

Area 1 Projects

WOOLEN MILL

1. WATER SYSTEM IMPROVEMENTS. Provide water system for industrial development.
2. STORM SEWERAGE SYSTEM. Design and install storm drainage system for industrial development.
3. FILLMORE AVENUE IMPROVEMENTS. Pave through to 11th Street: major collector.
4. PUBLIC PARKING/RESTROOMS. Develop public parking and restroom facilities.
5. STOPLIGHT. Install traffic control light, Fillmore and 101. ✓
6. PROPERTY INFILL. Remedy ownership/lot configuration/land use problems in proposed industrial park.
7. GRAND AVE./3RD STREET BRIDGE REPLACEMENT. Replace bridge with structure capable of handling industrial traffic and floodwaters.
8. FERRY CREEK CHANNEL IMPROVEMENTS. Reconstruct and raise creek banks from U.S. 101 bridge south through 4th Street; remove debris from channel; alter channel as necessary from 3rd to 101 to increase flow and maximize Grand Avenue roadway. ✓
9. GRAND AVENUE IMPROVEMENTS. Improve Grand from 101 to 4th Street to handle industrial traffic. ✓
10. SEWAGE PRE-TREATMENT FACILITY. Construct pre-treatment facility for proposed development. ✓
11. ENVIRONMENTAL ASSESSMENT. Prepare environmental assessment for city owned property. ✓
12. DEMONSTRATION BUILDING. Construct commercial/industrial demonstration building.
13. ECO-TOURISM CENTER. Facilitate the development of an Eco-Tourism Center for the area.
14. OTHER INFRASTRUCTURE IMPROVEMENTS FOR INDUSTRIAL AREA. Construct other infrastructure required for industrial development.
15. DEVELOP A PARK AND TRAIL SYSTEM IN THE WOOLEN MILL AREA. Assist in the construction of a park and trail system to help facilitate the development of the Woolen Mill area.

OLD TOWN

16. CITY PARKING. Acquire additional land; pave, stripe, provide lighting, wheel stops, landscaping and storm drainage.
17. PORT PARKING IMPROVEMENTS. Obtain perpetual public parking agreement with Port of Bandon; pave, stripe, provide lighting, wheel stops, landscaping and storm drainage as needed for Port-owned lots.
18. WALKWAYS. Construct concrete sidewalks, install landscaping.
19. CRABBING/FISHING DOCK IMPROVEMENTS. Replace deteriorated piling; repair existing floating docks, install additional floating docks.
20. WATERFRONT MINI-PARK. Create small park west of Ferry Creek outlet. (Alex Linke Wayside)
21. GROSS CREEK PARK. Create streamside natural park southeast of 1st Street-Edison intersection. (Edison @ 1st Street Wayside)
22. BIKE PATH IMPROVEMENTS. Develop bike path.
23. MOORE MILL TRUCKING BUILDING. Renovation/development; structural survey to determine requirements for renovation and financial feasibility; proceed with planning for acquisition, renovation, and lease or sale if indicated.
24. WATERFRONT BANK STABILIZATION. Replace damaged bulkheads.
25. EDISON STREET IMPROVEMENTS. Construct curbs, gutters, sidewalks on 1st Street from Cleveland to Edison and Edison from 1st to 4th Streets; include bike path Cleveland to Jetty Road.
26. WATERFRONT BOARDWALK. Construct boardwalk along waterfront.
27. SEWAGE TREATMENT PLANT EXPANSION. Expand treatment capacity to accommodate industrial growth, South Jetty development, and Old Town expansion.
28. PORT/CITY DRAIN RELOCATION. Relocate 36" concrete storm drain to reduce siltation in new Boat Basin.
29. OLD TOWN SIDEWALKS. Repair or replace unsafe sidewalks.
30. PUBLIC REST ROOMS. Construct Public Restrooms either in Old Town or near Eco-Tourism Visitors Center.

31. CONSTRUCT BOARDWALK. Construct the portion of the boardwalk which has not yet been constructed.

32. LOAN/GRANT PROGRAM FOR FAÇADE IMPROVEMENT AND SIGNAGE Facilitate the improvement of the Old Town area by financially assisting in the improvement of the building stock through façade improvements and signage.

