

City of Brookings Special City Council Meeting & WORKSHOP Agenda

CITY COUNCIL

Monday November 4, 2019, 4:00pm

Emergency Operations Center, 888 Elk Drive, Brookings, OR 97415

SPECIAL MEETING

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Staff Reports

1. Curry Health Network Agreement [City Manager, Pg. 3]
 - a. Services Agreement between the City and the Curry Health Network [Pg. 4]

E. Remarks from Mayor and Councilors

F. Adjournment

WORKSHOP

A. Call to Order

B. Roll Call

C. Topics

1. Urban Renewal 101 [City Manager, Pg. 9]
2. Overview of Urban Renewal Plan [City Manager, Pg. 11]
3. Urban Renewal District Projects [PW/DS, Pg. 29]
 - a. Urban Renewal District Map [Pg. 30]
 - b. CAR Downtown Master Plan Update June 12, 2017 [Pg. 31]

D. Council Members and Stakeholder Discussion

E. Council Member Requests for Workshop Topics

F. Adjournment

- G.** This is a Special City Council Meeting and public comments will be heard only on the agenda item included above. Obtain Public Comment Forms and view the agenda and packet

information on-line at www.brookings.or.us, at City Hall and at the local library. Return completed Public Comment Forms to the City Recorder before the start of meeting or during regular business hours.

All public City meetings are held in accessible locations. Auxiliary aids will be provided upon request with at least 72 hours advance notification. Please contact 469-1102 if you have any questions regarding this notice.

CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Workshop Date: November 4, 2019

Originating Dept: Finance & Admin

Signature (submitted by)



City Manager Approval

Subject:

Services Agreement with Curry Health Network (CHN) for Public Safety Services.

Recommendation:

Authorize the City Manager to sign the Services Agreement with Curry Health Network.

Financial Impact:

Estimated \$61,398 annual cost for each entity.

Background/Discussion:

The City of Brookings worked in partnership with the CHN to secure a change in the Oregon Administrative Rules to authorize stand-alone medical Emergency Departments in rural areas when certain conditions are met. The goal of this effort was to secure a functioning Emergency Department (ED) at the Curry Medical Center, which is operated by the CHN in Brookings.

The Oregon Administrative Rule change was accomplished in 2016. Unfortunately, fiscal conditions impacting Curry County and the CHN have delayed implementation of this important project. However, in the 2019 legislative session, funding was secured to assist in the opening of the Emergency Department in Brookings.

CHN plans to open an Emergency Department in the near future. They held a reception last week to celebrate the expanding emergency medical care in Brookings. The State certification team is scheduled to be on site November 5-7, 2019. We would like to complete this agreement now, so that it is in place when CHN opens their Emergency Department.

CHN requested Police security services from the Brookings Police Department, in anticipation of the opening of the Emergency Department. There will be increased business activity at this location, in addition to being one of only two places open 24 hours in Brookings.

Attachments:

- a. Services Agreement between the City and the Curry Health Network

**SERVICES AGREEMENT
BY AND BETWEEN
CITY OF BROOKINGS, OREGON
AND
CURRY HEALTH NETWORK**

Curry Health District dba Curry Health Network (hereinafter called "NETWORK"), an Oregon special health district and municipal corporation with principle place of business at 94220 4th St., Gold Beach, Oregon, and the City of Brookings, Oregon (hereinafter called "CITY"), with principle place of business at 898 Elk Dr, Brookings, Oregon, enter into this Agreement as of the last date signed below for the purpose of providing on-request and scheduled security services for NETWORK, and such services shall be performed on the following terms and conditions:

1. SERVICES OF THE BROOKINGS POLICE DEPARTMENT:

Police shall provide on-request emergency response as needed at the NETWORK'S Curry Medical Center (CMC) location at 500 5th Street, Brookings; and will perform routine building security evaluation walkthroughs seven (7) days per week, as feasible, with heaviest frequency occurring during "dark" hours of the day.

Police will engage in deterrent- and enforcement-related activities on CMC premises or on CMC's behalf an average of two (2) to three (3) hours per day with the understanding that community and organizational needs may dictate variance of these hours.

When feasible, police presence at CMC will be focused at approximate shift change times of 1900, 2100, and 2300 daily.

2. COMPENSATION, BILLING AND PAYMENTS:

- a) COMPENSATION, billing and payments shall be in accordance with Appendix A.
- b) CITY shall submit invoices no less than monthly for services via postal mail to Curry Health Network, Attention: Accounts Payable, 94220 4th St., Gold Beach, OR 97444; or hand delivered to Accounts Payable at 94181 4th St. in Gold Beach; or via email to chgap@curryhealth.org.
- c) PAYMENT shall be due and payable within thirty (30) days, or sooner, of receipt of invoice.

3. INDEPENDENT CONTRACTOR:

It is understood and agreed that CITY is an independent contractor, and not an employee, agent, joint venture, or partner of NETWORK for any purpose whatsoever.

4. LIABILITY, INDEMNITY, INSURANCE AND LICENSURE:

- a) CITY shall, at all times during the term of this Agreement, maintain commercial general liability insurance in the minimum annual amount of \$1,000,000 per claim, and shall provide to NETWORK a Certificate of Insurance with Curry Health Network listed as "additional named insured".

- b) CITY shall, at all times during the term of this Agreement, maintain statutory workers' compensation and employer's liability coverage for all its employees who shall be engaged in the performance of the Agreement.
 - c) CITY is solely liable for all claims, liabilities, damages and debts of any type whatsoever that may arise on account of CITY's activities in performance of this Agreement. CITY shall exonerate, indemnify, defend, and hold harmless NETWORK and any director, officer or employee of NETWORK or Curry Health District for any loss, damage, liability, or claim paid or incurred by NETWORK, director, officer, or employee of NETWORK or Curry Health District by reason of liability resulting from CITY's performance of the Services hereunder, or from the acts or omissions of CITY, including, without limitations, all consequential damages, attorney's fees and costs.
5. **EXCLUSION SCREENING:** CITY and CITY employees or agents have not been excluded, debarred, or otherwise ineligible to participate in the federal health care programs, or in federal procurement or non-federal procurement programs. Additionally, CITY and CITY employees have not been convicted of a criminal offense related to the provision of health care items or services but has not yet been excluded or deemed ineligible. CITY shall immediately notify NETWORK should this status change during the term of this Agreement.
6. **EFFECTIVE DATE, TERM AND TERMINATION:**
- a. Effective Date: This Agreement becomes effective as of the date last signed below and CITY delivers to NETWORK required Certificate of Insurance.
 - b. Term: The term of this Agreement shall be one (1) year, unless terminated as provided herein, no earlier than twelve (12) months from the effective date of the Agreement. The term shall automatically renew each year for additional one (1) year terms unless written notice of intent to not renew the Agreement is given by either party a minimum of ninety (90) days prior to the end of the term.
 - c. Termination with Cause: In the event CITY willfully and repeatedly breaches this Agreement, this Agreement may be terminated by NETWORK immediately upon written notice to CITY.
 - d. Termination without Cause: Notwithstanding Termination with Cause, and after the initial one (1) year term, either party may terminate this Agreement without cause with one hundred eighty (180) days prior written notice to the other party.
7. **EVALUATION:** This contract shall be evaluated annually. In a spirit of mutual collaboration to review cases and discuss expectations, parties shall meet a minimum of quarterly per year.
8. **CONFIDENTIALITY:** CITY shall not unlawfully, during or after the term of this Agreement, directly or indirectly, disclose, divulge or communicate to any person, firm, or corporation, any protected medical information, trade secrets or confidential information of any kind regarding NETWORK or its patients.
9. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.
10. **STATUTORY AND REGULATORY COMPLIANCE:** CITY and NETWORK shall comply with all federal, state and local laws, ordinances and regulations applicable to work under this Agreement.

