

CITY OF ROSEBURG
PLANNING COMMISSION
Monday, May 7, 2018
City Hall Council Chambers – 7:00 pm

OC
5/1/18

NOTE: It is up to each of you as Commissioners and Staff to let staff know before the day of the meeting if you will not be able to attend. Thank you.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL: Chair Ron Hughes Daniel Onchuck Victoria Hawks
 Charlie Allen Kerry Atherton Ron Sperry
 Shelby Osborn
- III. APPROVAL OF MINUTES
 A. April 16 – Planning Commission Meeting
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
- VI. BUSINESS FROM STAFF
 A. Diamond Lake Urban Renewal District
 B. Director's Report
- VII. BUSINESS FROM THE COMMISSION
- VIII. NEXT MEETING – June 4, 2018
- IX. ADJOURNMENT

***** AMERICANS WITH DISABILITIES ACT NOTICE *****

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470-3397 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

The agenda packet is available on-line at: <http://www.cityofroseburg.org/your-government/commissions/planning-commission/>

AUDIENCE PARTICIPATION INFORMATION

The Roseburg Planning Commission welcomes and encourages participation by citizens at all meetings. To allow the Commission to deal with business already scheduled, it is asked that anyone wishing to address the Commission follow these simple guidelines.

Non-Agenda Items

If you wish to address the Planning Commission on a matter not on the agenda, at the appropriate time please raise your hand and wait to be recognized by the Chair. Persons addressing the Commission must state their full name and address for the record. All remarks are to be directed to the Planning Commission. For items not on the agenda the presentation should be brief and be on a topic of interest to the Planning Commission, such as a general land use matter. These presentations are reserved for new material which has not been previously considered. The Planning Commission will not be taking action on any item presented under Audience Participation and if needed will provide direction to staff for appropriate follow-up.

Agenda Items

For items on the agenda you will be given an opportunity to address the Commission once the item is called. Agenda items typically begin with establishing those who have party status, (to be explained by the Chair), a report from staff, followed by Commission questions to staff, then the applicant along with anyone he wishes to call as a witness on his behalf will be called to speak, followed by those with party status. After all initial testimony is completed there will be an opportunity for rebuttal. Everyone addressing the Commission is subject to questioning. After the hearing portion of the item is completed, the Commission will discuss the matter with a motion for consideration being presented and acted on.

Once final action is taken on Quasi-Judicial matters, the action of the Commission can be appealed to the City Council within 14 calendar days of the decision by filing a Notice of Review with the Community Development Department. Action on Legislative matters is typically a recommendation to the City Council and will be forwarded to them for final consideration.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail cmatthews@cityofroseburg.org

**CITY OF ROSEBURG
PLANNING COMMISSION MEETING MINUTES
April 16, 2018**

CALL TO ORDER: Chair Ron Hughes called the regular meeting of the Roseburg Planning Commission to order at 7:00 p.m. on Monday, April 16, 2018, in the Roseburg City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL

Present: Chair Ron Hughes, Commissioners Charlie Allen, Kerry Atherton, Victoria Hawks, Dan Onchuck, Shelby Osborn, and Ron Sperry.

Others present: Community Development Director Stuart Cowie, Associate Planner John Lazur, Department Technician Chrissy Matthews, Erika Warhus and Marcy McInelly from Urbsworks, Inc., and Laura Buhl from Department of Land Conservation Development.

APPROVAL OF MINUTES

Onchuck moved to approve the March 19, 2018 minutes as presented; Allen seconded. Motion passed unanimously. Hawks abstained due to being absent for the March 19 meeting.

AUDIENCE PARTICIPATION – None

BUSINESS FROM STAFF –

Pine Street Waterfront Overlay Work Session –

Cowie introduced Laura Buhl from Department of Land Conservation and Development who is overseeing the grant work project, and consultants Erika Warhus and Marcy McInelly from Urbsworks, Inc. Cowie also reported the area is being surveyed regarding pavement, railroad, and private properties in relation to the project.

McInelly presented the power point presentation of the Pine Street Waterfront Overlay. The power point can be viewed at the link below.

http://www.cityofroseburg.org/files/3015/2510/1425/18_0413_PC_Work_Session_1_Presentation_FINAL.pdf

McInelly stated the overall purpose of the amendments is twofold: To encourage development by charting a clear path to approval, and to communicate and illustrate the vision for this particular area, so that new development will implement the vision.

The presentation covered the following:

- Chapter 1 Introductions and general provisions
- Chapter 2 Zoning Regulations [introductory provisions | commercial districts | floodplain overlay | historic districts overly | riparian habitat protection overlay

- Chapter 3 Site Development | public improvement requirements | site improvement requirements
- Chapter 4 Supplemental Regulations | nonconforming uses | sign code | telecommunication facilities | supplementary provisions
- Chapter 5 Development approval procedures
- Chapter 6 Partitions and subdivisions

Atherton inquired why a zone change wasn't considered. McInelly replied what people envision in that area is compatible with the current commercial (C3) zoning and this overlay will enhance the area.

She further discussed different signage as advertising and way finding; inspiration design, green plantings and how parking may be incorporated with a curbside design with nondescript parking making it pedestrian friendly.

Discussion ensued regarding retaining the historical nature of the area; mix of uses to further enhance the property and new buildings with a common theme reflected in the buildings and the path; delivery truck access; limited parking on private property and nonconforming homes. Cowie anticipates visitors will utilize the larger parking lot. Cowie stated fire safety is a priority to design an area for fire truck access.

Cowie stated with the adoption of this overlay, the city has eliminated barriers and shows a vision of the City that will open opportunities. The goal is to amend the urban renewal project on Diamond Lake Blvd to include the pine street overlay.

DIRECTOR'S REPORT –

Cowie shared that the Community Development Department (CDD) interviewed three very qualified applicants for the associate planner position, two local and one from out of the area. One local candidate was selected. The city council has a lot of goals for the CDD to implement and development is increasing making it necessary to hire another planner. The following are a few goals to mention: 1. Housing needs analysis and buildable lands inventory 2. Update urban growth management agreement – make sure the city urban standards are current, and 3. Look at an urban growth boundary (UGB) swap with interested individuals for development purposes.

Lazur advised the commission of an upcoming planning commissioner training opportunity – DLCD Southern Oregon Planner meeting, May 9, 2018 in Jackson County, registration is provided by the City.

BUSINESS FROM COMMISSION – Cowie said next meeting will have an urban renewal presentation.

ADJOURNMENT – The meeting adjourned at 8:28 pm. The next meeting is scheduled for Monday, May 7, 2018.

Chrissy Matthews
Department Technician



CITY OF ROSEBURG PLANNING COMMISSION STAFF REPORT

Diamond Lake Urban Renewal Plan

Meeting Date: May 7, 2018

Staff Contact: Stuart Cowie, Community Development Director

Stuart Cowie
5/1/18

Request: Review & Recommendation to City Council of the Diamond Lake Urban Renewal Plan.

PURPOSE

The Roseburg Planning Commission is being asked to make a recommendation to the Roseburg City Council regarding their consideration and adoption of the proposed Diamond Lake Urban Renewal Plan (Plan). The focus of the Planning Commission's review is the conformance of the Plan with the Roseburg Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Plan, but rather make a recommendation to the Roseburg City Council on the conformance to the Roseburg Comprehensive Plan issue. There are no explicit review criteria for a Planning Commission for the review of an urban renewal plan. The Oregon Revised Statute (ORS) ORS 457.085(4) states that "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 generally accepted practice is for the Planning Commission to provide input on the relationship of the Plan to the Local Goals and Objectives (Section XI of the Plan), and particularly to its conformance to the City of Roseburg Comprehensive Plan.

BACKGROUND

The Plan is designed for the Diamond Lake Urban Renewal Area, an area of 711.54 acres that includes prime undeveloped land containing a mix of uses within the Roseburg city limits. The reason for urban renewal is to provide a financing mechanism to fund improvements including the following categories:

- Economic Development
- Housing Incentives
- Public Safety
- Transportation
- Transportation – Economic Development
- Transportation – Multi-modal
- Transportation – Safety
- Beautification.

The Plan was developed for the City Council with input from an Advisory Committee that was formed for this purpose. The Advisory Committee was composed of representatives from the community, Douglas County, Roseburg School District, Oregon Department of Transportation, Roseburg City Council, Roseburg Planning Commission and Roseburg staff. The Advisory Committee met three times to discuss and refine the boundary, projects and financing of the Plan. In addition to the projects proposed by staff, the Advisory Committee requested a project for "Beautification" be added to the project list. Advisory Committee members noted there was very little "sense of place" in the Diamond Lake Urban Renewal Area and that conditions could be addressed by making specific improvements along Diamond Lake Boulevard, including beautification projects.

The Plan also includes input from the community received at the public Open House. The Open House was attended by some members of the Advisory Committee, Roseburg staff and the consultant.

A public meeting was held by the Roseburg Urban Renewal Agency (Agency), which voted unanimously to forward the Plan out for public review, including this Planning Commission review. Pursuant to the Roseburg City Charter and Oregon Revised Statute (ORS) 457, this Plan will go into effect when it has been adopted by a non-emergency ordinance by the City Council. The Plan is to be administered by the Agency.

The proposed maximum indebtedness, the limit on the amount of funds that may be spent on administration, projects and programs in the Area is \$72,800,000. The maximum indebtedness does not include interest paid on any borrowing by the urban renewal agency. There is a proposed financing plan in the Report that shows that the Plan is financially feasible. It is understood that the Agency may make changes to the financing plan as needs and opportunities arise, typically during the annual budgeting process.

RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the Roseburg Comprehensive Plan, the Roseburg Land Use and Development Ordinance, and the Transportation System Plan. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text has been taken directly from an original planning document. The Comprehensive Plan designations are shown in the Report on the Plan. The maximum densities and building requirements can be found in the Roseburg Land Use and Development Ordinance.

This is not a comprehensive list of all parts of the Roseburg Comprehensive Plan that are supported by this Plan. This list includes major Goals and Policies from the comprehensive plans that are in conformance with the urban renewal plan but, there may be other Goals and Policies that are not listed, but are still in conformance with this Plan.

1. City of Roseburg Comprehensive Plan

Population Element

Plan Details:

Goal: To accommodate Roseburg's anticipated population growth through the orderly provision of essential facilities and services while promoting wise and efficient land use.

Policies:

4. Resources necessary to provide adequate public services, utilities and facilities should be budgeted to meet the projected population.

Finding: The Plan conforms to the Roseburg Comprehensive Plan as it allocates funding to complete significant infrastructure projects including utilities in the Area.

Economic Element

Plan Details:

Goal: To broaden, improve and diversify the economy of the Roseburg urban area while enhancing the environment.

Objectives:

3. Encourage programs that provide educational and job search skills to enable local residents to obtain existing jobs.

4. Promote industrial and commercial development with local capital, entrepreneurial skills, and skills and experience of the residential labor force, while continuing to attract outside investments.

7. Encourage and promote the expansion of existing businesses.

8. Continue to develop the urban area as a regional distribution, trade and service center.

12. Provide the necessary public facilities and services to allow economic development.

Finding:

The Plan conforms to the Roseburg Comprehensive Plan because it provides projects that will construct infrastructure in the Area in an effort to promote new development, facilitating the growth of jobs in the Area. There is a façade improvement program that will encourage and help promote existing businesses.

Public Facilities and Services Element

Plan Details:

Goal: To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.

Objectives:

1. Provide a level of public facilities and services adequate to meet the needs of existing and planned development.

2. Direct the location and timing of urban development by means of capital improvement planning which is closely coordinated with the Comprehensive Plan.

5. Strive for continued and improved cooperation and coordination between other units of government as well as other public and private organizations which provide services to the urban area's citizens.

Finding:

The Plan conforms to the Roseburg Comprehensive Plan because it provides a funding source to install infrastructure in the Area as the Area develops. The Advisory Committee had members of other local governmental agencies who provided input on the projects in the Plan.

Housing Element

Plan Details:

Goal: To ensure the opportunity for, and the provision of, safe, affordable housing in sufficient numbers, types and locations to meet the needs of all citizens in the Roseburg urban area.

Objectives:

- 3. To locate residential development in relation to the availability of employment, commercial services, public utilities and facilities and transportation modes.*
- 4. To provide for higher residential densities in the urban area to encourage a more compact urban growth form.*
- 5. To provide for compatible and functional mixed use development (residential and nonresidential).*
- 6. To protect and maintain existing and future residential neighborhoods.*
- 7. To encourage and support development of housing units for low and moderate income households.*
- 9. To increase housing opportunities for those with specialized needs.*
- 10. To encourage cooperation between public, private and consumer sectors of the area's housing market.*

Finding:

The Plan conforms to the Roseburg Comprehensive Plan as there is a program that will facilitate new housing development through developer incentives. There are also wetland mitigation and environmental cleanup programs that could assist in the development of housing in the Area.

Natural Resources Element

Plan Details:

Goal: Provide a healthy and attractive environment for the urban area population.

Policies:

6. The City and County shall jointly develop and adopt ordinances and programs which carefully manage development on hillsides and water bodies in order to protect scenic quality, water quality, vegetation and wildlife values of those areas.

11. The South and North Umpqua Rivers, Newton Creek and Deer Creek are major waterways that are scenic, recreational and natural resources of the community. They are, however, to be protected, preserved and maintained for their primary function as drainage courses first. Any measures taken to sustain their primary function shall minimize adverse impacts on scenic, recreational and natural values.