33. PROVIDE DIRECTIONAL SIGNS AND STREET LIGHTS. Signage to direct to Old Town and Woolen Mill. Street Lights for Old Town and to connect to Woolen Mill.

SOUTH JETTY

34. SEWER EXTENSION. Provide lift station and force main to serve South Jetty area.

35. JETTY ROAD, MADISON AVENUE IMPROVEMENTS. Acquire right of way on Madison north of Ocean Drive; design system for through traffic from Old Town to Ocean Drive; pave Jetty Road-Madison from 1st to Ocean Drive; include bike path for full length; provide bank protection for Jetty Road near "surge area."

36. SOUTH JETTY COUNTY PARK ACQUISITION AND IMPROVEMENTS. Acquire from County; construct pedestrian access to ocean beach from parking area.

37. FLOOD DRAINAGE. Provide pump drainage system to eliminate flooding of private property by South Jetty pond.

38. BOAT BASIN ELECTRICAL. Assist in the upgrading of the electrical service to the Boat Basin.

39. REDMOND POND OBSERVATION PLATFORM. Assist in the construction of an observation platform at Redmond Pond to help encourage tourist activity in the Area.

NORTH JETTY

40. LIGHTHOUSE RENOVATION. Assist in renovating and restoring the Coquille River Lighthouse.

Area Wide Projects:

41. BOND SALE EXPENSE. Legal and other expenses of bond sales.

42. REDEVELOPMENT THROUGH NEW CONSTRUCTION.

This Plan activity is intended to stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized property to achieve the goals and

objectives of this Plan, and in particular to assure that new investments serve to benefit the existing residents and businesses in the area.

The Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan.

Redevelopment through new construction may be achieved in two ways:

- (a) By public or private property owners, with or without financial assistance by the Agency;
- (b) By acquisition of property by the Agency for redevelopment or resale to others for redevelopment

43. REHABILITATION AND CONSERVATION.

This Plan activity is intended to conserve and rehabilitate existing buildings and other structures or features where they are consistent with the goals and objectives of the Plan.

The Agency is authorized to create guidelines, establish loan and grant programs and provide below market interest rate and market rate loans to the owners of buildings or features, or those intending to acquire buildings or features, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

Rehabilitation and conservation may be achieved in two ways:

- (a) By owner and/or tenant activity, with or without financial assistance by the Agency;
- (b) By acquisition of property by the Agency for rehabilitation by the Agency or resale for rehabilitation by others.

44. PAYMENT OF PROPORTIONAL SHARE OF CITY WATER SYSTEM IMPROVEMENTS.

This Plan activity consists of payment of debt service on the City of Bandon General Obligation Bonds (2000) that funded improvements to the City's water system. The payment is intended to be in proportion to the projected incremental assessed value of the Area as a part of the projected total assessed value of the City.

Bandon Area Two Urban Renewal Plan Amendment

Section 601 Urban Renewal Projects and Improvement Activities

Section 601(C)(6) PARK AND RECREATION FACILITIES is hereby amended to add the following projects and amend language in 6C.

C. Add: The 8th Street wayside will also add pedestrian amenities and landscaping. .

- E. Develop the City Park, including
bathroom renovation,
plantings at the barn,
ballfield renovation,
sports plaza and concession stand
basketball court wall
children's playground,
new bathroom, north side,
skate park and BMX track,
dog park,
landscaping throughout,
grading, drainage and paving improvements,
land purchase,
matting around playground, rubber surface and exercise equipment on trail,
amphitheater,
Sprague Theater Addition and
directional sign.
- F. Construct 10th Street SW Linear Park: a pedestrian walkway, landscaping and pedestrian facility on 10th Street right of way connecting Coquille Point to City Park.
- G. Construct Madison Avenue Wayside (Bluff Trail): a walking trail which connects Madison Avenue with the Beach Loop and the 7th Street Pedestrian Bridge.
- H. Construct Portland Avenue Linear Park: a portion of the trail system between 8th Street Wayside Park and 9th Street, the walking trail connects Coquille Point Wildlife Refuge to the Wayside.
- I. Improvements to Table Rock Pathway: the pathway connects the 7th Street pedestrian bridge with Coquille Point between the 8th Street Wayside and 7th Street pedestrian bridge and the Bluff Trail.