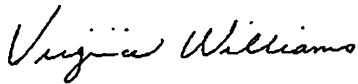


11. **FORUM:** Any litigation to enforce or interpret the provisions of this Agreement or the parties' rights and liabilities arising out of this Agreement or the performance hereunder shall be maintained only in the courts in Curry County, Oregon.
12. **WAIVER:** No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute a waiver of any other provision, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.
13. **AUTHORITY AND EFFECT OF AGREEMENT:** Each of the parties executing this Agreement warrants that it is duly authorized to bind each such party to the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed, on the day and year last written below.

CURRY HEALTH NETWORK

CITY OF BROOKINGS



Virginia Williams, Chief Executive Officer

Date: October 29, 2019

Janell Howard, Brookings City Manager

Date: _____

APPENDIX A

Reimbursement by NETWORK:

- a. It is understood for purposes of this agreement that an officer is defined in accordance with the Labor Agreement between the Brookings Police Association (BPA) and the City of Brookings as a full-time Police Officer compensated at the top step of their classification, including annual Cost of Living Adjustments (COLA).
- b. Except as provided for in this contract, the CITY shall pay the cost of selection, training, salary, benefits, vehicle and equipment.
- c. NETWORK agrees to reimburse the CITY for fifty percent (50%) of the total weighted cost of the officer, as defined in Section (a) above. Full weighted cost includes salary and all taxes and benefits required by law and the BPA Labor Agreement (including, but not limited to PERS, Health Insurance, Life Insurance, Worker's Compensation Insurance, Worker's Compensation Assessment, and Unemployment Insurance) incurred as an expense by the CITY.
- d. Currently, these costs described in Section a. above, total \$122,796; 50% equals \$61,398.
- e. Annual increases would be July 1 of each year per the Brookings Police Association Collective Bargaining Agreement. Expected increases are 2.75%-4.0%.

City of Brookings

WORKSHOP Agenda

CITY COUNCIL

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Why Use Urban Renewal?

Many cities have existing plans for how their city should develop, or capital improvement plans for infrastructure upgrades, but do not have a funding source to implement those plans. Urban renewal is one of the few tools for implementing city plans and for encouraging local economic development. It is unique in that it has its own funding source, tax increment financing.

Urban renewal is a program authorized under state law and implemented locally that allows for the concentrated use of property tax revenues to upgrade certain designated areas of a city or county. These areas are called “blighted” by state statute and typically contain sections of a city that are underdeveloped and not contributing fully to the local economy. They can have buildings which are in need of renovation, property which should be developed or redeveloped, or utilities and street and pedestrian systems in poor repair or needing upgrading.

The underpinning theory of urban renewal is that if these properties and the surrounding infrastructure are upgraded, they will contribute more substantially to the local economy and to the property taxes that support all of the taxing jurisdictions.

How is an Urban Renewal Program Started?

City officials will decide that they want to improve a specific area and that they need additional resources to accomplish this improvement. They direct the preparation of an urban renewal plan for review and potential adoption.

An urban renewal plan establishes an urban renewal boundary, goals and objectives for the area, and outlines projects and programs that will help to improve the conditions in the area. The plan also sets a limit on the amount of money which can be used to fund these projects and programs, called a “maximum indebtedness”. The urban renewal plan is accompanied by a technical report which contains the financial feasibility analysis and estimates when funding will become available to pursue projects within the area. The urban renewal plan must be adopted by the City Council.

What types of Programs or Projects are Eligible under Urban Renewal?

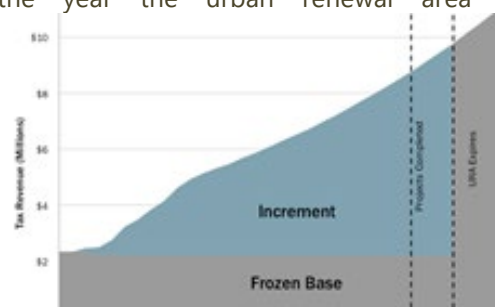
Urban renewal agencies can do specified projects or activities under an adopted urban renewal plan. These generally include:

- Construction or improvement of public facilities including streets, sidewalks, utilities, parks
- Streetscape improvements
- Storefront improvements
- Participation with developers for property improvement
- Rehabilitation of existing buildings

How does Tax Increment Financing Work?

While urban renewal itself does not increase property tax rates, it does function on the increases in property tax revenues from year-to-year. An individual property taxpayer’s property taxes may increase for two reasons, one, the assessor can increase property values at a rate of 3% per year and does so in most cases, and, two, if a substantial renovation is completed on a property resulting in increased assessed valuation.

When an urban renewal area is created, the property tax revenue from that area is diverted into two revenue streams. The first stream is what is called “the frozen base”. The frozen base is the property tax revenue from the total assessed value of the urban renewal area from the year the urban renewal area was formed.



The frozen base revenue stream continues to go to the regular taxing jurisdictions, such as the city, the county, and the school district. The second revenue stream is any increase over the frozen base which is called “the increment”. The increment represents the basis for tax increment financing and is any increase in property tax revenues above the frozen base. The second revenue

Urban Renewal and Tax Increment Financing

stream goes to the urban renewal agency for use on projects, programs, and administration throughout the life of the district.

Who Administers an Urban Renewal Program?

The urban renewal district is administered by the urban renewal agency. The urban renewal agency is appointed by the city council and is often the city council itself.

How Does Tax Increment Financing Affect Overlapping Taxing Districts?

Taxing jurisdictions gain revenues through the collection of property taxes. During the use of tax increment financing, the permanent rate property taxes on the **growth** in assessed value in the urban renewal area are allocated to the Urban Renewal Agency and not the individual taxing districts. The taxing districts are still able to collect the property tax revenues from the assessed value of the frozen base but increases in revenues are allocated to the Urban Renewal Agency for use within the urban renewal area. In many urban renewal areas, that growth from new investment would not have occurred but for the use of urban renewal which has stimulated the growth. The impact on schools and education service districts is indirect, as they are funded through a state allocation based on per pupil counts. Property taxes fund a portion of the State School Fund, but not all of it. Once an urban renewal area is terminated, there generally will be an increase in property tax revenues to all taxing

jurisdictions. This increase of property tax revenue is a result of the ability to concentrate funding in a specific area, encouraging the area to develop properly.

How Does Tax Increment Financing Affect Property Taxpayers?

Property taxpayers will **not** see an increase in property taxes as a result of a new urban renewal area. The allocation of revenues received from a property taxpayer's payment is changed as a portion of that payment would go to the new urban renewal area. This is called "division of taxes" and is the administrative way that assessors must calculate the urban renewal revenue. A concept chart showing how division of taxes works with urban renewal is shown below. The total taxes do not change, they are just distributed differently if there is urban renewal. The concept chart shows a 3% increase in taxes that would go to urban renewal and how those taxes would be divided. Notice that the total taxes in the final two columns are the same, they are just divided out differently to the different taxing entities.

If an urban renewal area is adopted in a city, all property taxpayers will see a line item on the property tax bills that shows a division of taxes for urban renewal. This is a result of the property tax limitations in Oregon. Again, this is not an increase in property taxes, merely a division of taxes already paid.