Finding:

The Plan conforms to the Roseburg Comprehensive Plan as it includes portions of Deer Creek and there are two bridge projects in the Plan, the replacement of one and construction of another. Both will be constructed in accordance with applicable city standards.

2. Transportation System Plan

Plan Details:

Goal 1: Overall Transportation System: Provide a transportation system for the Roseburg planning area that is safe, efficient, and accessible.

Goal 2. Enhanced Livability: Enhance the livability of Roseburg through the location and design of transportation facilities to be compatible with the characteristics of the built, social, and natural environment.

Goal 3. Transportation and Land Use: Maximize the efficiency of Roseburg's transportation system through effective land use planning.

Goal 4. Street System: Provide a well-planned, comprehensive street system that serves the needs of the Roseburg Urban Growth Boundary (UGB).

Goal 5. Balanced Transportation System: Facilitate the development of bus stops, bike lanes, sidewalks, and multi-use paths in the Roseburg UGB to provide more transportation options for Roseburg residents and visitors.

Goal 6. Transportation that Supports Economic Development: Facilitate the provision of a multimodal transport system for the efficient, safe, and competitive movement of goods and services to, from, and within the Roseburg UGB.

Goal 7. Funding Transportation System Improvements: Implement the transportation plan by working cooperatively with federal, state, regional, and local governments, the private sector, and residents. Create a stable, flexible financial system for funding transportation improvements.

Finding:

The Plan conforms to the Transportation System Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

3. Bike Pedestrian Plan (2009)

Plan Details:

Integrate Bicycle and Pedestrian planning into Roseburg's day to day activities of planning, designing, funding constructing and maintaining infrastructure.

Policy 3.4: Adopt practice for resurfacing projects on arterial and collector roadways to stripe bicycle lanes or wide curb lane where practical.

Policy 3.5: Require above ground utilities/amenities to be located outside of sidewalk area and in furniture zone or buffer strips where practical. Leverage city's development requirements to improve the biking and walking.

Policy 4.1: Require sufficient right of way to be set aside for bicycle and pedestrian facilities during redevelopment.

Policy 4.2: Ensure that appropriate bicycle and pedestrian facilities are built in new developments in accordance with the Transportation Systems Plan.

Finding:

The Plan conforms to the Bike Pedestrian Plan as there are projects which will improve the transportation network in the Area for bicycle and pedestrian facilities. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

4. Diamond Lake Access Management Plan (2003)

Plan Details:

The Diamond Lake Access Management Plan includes access management recommendations that balance the City of Roseburg's land use, local street, and economic development goals with State access management requirements for safe and efficient highway operations.

Finding:

The Plan conforms to the Diamond Lake Access Management Plan and the Transportation System Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. Coordination with ODOT will occur to ensure projects are completed meeting State requirements.

OPTIONS:

Staff recommends that the Planning Commission:

1. Review and discuss the proposed Diamond Lake Urban Renewal Plan.
2. Find that the Plan conforms to the Roseburg Comprehensive Plan, and optionally recommend the Plan's adoption to the Roseburg City Council.

RECOMMENDATION:

Staff finds that the Diamond Lake Urban Renewal Plan conforms to the Roseburg Comprehensive Plan.

SUGGESTED MOTION:

I MOVE BASED UPON THE INFORMATION PROVIDED THAT THE DIAMOND LAKE URBAN RENEWAL PLAN CONFORMS TO THE ROSEBURG COMPREHENSIVE PLAN AND RECOMMEND CITY COUNCIL ADOPT THE PROPOSED DIAMOND LAKE URBAN RENEWAL PLAN.

ATTACHMENTS:

1. Diamond Lake Urban Renewal Plan
2. Report on the Diamond Lake Urban Renewal Plan

Diamond Lake Urban Renewal Plan

Adopted by the City of Roseburg

DATE

Ordinance No.

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor

Larry Rich

City Council

Linda Fisher-Fowler

Alison Eggers

Andrea Zielinski

Tom Ryan

Brian Prawitz

John McDonald

Ashley Hicks

Steve Kaser

City Manager

C. Lance Colley

Finance Director

Ron Harker

Public Works Director

Nikki Messenger, P.E.

Community Development Director

Stuart Cowie

Management Assistant

Korree Tate

Public Works GIS Technician

Noriko H. Corrado

Technical Advisory Committee

Scott Adams

Charlie Allen

Denny Austin

Mike Baker

Steve Kaser

Melony Marsh

Greg Rietman

Tom Ryan

Mariah Smith

Planning Commission

Ron Hughes, Chair

Daniel Onchuck, Vice Chair

Charlie Allen

Kerry Atherton

Victoria Hawks

Ron Sperry

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

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DEFINITIONS

“Agency” means the Roseburg Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Diamond Lake Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Roseburg, Oregon.

“City Council” means the Roseburg City Council.

“Comprehensive Plan” means the City of Roseburg comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Douglas County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Roseburg Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

I. INTRODUCTION

The Diamond Lake Urban Renewal Plan (Plan) was developed for the Roseburg City Council (City Council) with cooperative input from an Advisory Committee that was formed for this purpose. The Advisory Committee was composed of representatives from the community, Douglas County, Roseburg School District, Oregon Department of Transportation, Roseburg City Council, Roseburg Planning Commission and Roseburg staff.

The Advisory Committee met three times to discuss and refine the boundary, projects and financing of the Plan. In addition to the projects proposed by staff, the Advisory Committee requested a project for “Beautification” be added to the project list. Advisory Committee members noted there was very little “sense of place” in the Diamond Lake Urban Renewal Area (Area) and that condition could be addressed by improved conditions along Diamond Lake Boulevard, including beautification projects.

The Plan also includes input from the community received at the public Open House through comments made during the Open House and comment cards that were filled out at the Open House. The Open House was attended by some members of the Advisory Committee, Roseburg staff and the consultant. The Open House was advertised as follows:

- Direct mailing 832
- Posted open house flyer on City’s Facebook page
- Posted open house flyer and information on City’s website homepage
- City Manager interview with the News Review paper for an article
- Emailed open house flyer to:
 - All employees
 - City Council
 - News media including newspaper, radio and television in the form of a Press Release
 - 4 City Connection Email Groups

Comments left in the suggestion box at the event:

- What projects do you think will be beneficial to development of the area?
 - #12 Odell/Commercial to Rifle Range
 - #13 Champion Site
 - Which projects shall be eligible for assistance for wet land mitigation
- Are there projects that should be added?
 - No comments left
- Is there anything else you would like the City to know/consider as they move ahead?
 - Developing Douglas Avenue is great but doesn’t provide for enough economic development as above referenced projects.

Public meetings and/or hearings were held at the Roseburg Urban Renewal Agency (Agency), before the Roseburg Planning Commission, City Council, and the Douglas County Board of Commissioners.

Pursuant to the Roseburg City Charter and Oregon Revised Statute (ORS) 457, this Plan will go into effect when it has been adopted by a non-emergency ordinance by the City Council. The Plan is to be administered by the Agency.

Plan Overview

The Area, shown in Figure 1, consists of approximately 711.54 total acres: 578.99 acres of land in 925 tax lots and 132.55 acres of public rights-of-way. It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for programs) that may be issued for the Plan is \$72,800,000 (seventy-two million eight hundred thousand). The Plan is anticipated to use thirty years of tax increment collections.

Detailed goals and objectives for this Plan are intended to guide the Agency's investment in the Area over the life of the Plan. The projects in this Area are shown in Sections IV and V of this Plan and are in the following categories:

- Economic Development
- Housing Incentives
- Public Safety
- Transportation
- Transportation – Economic Development
- Transportation – Multi-modal
- Transportation – Safety
- Beautification

Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal programs and projects. The amount of funds used for projects, programs and administration cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457.010. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, general under-development, or other obstacles to development. In the Diamond Lake Urban Renewal Area, the Area is underdeveloped and lacks utility infrastructure to allow for new development. The transportation system is in need of major improvements including extending existing roads, constructing new roads, providing multi-modal connections and safety improvements.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

The Area meets the definition of blight due to underdeveloped properties and the need for transportation and utility infrastructure improvements. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Diamond Lake Urban Renewal Area Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

II. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$72,800,000 (seventy-two million eight hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

III. GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects and programs identified in Section V of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

A. Economic Development

1. Provide basic infrastructure, wetlands mitigation and cleanup necessary to allow proper development of the Area to occur.

Objectives:

- a) Fund wetland mitigation projects.
- b) Fund storm drainage projects.
- c) Fund environmental cleanup projects.
- d) Establish a Façade improvement program.

B. Housing Incentive

1. Design a Housing Incentives Program to support the development of housing in the Area.

Objective:

- a) Coordinate with developers to provide incentives to assist in the development of housing.

C. Public Safety

1. Provide assistance to allow for public safety training in the Area.

Objective:

- a) Work with Umpqua Community College to develop a training facility to assist in their public safety training program and to facilitate public safety regional training opportunities.

D. Transportation

1. Provide basic transportation infrastructure to targeted undeveloped parcels to allow for proper development.

Objectives:

- a) Provide transportation connections to facilitate development on large parcels.
- b) Fund signalization projects.

2. Improve the safety, aesthetics, and overall quality of existing transportation infrastructure in the Area.

Objectives:

- a) Install signals to enhance safety of the transportation network.
- b) Add transportation connections or extensions to facilitate an effective transportation network.
- c) Provide widening and multi-modal improvements.
- d) Provide pathway improvements.
- e) Add a bridge spanning Deer Creek connecting Rifle Range Street east of Douglas Avenue.
- f) Improve or replace a bridge over Deer Creek on Douglas Avenue.
- g) Provide local participation in safe routes to schools program

E. Beautification

1. Provide the Area with a unified theme to promote a sense of place throughout the Area.

Objective:

- a) Participate in projects that include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

IV. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- A. Economic Development
- B. Housing Incentives
- C. Public Safety
- D. Transportation
- E. Transportation – Economic Development
- F. Transportation – Multi-modal
- G. Transportation – Safety
- H. Beautification

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. Economic Development

Wetland mitigation 10-20 acres – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

Storm - Diamond Lake Boulevard/Fulton Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

Storm - Diamond Lake Boulevard east of Ivan Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing the storm drainage piping.

Storm - Diamond Lake Boulevard east of Rifle Range Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

Environmental cleanup – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

Façade improvement program – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Agency.

B. Housing Incentives

Multi-family housing incentives – Resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

C. Public Safety

Public safety training project – Provide the local component of funding for a public safety training project with Umpqua Community College. This project is anticipated to include regional partners in all arenas of public safety.

D. Transportation

Winchester Street/Stephens Street intersection improvements – Provide improvements that will enhance safety for vehicles and pedestrians.

Douglas Avenue – To provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

Rifle Range Street north of Diamond Lake Boulevard – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

Rifle Range Street extension over Deer Creek – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard) – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

Douglas Avenue Deer Creek Bridge Replacement – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan) – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser Street as outlined in the Diamond Lake Access Management Plan.

E. Transportation – Economic Development

Diamond Lake Boulevard signals – Provide local participation in intersection signalization projects identified in co-ordination with Oregon Department of Transportation (ODOT).

Odell Avenue/Commercial Street/to Rifle Range Street improvements – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

Champion site infrastructure connection to above project – Provide an extension of Lake Street north of Diamond Lake to connect with the Odell/Commercial/Rifle Range Street project.

F. Transportation – Multimodal

Diamond Lake Boulevard sidewalk rehab, remove power poles, buy easements/right of way – Local participation in the redevelopment of Diamond Lake Boulevard multi-modal improvements.

Pathway improvements – Local participation in pathway improvement in the urban renewal area.

Multi-use path north of and parallel to Douglas Avenue to Diamond Lake Boulevard – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

G. Transportation – Safety

“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

Fulton Street to Rocky Drive participation – Participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

Americans with Disabilities (ADA) improvements – Participate in ADA improvements that are priorities within the Area.

H. Beautification

Beautification – Participate in beautification projects which may include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

VI. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed on the front page of the Plan. The amendment will be incorporated into the Plan and noted through a footnote.

Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095 as provided in ORS 457.220, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the Douglas County Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Roseburg, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance

Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance that affect the Plan, and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VI and denoted in the Plan under the appropriate section below. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B and C of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the Area in the future.

IX. TAX INCREMENT FINANCING OF PLAN

This Plan is authorized the authority of tax increment financing as allowed in ORS 457.

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal programs authorized in the Plan. Bonds may be either long-term or short-term. Debt may also be contract debt.

Tax increment revenues equal the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the city, state, federal, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking program activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS

457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

X. ANNUAL REPORT

An urban renewal annual report is required to be prepared by ORS 457.460. The Agency will prepare the report and a notice placed in the newspaper as required by statute.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Roseburg Comprehensive Plan and the Roseburg Land Use and Development Ordinance. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations, which are not the same as the designations in the Roseburg Land Use and Development Ordinance, for all land in the Area are shown in Figure 2. Figure 3 shows the zoning in the Area.

Roseburg Comprehensive Plan

The Roseburg Comprehensive Plan was adopted in December of 1984.

Growth

Plan Details

Goal: To accommodate Roseburg's anticipated population growth through the orderly provision of essential facilities and services while promoting wise and efficient land use.

Policies:

4. Resources necessary to provide adequate public services, utilities and facilities should be budgeted to meet the projected population.

