



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Urban Renewal Commission

Wednesday, May 7, 2014

5:30 PM

Commission Chambers

5:15 PM - Executive Session of the Urban Renewal Commission

a. Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

1. Convene Regular Meeting and take Roll Call

2. Citizen Comments

3. Adoption of the Agenda

4. General Business

4a. [14-255](#) 722 Main Street Grant Extension Request

Sponsors: Economic Development Manager Eric Underwood

Attachments: [Staff Report](#)

[Approval Letter 722 Main Street Facade for Five J's](#)

[Approval Letter 722 8th Street Facade for Five J's v 2](#)

[Approval Letter Five J's 722 Main Street](#)

[RE 722 Main Street](#)

[Mid Year Letter 722 8th Street Facade for Five J's](#)

4b. [14-257](#) Urban Renewal Agency Grant Criteria

Sponsors: Economic Development Manager Eric Underwood

Attachments: [Staff Report](#)

[Adaptive Reuse App Packet](#)

[Storefront Evaluation Worksheet July 2013](#)

4c. [14-254](#) Minutes of the April 2, 2014 Regular Meeting

Sponsors: City Recorder Nancy Ide

Attachments: [Minutes of 04-02-2014](#)

5. Future Agenda Items

6. City Manager's Report

7. Adjournment

Citizen Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site.

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



City of Oregon City

625 Center Street
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503-657-0891

Staff Report

File Number: 14-255

Agenda Date: 5/7/2014

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4a.

From: Economic Development Manager Eric Underwood

File Type: Report

SUBJECT:

722 Main Street Grant Extension Request

RECOMMENDED ACTION (Motion):

Staff recommends that the Urban Renewal Commission (URC) approve the request of a sixty-day extension for all awarded grants associated with the project at 722 Main Street.

BACKGROUND:

In June of 2013 two Storefront grants and one Adaptive Reuse/Rehab grant were approved by the Urban Renewal Commission for projects associated with 722 Main Street. The grant award amounts and the dates of award for the projects were as follows:

- * Storefront Grant (Main Street Facade) - \$31,376 on June 19, 2013
- * Storefront Grant (8th Street Facade) - \$33,600 on July 17, 2013
- * Adaptive Reuse/Rehab Grant - \$75,000 on June 19, 2013

Both the Adaptive Reuse/Rehab grant and the Storefront grant require that projects will have one year from date of approval to be completed. The applicant has conveyed that although progress has been made on the project, it is taking longer than expected due to experiencing unforeseen structural issues with the building and the completion date is unlikely to meet the deadlines required by the grants. Therefore, the applicant is requesting a 60-day extension in order to receive the full grant award for each grant.

Staff requests that the URC consider the work that has been completed to date along with the importance of this project for downtown Oregon City and the Urban Renewal Downtown/Northend District in its deliberation.

BUDGET IMPACT:

Amount: \$139,976

FY(s): 13/14

Funding Source: Urban Renewal Grant Programs



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BUDGET IMPACT:

Amount: \$139,976

FY(s): 13/14

Funding Source: Urban Renewal Grant Programs



July 8, 2013

Alex Jansen
Five J's LLC
418 Beavercreek Road #104
Oregon City, OR 97045

Re: Acceptance Letter of Approval for the Storefront Improvement Grant Program for
722 Main Street, Oregon City, Oregon

Dear Alex,

As you are already aware, the Oregon City Urban Renewal Commission (URC) reviewed your application at its meeting on June 19, 2013 and approved your application. The URC authorized a grant in the amount not to exceed \$31,376 to restore the exterior façade to near-original condition along the Main Street façade only and will include removal of the old awnings; reconstruct doorways; refurbish second floor windows, moldings and trim to new condition; re-side the façade; add cornice to the roof line to match original building cornice; repaint façade and add concrete base to the property located at 722 Main Street.

Additionally, by signing this agreement you acknowledge withdrawal of the Storefront Improvement grant for \$15,800 that was approved by the URC at the May 15, 2013 meeting.

Prior to beginning any work, the following items must be submitted:

- 1) Certificate of insurance naming the City of Oregon City Urban Renewal Commission as an additional insured.
- 2) Posting of match/grant information sign identifying the Oregon City Urban Renewal Agency as the grantor for 30 days prior, during, and after completion of the project.
- 3) Proof that all applicable Community Development Department and Public Works permits have been received.

