



# Upcoming South Beach Urban Renewal Projects

CITY OF NEWPORT TOWN HALL MEETING

COMMUNITY ROOM, OREGON COAST COMMUNITY  
COLLEGE

6:00 PM, JUNE 30, 2014

# South Beach Urban Renewal Plan Overview

- ▶ Initially established in 1983 with closing date of 2010
- ▶ District extended in 2009 with adoption of Substantial Amendment V. Established three plan phases with specific project lists
- ▶ Five minor amendments since to refine project lists and priorities
- ▶ Project phase one is complete, and Agency will initiate scheduled \$5.4 million borrow in 2015 to fund Phase 2 projects
- ▶ District closes to new projects at the end of 2020 with debt to be retired by 2027
- ▶ Maximum indebtedness capped at \$38.75 million



# Overview Map of Upcoming Projects





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# Abalone Street Extension

- Description: Extend SW Abalone Street from the Pioneer Cemetery to the intersection of SW 35<sup>th</sup> / SW Anchor Way
- Timeline: Construct Spring/Summer 2015
- Cost: \$1,227,336 (Urban Renewal, OMSI, SDCs)

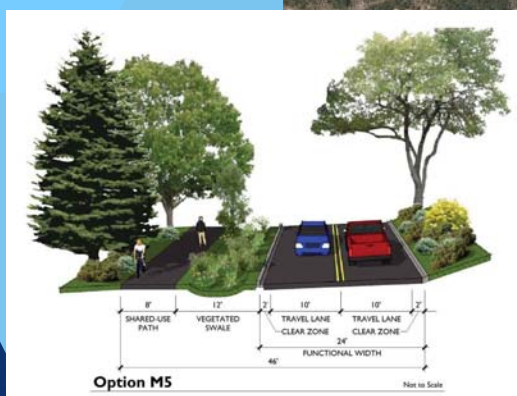




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## SW 30<sup>th</sup> Street Extension

- Description: Extend SW 30<sup>th</sup> Street from SW Brant Street to SW Abalone Street
- Timeline: Construct Spring/Summer 2015
- Cost: \$310,759 (Urban Renewal, OMSI)





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## SW Brant Street Improvements

- Description: Pave SW Brant from SW 27<sup>th</sup> Street to SW 30<sup>th</sup> Street at 24-28-feet of width with 5-foot sidewalk on west side.
- Timeline: Construct Spring/Summer 2015
- Cost: \$707,411 (Urban Renewal)





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## SW 27th Street Improvements

- Description: Pave SW 27<sup>th</sup> Street at 24-feet of width from SW Brant to SW Abalone Street with 5-foot sidewalk on north side.
- Timeline: Construct Spring/Summer 2015
- Cost: \$229,100 (Urban Renewal)





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## Safe Haven Hill Tsunami Evacuation Assembly Area

- Description: Construct pathway, signage, lighting and emergency storage shed to improve accessibility and utility of the evacuation assemble area.
- Timeline: Tentative Spring/Summer 2015
- Cost: \$556,838 (FEMA, Urban Renewal)





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## 35<sup>th</sup> and US 101 / SE Ferry Slip Improvements