Finding: The Plan conforms to the Roseburg Comprehensive Plan as it allocates funding to complete significant infrastructure projects including utilities in the Area.

Natural Resources

Plan Details

Goal: Provide a healthy and attractive environment for the urban area population.

Policies:

6. The City and County shall jointly develop and adopt ordinances and programs which carefully manage development on hillsides and in water bodies in order to protect scenic quality, water quality, vegetation and wildlife values of those areas.

11. The South and North Umpqua Rivers, Newton Creek and Deer Creek are major waterways that are scenic, recreational and natural resources of the community. They are, however, to be protected, preserved and maintained for their primary function as drainage courses first. Any measures taken to sustain their primary function shall minimize adverse impacts on scenic, recreational and natural values.

Finding

The Plan conforms to the Roseburg Comprehensive Plan as it includes portions of Deer Creek and there are two bridge projects in the Plan, the replacement of one and construction of another. Both will be constructed in accordance with applicable city standards.

Economic Element

Plan Details

Goal: To broaden, improve and diversify the economy of the Roseburg urban area while enhancing the environment.

Objectives:

- 3. Encourage programs that provide educational and job search skills to enable local residents to obtain existing jobs.*
- 4. Promote industrial and commercial development with local capital, entrepreneurial skills, and skills and experience of the residential labor force, while continuing to attract outside investments.*
- 7. Encourage and promote the expansion of existing businesses.*
- 8. Continue to develop the urban area as a regional distribution, trade and service center.*
- 12. Provide the necessary public facilities and services to allow economic development.*

Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides projects that will construct infrastructure in the Area in an effort to promote new development, facilitating the growth of jobs in the Area. There is a façade improvement program that will encourage and promote the expansion of existing businesses.

Public Facilities and Services Element

Plan Details

Goal: To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.

Objectives:

- 1. Provide a level of public facilities and services adequate to meet the needs of existing and planned development.*
- 2. Direct the location and timing of urban development by means of capital improvement planning which is closely coordinated with the Comprehensive Plan.*
- 5. Strive for continued and improved cooperation and coordination between other units of government as well as other public and private organizations which provide services to the urban area's citizens.*

Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides a funding source to install infrastructure in the Area as the Area develops. The Advisory Committee had members of other local governmental agencies who provided input on the projects in the Plan.

Housing Element

Plan Details

Goal: To ensure the opportunity for, and the provision of, safe, affordable housing in sufficient numbers, types and locations to meet the needs of all citizens in the Roseburg urban area.

Objectives:

- 3. To locate residential development in relation to the availability of employment, commercial services, public utilities and facilities and transportation modes.*
- 4. To provide for higher residential densities in the urban area to encourage a more compact urban growth form.*
- 5. To provide for compatible and functional mixed use development (residential and nonresidential).*
- 6. To protect and maintain existing and future residential neighborhoods.*
- 7. To encourage and support development of housing units for low and moderate income households.*
- 9. To increase housing opportunities for those with specialized needs.*
- 10. To encourage cooperation between public, private and consumer sectors of the area's housing market.*

Finding

The Plan conforms to the Roseburg Comprehensive Plan as there is a program that will facilitate new housing development through developer incentives. There are also wetland mitigation and environmental cleanup programs that could assist in the development of housing in the Area.

Transportation Systems Plan

Plan Details

Goal: Overall Transportation System: Provide a transportation system for the Roseburg planning area that is safe, efficient, and accessible.

Goal 2. Enhanced Livability: Enhance the livability of Roseburg through the location and design of transportation facilities to be compatible with the characteristics of the built, social, and natural environment.

Goal 3. Transportation and Land Use: Maximize the efficiency of Roseburg's transportation system through effective land use planning.

Goal 4. Street System: Provide a well planned, comprehensive street system that serves the needs of the Roseburg Urban Growth Boundary (UGB).

Diamond Lake Urban Renewal Plan

Goal 5. Balanced Transportation System: Facilitate the development of bus stops, bike lanes, sidewalks, and multi-use paths in the Roseburg UGB to provide more transportation options for Roseburg residents and visitors.

Goal 6. Transportation that Supports Economic Development: Facilitate the provision of a multimodal transport system for the efficient, safe, and competitive movement of goods and services to, from, and within the Roseburg UGB.

Goal 7. Funding Transportation System Improvements: Implement the transportation plan by working cooperatively with federal, state, regional, and local governments, the private sector, and residents. Create a stable, flexible financial system for funding transportation improvements.

Finding

The Plan conforms to the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

Bike Pedestrian Plan (2009)

Plan Details

Integrate Bicycle and Pedestrian planning into Roseburg's day to day activities of planning, designing, funding constructing and maintaining infrastructure.

Policy 3.4 Adopt practice for resurfacing projects on arterial and collector roadways to stripe bicycle lanes or wide curb lane where practical.

Policy 3.5 Require above ground utilities/amenities to be located outside of sidewalk area and in furniture zone or buffer strips where practical. Leverage city's development requirements to improve the biking and walking

Policy 4.1 Require sufficient right of way to be set aside for bicycle and pedestrian facilities during redevelopment.

Policy 4.2 Ensure that appropriate bicycle and pedestrian facilities are built in new developments in accordance with the Transportation Systems Plan.

Finding

The Plan conforms to the Bike Pedestrian Plan as there are projects which will improve the transportation network in the Area for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

Diamond Lake Access Management Plan (2003)

Plan Details

The Diamond Lake Access Management Plan includes access management recommendations that balance the City of Roseburg’s land use, local street, and economic development goals with State access management requirements for safe and efficient highway operations.

Finding

The Plan conforms to the Diamond Lake Access Management Plan and the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

Roseburg Land Use and Development Ordinance

The land uses in the Area will conform to the zoning designations in the City of Roseburg Land Use and Development Ordinance, updated in July 2015, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area, and the comprehensive plan designations are shown in the table below.

Table 1 – Land Use and Development Ordinance Compared to Comprehensive Plan

Comprehensive Plan Designation	Zoning Designation
Industrial	Mixed Use
Commercial	General Commercial
Medium Density Residential	Medium-Density Multifamily Residential
Industrial	Medium Industrial
Low Density Residential	Single Family Residential (>7,500 SF)
Medium Density Residential	Limited Multifamily Residential
Medium Density Residential	Multifamily Residential
Low Density Residential	Single Family Residential (>6,000 SF)
Public. Semi-Public	Public Reserve
Industrial	Heavy Industrial
Professional Office	Professional Office

Source: Roseburg Land Use and Development Ordinance p.36

The purpose of each of the zoning districts are shown below:

Public Reserve

Purpose

The Public Reserve (PR) and Residential Open Space (RO) Districts are intended to establish areas which have unique characteristics which require unique regulations. Within the Public Reserve District, a variety of public service activities may be conducted without interference from inappropriate levels of residential, commercial, or industrial activities. It is intended to be applied primarily, though not exclusively, to publicly-owned lands.

Residential

Purpose

Roseburg's residential Zoning Districts are primarily intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. District standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the City's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

The residential districts in the Area are: single family residential >6,000sf, single family residential >7,500sf, multifamily residential, limited multifamily residential, medium density multifamily residential.

Commercial

Purpose

Roseburg's commercial districts are primarily intended to provide economic opportunity for business owners and a suitable market of goods and services for the public by establishing zones and standards appropriate for certain types of business respective of surrounding Zoning Districts, uses and infrastructure.

The Professional Office (PO) District is intended to provide areas for low-intensity office uses, which utilize harmonious exterior design and landscaping to serve as a transition or buffer between residential and more intensively developed properties. It is intended that the administrative, professional, and limited business office uses permitted in the PO District will provide for more compatible land uses in close proximity to residential areas than would otherwise be permitted by other commercial district.

The General Commercial classification is intended to provide areas within which a variety of retail and wholesale business occurs. These areas serve general community-wide and regional commercial needs.

Industrial

Purpose

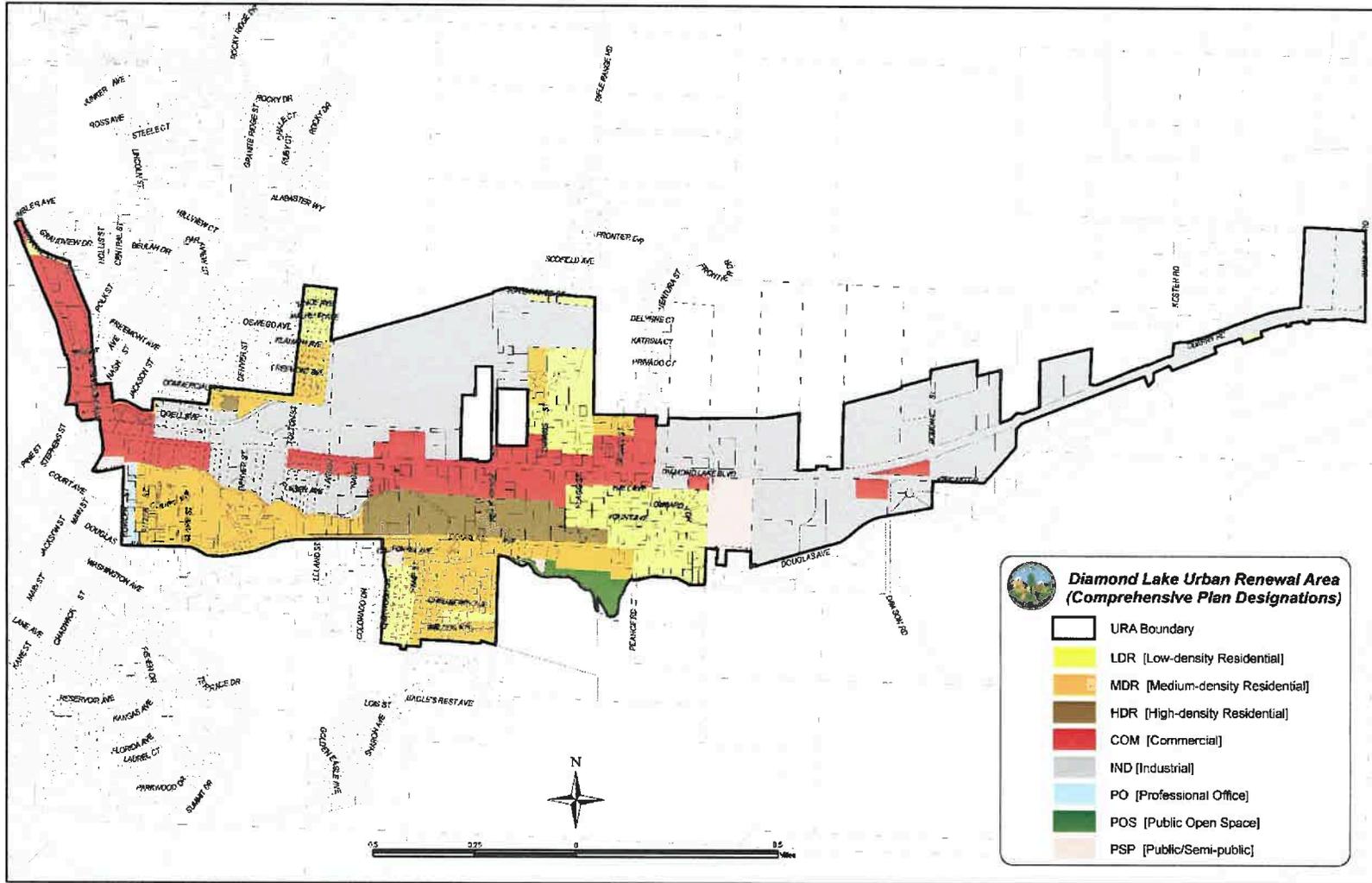
Roseburg's Mixed Use and Industrial Districts are intended to provide for the full range of industrial activity as specified within this Ordinance and the Comprehensive Plan.

The Mixed Use classification is intended to provide areas within which a variety of activity occurs. These areas serve community-wide and regional needs. Because of the potential for high-density uses, care is needed to ensure that uses are compatible with and do not adversely affect adjacent uses or the carrying capacity of public facilities. The proximity of other uses shall not be a reason for permitted uses to deviate from the standards established in other zones.

