

DATE OF HEARING: October 2, 2007

TO: Springfield Planning Commission **TRANSMITTAL
MEMORANDUM**

FROM: Mark Metzger, Planner

SUBJECT: Draft Downtown Urban Renewal Plan and Report

ISSUE: ORS 457.085(4) states, "An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095." The statute does not provide specific criteria for the Commission to use in evaluating the Draft Downtown Urban Renewal Plan (Plan) or the Draft Downtown Urban Renewal Report (Report). ORS 457.095 does list certain findings and determinations that must be included in the adopting ordinance that will be acted upon by the City Council. The attached staff report focuses on the elements listed in ORS 457.095.

DISCUSSION: The Plan and Report were presented to the Council in work session and released to the public on September 17th. Copies of these documents were distributed to you at your meeting on September 18. Minor corrections have been made to the Plan and the Report over the past week. Additional information was received from Charles Kupper, the consultant working with the City to run calculations related to the feasibility of the Plan. This new information has been added to the Report. These additions are found primarily on pages 21 through 27 of the Report.

As mentioned in the cover memo last week, the Plan outlines a vision for how urban renewal funds might be used to address blight downtown. The Report evaluates the financial feasibility of the Plan by comparing anticipated project costs and revenues that would accrue to the district from increased property values and new development over the duration of the Plan. The Report and Plan contain information that is intended to support determinations and findings required under ORS 457.095. Please keep in mind that both the Plan and the Report are largely planning exercises. They are based on assumptions about what projects might help remove blight downtown and about future growth that might occur as a result of these projects or other influences.

RECOMMENDATION: Staff has reviewed the Plan and Report and believes these documents propose goals and projects that could help remove blight from the downtown and that they are financially feasible. They provide sufficient documentation for determinations and findings to be made consistent with the requirements found in ORS 457. Staff recommends that the Planning Commission forward a recommendation to the City Council that the Council approve the Plan and Report.

ACTION REQUESTED: Conduct a public hearing to receive comments on the Draft Downtown Urban Renewal Plan and Report and make a recommendation to the City Council concerning their adoption.

ATTACHMENTS:

Attachment 1: Updated Draft Downtown Urban Renewal Plan
Attachment 2: Updated Draft Downtown Urban Renewal Plan Report
Attachment 3: Staff Report
Attachment 4: ORS 457
Attachment 5: Planning Commission Order