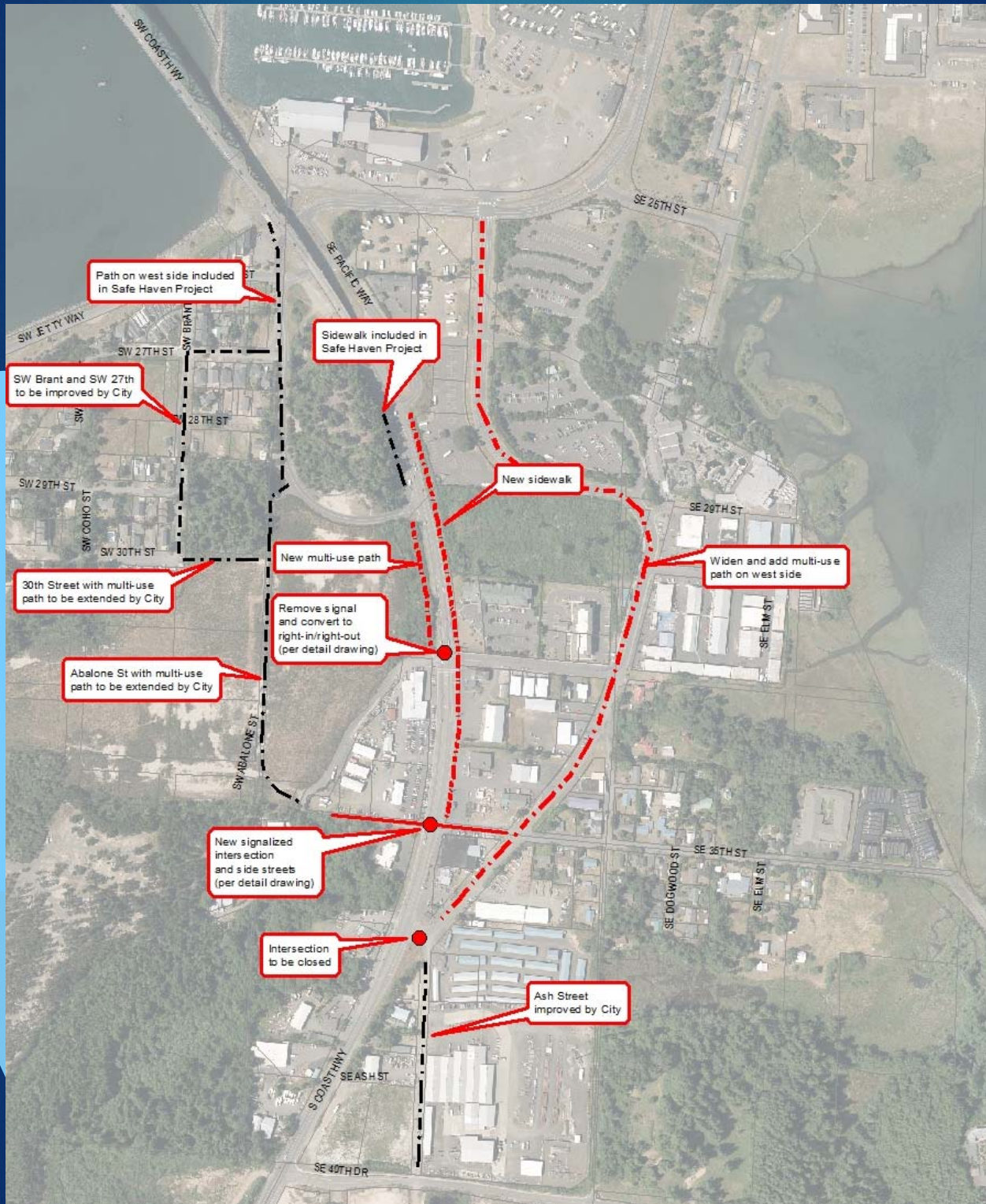
### ► Description:

- Construct signalized intersection at US 101 and SE 35th Street
- Eliminate signal and channelize US 101 and SE 32nd St intersection
- Close SE Ferry Slip Road and US 101 Intersection
- Install bike and pedestrian facilities along US 101 between Yaquina Bay Bridge and SE 35th Street
- Widen SE Ferry Slip Road from SE Ash St north to SE 32nd St to provide north/south alternative to US 101 for vehicles, bicyclists and pedestrians

- Timeline: City of Newport to initiate SE Ferry Slip Road Improvements in 2015. ODOT to construct 35<sup>th</sup> Street and install signal in 2017