Medium Industrial classification is intended to create, preserve, and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

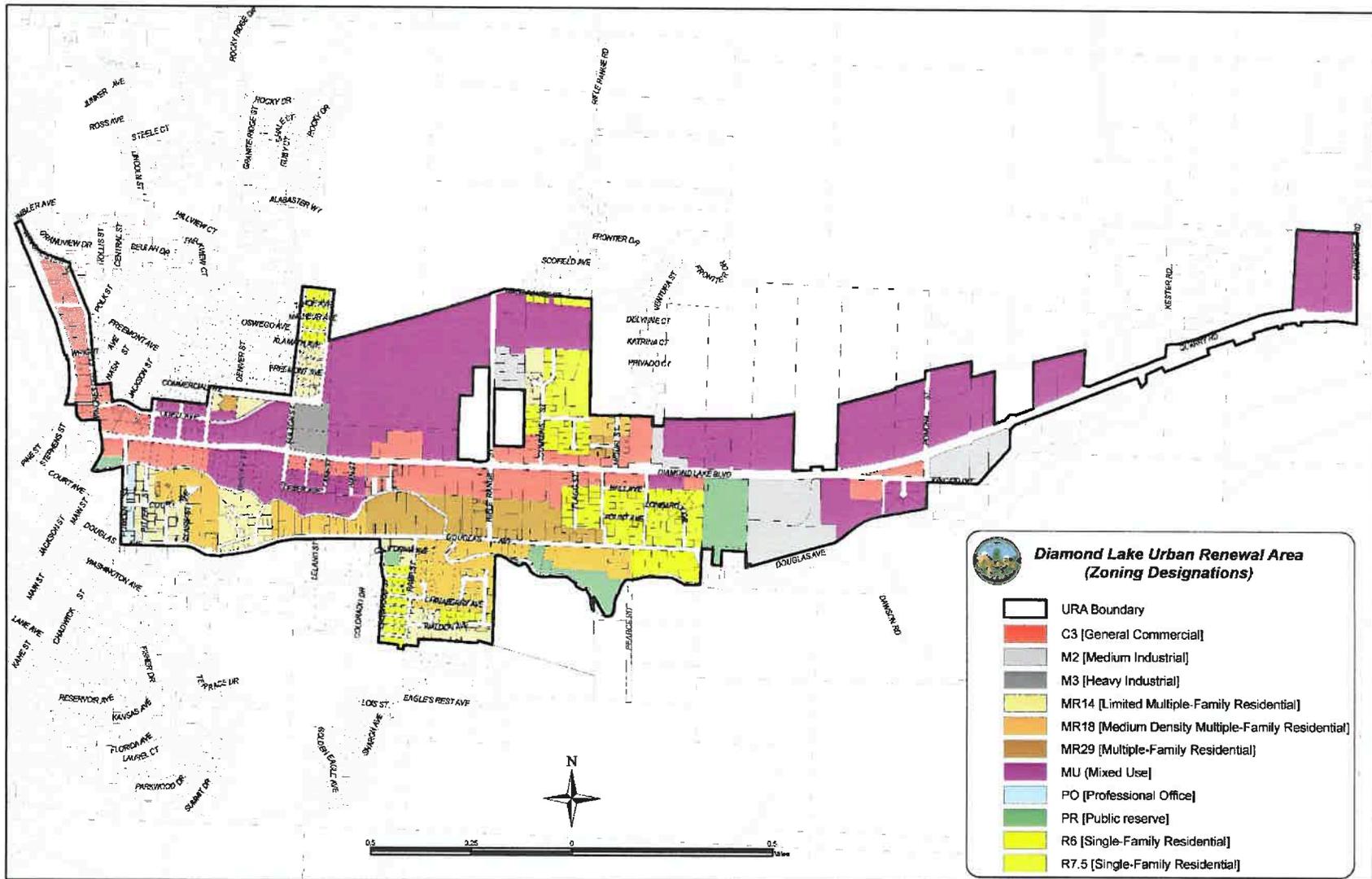
The Heavy Industrial classification is intended to provide, protect, and recognize areas well suited for medium and heavy industrial development and uses free from conflict with commercial, residential, and other incompatible land uses. This district is intended to be applied generally to those areas which have available excellent highway, rail, or other transportation.

Figure 2 – Diamond Lake Comprehensive Plan Designations



Source: City of Roseburg

Figure 3 – Diamond Lake Zoning Designations



Source: City of Roseburg

XII. APPENDIX A: LEGAL DESCRIPTION

XIII. LEGAL DESCRIPTION MAP

Report Accompanying the Diamond Lake Urban Renewal Plan

Adopted by the City of Roseburg

DATE

Ordinance No. _____

Diamond Lake Urban Renewal Area

Consultant Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk
Ali Danko
Rob Wyman

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I. INTRODUCTION

The Report on the Diamond Lake Urban Renewal Plan (Report) contains background information and project details that pertain to the Diamond Lake Urban Renewal Plan Plan (Plan). ORS 457 refers to projects throughout the requirements for a Report in an urban renewal plan. In this Report, the term program is used instead of project, but for the purposes of ORS 457, program means project.

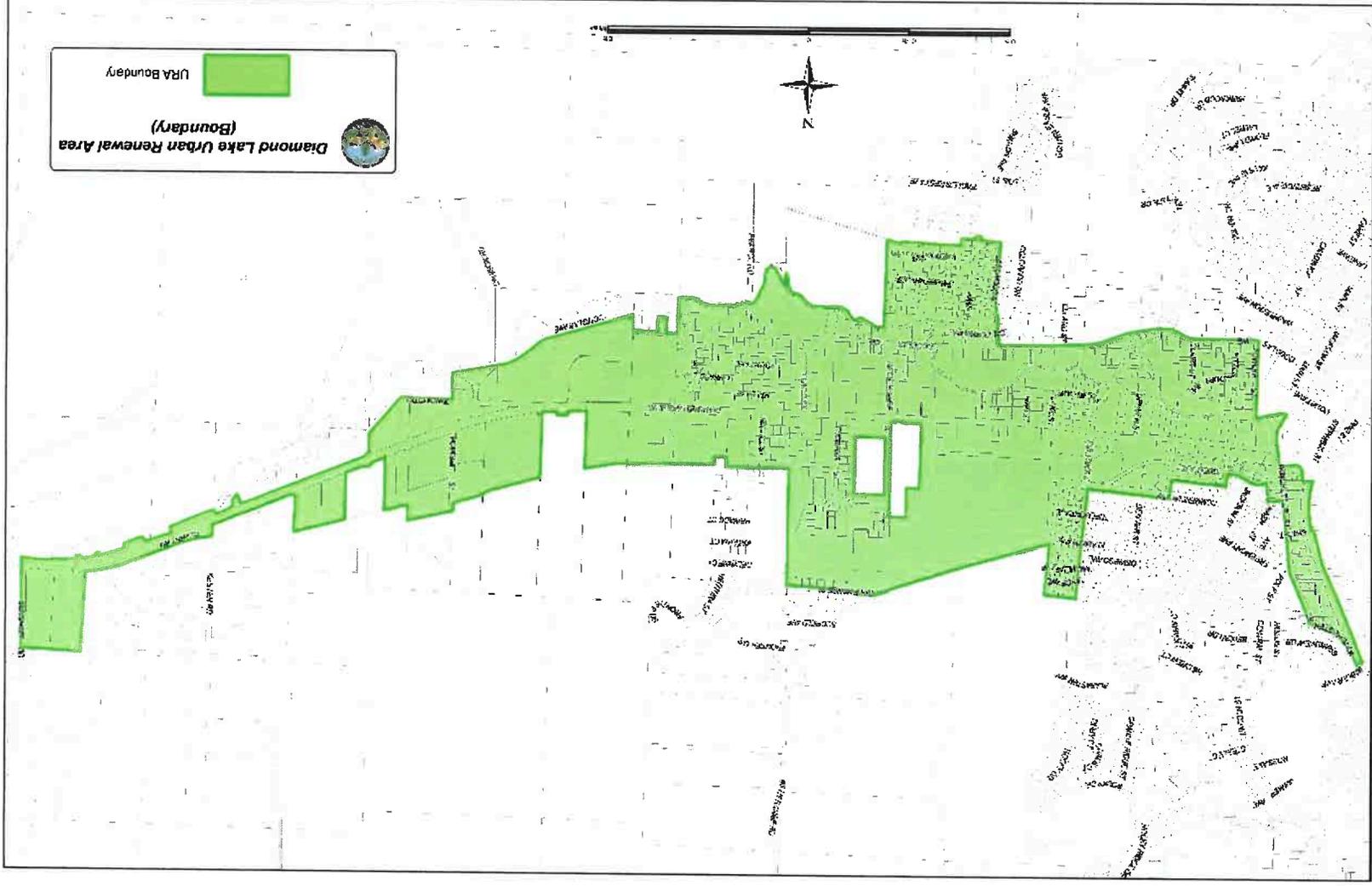
The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Report provides guidance on how the urban renewal plan might be implemented. As the Roseburg Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other changes as allowed in the amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan

Figure 1 - Roseburg Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Economic Development

Wetland mitigation 10-20 acres – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

Existing conditions: There are many undeveloped and underdeveloped properties in the Area that have wetlands issues that could benefit from a wetlands mitigation program. The City of Roseburg does not currently have a funding mechanism to participate in mitigating the existing wetlands.

Storm - Diamond Lake Boulevard/Fulton Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

Existing conditions: The existing 12" diameter storm drain pipe along Freemont Avenue empties into a ditch that connects into a 30" diameter pipe. The 30" diameter pipe crosses Diamond Lake Boulevard and continues south. The 12" diameter pipe along Freemont Avenue is under capacity, as well the 30" diameter pipe along Fulton Street. There is an 18" diameter storm drain pipe along Diamond Lake Boulevard that connects into the 30" diameter pipe along Fulton Street which is also under capacity.

Storm - Diamond Lake Boulevard east of Ivan Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing storm drainage piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity causing localized flooding.

Storm - Diamond Lake Boulevard east of Rifle Range Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.

Environmental cleanup – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

Existing conditions: There are undeveloped and underdeveloped parcels in the Area that have conditions that will require environmental cleanup.

Façade improvement program – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Urban Renewal Agency.

Existing conditions: There is no façade improvement program in this Area. There are many buildings that are in disrepair and could benefit from a facade improvement program.

Development Partnerships – Commercial and Industrial

Existing conditions: There is no funding for development partnerships in the Area. There are many undeveloped and underdeveloped properties in the Area that could benefit from a development partnerships program.

B. Housing Incentives

Multi-family housing incentives – These resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

Existing conditions: There is no present local funding source for incentives for housing development in the Area.

C. Public Safety

Public safety training project – This resource would be utilized to provide the local component of funding.

Existing conditions: Umpqua Community College is interested in developing a Public Safety Training Center as part of their curriculum. This project is anticipated to include regional partners in all arenas of public safety.

D. Transportation

Winchester Street/Stephens Street intersection improvements – Provide improvements that will enhance safety for vehicles and pedestrians.

Existing conditions: This intersection is located at the top of a vertical curve and has an awkward geometry. There is an accident history in the area and the intersection is challenging for all modes of transportation.

Douglas Avenue – Provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

Existing conditions: Douglas Avenue does not presently have full street multi-modal improvements. Douglas Avenue east of Deer Creek does not have any sidewalks. Douglas Avenue east of Stephens Street does not have any marked bicycle facilities. Douglas Avenue runs parallel to Highway 138 (Diamond Lake Boulevard) and will offers a safer route for pedestrians and cyclists once it is improved.

Rifle Range Street north of Diamond Lake Boulevard – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

Existing conditions: Rifle Range Street does not presently have full street multi-modal improvements. Sections of Rifle Range Street are narrow with no to limited shoulders and ditches on both sides.

Rifle Range Street extension over Deer Creek – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

Existing conditions: There is presently no bridge spanning Deer Creek in this location.

Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard) – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

Existing conditions: Patterson Street is currently an improved street with no curb, gutter nor sidewalks.

Douglas Avenue Deer Creek Bridge Replacement – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

Existing conditions: The Deer Creek bridge on Douglas Avenue is in need of repair or replacement. The current sufficiency rating (on a scale of 0-100) is 26.1 and the bridge is load rated.

Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan) – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser as outlined in the Diamond Lake Access Management Plan.

Existing conditions: This transportation connection does not presently exist.

E. Transportation – Economic Development

Diamond Lake Boulevard signals – Provide local participation in intersection signalization projects identified in co-ordination with the Oregon Department of Transportation (ODOT).

Existing conditions: These signals do not exist and future development will require installation of these signals.

Odell Avenue/Commercial Avenue to Rifle Range Street improvements – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

Existing conditions: This transportation connection does not exist.

Champion site infrastructure connection to above project – Provide an extension of Lake Street north of Diamond Lake Boulevard to connect with the Odell Avenue/Commercial Avenue/Rifle Range Street project.

Existing conditions: This transportation connection does not exist.

F. Transportation – Multimodal

Diamond Lake Boulevard sidewalk rehabilitation, remove power poles, buy easements/right of way – Local participation in the redevelopment of Highway 138 multi-modal improvements.

Existing conditions: There are inconsistent and deficient sidewalks along Diamond Lake Boulevard, with limited widths, poor conditions, and power poles in the sidewalk area.

Pathway improvements – Local participation in pathway improvement in the urban renewal area.

Existing conditions: There are limited east-west pathways in the Area.

Multi-use pathway north of and parallel to Douglas Avenue to Diamond Lake Boulevard – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

Existing conditions: No multi-use pathway exists in this location.

G. Transportation – Safety

“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

Existing conditions: There is federal and state Safe Routes to Schools funding available and there are schools within the Area. The routes to schools in this Area have sections of transportation with no sidewalks on the streets.

Fulton Street to Rocky Drive participation – To participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

Existing conditions: Fulton Street to Rocky Drive is a narrow and substandard two-lane road without multi-modal improvements.

Americans with Disabilities Act (ADA) improvements – To participate in improvements that are priorities within the Area.

Existing conditions: There are many sidewalks in the Area that do not have ADA improvements, and areas that do not have sidewalks at all.

H. Beautification

Beautification – To participate in beautification projects which may include landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Existing conditions: There are no Area wide beautification projects to include landscaping, signage, way-finding, lighting nor other aesthetic improvements.

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects is shown in Table 1. These are all estimates as are the urban renewal portions of the costs, acknowledging that the urban renewal portions must fit within the maximum indebtedness.