District Name	Permanent Rate	Property Value	Property Value Without UR	Property Value With UR
		\$100,000	\$103,000.00	\$103,000.00
City of Fairview	3.4902	\$349.02	\$359.49	\$349.02
Multnomah County	5.5734	\$557.34	\$574.06	\$557.34
Soil and Conservation	0.0919	\$9.19	\$9.47	\$9.19
Metro	0.1926	\$19.26	\$19.84	\$19.26
Reynolds SD	4.4626	\$446.26	\$459.65	\$446.26
Mt Hood CC	0.4917	\$49.17	\$50.65	\$49.17
Multnomah ESD	0.4576	\$45.76	\$47.13	\$45.76
Urban Renewal				\$44.28
	14.76	\$1,476.00	\$1,520.28	\$1,520.28

CITY OF BROOKINGS

URBAN RENEWAL PLAN

Brookings Urban Renewal Agency

July, 2002

Adopted by the Brookings Common Council

August 12, 2002

CITY OF BROOKINGS URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

This urban renewal plan was prepared with funding assistance from a grant by the U.S. Dept of Agriculture and Oregon Economic Development Department. Citizens of Brookings participated in five workshops leading to the preparation of the renewal Plan and Report. Members of the Downtown Development Committee were active in promoting and attending all public workshops. The Committee members are:

Dr. Jay Patel

Linda Kelly

Brian Scott

Tom Kerr

Tim Patterson

Staff Assistance

Leroy Blodgett, City Manager

John Bischoff, City Planner

Sharon Ridens, Administrative Secretary

Linda Barker, Community Development Dept. Secretary

Jeremy McVeety, Special Projects Assistant

Urban Renewal Consultant

Charles Kupper, Spencer & Kupper

BROOKINGS URBAN RENEWAL PLAN

TABLE OF CONTENTS

	Page
100. INTRODUCTION	1
200. DEFINITIONS	1
300. BOUNDARY DESCRIPTION.....	2
400. RELATIONSHIP TO LOCAL OBJECTIVES	2
500. PROPOSED LAND USES.....	5
600. OUTLINE OF DEVELOPMENT	5
700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN	6
800. PROPERTY ACQUISITION PROCEDURES.....	9
900. DEVELOPER OBLIGATIONS	10
1000. RELOCATION	11
1100. PLAN AMENDMENTS	11
1200. MAXIMUM INDEBTEDNESS	12
1300. FINANCING METHODS.....	12
1400. CITIZEN PARTICIPATION	13

100. INTRODUCTION

The Brookings Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Brookings City Council acts as the Urban Renewal Agency of the City of Brookings, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Brookings respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Brookings Urban Renewal Area was approved by the City Council of the City of Brookings on August 12, 2002 by Ordinance No. 02-O-551.

200. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Area" means the area included within the boundaries of the Brookings Urban Renewal District.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"City" means the City of Brookings, Oregon.

"City Council" means the City Council of the City of Brookings, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Curry, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Brookings Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Brookings Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Brookings, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" refers to the report accompanying the urban renewal plan, as provided in ORS 457.085 (3)

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"State" means the State of Oregon.

"Text" means the Urban Renewal Plan for the Brookings Urban Renewal Area, Part One - Text.

"Urban Renewal Agency" means the Urban Renewal Agency of the City of Brookings, Oregon.

"Urban Renewal Area", "Brookings Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

300. BOUNDARY DESCRIPTION

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Brookings Comprehensive Plan, assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities.

The Urban Renewal Plan relates to the following local goals and objectives:

A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors.

B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in the renewal area which contribute to its small-town character, but are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop buildings and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and property owners.

C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity, improve and enhance beaches, parks, and other public open spaces as an integral part of the district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Address and improve pedestrian safety in the renewal area.
5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and enhance livability..

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the area.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as

necessary to encourage and permit development of private properties and public amenities.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support businesses and activities in the Renewal area

F. Public Facilities

Goal: Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities

Objectives:

1. Ensure that public safety facilities within the renewal area are adequate to support and protect existing and proposed development in the renewal area.
2. Evaluate the adequacy of other public facilities serving the renewal area.

G. Housing

Goal: Provide for new housing units in livable mixed-income neighborhoods Support housing development that is geared to support the Area's employment generation goals.

Objectives:

1. Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market-rate rental and owner-occupied housing, which support prospective residential markets in, adjacent to, and near the Area.
2. Provide assistance to help maintain, and assist in the rehabilitation of the stock of existing housing in the renewal area.
3. Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.

H. Public Art

Goal: Assist in funding a program of art in public spaces within the renewal area.

Objectives:

1. Provide a set-aside of urban renewal funds for art in public spaces within the urban renewal area.

I. Signage

Goal: Make it easy for residents and especially visitors to find and utilize public and commercial facilities within the area.

Objectives:

1. Unify and improve signage
2. Provide public maps of area facilities at strategic locations

J. Economic Development

Goal: Utilize urban renewal funds in ways that will help increase employment, incomes, and the economic vitality of the City of Brookings

Objectives:

1. Assist in creation and retention of businesses in the renewal area, with special emphasis on tourism, recreation, and high technology firms.
2. Assist in attracting or retaining public or non-profit employers, including medical facilities, and governmental and educational services.

K. Downtown Brookings Master Plan

Goal: Utilize this urban renewal plan and urban renewal funds to help implement the Vision and Strategies outlined in the Downtown Brookings Master Plan.

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Brookings Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

The following plan/zone designations are found within the Renewal Area. Plan area zonings are included in the boundary map, Exhibit One of this Plan.

C-3	General Commercial
C-4	Tourist Commercial
IP	Industrial Park
M-2	General Indus
R-2	Two family residential
R-3	Multi-Family Residential
R-1 through 6	Residential, varying lot sizes
P/OS	Public/Open Space

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

600. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Brookings Urban Renewal Area. Conditions include deficiencies in streets, curbs, and sidewalks, a need for utility improvements, poorly

located and inadequate parking, vacant and poorly maintained buildings, and a lack of new private investment in the project area. The conditions also pose a constraint to future development called for in the Comprehensive Plan, and the Downtown Master Plan. Project activities to treat these conditions include:

- A. Constructing street, curb, sidewalk and pedestrian improvements in the project area
- B. Improving the visual appearance of the area, and provide a safer, more attractive pedestrian environment by constructing:
 - Sidewalks, landscaping, signage, bike racks rest rooms, and other streetscape improvements.
 - Street lighting improvements.
 - Gateway entry improvements.
 - Improved signing in the project area.
- C. Providing incentives to new building investments in the project area.
- D. Providing incentives for the repair and rehabilitation of deficient structures in the project area.
- E. Developing additional parking within the renewal area.
- F. Making improvements to deficient utilities in the project area.
- G. Administration and co-ordination of development in the Renewal Area.

Section 700 provides further description of each urban renewal project to be undertaken within the Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them.