Bandon Area II Report

Chapter IV, Section 400 of the Report on the Plan is hereby revised to include the following projects:

Chapter IV - THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

Section 400 - MAJOR PROJECTS TO BE UNDERTAKEN TO ELIMINATE BLIGHT

- E. Develop the City Park: The projects to be undertaken as described in Section 601 of the Plan are to improve conditions at the park, eliminating blight. Where new facilities are proposed, these facilities do not presently exist.
- F. Construct 10th Street SW Linear Park: a pedestrian walkway, landscaping and pedestrian facility on 10th Street right of way connecting Coquille Point to City Park. This linear park does not presently exist.
- G. Construct Madison Avenue Wayside (Bluff Trail): a walking trail which connects Madison Avenue with the Beach Loop and the 7th Street Pedestrian Bridge. This section of the trail system is not presently improved.
- H. Construct Portland Avenue Linear Park: a portion of the trail system between 8th Street Wayside Park and 9th Street, the walking trail connects Coquille Point Wildlife Refuge to the Wayside. This section of the walking trail is not presently improved.
- I. Improvements to Table Rock Pathway: the pathway connects the 7th Street pedestrian bridge with Coquille Point between the 8th Street Wayside and 7th Street pedestrian bridge and the Bluff Trail. This section of the pathway is not presently improved.

Chapter V, Section 501 of the Report on the Plan is hereby revised to include the following projects and amend the estimated cost of one project:

Chapter V, THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEY TO PAY SUCH COSTS

Section 501 ESTIMATED COST OF PROJECTS AND ACTIVITIES

City Park	196,205
10 th Street SW Linear Park	39,796
Madison Avenue Wayside (Bluff Trail)	51,000
Portland Avenue Linear Park	10,465
Table Rock Pathway	10,465

The Estimated Cost of the 8th Street wayside is hereby updated
8th Street Wayside (Plan project 601 6.C.) 20,504

The sources of funds for the projects will be urban renewal funds which will be supplemented by other funds as required.

The projects will be ongoing and will be determined by the Agency through the annual budgeting process.

Area 2 Project List

1. STREET AND RELATED WORK: All streets will be constructed to City standards and Agency will work with City for possible abutting property participation or extending project with City LID, as long as Agency costs are not increased.

A. 11th Street Portland Avenue to Allegheny Avenue. Reconstruction for the full length with related improvements, including provisions for undergrounding electrical and communications system in several projects.

1. Portland Avenue to Beach Loop will be constructed in 1991-92 to a width of 36', two travel lanes, plus bikepath at an estimated cost to the District of \$20,000. If it is necessary to do the full intersection of 11th and Beach Loop the cost to the District will be about \$60,000 (refer to project 1-B-1 which follows).

2. Beach Loop to Jackson is scheduled for 1992-93 at a cost of \$300,000. The section through the City Park would be treated specially, either by a planted median strip or couplet. Street is expected to include a bikepath and pedestrian facilities. Some disruption of existing park facilities is expected.

3. Jackson to just East of Franklin is expected to be fully reconstructed in 1999-2000 at a cost to the District of \$375,000. Width will be two lanes, but some provision for street parking will probably be necessary, making bikepath construction questionable even though desirable. Precise engineering and planning studies will show exact width and design.

4. East of Franklin to Allegheny is scheduled in 2006-07 at a Cost to the District of \$300,000. Width will be comparable to West of Franklin, but through the School District property the street will not include on-street parking for the most part.

B. Beach Loop Drive - 198' South of 11th Street through Madison Avenue. Construction for the full length with related improvements, including provisions for undergrounding electrical and communications system.

1. 11th and Beach Loop intersection is expected to be constructed in 1991-92 at a cost of \$40,000 to the District. Full width construction to 36' wide for two travel lanes, plus bikepath is expected.

2. 11th Street to 7th Street is anticipated to be done in 1999-2000 at a District cost of \$275,000. From 11th through 8th it will include two lanes and bikepath, but from 8th to 7th the bikepath will not be necessary and the width reduced.