The Plan assumes that the city will use other funds to assist in the completion of the projects, within the Area. These sources include but are not limited to City of Roseburg General Funds, Storm Drainage Fund, Water Service Fund, Transportation Fund, Street Light and Sidewalk Fund, System Development Charges (SDCs), local, state and federal grants, and other sources as identified by the Agency. The city may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the programs.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 1 - Estimated Cost of Each Project

Project Name	Total Project Costs (Including Matches)	0-5 Years \$2M	6-10 Years \$6.5M	11-20 Years \$12.7M	21-30 Years \$19M	Estimated UR Contribution 40.2M
Wetland Mitigation	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 850,000
Storm - Diamond Lake/Fulton	\$ 1,500,000		\$ 500,000			\$ 500,000
Storm - Diamond Lake West of Rifle Range	\$ 1,700,000			\$ 700,000		\$ 700,000
Storm - Diamond Lake East of Rifle Range	\$ 400,000				\$ 300,000	\$ 300,000
Environmental Clean up	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Façade Improvement	\$ 1,500,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Multi-Family Housing incentives	\$ 2,000,000	\$ 300,000	\$ 250,000	\$ 250,000		\$ 800,000
Public Safety Training Project	\$ 3,000,000				\$ 3,000,000	\$ 3,000,000
Winchester Stephens Intersection	\$ 4,000,000			\$ 2,500,000	\$ 1,000,000	\$ 3,500,000
Douglas Avenue	\$ 3,500,000	\$ 300,000	\$ 2,700,000			\$ 3,000,000
Rifle Range North of Diamond Lake	\$ 2,250,000		\$ 450,000	\$ 1,500,000		\$ 1,950,000
Rifle Range extension over Deer Creek	\$ 6,000,000				\$ 5,000,000	\$ 5,000,000
Patterson Street	\$ 1,000,000				\$ 750,000	\$ 750,000
Douglas Avenue Deer Creek Bridge	\$ 1,000,000	\$ 900,000				\$ 900,000
Fleser Connection	\$ 750,000				\$ 750,000	\$ 750,000
Traffic Signals	\$ 2,250,000		\$ 750,000	\$ 500,000	\$ 750,000	\$ 2,000,000
Odell/Commercial to Rifle Range	\$ 5,000,000			\$ 2,500,000	\$ 2,500,000	\$ 5,000,000
Champion Site Connection to Diamond Lake	\$ 2,000,000			\$ 200,000	\$ 950,000	\$ 1,150,000
Diamond Lake Sidewalks/ power poles, easements	\$ 2,000,000		\$ 400,000	\$ 600,000	\$ 1,000,000	\$ 2,000,000
Pathway improvements	\$ 1,000,000		\$ 250,000	\$ 500,000		\$ 750,000
MUP North of and parallel to Douglas	\$ 1,200,000				\$ 800,000	\$ 800,000
Safe Routes Diamond Lake to Douglas	\$ 3,000,000		\$ 250,000	\$ 1,500,000	\$ 250,000	\$ 2,000,000
Fulton to Rocky Participation	\$ 2,000,000			\$ 500,000	\$ 500,000	\$ 1,000,000
ADA Improvements	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 800,000
Beautification	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
Totals	\$ 53,050,000	\$ 2,250,000	\$ 6,750,000	\$ 12,950,000	\$ 19,250,000	\$ 41,200,000

Source: City of Roseburg

IV. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

ORS 457.085 (3)(d) requires an estimate of costs for each program in a plan. The programs in this plan are not discrete, one-time capital investments, but are ongoing programs designed to incentivize residential construction and renovations, with the goal of strengthening the local economy. The exact timing of expenditures for these programs will depend upon the demand from developers and property owners. Table 1 shows the assumed timing of expenditures on these programs.

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2039 are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area.

Table 2 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies and compression losses. In addition to the development assumptions described earlier in this Report, all property in the area is assumed to experience 5.0% growth per year from appreciation. These projections of increment are the basis for the projections in Table 3, Table 4, and Table 5 and Table 6, Table 7, and Table 8. The first year of tax increment collections is anticipated to be FYE 2020. Gross TIF is calculated by multiplying the tax rate times the excess value used. The tax rate is per thousand dollars of value, so the calculation is “tax rate times excess value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which would not be impacted by this Plan.

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Table 2 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total	Assessed Value		Tax Rate	Tax Increment Finance		
		Frozen Base	Increment		Gross	Adjustments	Net
2020	\$ 150,054,013	\$ 136,103,410	\$ 13,950,603	\$ 15.2153	\$ 212,262	\$ (10,613)	\$ 201,649
2021	\$ 157,556,714	\$ 136,103,410	\$ 21,453,304	\$ 15.1391	\$ 324,783	\$ (16,239)	\$ 308,544
2022	\$ 165,434,551	\$ 136,103,410	\$ 29,331,141	\$ 14.6778	\$ 430,517	\$ (21,527)	\$ 408,990
2023	\$ 173,706,278	\$ 136,103,410	\$ 37,602,868	\$ 14.6774	\$ 551,912	\$ (27,596)	\$ 524,316
2024	\$ 182,391,591	\$ 136,103,410	\$ 46,288,181	\$ 14.6770	\$ 679,371	\$ (33,968)	\$ 645,403
2025	\$ 191,511,172	\$ 136,103,410	\$ 55,407,762	\$ 14.6766	\$ 813,197	\$ (40,661)	\$ 772,536
2026	\$ 201,086,730	\$ 136,103,410	\$ 64,983,320	\$ 14.6762	\$ 953,709	\$ (47,685)	\$ 906,024
2027	\$ 211,141,069	\$ 136,103,410	\$ 75,037,659	\$ 14.6770	\$ 1,101,325	\$ (55,066)	\$ 1,046,259
2028	\$ 221,698,124	\$ 136,103,410	\$ 85,594,714	\$ 14.6705	\$ 1,255,713	\$ (62,786)	\$ 1,192,927
2029	\$ 232,783,031	\$ 136,103,410	\$ 96,679,621	\$ 14.6704	\$ 1,418,333	\$ (70,917)	\$ 1,347,416
2030	\$ 244,422,184	\$ 136,103,410	\$ 108,318,774	\$ 14.6704	\$ 1,589,084	\$ (79,454)	\$ 1,509,630
2031	\$ 256,643,293	\$ 136,103,410	\$ 120,539,883	\$ 14.6704	\$ 1,768,373	\$ (88,419)	\$ 1,679,954
2032	\$ 269,475,457	\$ 136,103,410	\$ 133,372,047	\$ 14.6704	\$ 1,956,626	\$ (97,831)	\$ 1,858,795
2033	\$ 282,949,231	\$ 136,103,410	\$ 146,845,821	\$ 14.6704	\$ 2,154,293	\$ (107,715)	\$ 2,046,578
2034	\$ 297,096,694	\$ 136,103,410	\$ 160,993,284	\$ 14.6704	\$ 2,361,843	\$ (118,092)	\$ 2,243,751
2035	\$ 311,951,531	\$ 136,103,410	\$ 175,848,121	\$ 14.6704	\$ 2,579,769	\$ (128,989)	\$ 2,450,780
2036	\$ 327,549,108	\$ 136,103,410	\$ 191,445,698	\$ 14.6704	\$ 2,808,593	\$ (140,430)	\$ 2,668,163
2037	\$ 343,926,564	\$ 136,103,410	\$ 207,823,154	\$ 14.6704	\$ 3,048,857	\$ (152,442)	\$ 2,896,415
2038	\$ 361,122,891	\$ 136,103,410	\$ 225,019,481	\$ 14.6704	\$ 3,301,135	\$ (165,057)	\$ 3,136,078
2039	\$ 379,179,036	\$ 136,103,410	\$ 243,075,626	\$ 14.6704	\$ 3,566,027	\$ (178,302)	\$ 3,387,725
2040	\$ 398,137,988	\$ 136,103,410	\$ 262,034,578	\$ 14.6704	\$ 3,844,163	\$ (192,209)	\$ 3,651,954
2041	\$ 418,044,886	\$ 136,103,410	\$ 281,941,476	\$ 14.6704	\$ 4,136,206	\$ (206,810)	\$ 3,929,396
2042	\$ 438,947,131	\$ 136,103,410	\$ 302,843,721	\$ 14.6704	\$ 4,442,851	\$ (222,142)	\$ 4,220,709
2043	\$ 460,894,488	\$ 136,103,410	\$ 324,791,078	\$ 14.6704	\$ 4,764,828	\$ (238,241)	\$ 4,526,587
2044	\$ 483,939,212	\$ 136,103,410	\$ 347,835,802	\$ 14.6704	\$ 5,102,904	\$ (255,145)	\$ 4,847,759
2045	\$ 508,136,173	\$ 136,103,410	\$ 372,032,763	\$ 14.6704	\$ 5,457,885	\$ (272,894)	\$ 5,184,991
2046	\$ 533,542,983	\$ 136,103,410	\$ 397,439,573	\$ 14.6704	\$ 5,830,614	\$ (291,531)	\$ 5,539,083
2047	\$ 560,220,132	\$ 136,103,410	\$ 424,116,722	\$ 14.6704	\$ 6,221,980	\$ (311,100)	\$ 5,910,880
2048	\$ 588,231,140	\$ 136,103,410	\$ 452,127,730	\$ 14.6704	\$ 6,632,913	\$ (331,645)	\$ 6,301,268
2049	\$ 617,642,696	\$ 136,103,410	\$ 481,539,286	\$ 14.6704	\$ 7,064,393	\$ (353,220)	\$ 6,711,173

Source: Tiberius Solutions, LLC

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 3, Table 4, and Table 5 shows the allocation of tax revenues to projects, programs, and administration.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049.

The maximum indebtedness is \$72,800,000 (Seventy-two million eight hundred thousand dollars).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$72,800,000 is \$83,562,624 and is made up \$83,533,892 of tax increment revenues from permanent rate levies and \$28,732 from general obligation (GO) bonds issued prior to 2001.

Both the Roseburg School District 4 and the Glide School District have GO bonds that were issued prior to 2001. The impacts of GO bonds are on the property tax payer, not on the taxing district. The Roseburg School District 4 GO bond will be impacted for 2 years and the Glide School District GO bond for 8 years. For the Roseburg GO bond, the impact for a \$100,000 value property is an estimated total of \$.41 for the 2-year impact on the urban renewal area. For properties in the Glide School District, the impact for the GO bond is until FYE 2027 and the total impact on a property of \$100,000 value is \$29.29 (8 years of impact totaling \$29.49).

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. The Agency may decide to change the assumptions on the incentive required for both programs. These assumptions show one scenario for financing and that this scenario is financially feasible.

Table 3 - Tax Incremental Revenues and Allocations to Debt Service, page 1

TAX INCREMENT FUND	Total	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources											
Beginning Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 82,055,733	\$ 201,649	\$ 308,544	\$ 408,990	\$ 524,316	\$ 645,403	\$ 772,536	\$ 906,024	\$ 1,046,259	\$ 1,192,927	\$ 1,347,416
TIF: Prior Years	\$ 1,506,891	\$ -	\$ 4,033	\$ 6,171	\$ 8,180	\$ 10,486	\$ 12,908	\$ 15,451	\$ 18,120	\$ 20,925	\$ 23,859
Total Resources	\$ 83,562,624	\$ 201,649	\$ 312,577	\$ 415,161	\$ 532,496	\$ 655,889	\$ 785,444	\$ 921,475	\$ 1,064,379	\$ 1,213,852	\$ 1,371,275
Expenditures											
<i>Debt Service</i>											
Loan A	\$ (1,295,046)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)
Loan B	\$ (9,308,140)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (10,431,536)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan D	\$ (14,245,503)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (35,280,226)	\$ (129,505)	\$ (594,912)	\$ (594,912)	\$ (594,912)	\$ (594,912)					
<i>Debt Service Coverage Ratio</i>		1.56	2.38	3.16	4.05	4.98	5.97	1.52	1.76	2.01	2.26
Transfer to URA Projects Fund	\$ (48,282,399)	\$ (72,144)	\$ (183,072)	\$ (285,656)	\$ (402,991)	\$ (526,385)	\$ (655,939)	\$ (326,563)	\$ (469,468)	\$ (618,941)	\$ (776,363)
Total Expenditures	\$ (83,562,624)	\$ (201,649)	\$ (312,577)	\$ (415,161)	\$ (532,496)	\$ (655,889)	\$ (785,444)	\$ (921,475)	\$ (1,064,379)	\$ (1,213,852)	\$ (1,371,275)
Ending Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

Table 4 - Tax Increment Revenues and Allocations to Debt Service, page 2

TAX INCREMENT FUND	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 1,509,630	\$ 1,679,954	\$ 1,858,795	\$ 2,046,578	\$ 2,243,751	\$ 2,450,780	\$ 2,668,163	\$ 2,896,415	\$ 3,136,078	\$ 3,387,725
TIF: Prior Years	\$ 26,948	\$ 30,193	\$ 33,599	\$ 37,176	\$ 40,932	\$ 44,875	\$ 49,016	\$ 53,363	\$ 57,928	\$ 62,722
Total Resources	\$ 1,536,578	\$ 1,710,147	\$ 1,892,394	\$ 2,083,754	\$ 2,284,683	\$ 2,495,655	\$ 2,717,179	\$ 2,949,778	\$ 3,194,006	\$ 3,450,447
Expenditures										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)
<i>Debt Service Coverage Ratio</i>	1.53	1.70	1.88	2.07	2.27	2.48	2.70	2.93	3.18	3.43
Transfer to URA Projects Fund	\$ (549,594)	\$ (723,163)	\$ (905,410)	\$ (1,096,770)	\$ (1,297,699)	\$ (1,508,671)	\$ (1,730,195)	\$ (1,962,794)	\$ (2,207,022)	\$ (2,463,463)
Total Expenditures	\$ (1,536,578)	\$ (1,710,147)	\$ (1,892,394)	\$ (2,083,754)	\$ (2,284,683)	\$ (2,495,655)	\$ (2,717,179)	\$ (2,949,778)	\$ (3,194,006)	\$ (3,450,447)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