701 PUBLIC IMPROVEMENTS

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

701A Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public facilities within the urban renewal area. Projects to be undertaken include:

- Create Central Plaza
- Walkways and plazas
- Local Nature interpretive areas

- Develop a looped pedestrian walkway from downtown to Stout Park, Azalea Park and Chetco Point
- Wetlands Park at Old Mill Pond
- Enhancements to Chetco Point and other parks in the project area

701B Street, Curb, and Sidewalk Improvements

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Improvements to street, curb and sidewalk on Railroad, Chetco, Fern, Willow, Spruce, Hemlock, Alder Wharf and other streets in the Area
- Assist local street improvements identified in Brookings Capital Improvements Program (CIP)

701C Public Utilities

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include

- Sanitary sewer upgrades & replacements identified in Brookings Capital Improvements Program
- Water system upgrades & replacements identified in Brookings Capital Improvements Program
- Storm water system upgrades & replacements identified in Brookings Capital Improvements Program

701D Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. . These improvements may include :

- Accent paving,
- Decorative lighting,
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art
- Gateway Monuments and Landscape Features
- Under grounding of overhead utilities in the renewal area

701E Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal project area, the Port, public parks, and other areas of Brookings. Activities may include bicycle parking and storage, transit stops, covered shelters, transit pullouts, and

other related activities, which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Provide new bike paths or lanes in the renewal area
- Provide pedestrian connections to the waterfront

701F Public Parking Facilities

The Agency is authorized to participate in funding the acquisition, construction and enhancement of public parking facilities within the renewal area. The precise location and type of facilities will be decided by further study. Potential parking improvements may include:

- New lot at Fern and Spruce
- New lots at pockets along Railroad Street
- New RV Parking lot

701G Other Public Facilities

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded include:

- Public Restrooms
- Enhancement of public Museum
- Relocation of City Hall
- Performing Arts Center
- Community Center

702 PRESERVATION AND REHABILITATION

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encouraging infill and reuse in the project area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of properties within the renewal area.

703 DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Projects receiving Agency assistance may include :

- Assisting development of a new medical facility
- Assisting development of a higher education facilities
- Assisting the construction or expansion of job-creating projects

704 PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

705 BELOW MARKET INTEREST RATE LOANS AND INCENTIVES

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other incentives to advance the goals and objectives of the Brookings Urban Renewal Plan. Loans or incentives provided by the Agency may be used for rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with design guidelines and standards, construction of new buildings, pre-development assistance, connecting to underground electrical and communication systems, or other activities approved by the Agency.

706 PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

800. PROPERTY ACQUISITION PROCEDURES

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require an amendment to the plan as set forth in Section 1100 of this Plan

A. Acquisition requiring City Council approval.

Acquisitions described in Section 800A1, and A2 of this plan will require an amendment to this Plan as set forth in Section 1100B 2a of this Plan. The City Council shall ratify the amendment to this Plan by resolution. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Acquisition of land for development by the public or private sector.
2. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

B. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100 C2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
 - c. Public parks, open space or parking uses
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

900. REDEVELOPER'S OBLIGATIONS

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of

age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Brookings Renewal Agency may contract with Oregon Dept. Of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial amendments consist of:

1. Increases in the urban renewal area boundary in excess of one percent (1%.) shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

B. Other Amendments requiring Council approval

1. The following Plan amendments will require approval per ORS 457.095 but will not require notice as provided in ORS 457.120.
 - a. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2002 according to the "Engineering News Record" construction cost index for the Northwest area.

2. The following Plan amendments must be presented to the Council for approval, but require only approval by a City Council resolution.

a. Acquisition of property for purposes specified in Section 800A1 and 800A2 of this plan.

C. Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 800B of this plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$500,000 in 2002 dollars.
4. Increases in the urban renewal area boundary not in excess of one percent (1%).

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this plan is fifteen million, eight hundred and twenty-five thousand dollars (\$15,825,000).

1300. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from federal, the state, city, county governments or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

Tax increment financing will finance the project in whole or in part. Ad valorem taxes shall be divided as provided in section 1c, Article IX of the Oregon Constitution and ORS 457.420 to ORS 457.460

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. CITIZEN PARTICIPATION

This renewal plan was developed in a series of public workshops conducted in Brookings City Hall. The workshops were noticed in the local newspaper, and posting of public notice at City Hall and other locations. Two of the workshops were held in conjunction with major presentations of the Brookings Downtown Master Plan. The workshops topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and review of the revenues, costs, and tax impacts of carrying out the project. The results of the workshops were presented to the City Council and Planning Commission in a joint workshop on June 24th, 2002.

The Brookings Planning Commission met to review the Plan In August, 2002. The Brookings City Council scheduled a public hearing on adoption of this Plan on August 12 , 2002. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

Brookings Urban Renewal Plan

Brookings, Oregon

Part Two-Exhibits

EXHIBITS

Exhibit 1Map of Plan Boundary & Zoning

ATTACHMENTS

Attachment A Boundary Description

Exhibit 1:

Boundary changes as approved by Urban Renewal Agency Resolution LP04015-1 approved by the Urban Renewal Agency March 24, 2003

Brookings Urban Renewal Area

Brookings Urban Renewal Boundary
and Zoning Designations


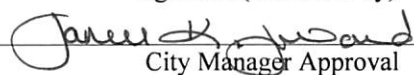


CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: November 4, 2019

Originating Dept: PW/DS


Signature (submitted by)

City Manager Approval

Subject: Urban Renewal District Projects

Background/Discussion:

Past projects developed by the URA included:

- 2006 downtown improvements (Bonded in 2008 for \$3.4 Million) on Chetco Avenue from the Chetco Bridge to just north of Lucky Lane. The project included full street improvements and the re-location of overhead utilities underground from Oak Street to Lucky Lane. The project also included similar improvements to Spruce and Hemlock along with cross streets Oak, Willow, Fern, Wharf, Center, Mill and Pacific.
- The Façade Program aimed at providing individual downtown property owners with matching funds to improve the look of their building façade.
- Railroad Street Improvement Project, completed in 2018, partially with URA funds. The overall project leveraged URA funds to re-pay a loan from ODOT's Oregon Department of Transportation Investment Act (OTIA) for a total project cost of \$3.76 million.

In anticipation of the 2008 Bond payoff in June of 2020, staff has prepared a list of some URA District projects that have been discussed in recent years and could be eligible for funding:

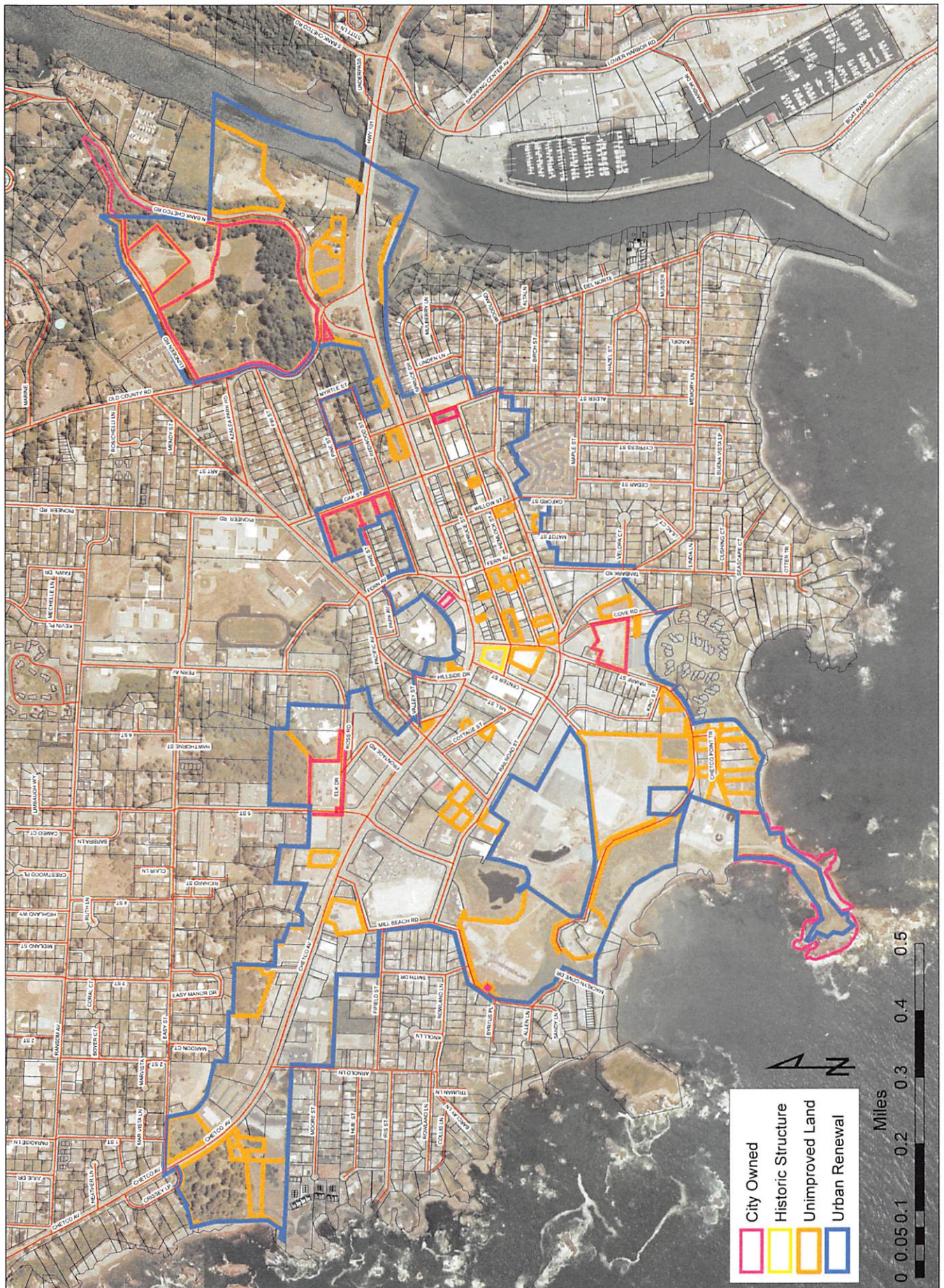
- Capella Parking Lot – Azalea Park
- Alder Street Parking Lot
- Remaining infill sidewalks within the district (Hemlock, Spruce, Railroad Street)
- Downtown Way Finding Enhancements per Downtown Master Plan Update
- Reinstatement of the Façade Program
- City Hall Renovations
- Performing Arts or Community Recreation Centers within the UR District

The Brookings Downtown Master Plan Update was completed in 2017 which also highlighted some of the projects listed above.

Staff is seeking input from the public on projects they would support within the Urban Renewal District.

Attachments:

- a. Urban Renewal District Map
- b. CAR Downtown Master Plan Update June, 12, 2017

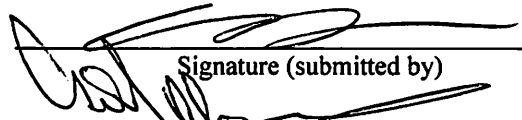



CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: June 12, 2017


Originating Dept: Planning


Signature (submitted by)

City Manager Approval

Subject: Downtown Master Plan Update

Recommended Motion: to amend the Downtown Master Plan as recommended in the Council Agenda Report.

Financial Impact: None

Reviewed by Finance & Human Resources Director: 

Background/Discussion:

The Brookings Town Center Revitalization Study (known as the PROUD Study) was developed in 2002 by a committee of property and business owners within the study area as well as representatives from City Council, Planning Commission, Chamber of Commerce, ODOT and City Staff. The PROUD Study was used as the basis for the Brookings Urban Renewal Plan and the Brookings Downtown Master Plan in 2002. The Master Plan provides the framework for which aesthetic and economic development strategies are implemented in the downtown core area. Though never adopted by the City Council, development projects, particularly in the right of way within the downtown core area, over the past fifteen years have followed recommendations in the Master Plan. Projects to note include the Chetco Avenue improvement project completed in 2007, the conversion of Fern Avenue and Willow Street to one way traffic with diagonal parking. The Plan also calls for the reconstruction of Railroad Street, a project that is currently in design and utilizing standards from the 2002 Downtown Master Plan.

In November of 2016, the City Council indicated an interest in pursuing either an update to the existing Brookings Downtown Master Plan or the development of a new Plan. Staff returned with a proposal to update the now fifteen year old document recognizing that the collaborative effort put into developing standards for the Master Plan by the PROUD committee, and that much of the Plan is relevant today.

Staff conducted a series of public workshops over the past several months aimed to promote discussion of the current Downtown Master Plan and to get feedback regarding potential updates to the now fifteen year old document.

The series kicked off on November 3rd 2016 at the Public Library with a presentation from Katie Henry who is a specialist on Oregon Heritage and works in the Historic Preservation office of the

Oregon Parks and Recreation Department. Ms. Henry discussed the process and potential results from becoming a Main Street Program participant. The City is currently signed up as "Exploring the Main Street Program". The highest level of commitment is "Performing the Main Street Program". City Manager followed up the Main Street discussion by giving the audience a brief history of where we have been and are going since the 2002 Master Plan and offered the question, where do we see our downtown in ten years. What areas (building, public open spaces and right of ways) can be developed to enhance our downtown. These questions were asked in order to start a dialog with the audience and to set the table for the next public workshop.

The second public workshop was held on the evening of January 12, 2017 in the Emergency Operation Center and included 34 individuals in addition to staff conducting the workshop. The workshop began with a presentation bringing into focus the historical context of downtown Brookings followed by a review of the existing downtown plan's major project concepts, and review of the attributes of a successful downtown. The presentation centered on what is Downtown Brookings (where was it, where is it, what defines it) and which project concepts from the Plan have not been fully implemented and are they still viable and desirable?

The presentation was followed up with an open forum devoted to allowing participants one by one to voice their ideas, opinions, concerns and input. Top issues voiced by participants included design or theme for downtown, signage and way finding along with parking.

The third public workshop was held on the evening of February 9, 2017 in the Emergency Operation Center and included 15 individuals and 3 City staff presenters. The workshop began with a presentation by City Manager, with comments encouraged throughout, and with a couple of points in the presentation where input was specifically requested. The presentation responded to, and provided further development of ideas and opinions expressed in the previous workshop. Main topics included proposed updates to the concept plan in the Master Plan, downtown signage, parking, theme, and the physical boundary of downtown. Updates to the plan included (see attached Updated Downtown Map for reference):

- Parking: Consider potential to develop public, off-street parking behind Loring's Sporting Goods, north of the intersection for Chetco and Fern.
- Alternative to garden district concept: Utilize alleys and unused property sections (via lease when in private ownership) to develop additional parking. In other locations, this kind of treatment has encouraged secondary alley-serving business entrances. This could include a walkway or other pedestrian facilities.
- Downtown Anchor: Develop a cultural and performing arts campus including the Chetco Library and encompassing the old bowling alley, to become a performing arts center, extending east to City-owned property on the east side of Alder, to be developed for public parking. Close Hemlock between Oak and Alder Streets.

The workshop wrapped up with brief presentation by Teri Davis regarding Travel Oregon's Bike Friendly Business designation program. Davis walked interested participants through the process of applying for the designation and directed them to a link for more information.

