as Pacific Blvd. corridor, LE zone, MS zone, Water Avenue MUI zone, CD zone.	\$1,250,000	\$2,000,000
10	Housing Demonstration	Development of, &/or financing for, affordable home ownership including first time homebuyer support. Partnership opportunity.	\$250,000	\$500,000
11	Housing Development	Pre-development, property acquisition &/or development in partnership for affordable housing &/or mixed use. May include St. Francis redevelopment. Partnership opportunity.	\$825,000	
12	Housing Rehabilitation	Financing of renovation & rehabilitation of owner & renter occupied housing, including upper floor housing, consistent with Historic Preservation standards.	\$700,000	

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>PUBLIC SPACE IMPROVEMENTS</b>				
13	Gateways to Central Albany	Gateway amenities near Pacific & Santiam, & along Pacific near Queen.	\$150,000	
14	Gateways to Downtown	Gateway amenities along Lyon near 8th, at Ellsworth near 1st, on 1st near Thurston.	\$150,000	
15	Broadalbin Promenade	Pedestrian way improvement to Broadalbin from 4th to Water Avenues including pedestrian crossings, sidewalk repairs, moving overhead utilities, trees, benches, lighting, public art, information signage & other pedestrian amenities.	\$350,000	
16	Albany Square	Create a plaza at Willamette River on end of Broadalbin including art, benches, potential Heritage Center with tower or water feature, River Terrace overlook & related amenities.	\$1,000,000	
17	Albany Landing	Pier and dock on Willamette River at Albany Square.	\$350,000	
18	Downtown Streetscape	Pedestrian amenities including trees with walkable grates, benches, public art, curb bulbouts, landscaping, Victorian style lighting, garbage receptacles, information kiosks, moving overhead utilities, with oases and piazza areas for rest and gathering such as Burkhart Square.	\$560,000	
19	Downtown Beautification	Create year-round light and color in Downtown through placement of holiday lighting, hanging baskets, flowers, banners, flags and other seasonal displays. Multi-year program. Partnership potential.	\$300,000	
20	Awning Program	Establish a program for design and placement of pedestrian-oriented awnings covering public sidewalks in the Downtown.	\$125,000	\$250,000
21	Riverfront Housing Area Streetscape	Provide street trees and pedestrian enhancements along Water Avenue from Jackson through Main to create identity & improve redevelopment opportunity.	\$120,000	
22	Main Street Area Streetscape	Provide traffic calming and pedestrian enhancements as the MS zone redevelops.	\$75,000	
23	Sidewalk Program	Financing program for sidewalk repair / replacement.	\$250,000	\$250,000
24	Street Tree Planting	Provide technical & financial support for planting of street trees throughout the URD.	\$250,000	
25	Historic Districts Signage	Improve & provide public signage for Historic Districts including sign posts, directional signage, information kiosks & interpretive signage.	\$200,000	
26	Downtown Parking Areas	Improve existing public parking areas including pavement repair/repave, landscaping, shade trees, retaining walls, striping, signage & lighting.	\$350,000	
27	Government Center Parking Structure	Construct parking structure with ground-floor retail and/or office in the vicinity of City Hall and the Courthouse. Partnership potential.	\$2,000,000	
28	Water Avenue Area Parking Structure	Construct multi-floor parking structure in the general area south of Water & east of Lyon. May be developed as public-private partnership.	\$1,500,000	

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>INFRASTRUCTURE</b> <i>Specific Infrastructure Projects Included in "Development Partnerships"</i>				
29	Communications Infrastructure	Plan and develop fiber optic, phone & other communication linkages into & around Central Albany.	\$500,000	
30	Overhead Utilities	Where feasible, place all currently overhead utilities underground. In all areas, reduce clutter of overhead lines by coordinating drops, etc.	\$1,000,000	
31	Roads, Water, Sewer, Storm Sewer, Rail Crossing	Repair/replace/construct water, sewer, storm sewer, & roadways including rail crossings and bridges, in connection to other projects & to allow development.	\$3,000,000	
32	Street Redevelopment	Bring City streets into current public standards throughout the URD.	\$2,000,000	
33	Alley Redevelopment	Improve drainage and pavement in Downtown alleys and establish an alley maintenance program.	\$725,000	
34	Downtown Grid System	Consider re-implementing 2-way traffic on 1st & 2nd Avenues &/or diagonal parking.	\$100,000	
35	Traffic Calming	Provide traffic calming improvements throughout the area.	\$250,000	
36	Queen Avenue Rail Crossing	Plan and provide improvements to reduce/eliminate conflict between rail switching & public crossing at Queen. Includes Pacific warning signal.	\$300,000	
37	1st Avenue Undercrossing	Modify 1st Avenue rail undercrossing at Lafayette.	\$500,000	
<b>PEDESTIAN/BIKE CONNECTIVITY</b> <i>Also see "Public Space Improvement"</i>				
38	Willamette Riverfront Path	Create bike/pedestrian walk along Willamette River connecting Bryant, Monteith & Bowman Parks including land acquisition, Calapooia River bridge, interpretive signage, lighting, benches, art & other pedestrian amenities.	\$1,000,000	
39	Willamette Riverwalk	Widen and provide pedestrian amenities along Willamette Riverfront Trail in the general area between Ferry and Lyon.	\$250,000	
40	Calapooia Riverwalk	Pedestrian/bike way connecting Santiam Canal Esplanade to Willamette Riverwalk including overlook & interpretive signage.	\$500,000	
41	Santiam Canal Esplanade	Pedestrian/bike way connecting Downtown and riverfront along Vine Street with plantings, trees, benches, lighting, interpretive signage & related amenities.	\$2,500,000	
42	8th Avenue Canal Esplanade	Pedestrian oriented connection of Santiam & Thurston Canals including Ellsworth & Lyon crossings, path east of Lyon, Victorian Garden & Gazebo improvement, pedestrian amenities, etc.	\$500,000	
43	Thurston Canal Esplanade	Develop a pedestrian/bike way along Thurston Canal with increased water flow, reopening canal, riparian filtration, pocket parks & pedestrian amenities.	\$600,000	

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>WATERSHED HEALTH &amp; EDUCATION</b>				
44	Watershed Health	Establish & implement programs for monitoring & enhancing watershed health of area waterways.	\$265,000	\$150,000
45	Riparian Restoration	Restore riparian habitat along rivers & streams in the area.	\$50,000	
46	Albany Grove	Improve river view from Albany Square with plantings and natural trail on lower terrace.	\$75,000	
<b>COMMUNITY FACILITIES</b>				
47	Public Facilities	Establish and enhance public facilities such as libraries, museums, performance areas, parks and the arts.	\$550,000	
<b>TECHNICAL SUPPORT</b>				
48	Plan Administration	Administration of Plan such as indebtedness from Plan preparation; design, land use, engineering, market and other technical studies and plans; auditing; insurance; marketing materials and programs; personnel; other management costs.	10% of Costs	
49	Plan Refinement	Professional consulting services to refine urban design concepts, provide engineering, conduct environmental analyses, prepare financial plans, etc. for UR projects.	\$500,000	
50	Business Retention & Recruitment	Commercial business development, retention and location assistance program focused on Downtown core. Multi-year program.	\$375,000	
51	Promotion of Downtown	Foster image of Downtown as a destination through support services, promotion, events & hospitality training. Multi-year program.	\$50,000	
<b>Total Cost Estimate (2002-03 Values)</b>			\$34,820,000	\$9,600,000
<b>2002-03 Value of Maximum Indebtedness</b>			\$34,820,000	