Table 5 - Tax Increment Revenues and Allocations to Debt Service, page 3

TAX INCREMENT FUND	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049
Resources										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 3,651,954	\$ 3,929,396	\$ 4,220,709	\$ 4,526,587	\$ 4,847,759	\$ 5,184,991	\$ 5,539,083	\$ 5,910,880	\$ 6,301,268	\$ 6,711,173
TIF: Prior Years	\$ 67,755	\$ 73,039	\$ 78,588	\$ 84,414	\$ 90,532	\$ 96,955	\$ 103,700	\$ 110,782	\$ 118,218	\$ 126,025
Total Resources	\$ 3,719,709	\$ 4,002,435	\$ 4,299,297	\$ 4,611,001	\$ 4,938,291	\$ 5,281,946	\$ 5,642,783	\$ 6,021,662	\$ 6,419,486	\$ 6,837,198
Expenditures										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ -	\$ -	\$ -	\$ -
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)
Total Debt Service	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (1,946,127)	\$ (1,946,127)	\$ (1,946,127)	\$ (1,946,127)
<i>Debt Service Coverage Ratio</i>	1.51	1.63	1.75	1.88	2.01	2.15	2.85	3.04	3.24	3.45
Transfer to URA Projects Fund	\$ (1,308,174)	\$ (1,590,901)	\$ (1,887,763)	\$ (2,199,467)	\$ (2,526,757)	\$ (2,870,412)	\$ (3,696,656)	\$ (4,075,535)	\$ (4,473,358)	\$ (4,891,071)
Total Expenditures	\$ (3,719,709)	\$ (4,002,435)	\$ (4,299,297)	\$ (4,611,001)	\$ (4,938,291)	\$ (5,281,946)	\$ (5,642,783)	\$ (6,021,662)	\$ (6,419,486)	\$ (6,837,198)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The programs will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the final years of the district.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049, a thirty-year program. The projections in the financial model assume a 5% growth rate.

Estimated annual expenditures by program are shown in Table 1. All costs shown in Table 1 are in constant 2018 dollars. The amount of money available for projects in 2018 constant dollars for the Diamond Lake Urban Renewal Area is \$41,200,000 while the total cost of projects to be completed in the Area is \$53,050,000. The difference between these two numbers is based on the fact that many projects in the Diamond Lake Urban Renewal Area are going to have a match of some kind, and urban renewal funds will not be the only funds paying for the projects completed in the Diamond Lake Urban Renewal Area.

Table 6, Table 7, and Table 8 shows the unallocated \$41,200,000 of 2018 project dollars inflated over the life of the district along with administrative expenses. All costs shown, except administration which was adjusted by 4.5% in Table 1, are in year-of-expenditure dollars, which are adjusted by 3% annually to account for inflation. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The first year of tax increment collections is anticipated to be FYE 2020.

Table 6 - Programs and Costs in Year of Expenditure Dollars, page 1

URA PROJECTS FUND	Total	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources													
Beginning Balance		\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000
Interest Earnings	\$ 107,500	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500	\$ 2,500
Transfer from TIF Fund	\$ 48,282,399	\$ -	\$ -	\$ 72,144	\$ 183,072	\$ 285,656	\$ 402,991	\$ 526,385	\$ 655,939	\$ 326,563	\$ 469,468	\$ 618,941	\$ 776,363
Bond/Loan Proceeds	\$ 24,300,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -
Other	\$ -												
Total Resources	\$ 72,689,899	\$ -	\$ -	\$ 1,072,144	\$ 434,322	\$ 536,906	\$ 654,241	\$ 777,635	\$ 907,189	\$ 6,377,813	\$ 971,968	\$ 1,121,441	\$ 1,278,863
Expenditures (YOE \$)													
To Be Allocated To Projects	\$ (72,203,899)			\$ (802,144)	\$ (184,322)	\$ (286,906)	\$ (404,241)	\$ (527,635)	\$ (657,189)	\$ (5,761,813)	\$ (471,968)	\$ (621,441)	\$ (778,863)
Financing Fees	\$ (486,000)			\$ (20,000)						\$ (116,000)			
Administration	\$ -												
Total Expenditures	\$ (72,689,899)	\$ -	\$ -	\$ (822,144)	\$ (184,322)	\$ (286,906)	\$ (404,241)	\$ (527,635)	\$ (657,189)	\$ (5,877,813)	\$ (471,968)	\$ (621,441)	\$ (778,863)
Ending Balance		\$ -	\$ -	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000					

Source: Tiberius Solutions LLC

Notes: TIF is tax increment revenues. Tax rates are expressed in terms of dollars per \$1,000 of assessed value.

Table 7 - Programs and Costs in Year of Expenditure Dollars, page 2

URA PROJECTS FUND	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources										
Beginning Balance	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 549,594	\$ 723,163	\$ 905,410	\$ 1,096,770	\$ 1,297,699	\$ 1,508,671	\$ 1,730,195	\$ 1,962,794	\$ 2,207,022	\$ 2,463,463
Bond/Loan Proceeds	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other										
Total Resources	\$ 7,552,094	\$ 1,225,663	\$ 1,407,910	\$ 2,101,770	\$ 2,302,699	\$ 2,513,671	\$ 2,735,195	\$ 2,967,794	\$ 3,212,022	\$ 3,468,463
Expenditures (YOE \$)										
To Be Allocated To Projects	\$ (6,922,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Financing Fees	\$ (130,000)									
Administration										
Total Expenditures	\$ (7,052,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Ending Balance	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

Source: Tiberius Solutions LLC

Table 8 - Programs and Costs in Year of Expenditure Dollars, page 3

URA PROJECTS FUND	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049
Resources										
Beginning Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 1,308,174	\$ 1,590,901	\$ 1,887,763	\$ 2,199,467	\$ 2,526,757	\$ 2,870,412	\$ 3,696,656	\$ 4,075,535	\$ 4,473,358	\$ 4,891,071
Bond/Loan Proceeds	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -					
Other										
Total Resources	\$ 13,313,174	\$ 2,595,901	\$ 2,892,763	\$ 3,204,467	\$ 3,531,757	\$ 3,875,412	\$ 4,701,656	\$ 5,080,535	\$ 5,478,358	\$ 5,896,071
Expenditures (YOE \$)										
To Be Allocated To Projects	\$ (12,093,174)	\$ (1,595,901)	\$ (1,892,763)	\$ (2,204,467)	\$ (2,531,757)	\$ (2,875,412)	\$ (3,701,656)	\$ (4,080,535)	\$ (4,478,358)	\$ (5,896,071)
Financing Fees	\$ (220,000)									
Administration										
Total Expenditures	\$ (12,313,174)	\$ (1,595,901)	\$ (1,892,763)	\$ (2,204,467)	\$ (2,531,757)	\$ (2,875,412)	\$ (3,701,656)	\$ (4,080,535)	\$ (4,478,358)	\$ (5,896,071)
Ending Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -

Source: Tiberius Solutions LLC

VIII. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. The statutorily required share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

This 10% threshold is not anticipated to be reached prior to the termination of this district. Revenue sharing targets are not projected to be reached during the life of the Area. If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2049 and are shown in Tables 9 and 10.

The Roseburg School District 4, the Glide School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the State level.

Table 9 and Table 10 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 9 shows the general government levies, and Table 10 shows the education levies.

General obligation bonds and local option levies are impacted by urban renewal only if they were originally approved by voters in an election prior to October 6, 2001. As noted on page 12 there are small impacts due to general obligation bonds from Roseburg School District 4 and the Glide School District.

Table 9 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Douglas County	City of	4H/Master	Roseburg	Subtotal
	Permanent	Roseburg	Gardener Ext	Champion Mill	
		Permanent	Permanent	Site	Gen. Govt.
				Permanent	
2020	\$ (14,743)	\$ (111,271)	\$ (795)	\$ (1,080)	\$ (127,889)
2021	\$ (22,968)	\$ (173,335)	\$ (1,238)	\$ (1,683)	\$ (199,224)
2022	\$ (31,463)	\$ (237,453)	\$ (1,697)	\$ (2,305)	\$ (272,918)
2023	\$ (40,358)	\$ (304,570)	\$ (2,177)	\$ (2,958)	\$ (350,063)
2024	\$ (49,711)	\$ (375,156)	\$ (2,681)	\$ (3,643)	\$ (431,191)
2025	\$ (59,532)	\$ (449,270)	\$ (3,211)	\$ (4,362)	\$ (516,375)
2026	\$ (69,845)	\$ (527,092)	\$ (3,766)	\$ (5,117)	\$ (605,820)
2027	\$ (80,672)	\$ (608,802)	\$ (4,350)	\$ (5,911)	\$ (699,735)
2028	\$ (92,041)	\$ (694,604)	\$ (4,965)	\$ (6,744)	\$ (798,354)
2029	\$ (103,978)	\$ (784,686)	\$ (5,608)	\$ (7,618)	\$ (901,890)
2030	\$ (116,513)	\$ (879,277)	\$ (6,283)	\$ (8,537)	\$ (1,010,610)
2031	\$ (129,674)	\$ (978,597)	\$ (6,993)	\$ (9,501)	\$ (1,124,765)
2032	\$ (143,493)	\$ (1,082,883)	\$ (7,738)	\$ (10,514)	\$ (1,244,628)
2033	\$ (158,002)	\$ (1,192,384)	\$ (8,522)	\$ (11,577)	\$ (1,370,485)
2034	\$ (173,239)	\$ (1,307,361)	\$ (9,343)	\$ (12,694)	\$ (1,502,637)
2035	\$ (189,235)	\$ (1,428,085)	\$ (10,206)	\$ (13,865)	\$ (1,641,391)
2036	\$ (206,032)	\$ (1,554,846)	\$ (11,112)	\$ (15,096)	\$ (1,787,086)
2037	\$ (223,670)	\$ (1,687,945)	\$ (12,062)	\$ (16,389)	\$ (1,940,066)
2038	\$ (242,189)	\$ (1,827,699)	\$ (13,062)	\$ (17,746)	\$ (2,100,696)
2039	\$ (261,634)	\$ (1,974,441)	\$ (14,110)	\$ (19,171)	\$ (2,269,356)
2040	\$ (282,050)	\$ (2,128,519)	\$ (15,211)	\$ (20,666)	\$ (2,446,446)
2041	\$ (303,488)	\$ (2,290,303)	\$ (16,367)	\$ (22,237)	\$ (2,632,395)
2042	\$ (325,998)	\$ (2,460,175)	\$ (17,581)	\$ (23,886)	\$ (2,827,640)
2043	\$ (349,633)	\$ (2,638,540)	\$ (18,855)	\$ (25,619)	\$ (3,032,647)
2044	\$ (374,450)	\$ (2,825,824)	\$ (20,194)	\$ (27,436)	\$ (3,247,904)
2045	\$ (400,508)	\$ (3,022,472)	\$ (21,600)	\$ (29,347)	\$ (3,473,927)
2046	\$ (427,870)	\$ (3,228,952)	\$ (23,076)	\$ (31,352)	\$ (3,711,250)
2047	\$ (456,598)	\$ (3,445,756)	\$ (24,625)	\$ (33,456)	\$ (3,960,435)
2048	\$ (486,764)	\$ (3,673,401)	\$ (26,251)	\$ (35,666)	\$ (4,222,082)
2049	\$ (518,438)	\$ (3,912,427)	\$ (27,960)	\$ (37,987)	\$ (4,496,812)
Total	\$ (6,334,789)	\$ (47,806,126)	\$ (341,639)	\$ (464,163)	\$ (54,946,717)