3. Ogden Avenue to Madison Avenue will be constructed in 2006-07 at a cost of \$210,000 to the District. This will be a continuation of the two lane section without bikepath. Special care will be necessary through the corner at Ogden and 7th due to its proximity to the bluff. Drainage must be taken- away from the bluff to protect from erosion.

C. Madison Avenue Boundary of West Bandon Addition to 8th Street; Construction for the full length with related improvements including provisions for undergrounding electrical and communications systems. Two lanes plus bikepath will be constructed in 1999-00 at an estimated cost to the District of \$16,000

D. 8th Street- 200 feet West of Beach Loop to Lincoln Construction for the full length with related improvements, including provisions for undergrounding electrical and communications systems.

1. Beach Loop to Viewpoint, which is about 200' West of Beach Loop, is expected in 1992-94 at a cost of \$14,000. This will be two lanes with no on-street parking and no bikepath, but will have a sidewalk.

2. Beach Loop to Jackson, or more correctly Beach Loop, through Lincoln will be the District portion of the project. The Agency will cooperate with the City to form a local Improvement District so the actual construction will be to Jackson, but the District will only contribute the equivalent funds of going to Madison. The city is expected to share the District contribution to all property owners to Jackson in order to have a complete street. The project will be two lanes with bikepath and no on-street parking. The project will be started in 1991-92, but probably not completed until after the 1991-92 fiscal year ends.

E. Jackson Avenue 11th Street to 13th Street Construction for the full length will related improvements, including provisions for undergrounding electrical and communications systems. From 11th Street to 13th Street to be two lanes with limited on-street parking and no bikepath as an entrance to the South part of the City Park at a cost of \$125,000 to the District.

F. 13th Street Jackson Avenue to about 820 Feet West of Jackson Avenue. Construction for full width with related improvements, including provisions for undergrounding electrical and communications systems.

1. In 1999-2000 this road is expected to be roughed in and utilities placed in the ground. The road will be two lanes with no on-street parking. As a gravel road constructed to subgrade it will be usable until paved. Cost is expected to be \$25,000 to the District.

2. In 2006-07 11th Street will be paved to the two lane with no on-street parking at an estimated cost to the District of \$165,000.

2. SEWER SYSTEM:

A. Sewer Treatment Plant Expansion Expansion for the load growth this area will place on the Treatment Plant at an estimated cost of \$3,000 per single family equivalent. This work will be done in 1992-93 at an estimated cost of \$198,000.

B. 13th Street - Jackson Avenue to 800 feet West of Jackson Avenue. Provide sewer service to City Park and lands South of City Park. This project is expected to be done in 1999-2000 at a cost of \$25,000.

C. 12th Street - Jackson Avenue West to restroom in City Park along 12th Street is expected to be done in 1992-93 at a cost of \$10,000.

3. WATER SYSTEM:

A. Jackson and 11th Street through City Park and along 13th Street to Sea Pines Subdivision is expected to be done in 1992-93 at a cost of \$12,000. In actuality this may be broken into two projects with work in 13th Street delayed until 1999-2000.

B. Water storage and distribution - a prorated share of a second transmission line into town and increased storage of finished and raw water to guarantee quality and quantity of water to area. District cost of \$480,000 in 2012-13 is an equivalent unit cost estimate

4. STORM DRAIN:

A. Control of drainage from all reconstructed and constructed streets into approved storm drain systems. This is part of all street projects, including main line extension to the project area.

B. Control of drainage in parks and viewpoints to minimize damage and impacts on surrounding property. This is part of street and park projects.

5. VISITOR AND CULTURAL FACILITIES:

A. Renovate the Barn/Community Center Complex to better enable it to serve as a meeting-convention facility. This work will be done in 2020-21 at a cost of \$250,000.

B. Construct in 1995-96 at a District cost of \$500,000, an Auditorium-Theater-Library-Exhibit Hall complex in the City Park to work in concert with the existing Barn/Community Center facilities to create a complete visitor-cultural center. The District cost is estimated to be 50% of the total cost with the other 50% coming from various grants and contributions from public and private organizations.