Prior to the disbursement of funds, the following items must be submitted:

- 1) Verification by the Oregon City Building Division that the work has been completed in accordance with the approved grant.
- 2) Copy of contracts between the owner and contractor.
- 3) Documentation of final invoicing from contractor.
- 4) Evidence the contractor has been paid.

April 25, 2014

Page 2

This grant will expire no later than one year from the date of the Urban Renewal Commission grant award, or June 19, 2014. To document your acceptance of this grant, please sign and date both copies of this letter and return one to me at your earliest convenience. In the meantime, if you have any questions or require any additional information, please contact me at 503.496.1552 or eunderwood@orc.org

Acknowledgment and Acceptance of Grant:

Alex Jansen

Date

Sincerely,

Eric Underwood
Economic Development Manager

EU/mbb



OREGON CITY

Urban Renewal Commission

625 Center Street | PO Box 3040 | Oregon City OR 97045

Ph: (503) 657-0891 | Fax (503) 657-7892

July 24, 2013

Alex Jansen
Five J's LLC
418 Beavercreek Road #104
Oregon City, OR 97045

Re: Acceptance Letter of Approval for the Storefront Improvement Grant Program for
722 Main Street, Oregon City, Oregon

Dear Alex,

As you are already aware, the Oregon City Urban Renewal Commission (URC) reviewed your application at its meeting on July 17, 2013 and approved your application. The URC authorized a grant in the amount not to exceed \$33,600 to restore the exterior façade to near-original condition along the 8th Street façade only and will include the removal of the old awnings; demolition of blocked in openings on the street level and the installation of windows; adding a new entrance; refurbishing the second floor windows; restoring moldings and trims to like new condition; re-siding the facade similar to the original; adding a cornice to the roof line to match the original; concreting the base and repainting the facade to the property located at 722 Main Street.

Prior to beginning any work, the following items must be submitted:

- 1) Certificate of insurance naming the City of Oregon City Urban Renewal Commission as an additional insured.
- 2) Posting of match/grant information sign identifying the Oregon City Urban Renewal Agency as the grantor for 5 days prior, during, and 5 days after completion of the project.
- 3) Proof that all applicable Community Development Department and Public Works permits have been received.

Prior to the disbursement of funds, the following items must be submitted:

- 1) Verification by the Oregon City Building Division that the work has been completed in accordance with the approved grant.
- 2) Copy of contracts between the owner and contractor.
- 3) Documentation of final invoicing from contractor.
- 4) Evidence the contractor has been paid.

This grant will expire no later than one year from the date of the Urban Renewal Commission grant award, or July 17, 2014. To document your acceptance of this grant, please sign and date both copies of this letter and return one to me at your earliest

April 25, 2014

Page 2

convenience. In the meantime, if you have any questions or require additional information, please contact me at 503.496.1552 or eunderwood@orc.org

Acknowledgment and Acceptance of Grant:

Alex Jansen

Date

Sincerely,

Eric Underwood
Economic Development Manager

EU/mbb



July 2, 2013

Alex Jansen
418 Beavercreek Road #104
Oregon City, OR 97045

Re: Acceptance Letter of Approval for Adaptive Reuse/Building Rehab Grant Program
722 Main Street, Oregon City, Oregon

Dear Alex,

As you are already aware, a staff review was completed on your Adaptive Reuse/Building Rehab application and a report was made to the Oregon City Urban Renewal Commission (URC) at its meeting on June 19, 2013. The grant is authorized not to exceed \$75,000 for the following building interior (non-façade) improvements: demolition; structural improvements; code improvements; two heat pump split systems; add fire-rated duct shaft; reframing; redo electrical service; reconstruct staircase; new insulation; stud and drywall second floor walls; two new rooftop HVAC systems; two new ADA compliant bathrooms.

Prior to beginning any work, the following items must be submitted:

- 1) Certificate of insurance naming the City of Oregon City Urban Renewal Commission as an additional insured.
- 2) Posting of match/grant information sign identifying the Oregon City Urban Renewal Agency as the grantor.
- 3) Proof that all applicable Community Development Department and Public Works permits have been received.

Prior to the disbursement of funds, the following items must be submitted:

- 1) Verification by the Oregon City Building Division that the work has been completed in accordance with the approved grant.
- 2) Copy of contracts between the owner and contractor.
- 3) Documentation of final invoicing from contractor.
- 4) Evidence the contractor has been paid.