Source: Tiberius Solutions LLC

Table 10 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Roseburg School District			Glide School		Subtotal Education	Total All
	Douglas ED Permanent	4 Permanent	Umpqua CC Permanent	District 12 Permanent			
2020	\$ (7,018)	\$ (53,078)	\$ (6,031)	\$ (411)	\$ (66,538)	\$ (194,427)	
2021	\$ (10,933)	\$ (82,691)	\$ (9,395)	\$ (631)	\$ (103,650)	\$ (302,874)	
2022	\$ (14,979)	\$ (113,280)	\$ (12,871)	\$ (863)	\$ (141,993)	\$ (414,911)	
2023	\$ (19,212)	\$ (145,300)	\$ (16,510)	\$ (1,107)	\$ (182,129)	\$ (532,192)	
2024	\$ (23,665)	\$ (178,975)	\$ (20,336)	\$ (1,362)	\$ (224,338)	\$ (655,529)	
2025	\$ (28,340)	\$ (214,333)	\$ (24,353)	\$ (1,631)	\$ (268,657)	\$ (785,032)	
2026	\$ (33,249)	\$ (251,459)	\$ (28,571)	\$ (1,913)	\$ (315,192)	\$ (921,012)	
2027	\$ (38,402)	\$ (290,441)	\$ (33,000)	\$ (2,209)	\$ (364,052)	\$ (1,063,787)	
2028	\$ (43,814)	\$ (331,375)	\$ (37,651)	\$ (2,520)	\$ (415,360)	\$ (1,213,714)	
2029	\$ (49,497)	\$ (374,351)	\$ (42,534)	\$ (2,846)	\$ (469,228)	\$ (1,371,118)	
2030	\$ (55,463)	\$ (419,478)	\$ (47,661)	\$ (3,188)	\$ (525,790)	\$ (1,536,400)	
2031	\$ (61,729)	\$ (466,861)	\$ (53,045)	\$ (3,548)	\$ (585,183)	\$ (1,709,948)	
2032	\$ (68,307)	\$ (516,615)	\$ (58,698)	\$ (3,926)	\$ (647,546)	\$ (1,892,174)	
2033	\$ (75,213)	\$ (568,854)	\$ (64,633)	\$ (4,322)	\$ (713,022)	\$ (2,083,507)	
2034	\$ (82,466)	\$ (623,706)	\$ (70,865)	\$ (4,739)	\$ (781,776)	\$ (2,284,413)	
2035	\$ (90,082)	\$ (681,301)	\$ (77,409)	\$ (5,176)	\$ (853,968)	\$ (2,495,359)	
2036	\$ (98,078)	\$ (741,775)	\$ (84,280)	\$ (5,635)	\$ (929,768)	\$ (2,716,854)	
2037	\$ (106,473)	\$ (805,274)	\$ (91,495)	\$ (6,117)	\$ (1,009,359)	\$ (2,949,425)	
2038	\$ (115,289)	\$ (871,948)	\$ (99,071)	\$ (6,623)	\$ (1,092,931)	\$ (3,193,627)	
2039	\$ (124,545)	\$ (941,954)	\$ (107,025)	\$ (7,155)	\$ (1,180,679)	\$ (3,450,035)	
2040	\$ (134,264)	\$ (1,015,462)	\$ (115,376)	\$ (7,713)	\$ (1,272,815)	\$ (3,719,261)	
2041	\$ (144,469)	\$ (1,092,644)	\$ (124,147)	\$ (8,299)	\$ (1,369,559)	\$ (4,001,954)	
2042	\$ (155,184)	\$ (1,173,686)	\$ (133,354)	\$ (8,914)	\$ (1,471,138)	\$ (4,298,778)	
2043	\$ (166,435)	\$ (1,258,780)	\$ (143,022)	\$ (9,560)	\$ (1,577,797)	\$ (4,610,444)	
2044	\$ (178,249)	\$ (1,348,128)	\$ (153,175)	\$ (10,239)	\$ (1,689,791)	\$ (4,937,695)	
2045	\$ (190,653)	\$ (1,441,944)	\$ (163,833)	\$ (10,951)	\$ (1,807,381)	\$ (5,281,308)	
2046	\$ (203,678)	\$ (1,540,451)	\$ (175,026)	\$ (11,699)	\$ (1,930,854)	\$ (5,642,104)	
2047	\$ (217,353)	\$ (1,643,883)	\$ (186,778)	\$ (12,484)	\$ (2,060,498)	\$ (6,020,933)	
2048	\$ (231,713)	\$ (1,752,486)	\$ (199,118)	\$ (13,309)	\$ (2,196,626)	\$ (6,418,708)	
2049	\$ (246,790)	\$ (1,866,520)	\$ (212,073)	\$ (14,174)	\$ (2,339,557)	\$ (6,836,369)	
Total	\$ (3,015,542)	\$ (22,807,033)	\$ (2,591,336)	\$ (173,264)	\$ (28,587,175)	\$ (83,533,892)	

Source: Tiberius Solutions LLC

Please refer to the explanation of the schools funding in the preceding section

Table 11 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2050.

Table 11 - Additional Revenues Obtained after Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	Tax Revenue in FYE 2050 (year after termination)		Total
			From Frozen Base	From Excess Value	
General Government					
Douglas County	Permanent	1.1124	\$ 151,402	\$ 570,018	\$ 721,420
City of Roseburg	Permanent	8.4774	\$ 1,142,710	\$ 4,302,235	\$ 5,444,945
4H/Master Gardener Ext	Permanent	0.0600	\$ 8,167	\$ 30,746	\$ 38,913
Roseburg Champion Mill Site	Permanent	8.4774	\$ 11,094	\$ 41,766	\$ 52,860
<i>Subtotal</i>	<i>Gen. Govt.</i>		\$ 1,313,373	\$ 4,944,765	\$ 6,258,138
Education					
Douglas ED	Permanent	0.5296	\$ 72,080	\$ 271,378	\$ 343,458
Roseburg School District 4	Permanent	4.0327	\$ 545,088	\$ 2,052,225	\$ 2,597,313
Umpqua CC	Permanent	0.4551	\$ 61,941	\$ 233,202	\$ 295,143
Glide School District 12	Permanent	4.5037	\$ 4,217	\$ 15,877	\$ 20,094
<i>Subtotal</i>	<i>Education</i>		\$ 683,326	\$ 2,572,682	\$ 3,256,008
Total			\$ 1,996,699	\$ 7,517,447	\$ 9,514,146

Source: Tiberius Solutions LLC

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2018 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$136,103,410. The total assessed value of the City of Roseburg is \$1,888,952,951. The percentage of assessed value in the Urban Renewal Area is 14.44%, below the 25% threshold.

The Area contains 711.54 acres, including public rights-of-way, and the City of Roseburg contains 6,987.66 acres. The existing urban renewal area is 1,034.84 acres. This puts 24.99% of the City’s acreage in an Urban Renewal Area, below the 25% threshold. The existing urban renewal area is set to expire in September of 2019.

Table 12 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Assessed Value	Acreage
City of Roseburg	\$1,888,952,951	6,987.66
Roseburg Existing UR Area	\$99,751,557	1,034.84
Increment value of existing UR Area	\$255,927,875	
Diamond Lake Area	\$136,103,410	711.54
Percentage in Urban Renewal Area	14.44%	24.99%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Roseburg and Douglas County Department of Assessment and Taxation (FYE 2018)

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Diamond Lake Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures 711.54 total acres in size, encompassing 578.99 acres included in 925 individual parcels, and an additional 132.55 acres in public rights-of-way. An analysis of FYE 2018 property classification data from the Douglas County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Vacant accounts for the largest land use within the area (20.29%). This is followed by Industrial (19.37%), and Single-Family Residential (18.17%). The total land uses in the Area, by acreage and number of parcels, are shown in Table 13.

Table 13 - Existing Land Use in Area

Land Use	Parcels	Acreage	% of Total Acreage
Vacant	97	117.47	20.29%
Industrial	29	112.16	19.37%
Single Family Residential	450	105.18	18.17%
Commercial	179	92.28	15.94%
Exempt	43	59	10.19%
Multifamily Residential	116	49.77	8.60%
Mixed Use	5	37.41	6.46%
Right of Way	6	5.72	0.99%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

2. Zoning Designations

As illustrated in Table 14 the most prevalent zoning designation (42.21%) of the Area by acreage is zoned as Mixed Use (Industrial and Commercial) zones. The second most prevalent zoning designation is General Commercial, representing 13.30% of the Area.

Table 14 - Existing Zoning Designations

Zoning	Parcels	Acreage	% of Total Acreage
Mixed Use – (Commercial and Industrial)	108	244.42	42.21%
General Commercial	170	77.02	13.30%
Medium-Density Multifamily Residential	138	56.57	9.77%
Medium Industrial	24	42.16	7.28%
Single Family Residential (>7,500 SF)	173	41.96	7.25%
Limited Multifamily Residential	154	33.77	5.83%
Multifamily Residential	67	33.61	5.80%
Single Family Residential (>6,000 SF)	62	22.12	3.82%
Public Reserve	7	18.02	3.11%
Heavy Industrial	3	6.91	1.19%
Professional Office	19	2.43	0.42%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

3. Comprehensive Plan Designations

As illustrated in Table 15 the most prevalent comprehensive plan designation (50.69%) of the Area by acreage is Industrial. The second most prevalent comprehensive plan designation is Medium Density Residential, representing 15.77% of the Area.

Table 15 - Existing Comprehensive Plan Designations

Comprehensive Plan Designation	Parcels	Acreage	% of Total Acreage
Industrial	135	293.49	50.69%
Medium Density Residential	292	91.32	15.77%
Commercial	181	78.69	13.59%
Low Density Residential	236	64.66	11.17%
High Density Residential	57	32.53	5.62%
Public and Semi-Public	5	15.87	2.74%
Professional Office	19	2.43	0.42%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

Figure 2 - Diamond Lake Urban Renewal Area Zoning Designations

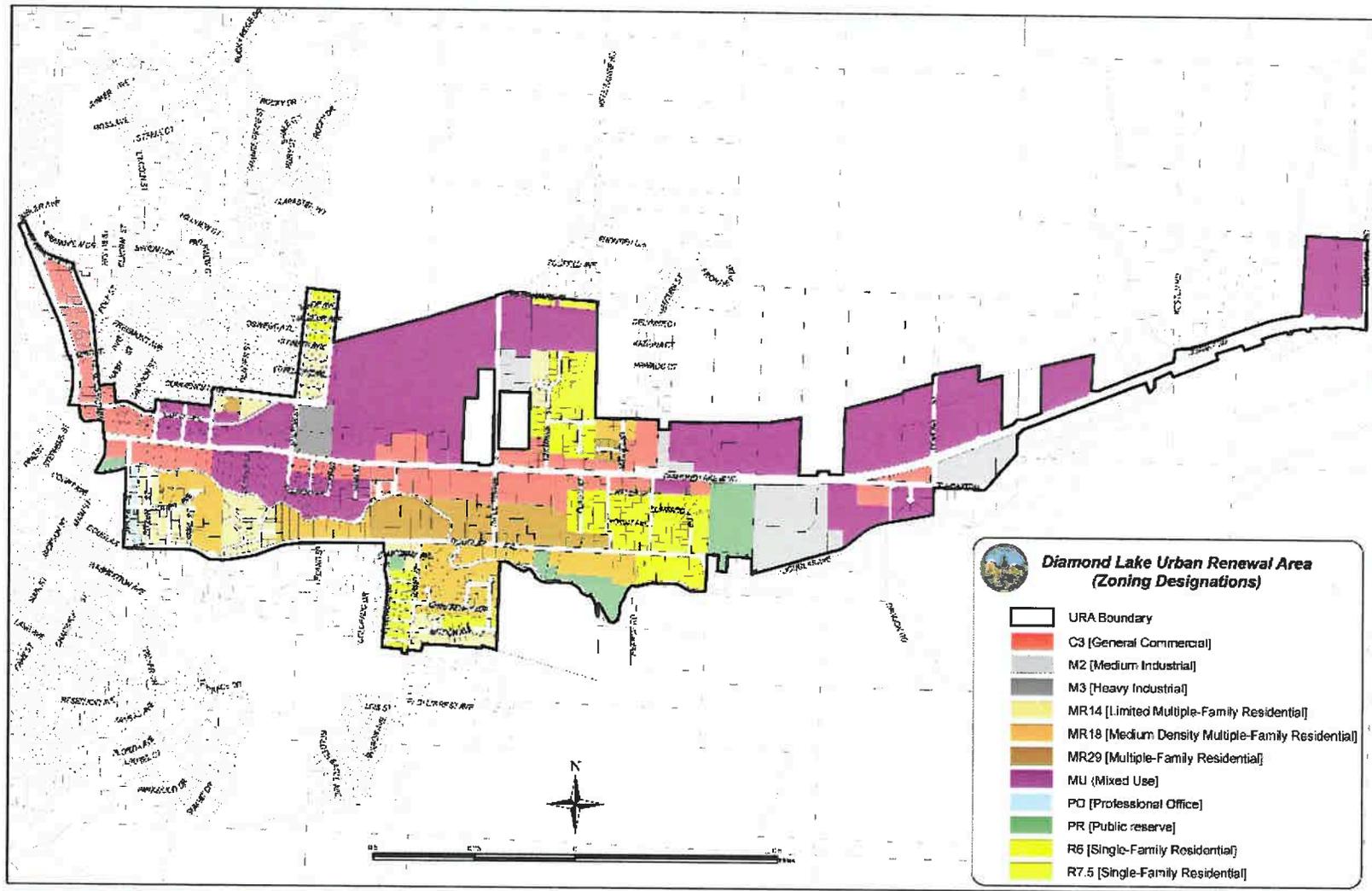
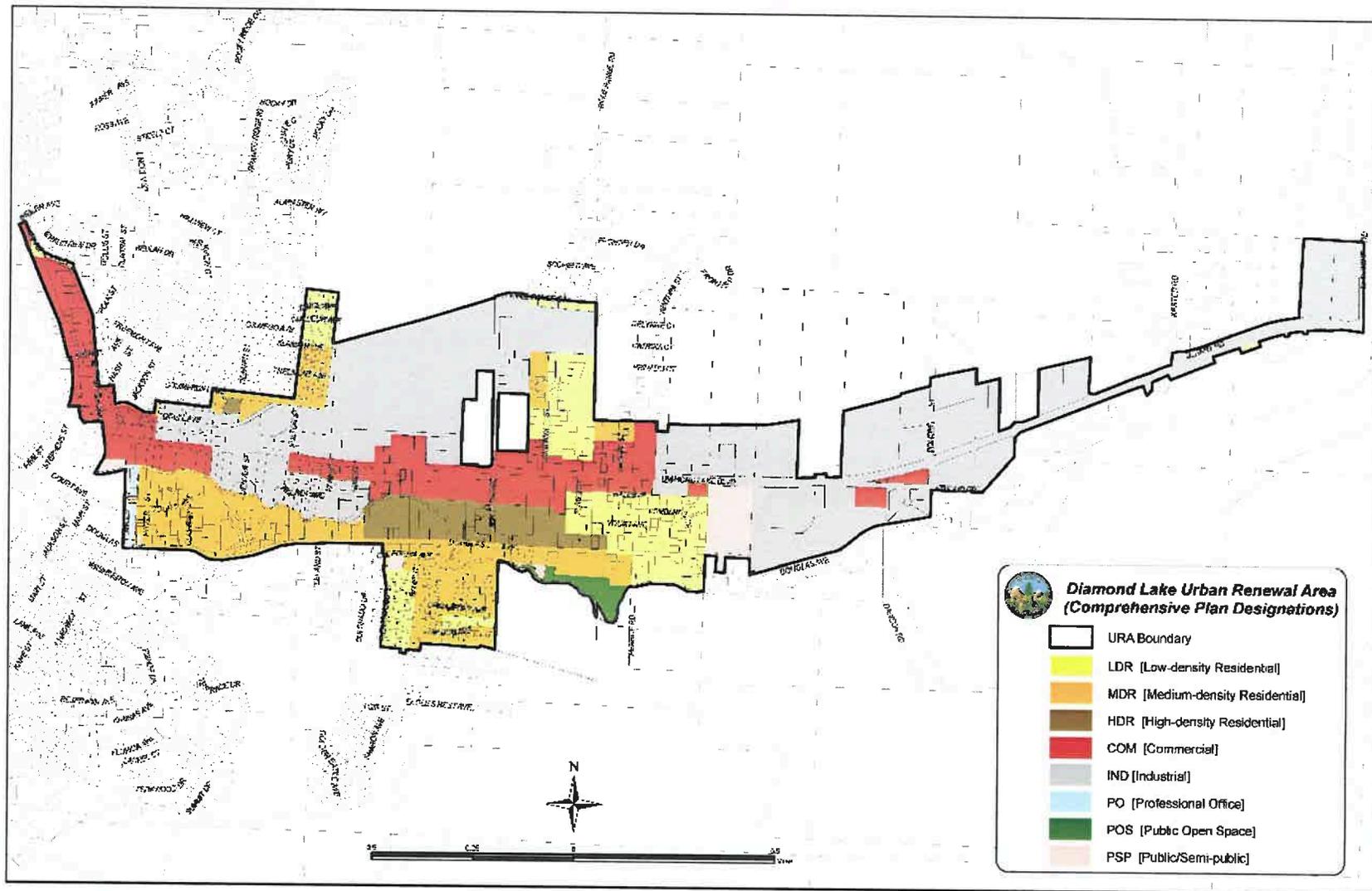