Though there were several comments regarding architectural theme, there were no real solutions or interest in controlling the architectural theme of privately owned buildings. Generally what attracts people to Brookings is the beach therefore consideration of a "coastal theme" could be a supported direction.

It seems that most if not all agreed that the downtown is defined generally between Oak, Pacific and Railroad streets. Historic photo's coupled with original plat maps helped to confirm this consensus. The next step might be to define this as a "Historic District" rather than a "Downtown District". Main Street Program consultants encourage identifying a special district as a focal point. This will encourage interest in the unique heritage of Brookings and promote how to capture what it was moving forward.

Parking and way finding seem to be the central issues that visitors and downtown merchants deal with on a daily basis, not unlike issues the PROUD committee had encountered in their study. There has been a significant effort to resolve the lack of parking in the downtown core area through a variety of projects however several vacant or underutilized private lots still exist downtown that could be developed into parking lots.

The Downtown Master Plan calls for the development of a "Central Plaza" immediately South of the Central Building with one-way parking and street as convertible plaza space. Staff believes the intent was to provide an area that could be used for off-street parking on a daily basis, but that could also be used for downtown events.

The ownership of the Central Building and the lot currently leased to Bernie Bishop Mazda has recently changed and the new owners have approached the City about leasing the 11,300 square foot area for \$1130 per month. The current lease expires in October. This space would be used "as is" for public parking and redeveloped as a multi-use space over time.

Recommendations:

- Establish a "Historic District" between Oak, Pacific and Railroad.
- Develop and construct information kiosks and place them in strategic locations downtown to enhance visitors way finding.
- Authorize City Manager to pursue a lease agreement with owners of the Central Building for use of the rear parking lot as a public parking lot (formerly Mazda Dealer)
- Continue to pursue vacant land for the development of public parking downtown
- As funds allow, revive the Facade Improvement Program

Attachments:

- a. Updated Downtown Plan
- b. Notes from Public Workshop Participants
- c. Memo to Mayor & Council regarding Central Building lot for lease

Alternative:

Consolidate open/private parking spaces along alley into unified public parking.

Public Parking Lot

Small pedestrian plazas / gardens in setbacks and between buildings

Pedestrian paths and connections

Converted one-way streets with diagonal parking

Triangle "Car Park" and Plaza

Unique streetscape and art features throughout downtown streets and public spaces

Protected Left-Turn Lane

Landscaped gateway and parking lot

Expanded museum with dedicated rear entrance

Central Plaza with one-way parking and street as convertible plaza space

Auto Sales area

Pedestrian Connection through Auto Sales park

New public "Car Parks"

Civic Center Complex: City Hall, Fire, Police, and Performing Arts Center

Interior streets improved with streetscape amenities, landscaping, and sidewalks.

Railroad Street improved with wide side-walks, landscaping and dedicated bike lane

Downtown Stream and "Urban Garden" District

Artists Live-Work Studios

Dedicated RV Parking Lot

Protected Left-Turn Lane

Enhanced Crosswalks & Corner Bulb-Outs

Performing Arts Center as part of cultural campus. Close Hemlock Street. Parking on east side of Alder.

EXISTING BUILDINGS
PROPOSED BUILDINGS

Proposed new concept
Proposed to drop

"This Plan is Conceptual Only. Final Design And Location Of Projects May Differ."

DOWNTOWN BROOKINGS MASTER PLAN update
Workshop #2 Summary
January 12, 2017

The Workshop

On the evening of January 12, 2017 the second workshop for updating the Downtown Brookings Master Plan was held in the Emergency Operations Center building adjacent to Brookings City Hall. By headcount, 34 individuals attended in addition to the City staff team conducting the workshop. The staff team is Gary Milliman, City Manager; Tony Baron, Parks & Technical Services Supervisor; and Chrissy Bevens, Management Analyst.

The workshop began with a presentation that included photographs of historic downtown Brookings, a review of the existing downtown plan's major project concepts, and a review of the attributes of a successful downtown. The presentation centered on the following questions:

- What is downtown Brookings?
 - Where was it?
 - Where is it?
 - What defines it?
- Which project concepts, that have not been fully implemented, are still viable and desirable?

Following the presentation, the bulk of the evening was devoted to participants voicing their ideas, opinions, concerns, and other input. Gary Milliman facilitated this discussion, calling on participants one-by-one and allowing them time to speak.

Top Issues

The Table below reports comments captured during the workshop and attempts to categorize them by topic. Top issues include the following:

- **Design or Theme** for downtown, which also relates to Identity and Sense of Place
- **Signage and Wayfinding**
- **Parking**, which was sometimes linked to Pedestrian concerns

Main topics	Comment/Discussion
Design/Theme	There is no central theme through the commercial district. Would like to see an ocean theme. Some businesses along Chetco look good; others do not.
Design/Theme	Some businesses could have better presentation, and contribute to a more consistent theme.
Parking Pedestrian friendly	Recommends two top priorities: 1. Make downtown more pedestrian friendly 2. Improve parking by providing off-street parking. These would encourage more business activity down side streets.
Design/Theme	Downtown not cohesive enough.
Railroad Street	The next most important step is improvements on Railroad Street. This would draw people south, off of 101/Chetco.
Hemlock Street	The improvements on Spruce Street picked up foot traffic tenfold. Do this on Hemlock.
Parking Signage/Wayfinding	The downtown City parking lot is constantly empty. We would benefit from increasing wayfinding.
Tourism Railroad Street Signage/Wayfinding	Is our goal to get tourists to stop downtown and spend money? If so, will they see anything on Railroad Street? How are people traveling through our downtown?
Gathering place Parking Design/Theme	Worked at Chamber of Commerce and was often asked something like: "Do you have a place where people gather downtown? A place where seniors can mingle?" If we offer attractive landscaping and off-street parking, the word will get out.
Railroad Street Design/Theme Volunteers	Railroad Street has a lot of potential. The existing downtown plan has a lot of good ideas. An architectural theme is desirable and would benefit downtown. Involving community volunteers is recommended.
Tourism	Our efforts need to focus on tourism. Most people stop for fast food and keep going.
Bicycle friendly	We need more bike racks. These can be artistic. They can even incorporate themes or logos related to Brookings.
Signage/Wayfinding	Would classify the situation in Brookings as "runaway signage". Gave the Central Building as an example. Though it is historic, though it has a museum and shops, due to dominating signage, you see it and you see a real estate office. Recommends: 1) Get signage under control 2) Generate both wayfinding and a theme through signage -business types are distinguished by sign color, for example -wayfinding directs traffic through the loop and orients drivers to what they are seeing.

Main topics	Comment/Discussion
Parking Signage/Wayfinding	The downtown parking lot needs a waterproof place with a brochure that orients visitors to downtown. The brochure could include paid advertisements. We also need wayfinding for parking at the Brookings Harbor Botanical Garden.
Identity/Sense of Place	Was attracted to live in Brookings due to: Banana Belt Historic interest of the WWII bombing near Brookings Chetco Point
Business viability	Very few downtown businesses stay in business over several years. It is challenging to run a business and it will be difficult to get businesses into downtown that will draw tourists.
Parking Signage/Wayfinding Hwy 101	ODOT restrictions on signage are difficult. Also, people speed on Chetco and ODOT regulations make a speed limit change
Historic District Identity/Sense of Place	Would like to see us reorganize the downtown plan to include a Historic District. The Central Building is an important historic resource downtown.
Gathering place	Likes the ideas in the existing plan, especially the proposed Central Plaza, behind the Central Building.
Signage/Wayfinding	Businesses have an ongoing challenge with sign regulations, such as sandwich board signs and flags.
Hwy 101	101 is "a blessing and a curse". To work, downtown may have to turn its back on 101. The template for that is what Bandon has. You must turn off 101 to enter old town.
Identity/Sense of Place	This town has so many things going for it, like Azalea Park, and a "non-ostentatious charm".
Pedestrian friendly	We must remember to prioritize pedestrian friendly.
Design/Theme Signage/Wayfinding	An example from Scottsdale: The more restrictive design standards became, the more people wanted to come. As an example, the sign ordinance was 73 pages.
Design/Theme Signage/Wayfinding	Another community example: Guidelines were so rigid that it became very difficult. Even a simple thing like changing out a window was a big process. Oregonians don't like to be told what to do. So, there is a balance between a design hodge podge and more constraints/rules.