This grant will expire no later than one year from the date of the Urban Renewal Commission grant award, or June 19, 2014. To document your acceptance of this grant,

April 25, 2014

Page 2

please sign and date both copies of this letter and return one to me at your earliest convenience. In the meantime, if you have any questions or require any additional information, please contact me at 503.496.1552 or eunderwood@orc.org

Acknowledgment and Acceptance of Grant:

Alex Jansen

Date

Sincerely,

Eric Underwood
Economic Development Manager

EU/mbb

From: [Alex Jansen](#)
To: [Eric Underwood](#)
Subject: RE: 722 Main Street
Date: Monday, April 21, 2014 7:46:00 AM

Eric. Thank you for checking in. Progress is going well however slower than expected due to some pretty significant structural issues we had to address along the way. The upstairs tenant improvement is nearly complete and over the next 3-4 weeks the exterior will begin to take shape.

I am concerned about the expiration of the grants. I believe they expire on or about June 15. Will you confirm this for me? If so, we will likely need an extension for 30-60 days. Please let me know if this is possible.

Many thanks.

From: Eric Underwood [mailto:eunderwood@ci.oregon-city.or.us]
Sent: Friday, April 18, 2014 11:49 AM
To: Alex Jansen
Subject: 722 Main Street

Hi Alex,

Just checking in to see how the 722 Main Street project is going. Is there anything you need from me at this point?

Eric

Eric Underwood

Economic Development Manager
City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, OR 97045

Ph: 503-657-0891

Dir: 503-496-1552

C: 503-869-2225

Fx: 503-657-7026

eunderwood@orcify.org



OREGON CITY

Urban Renewal Commission

625 Center Street | PO Box 3040 | Oregon City OR 97045

Ph: (503) 657-0891 | Fax (503) 657-7892

February 3, 2014

Alex Jansen
Five J's LLC
15648 SE 114th Avenue, Suite 201
Clackamas, OR 97015

RE: Urban Renewal Grants for 722 Main Street

Dear Alex,

Happy New Year...even though it is already February. With the beginning of the New Year I'm in the process of reviewing all the outstanding Urban Renewal grants and wanted to send you a reminder that the Urban Renewal Grants that you were approved for by the Urban Renewal Commission expire on the following dates:

- Adaptive Reuse
 - June 15, 2014
- Storefront Improvement
 - Main Street Façade – June 19, 2014
 - 8th Street Façade – July 17, 2014

The work you've been doing on your building is really exciting and I look forward to seeing it once it's complete. I'm sure you'll be happy to have it done also!

Please let me know if you have any questions about any of your grants—I can be reached at mbbeneville@orc.org or 503-496-1542.

Sincerely,

Michele Beneville



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 14-257

Agenda Date: 5/7/2014

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4b.

From: Economic Development Manager Eric Underwood

File Type: Report

SUBJECT:

Urban Renewal Agency Grant Criteria

RECOMMENDED ACTION (Motion):

Staff recommends that the Urban Renewal Commission (URC) discuss elements of the Urban Renewal grant criteria previously highlighted by the URC and provide direction.

BACKGROUND:

Questions have arisen from the Commission at previous URC meetings regarding certain elements of the grant criteria for both the Storefront and Adaptive Reuse/Rehab grant programs. As a result of these questions, it was requested that staff provide the following:

- * Clarification between "recycled material" and "sustainability"
- * An explanation of how each (above) is addressed in the criteria
- * An opportunity for a discussion on recycled paint and its durability in comparison with new paint
- * An opportunity for a discussion on the inclusion of art as an element of the criteria
- * An opportunity for a discussion on the feasibility of crediting applicants for the inclusion of murals as part of a Storefront enhancement project

The goal of staff is to have a dialogue about each item above and obtain direction from the URC as to what amendments, if any, need to be made to the Urban Renewal grant program criteria.



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To: Urban Renewal Commission

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From: Economic Development Manager Eric Underwood

File Type: Report

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The goal of staff is to have a dialogue about each item above and obtain direction from the URC as to what amendments, if any, need to be made to the Urban Renewal grant program criteria.