6. PARK AND RECREATION FACILITIES:

* A. Construct an indoor swimming pool and recreation complex in the City Park in 2006-07 at a District Cost of \$500,000, or one half of the cost of the facility. This facility not only rounds out the activities in the Park from a recreation standpoint, but provides for a needed facility for the visitor and tourist industry as an amenity for this industry.

B. Paving the parking lots for the Park's activities and the Barn/Community Center will visually enhance the entire area and increase the number of vehicles that can use the parking lots. This is expected to be done in 2005-06 at a cost of \$84,000.

C. Construct vehicular parking for viewpoint at 8th Street and Ocean Drive with possible purchase or trade of the western portion of Lot 2, Block 11, West Bandon, work to be done in 1993-94 at a cost of \$8,000. The 8th Street wayside will also add pedestrian amenities and landscaping.

D. Obtain 3.99 acres of land South of City Park for additional park land, currently owned by School District. City is expected to obtain title without cost to this District in 1991-92.

E. Develop the City Park, including bathroom renovation, plantings at the barn, ballfield renovation, sports plaza and concession stand basketball court wall children's playground, new bathroom, north side, skate park and BMX track, dog park, landscaping throughout, grading, drainage and paving improvements, land purchase, matting around playground, rubber surface and exercise equipment on trail, amphitheater, Sprague Theater Addition, and directional signs.

F. Construct 10th Street SW Linear Park: a pedestrian walkway, landscaping and pedestrian facility on 10th Street right of way connecting Coquille Point to City Park.

G. Construct Madison Avenue Wayside (Bluff Trail): a walking trail which connects Madison Avenue with the Beach Loop and the 7th Street Pedestrian Bridge.

H. Construct Portland Avenue Linear Park: a portion of the trail system between 8th Street Wayside Park and 9th Street, the walking trail connects Coquille Point Wildlife Refuge to the Wayside.

I. Improvements to Table Rock Pathway: the pathway connects the 7th Street pedestrian bridge with Coquille Point between the 8th Street Wayside and 7th Street pedestrian bridge and the Bluff Trail.

7. VISITOR AND CULTURAL FACILITIES:

A. Construct an Auditorium-Theater-Library-Exhibit Hall complex in the City Park to work in concert with the existing facilities to create a complete visitor-cultural center.

B. Renovate the Barn/Community Center Complex to better enable it to serve as a meeting-convention facility.

C. Public buildings are anticipated to be a part of this project. Not only because they are part of the Park, which is included within the District, but because they provide amenities which will assist the District to develop. No new public building will be funded with more than 50% of its construction cost being from tax increment financing.

1. Construction of a Cultural Center in the City Park will include an Auditorium/Theater/Exhibit Hall/ Library complex. This project is a major facility in the Park, plus a major addition to out tourist convention facilities. By improving the Park it enhances the entire area and beautifies the public property thereby providing impetus for private development. From a tourist convention standpoint this project will round out the needed facilities on concert with the Barn/Community Center to provide for small conferences and meetings, thereby enhancing the economic viability of the tourist related facilities in the District.

This project is expected to be done in 1995-96 with the District paying 50% of the construction cost or \$500,000 of the estimated \$1,000,000 cost. The District will also pay the cost of preliminary design so the rough design can be used to obtain other funding and planning completed.

2. Construction of an indoor swimming pool recreation center is expected to be done in 2006-07 with tax increment financing used to pay for 50% of the cost or \$500,000 of the \$1,000,000 cost. This is the last major facility needed to complete the City Park and will enhance the entire area by improving the public facilities in the area, thereby giving impetus to the private development. This project will provide a facility usable by the tourist industry which is not now, or expected to be, provided privately because of the small size of our tourist facilities making this type of development impossible. Thus, besides providing recreation to the local area, completing development of the park and providing an impetus to other development in this District, this project will enhance the economic viability and amenities available to our tourist related businesses.

3. Renovation of the Barn/Community Center is planned for 2020-21 at a cost of \$250,000. This project will update the current facility to the standards needed in 2020 to function in concert with the Cultural Center as a mini-convention meeting facility. By this renovation it will continue its use and role in attracting visitors to the City and enhancement of tourist related businesses in this District.