DOWNTOWN BROOKINGS MASTER PLAN update
Workshop #3 Summary
February 9, 2017

On the evening of February 9, 2017 the third workshop for updating the Downtown Brookings Master Plan was held in the Emergency Operations Center building adjacent to Brookings City Hall. By headcount, fifteen people attended, including three City staff presenters.

The workshop started with a presentation by City Manager Gary Milliman, with comments encouraged throughout, and with a couple points in the presentation where input was specifically requested.

The workshop began with a presentation responding to, and providing further development of, ideas and opinions expressed in the previous workshop, held 01/12/17. Main topics included:

- Concept plan proposed updates
- Signing
- Parking
- Theme
- Location of downtown

Proposed updates to project concepts

- See Map 1, at the end of these notes, for items proposed to drop. There were no objections to dropping those items.
- Parking: Consider potential to develop public, off-street parking behind Loring's Sporting Goods, north of the intersection for Chetco and Fern.
- Alternative to garden district concept: Utilize alleys and unused property sections (via lease when in private ownership) to develop additional parking. In other locations, this kind of treatment has encouraged secondary alley-serving business entrances. This could include a walkway or other pedestrian facilities.

[It was noted by staff after the workshop that this concept is similar to a "woonerf", which is very low vehicular speed, fully shared, and is acknowledged as not only a transportation facility, but also a social space.]

- Downtown Anchor: Develop a cultural and performing arts campus including the Chetco Library and encompassing the old bowling alley, to become a performing arts center, extending east to City-owned property on the east side of Alder, to be developed for public parking. Close Hemlock between Oak and Alder Streets.

Participant comments and discussion:

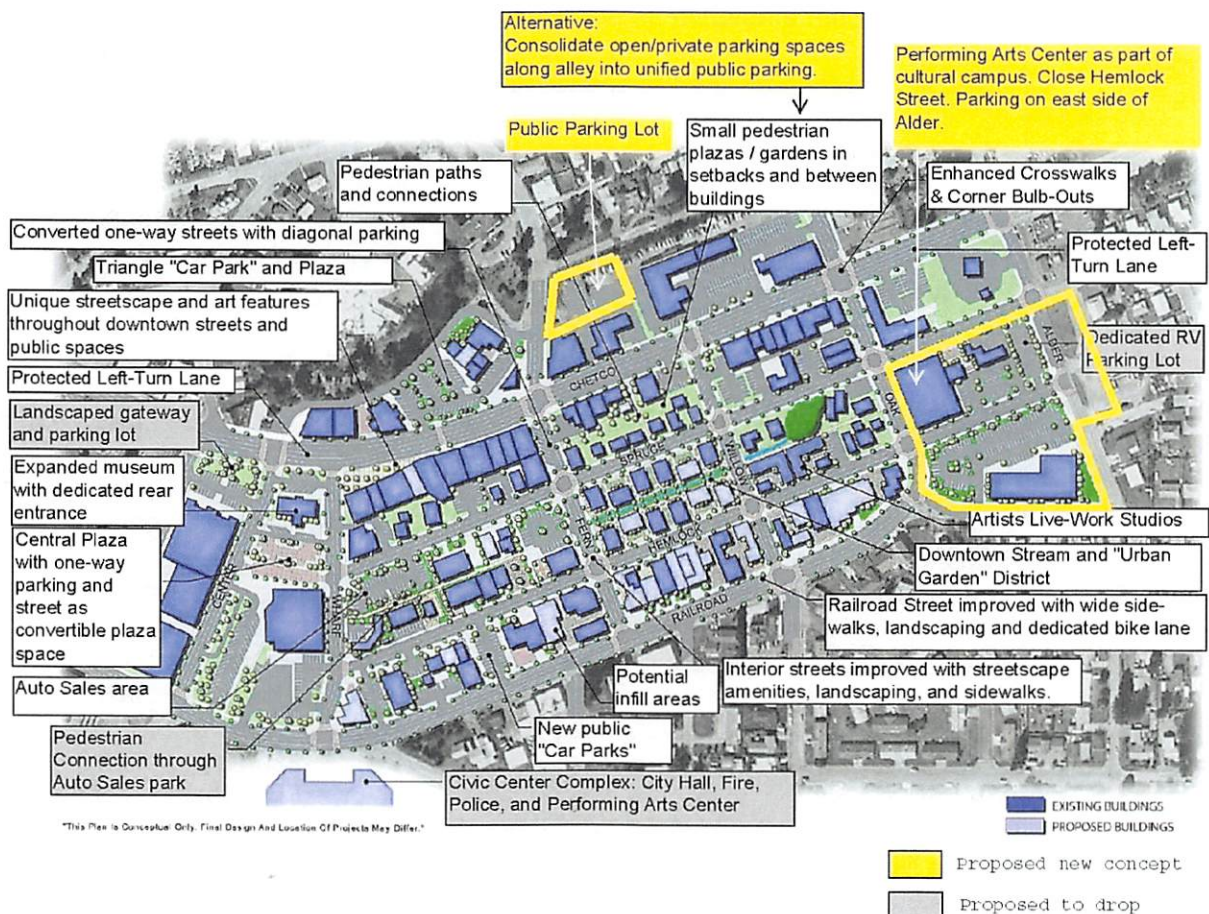
Main Topics	Comment/Discussion
Signage	<p>We should offer a good alternative before we would disallow sandwich boards.</p> <p>Another participant agreed to exercise caution on the topic of eliminating sandwich board signs. They do help draw people to businesses; he has observed this in our downtown. Maybe tighten the regulations, but do not eliminate.</p>
Design & Wayfinding	<p>One participant described his experience with an eye- and attention-catching advertising campaign involving hundreds of plastic flamingos. Then he proposed something for our downtown: Display tear-drop shaped feather flags (see attachment) for tourist-oriented businesses. These look a little like the icons on web-based maps for a pinned location. These would be color-coded by business category. Optionally, each category could have an associated symbol. Restaurants would have a different color and symbol than gift shops, art galleries, etc. These would provide a festive atmosphere and would help tourists quickly orient to downtown options and amenities. These cost less than \$200 each.</p> <p>Another participant doesn't really like these flags.</p> <p>Another participant wants that they don't function well in this area on windy days and they are prone to fading quickly.</p>
Parking, Wayfinding	The parking area across from the theatre could host an informational sign with general information, locations of businesses, etc.
Wayfinding	We could leverage our community artists better and produce a downtown map, a fun one. Some communities have a cartoon-like downtown map.
HWY 101	There was some discussion related to the right of way for Chetco Avenue / Highway 101 and control of sidewalks. The City Manager clarified that, in patchwork fashion, the City has jurisdiction of some areas of sidewalk through the City limits, while ODOT maintains control in other areas. It may be possible to make this more consistent and for the City to take on more sidewalk jurisdiction. However, there are items to weigh and consider, such as liability versus control.
Signage	<p>Existing cluster sign at the Central Building is "hideous".</p> <p>Another participant expressed that the sign is ineffective. Drivers need to be able to easily read signage.</p>
Signage	<p>City should take more control of sandwich board regulations to mitigate trip hazards, etc.</p> <p>Another participant indicated that he wants to be able to sue the City if he loses business due to stricter sign regulations.</p> <p>Another participant reiterated his observation that sandwich board signs do help business and he clarified that he prefers them to be placed on private property, not on sidewalks.</p>
Design	Some business owners may choose to paint their building an ugly color because it draws attention.