**URBAN RENEWAL COMMISSION
Adaptive Reuse/Building
Rehab Program**

City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045
Phone 503.657.0891
Fax 503.657.7892
www.orcity.org

APPLICANT INFORMATION

APPLICANT NAME:	APPLICANT E-MAIL:
APPLICANT ADDRESS:	APPLICANT PHONE:
NAME of PROPERTY OWNER (if different):	
PROPERTY OWNER'S MAILING ADDRESS:	PROPERTY OWNER'S PHONE:
PROPERTY OWNER'S CITY, STATE, ZIP:	PROPERTY OWNER'S FAX:

SITE INFORMATION

SITE ADDRESS:	BUILDING TAX LOT & MAP NUMBER (if known):
CITY, STATE, ZIP:	OWNER OCCUPIED OR LEASED?
EXISTING SQUARE FEET	GRANT REQUEST AMOUNT: \$
CURRENT USE OF BUILDING AND TENANT NAMES:	
Is the building on the local historic register or within historic overlay district? <input type="checkbox"/> YES <input type="checkbox"/> NO	
If yes, has the building plan been reviewed and approved by the Historic Review Committee? <input type="checkbox"/> YES <input type="checkbox"/> NO	

PROJECT NARRATIVE

BRIEF DESCRIPTION OF PROPOSED PROJECT (250 – 300 words. Use separate paper if needed.) BRIEF DESCRIPTION OF PROPOSED PROJECT (250 – 300 words. Use separate paper if needed.) A MORE DETAILED DESCRIPTION WILL HELP URBAN RENEWAL COMMISSIONERS BETTER UNDERSTAND THE PROPOSED PROJECT:

Information to include in narrative and supporting documents include: project cost/budget, photos of existing use, stamped architectural renderings/drawings, documentation of ownership and project funding, property appraisal, financial pro-forma documenting loan to value ratio, competitive bids from three service providers.

PROJECT FINANCIALS AND SCHEDULE

AMOUNT AND SOURCE OF MATCHING FUNDS (i.e., savings account, line of credit, etc.):	
PRIVATE TO PUBLIC MATCH AS RATIO: ____ / ____	AUTHORIZATION FOR CREDIT CHECK
ANTICIPATED START DATE OF CONSTRUCTION:	ANTICIPATED FINISH DATE OF CONSTRUCTION:
DESIGN CREDENTIALS	
APPLICANT'S ARCHITECT:	E-MAIL:
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:
ARCHITECT CERTIFICATION NUMBER (applicant's architect fees are eligible as a grant expense if architect is Oregon certified):	

The applicant understands that the proposed improvements must be evaluated and approved by the Oregon City Urban Renewal Commission or designee. Certain changes or modifications may be required by the Urban Renewal Commission prior to final approval.

The applicant understands that a match/grant information sign must be posted 30 days prior to, during, and 30 days after the improvement's construction phase.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a matching grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	CO-APPLICANT'S SIGNATURE (if applicable)
DATE:	DATE:

PROGRAM OBJECTIVE

Oregon City's Urban Renewal Commission has set aside \$150,000 into an ***Adaptive Reuse/Building Rehab Program*** to encourage investment and upgrades to private property by encouraging significant rehabilitation that improves the value of existing commercial property and supports the highest and best use of commercial property within the URC.

The program is a matching grant intended to fund a limited number (one or two) medium- to large-scale internal rehabilitation (non façade) projects. A typical project will be a combined minimum of \$100,000 with a maximum grant for any one project of \$150,000. Particular emphasis and priority is placed on rehabilitation projects that consist of quality construction and add value to the urban renewal area.

Competitive proposals that have completed the application process will be reviewed every six months beginning in January 2012.

REIMBURSABLE EXPENSES

The following expenses are eligible for reimbursement with Oregon City Urban Renewal building reuse rehab grant funds:

Design Services, Engineering and Architectural Fees, Permits and Other Fees, Historic Register Listing Expenses as well as expenses relating to structural improvements, seismic upgrades, code improvements, facilities improvements (HVAC, Sprinkler Systems, Elevator, etc), internal demolition (if square feet of usable space is not reduced), addition of residential units, and/or limited expansion of building as long as the expenses listed previously are consisted with the rehabilitation and adaptive reuse of a building that increases the value of the building.

PROPOSED EVALUATION CRITERIA

Within the project description narrative and with supporting documents an applicant should show how their project meets the following criteria:

1. Amount of private match (required match is 1:1).
2. Project increases usable square feet of building for a higher and better use.
3. Adding to the mixed-use activity of the building (ex: first floor retail/restaurant, second floor commercial/professional/residential, higher floors residential).
4. Development experience of applicant or project partners.
5. Increase in value of property as documented by pro-forma, appraisal, economic analysis, etc.
6. Overall project benefit, impact and quality (based upon staff review).