# Project Components



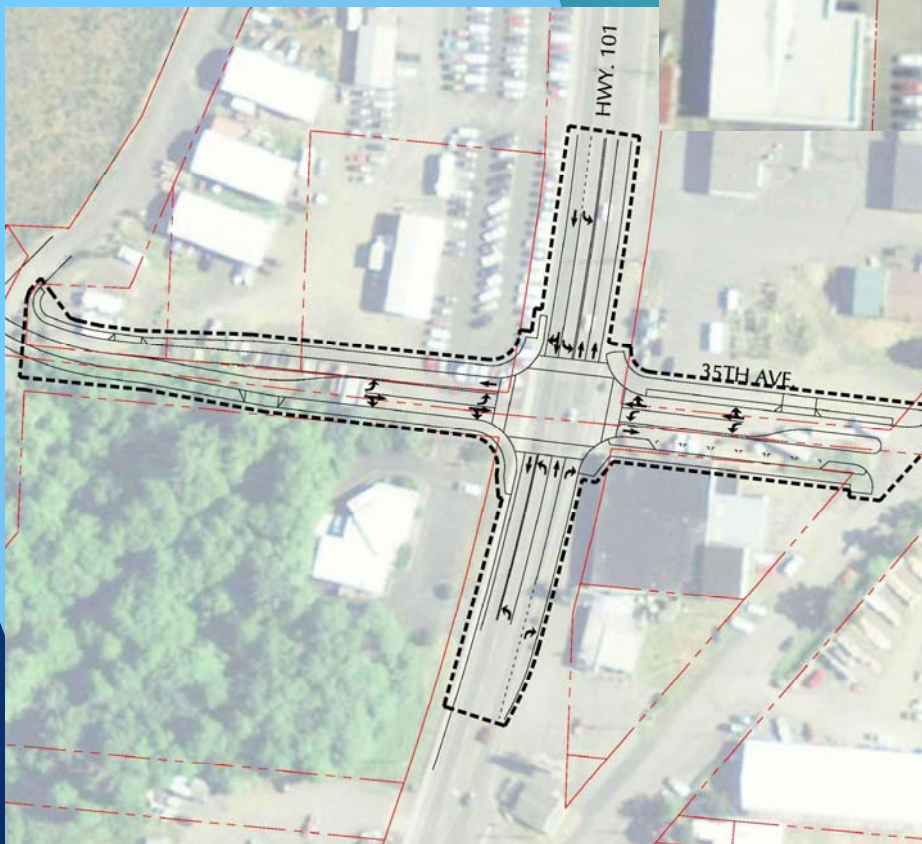


# Intersection and Budget Details

Total Cost:  
\$3,617,000

ODOT Contribution:  
\$1,979,000

Agency Match:  
\$1,638,000





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## Strategic Site Acquisition at NE Corner of 35th / US 101

- Description: 2.34 Acre I-1 Zoned Property.
- Timeline: July 7<sup>th</sup> Agency to consider agreement with owner that would provide for public engagement process to determine if moving forward with purchase is in the public interest. Engagement process would have to be completed in the Fall/Winter of 2014.
- Cost: \$1,525,000 (Urban Renewal)





# Why is Agency Interested in this Parcel?

- ▶ Influence over end user. Opportunity for Agency to market property for service uses that it wants to attract to South Beach, and to ensure that end use is complementary and will have a net positive impact on assessed values
- ▶ Design flexibility. Agency must obtain a fair amount of right-of-way off of the property in order to construct street improvements. Purchasing the property outright provides added design flexibility
- ▶ Return on Investment. New street improvements should increase the value of the property, meaning there is a good chance Agency would recover its investment. Proceeds from sale could off-set part of the Phase 3 borrow or accelerate debt retirement
- ▶ Property can be purchased without impacting committed Phase II projects
- ▶ Agency can provide smooth transition to existing tenants. For example, the South Beach Church would be allowed to remain until planned improvements are completed



# Summary of Overall Project Strengths

- ▶ Enhances US 101 mobility/traffic flow
- ▶ Provide bike/pedestrian mobility options in South Beach where none now exist
- ▶ Revitalizes existing residential areas
- ▶ Creates viable alternative to US 101 for local traffic via upgrades to Ferry Slip Rd
- ▶ Leverages match funds to stretch urban renewal resources
- ▶ Facilitates economic development
- ▶ Implements projects developed through community engagement or will provide opportunities for public input at key decision making points
- ▶ Is a complete solution for South Beach