Main Topics	Comment/Discussion
Parking & Traffic circulation	<p>Participant question: Could we do more one-way streets to increase parking?</p> <p>City Manager answer: Yes, but there are tradeoffs. An existing example is that from Chetco, you cannot turn south on Willow at the Mexican restaurant's to access their back parking lot.</p> <p>Another participant commented that she regularly observes people making that turn movement, even though it is not allowed due to one-way.</p> <p>Another participant commented that it is also difficult to make a turn onto Chetco from Willow.</p>
Parking	We shouldn't put new parking areas anywhere that would be good property for retail development.
Parking & Wayfinding	We can lure travelers into a nice parking area with some of the signage options we discussed, orient them once they park, and then they can walk to their destinations.
Parking, Wayfinding, & Anchor	<p>The existing City property behind Dairy Queen could be developed for parking. We would need to get something visual in place to draw people.</p> <p>Other participants related comments:</p> <ul style="list-style-type: none"> -Yes, add some ambiance as people come over the bridge. -Yes, so that tourists see the anchor attraction, park, then walk from there. -Yes, we need to get people "through the entrance" to our City. -But, there is already a parking lot at the eye clinic (northeast of Chetco at Oak?) and people don't park there. People won't walk four blocks to get downtown. -That's why we need a gateway or anchor to draw people in. -People already stop at Dairy Queen, so would work well in combination with a City entrance/gateway.
Anchor	Supports the idea of a good downtown anchor. In Tulsa a bond to fund a sports arena failed several times. Once it succeeded and the arena was built, it transformed downtown.
Design & Landscaping	Greenspace and landscaping adds to the appeal of the streetscape and doesn't need to be expensive.
Theme	Advocates for focusing not on a stringent theme, but on elements that add beauty, such as the wall garden at the Mexican Restaurant downtown.
Tourism & Theme	Participant asked if we have survey data indicating why visitors come to Brookings. City Manager answer is that survey data indicates people come to the area to visit the coast, not specifically to visit Brookings. Participant noted that maybe that should inform the theme: "coastal".
Design & Landscaping	Would like to see more greenery along sidewalks. Though there have been improvements, it still seems kind of barren.

Main Topics	Comment/Discussion
Design & Landscaping	Agrees that landscaping is very important. Noted that the participants responded positively to a presentation slide of downtown Astoria. She thinks they did so because of the beautiful tree in the photo.
Tourism	Has observed that tourists don't come downtown during Port events, but they do come for the Art Walk.
Downtown location	City Manager asked the question again, "Where is downtown". As in the 01/11/2017 workshop, this didn't prompt much discussion. Participants seem to be in agreement with downtown borders indicated in the existing downtown plan.

City Recorder Teri Davis finished the workshop with a presentation about Travel Oregon's Bike Friendly Business designation program. More information is available here:
<http://industry.traveloregon.com/industry-resources/product-development/bike-friendly-business-program/> .

Map 1:



November 4th, 2019

Special City Council Meeting:

Item: Curry Health Network Agreement

Public Comments: Teresa Lawson

CHN has been talking about opening an ER "soon" since last winter, why haven't they made security provisions before now? Why is this an urgent last minute item requiring a "special meeting vote"? Does their lack of planning, warrant an urgency for this serious and costly consideration by the city of Brookings?

There are some serious questions about this proposal, this is not an issue that should be rushed.

When I first read the contract and agenda report I thought that city was paying for half of the cost to provide police services, and then I read the contract again and realized several things:

This contract estimates 2-3 hours a day in services by the Brookings Police Department for the CMC.

This includes routine building security evaluations (walk throughs) seven (7) days per week. When feasible, police presence at CMC will be focused at approximate shift change times of 7pm, 9pm and 11pm. In addition to "providing on request emergency response as needed."

At 2-3 hours a day, that includes at least one building walk through a day, plus covering three different shift changes (at 15 to 30 minutes each). Almost none of this 2-3 hours will be spent providing "emergency response." I just did the math and read the contract. What CMC is asking the City of Brookings to do is provide mostly services that are routinely handled by "security guards," at a much lower cost than a police officer.

Why is CHN willing to pay police officer rates for what is clearly basic security guard needs? What do they do in Gold Beach? Do they pay the City of Gold Beach for Police Protection, and if so that contract should be provided to the council for consideration.

In looking at the contract, CMC is not paying half of the services they are requesting, they are paying for half a police officers salary. The City of Brookings is paying for the other half of the officers time since hiring a part time police officer is next to impossible. Why would the City take on over \$61,000 of expenses and a half time additional police officer? The police could do more for Brookings with an additional half time officer: this is true, but can we afford it, and how much of a need is there?

Brookings Police do an amazing job, I have heard almost no complaints from anyone on the police or the protection they provide for Brookings. We have a safe community, this is a lot of money, the City already this year added capacity with the School Resource Officer who on school vacations and summer breaks is providing additional police coverage. The City is paying half of this officers salary, can we afford another half time salary?

This is not urgent, CHN can hire contract security forces, they have had months to plan for this part of staffing the ER. Before the City of Brookings takes on an additional \$61,000 in annual expenses, I would hope that more details of the security needs and coverage provided at the Gold Beach ER are evaluated. Do they operate with security guards in Gold Beach and why is that not being done in Brookings? Does the City of Gold Beach provide any financial assistance to the ER?

This appears to be a real waste of CHN's use of resources; paying a police officer to do routine surveillance.

For the City of Brookings although an additional half time police officer would provide even more services to our city; can we afford this?

A few other things in this contract I notice, a 180 day cancellation without cause. That is 6 months and seems like a very long time to be locked into an agreement. The contract allows for CHN to terminate with cause but does not allow for the City to do so.

There are some very large financial needs of this city currently. There is an almost \$10 million dollar loan application for Water and Sewer system upgrades, the several million dollar Ferry Creek Dam issue could become an urgent need at any time and there is nothing in the works to provide to pay for this; and everyone agrees we have serious street needs that are being addressed slowly due to limited funds. Do we need an additional police officer or do we need to take care of streets and infrastructure first?

At the last council meeting Head Start was requesting \$11,642 dollars but only \$3,100 was approved. Head Start offers valuable education services to preschoolers in our community. If the City could not grant Head Start a one time \$7,542 fee waiver, how can the City one week later ask for over \$61,000 in additional police cost every year going forward. It should also be noted that CHN still has not paid the City approximately \$500K in System Development Charges that were loaned to them by the City when the 5th Street facility was built.

Without a serious additional need for "police" services, not security guard services, I ask this council to save CHN and the City of Brookings money they both can use on other needs. CHN has serious ongoing financial concerns, and the City of Brookings hasn't presented a case for justifying the expense of \$61K on additional police services.