Note: Applicants submitting projects for grant funding in Oregon City's historic areas are encouraged to preserve or restore the building's historical interior characteristics.

APPLICATION CHECKLIST:

- Completed Application.
- Project Description (written, financial and graphic).
- Project cost/budget (including construction expenses, Fees, Permits, design costs).
- Photos of existing use and site.
- Stamped architectural and engineering renderings/drawings & documents.
- Documentation of ownership and project funding.
- Property appraisal.
- Financial pro-forma documenting loan to value ratio and other economic determinants, if a loan is obtained.
- Competitive bids from three licensed and bonded trades/professionals.
- Construction schedule.
- Credit-check authorization.
- Land Use Approval if needed.
- HRB Approval if needed.
- Certificate of Insurance (if selected) identifying the Urban Renewal Commission as additionally insured.

APPLICATION PROCESS

1. Proposal review meeting with Economic Development Manager
2. Pre-application meeting with city staff including but not limited to economic development and planning departments.
3. Complete application
4. Gather supporting material (as indicated above)
5. City staff review
6. City staff decision
7. City staff report to URC

STAFF REVIEW/REPORT WORKSHEET

1. Thoroughness and Completeness of Application

2. Quality of Proposed Project

3. Overall Project Impact:

<u>Project Impact</u>	Yes/No
a. Increases Usable Square Feet	___ / ___
b. Addition of Mixed Use Activity	___ / ___
c. Innovative Design Components	___ / ___
d. Creates Value	___ / ___

Points ____ (max of 4)

4. Other notes (include additional pages if necessary)

PROJECT EVALUATION MATRIX

The *Adaptive Reuse/Building Rehab Program* incentivizes investment and upgrades to private property by encouraging significant rehabilitation **that improves the value of existing commercial property and supports the highest and best use of commercial property within the URC.**

A project will have a maximum grant for any one project of \$150,000. Particular emphasis and priority is placed on rehabilitation projects that consist of quality construction and add value to the urban renewal area.

Bonus Points				
	1	2	4	8
Private Match (1:1 required)	1:2	1:3	1:4	>1:4
Addition of Residential Units	1-2	3-5	6-9	9+
LEED Certification, low impact design, building innovation	Certified	Silver	Gold	Platinum
Development Experience	Contractor Experience	Development Experience plus Contractor Experience	Infill Adaptive Reuse plus Development and Contractor Experience	All Experience Previously Stated Plus Historic Preservation Experience
Job Creation	1-3	3-6	6-9	9+
Adds value to property according to ROI, cap rate, or pro-forma.	0-5%	6-12%	13-25%	>25%

Bonus Score: _____ (0 – 48)

URC Storefront Evaluation Sheet
July 2013

Property: _____

Criteria	Description	Eligible Points (1-5 if applicable, 0 if not)	Score
A. Building Design and Context			
1. Sense of Place	Strengthen unique qualities	5	_____
2. Building Orientation	Maximize views, public spaces	5	_____
3. Outdoor Space	Designed for variety of activities & creates street dialog	5	_____
4. Historic Building Compatibility	Respects original structure	5	_____
5. Locational Context	Good neighbors, compatible	5	_____
B. Building Design Elements			
1. Building Elements	Enhances setting	5	_____
2. Color	Balances contrast	5	_____
3. Human Scale	Enhances pedestrian experience	5	_____
4. Building Materials	Quality, durability	5	_____
5. Façade Treatment	Appropriate scale definition	5	_____
6. Accessibility	Integrated ADA access	5	_____
C. Doors and Windows			
1. Doors	Open inviting atmosphere	5	_____
2. Entry doors	Locate on corners, large glass	5	_____
3. Windows	Inviting, rhythmic patterns	5	_____
D. Roofs			
1. Roofline	Interest and detail	5	_____
E. Lighting			
1. Façade lighting	Integrated in façade composition	5	_____
2. Sign Lighting	Integrated with building design	5	_____
F. Signs			
1. Wall signs	Compatible with building design	5	_____
2. Blade or hanging signs	Sidewalk, pedestrian visibility	5	_____
3. Window signs	Pedestrian oriented, non-obstructive	5	_____
4. Awning signs	Appropriately scaled, lower level	5	_____
5. Directional signs	Small scale, logical	5	_____
G. Awnings			
	Protect pedestrians from elements	5	_____
	Well proportioned, integrated with building design and surrounding area	5	_____
H. Sustainability			
	Materials are durable, resource efficient, recyclable, salvaged, safe for environment, maximize natural light, indoor air quality, minimizes polluted water runoff	5	_____
I. Recipient Match Value			
	High owner investment	5	_____
J. Previous Recipient			
	Past project successes	5	_____
K. New Applicant			
	Encourages new recipients (5 bonus points)	5	_____
L. 99E Frontage Property			
	If applicant's property fronts 99E (5 bonus points)	5	_____
M. Leveraging of Additional Funds			
	Applicants that have additional funding outside of their private match and URC grant funds receive points based on number of add'l sources. (1 source = 2 pts; 2 sources = 3 pts.; 3 sources = 4 pts.; 4 sources = 5 pts.)	5	_____
TOTALS		150	_____

Evaluator: _____

Date: _____



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Staff Report

File Number: 14-254

Agenda Date: 5/7/2014

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4c.

From: City Recorder Nancy Ide

File Type: Minutes

Minutes of the April 2, 2014 Regular Meeting



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft Urban Renewal Commission

Wednesday, April 2, 2014

5:00 PM

Commission Chambers

1. Convene Regular Meeting and take Roll Call

Chair Pauli called the meeting to order at 5:00 PM.

Present: 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Rocky Smith and Carol Pauli

Staffers: 3 - David Frasher, Nancy Ide and Eric Underwood

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. 14-204 Clackamette Cove, LLC Request for DDA Time Limit Extension

Eric Underwood, Economic Development Manager, said Clackamette Cove, LLC requested a time limit extension for the DDA due to a Business of Labor & Industry (BOLI) appeal they were filing. They had received a determination letter from BOLI with several contested items. Clackamette Cove submitted a statement of appeal that had to be reviewed. The extension would change the end date to October 15 and construction towards the end of November.

There was discussion regarding what was being contested.

Ed Darrow, Clackamette Cove LLC, said originally the Commission put three million dollars into the project. When BOLI reviewed that, a percentage of the money used for consulting for the project was \$227,000. There were six major errors of fact, and he was going to have the appraiser write a letter to BOLI as well. He had submitted a 24 page rebuttal. He expected to get a reconsideration letter back and if there was an issue there, he would ask for an appeal hearing.

A motion was made by Commissioner Beneville, seconded by Commissioner Roth, to approve the Clackamette Cove, LLC request for a DDA time limit extension of 60 days. The motion carried by the following vote:

Aye: 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville, Renate Mengelberg, Rocky Smith Jr. and Carol Pauli

5. Consent Agenda

A motion was made by Commissioner Mumm, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

Aye: 7 - Betty Mumm, Doug Neeley, Kathy Roth, Derrick Beneville , Renate Mengelberg, Rocky Smith Jr. and Carol Pauli

5a. 14-205 Minutes of the March 5, 2014 Regular Meeting

5b. 14-206 Minutes of the February 19, 2014 Regular Meeting

6. Future Agenda Items

No future agenda items were suggested.

7. City Manager's Report

David Frasher, City Manager, said Mr. Underwood was told two reasons why the last developer pulled out of the Rossman landfill project. One reason was Measure 3-407 and the uncertainty of that ballot measure and the other reason was the overwhelming cost of redevelopment. Staff had been open and honest about the conditions of the site and he thought there might be other reasons that they would not ever know. The landowner had lowered the price and with the development of the Cove, it might be more attractive for redevelopment in the future. Staff was trying to find a new developer and if any new information came up, it would be brought to a Work Session.

8. Adjournment

Chair Pauli adjourned the meeting at 5:23 PM.

Respectfully submitted,

Nancy Ide, City Recorder

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting 5-7-2014

Item Number From Agenda 4a

NAME: Alex Jansen - applicant

ADDRESS: Street: _____

City, State, Zip: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

SIGNATURE: _____

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting May 7 2014

Item Number From Agenda 45

Jonathan Stone

NAME: Jonathan Stone, Director of Main

ADDRESS: Street: Street - Oregon City

City, State, Zip: Oregon City OR

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

SIGNATURE: _____