Figure 3 - Diamond Lake Urban Renewal Area Comprehensive Plan Designations



B. Infrastructure

This section identifies the existing conditions in the Area to assist in establishing blight. **Please note this DOES NOT mean all of these projects are projects in the urban renewal plan. These are identified in this section solely for the purposes of establishing blight.**

1. Transportation

The Transportation deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan (TSP) are shown below. Projects are identified by Map Code Area from the TSP. Project costs, if known, are shown in Table 16 below.

Street Improvements

Project L. Fulton Street Improvements - This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP. (TSP, p 7-53)

Project N. Rifle Range Street - North of Diamond Lake Boulevard - To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage. (TSP, p 7-7)

Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue - This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP. (TSP, p 7-7)

Project R. New Collector Connection - Odell Avenue to Rifle Range Street (TSP, p 7-15)

Project X. New Collector from Diamond Lake Boulevard at Lake Street or Gardiner Street (TSP, p 7-15)

Intersection

Winchester Street/Diamond Lake Boulevard (TSP, p 8-8)

Traffic Signals

Diamond Lake Boulevard and Fulton Street or Lake Street - Traffic Signals (TSP, p 8-9 and 7-32)

Bicycle and Multi-Use Path Improvements

Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street (TSP, p 7-53)

Multi-use path connection along Deer Creek (TSP, p 7-53)

NE Douglas Avenue Spruce Street to Hwy 138 to Sunshine Park - Douglas Avenue provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park. (Bike and Ped Plan, p 18)

Douglas Avenue – Fowler to Rifle Range Road – striping and sidewalk gap (Bike and Ped Plan, p 29)

Deer Creek Pathway - South Umpqua River to Douglas Street Bridge (Bike and Ped Plan, p 36)

Commercial Street Trail - Commercial Street (Bike and Ped Plan, p 36)

Ramp Street - Douglas Avenue to east and eventual connection to Terrace Drive (Bike and Ped Plan, p 36)

NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Boulevard (Bike and Ped Plan, p 14)

Pedestrian Transportation System

Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street (TSP, p 7-55)

Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street (TSP, p 7-55)

Add sidewalks along the length of Ramp Street (TSP, p 7-55)

Table 16 - Transportation Projects in Area

Project Name	Project Description	Project Cost	Source
TSP Project L. Fulton Street Improvements	This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP	\$2,230,000	Transportation Systems Plan
TSP Project N. Rifle Range Street - North of Diamond Lake Boulevard	To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage.	\$7,570,000	Transportation Systems Plan
TSP Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue	This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP.	\$2,000,000	Transportation Systems Plan
TSP Project R.	New Collector Connection - Odell Avenue to Rifle Range Street	\$3,450,000	Transportation Systems Plan
TSP Project X.	New Collector from Diamond Lake Boulevard at Lake Street or Gardner Street	\$4,030,000	Transportation Systems Plan
Traffic Signals	Diamond Lake Boulevard and Fulton Street or Lake Street	\$200,000	Transportation Systems Plan
Bicycle and Multi- Use Path	Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street	\$567,800	Transportation Systems Plan
Bicycle and Multi- Use Path	Multi-use path connection along Deer Creek	\$801,600	Transportation Systems Plan
Bicycle and Multi- Use Path	Douglas Street provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park.	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Douglas Avenue Fowler to Rifle Range	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Deer Creek Pathway South Umpqua River to Douglas Street Bridge	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Commercial Street Trail	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Ramp Street Douglas Avenue to east and eventual connection to Terrace Drive	\$71,000	Bike-Ped Plan
Bicycle and Multi- Use Path	NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Blvd	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Bike lanes on Winchester Street between Diamond Lake Boulevard and Douglas Avenue	\$36,400	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along length of Ramp Street	TBD	Transportation Systems Plan

Source: City of Roseburg Transportation Systems Plan and Bike-Ped Plan

2. Storm Water

The Storm Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 17 and 18 below.

Table 17 - Storm Drainage Master Plan Projects in the Area

Project Name	Project Description
Storm drain at Diamond Lake Blvd between Riffle Range Rd and Patterson Street	<p>The storm drain system along Diamond Lake Blvd. is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.) • Construct a parallel system along Diamond Lake Blvd. • Investigate detention possibilities west of Miguel Street
Diamond Lake Boulevard #1 (HYD 13)	<p>Recommened Alternative:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.) <p>Project Cost: \$876,245</p>
Diamond Lake Blvd. east of Douglas County Rd. and the Department Shops	<p>The storm drain system along Diamond Lake Blvd. is under capacity causing localized flooding.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.)
Diamond Lake Boulevard East of Douglas County Road Department Shops (HYD 24)	<p>Recommened Alternatives:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. <p>Benefits</p> <ul style="list-style-type: none"> • Located within public right-of-way • Eliminates flooding <p>Project Cost: \$185,445</p>
The existing storm drain system along Diamond Lake Blvd discharging into the unnamed at the Douglas County Road Department shops.	<p>This area includes the commercial and industrial areas along Diamond Lake Blvd, Riffle Range Rd and Miguel St. The outfall is on Diamond Lake Blvd immediately south of the Douglas County Road Department shops. No water quality treatment currently exists within the basin prior to discharge to Deer Creek.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> • Water Quality Swale • Proprietary Water Quality Manhole • Source control through low impact development methods.

Source: Roseburg Storm Drainage Master Plan

Table 18 - Storm Drainage Master Plan Projects in the Area

Project Name	Project Description
Water Quality Concern #9 Diamond Lake Boulevard	Preferred Alternative: <ul style="list-style-type: none"> • Construct a water quality swale in the existing open channel system south of Diamond Lake Boulevard. Benefits <ul style="list-style-type: none"> • Located within existing drainage channel. • Easy access for maintenance. • Improves water quality for surround areas. Project Cost: \$16,477
SUP-12	Fulton/Gardiner Drainage Improvements - Study Project Cost: \$25,000
SUP-13	Fulton/Gardiner Drainage Improvements - Construction Project Cost: \$1,000,000
HYD 19	Stephens Street (SD) Project Cost: \$126,601

Source: Roseburg Storm Drainage Master Plan

3. Water

The Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 19 below.

Table 19 – Water Master Plan Projects in Area

Project Name	Project Description	Project Cost	Source
Ventura, Crystal Vista and Gibby	100 gpm Upgrade Ventura PS	\$100,000	Water Master Plan
Ventura Zone	0.4 MG Frontier Lane 2 Reservoir	\$800,000	Water Master Plan
Ventura, Crystal Vista and Gibby Pressure Zones	Improvement for Growth	\$3,194,300	Water Master Plan

Source: Roseburg Water Master Plan

4. Parks

The Parks deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 20 below.

Table 20 - Parks Master Plan Projects in Area

Park	Project	Cost
Eastwood Park	Enhance creek bed	\$50,000
Eastwood Park	Enhance trail connections	\$5,000
Proposed Neighborhood Park (P-5)	Acquire Park Land	\$765,000
Proposed Neighborhood Park (P-5)	Develop site master plan	\$150,000
Proposed Neighborhood Park (P-5)	Implement master plan	\$1,000,000

Source: Roseburg Comprehensive Parks Master Plan

C. Social Conditions

Within the Area, there are 566 tax lots shown as Residential use. According to the US Census Bureau, American Community Survey (ACS) 2012-2016, the block groups have 3,826 residents, 94% of whom are white.

Table 21 - Race in the Area

Race	Number	Percent
White	3,594	94%
Black or African American	103	3%
American Indian and Alaska Native	51	1%
Asian	21	1%
Native Hawaiian and Other Pacific Islander	4	0%
Some other race	15	0%
Two or more races	38	1%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (20%).

Table 22 - Age in the Area

Age in the Area	Number	Percent
Under 5 years	148	4%
5 to 9 years	187	5%
10 to 14 years	56	1%
15 to 17 years	111	3%
18 to 24 years	350	9%
25 to 34 years	781	20%
35 to 44 years	379	10%
45 to 54 years	398	10%
55 to 64 years	511	13%
65 to 74 years	588	15%
75 to 84 years	251	7%
85 years and over	66	2%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

In the block groups, 24% of adult residents have earned a bachelor's degree or higher. Another 45 % have some college education or an Associate's degree, and another 23% have graduated from high school with no college experience.

Table 23 - Educational Attainment in the Area

Educational Attainment	Number	Percent
Less than high school	267	9%
High school graduate (includes equivalency)	675	23%
Some college	1,077	36%
Associate's degree	262	9%
Bachelor's degree	345	12%
Master's degree	286	10%
Professional school degree	28	1%
Doctorate degree	34	1%
Total	2,974	100%

Source: American Community Survey 2012-2016 Five Year Estimates

As seen in Table 24, the most common travel time class was 10-19 minutes, with 45% of journeys being in this class. This was followed by the less than 10 minutes travel time class, which represented 24% of journeys. The data shows that 84% of journeys were less than 30 minutes in duration, with only 1% of journeys being more than 1 hour in duration.

Table 24 - Travel Time to Work in the Area

Travel time to work	Number	Percent
Less than 10 minutes	412	24%
10 to 19 minutes	764	45%
20 to 29 minutes	256	15%
30 to 39 minutes	121	7%
40 to 59 minutes	17	1%
60 to 89 minutes	105	6%
90 or more minutes	11	1%
Total	1,686	100%

Source: American Community Survey 2012-2016 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 81%, drove alone with another 8% carpooling.

Table 25 - Means of Transportation to Work in the Area

Means of Transportation to Work	Number	Percent
Drove alone	1,375	81%
Carpooled	141	8%
Public transportation (includes taxicab)	14	1%
Motorcycle	-	0%
Bicycle	22	1%
Walked	114	7%
Other means	20	1%
Worked at home	12	1%
Total	1,698	100%

Source: American Community Survey 2012-2016 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Grant County Department of Assessment and Taxation for FYE 2018, including all real, personal, manufactured, and utility properties, is estimated to be \$136,289,356.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 below shows the improvement to land ratios for properties within the Area. Forty-three parcels in the area (10.19% of the acreage) are non-taxable. Another 163 parcels have no improvements representing 34.09% of the Area. Two hundred and forty five parcels representing 28.97% of the Area have I:L ratios of less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 151 of the 925 parcels in the Area, totaling 16.31% of the acreage have I:L ratios of 2.0 or more in FYE 2018. In summary, the Area is underdeveloped and not contributing significantly to the tax base in Roseburg.

Table 26 - I:L Ratio of Parcels in the Area

Improvement/Land Ratio	Tax Lots		% of Total Acres
	Tax Lots	Acres	
Exempt	43	59.00	10.19%
No Improvement Value	163	197.37	34.09%
0.01-0.50	65	102.39	17.68%
0.51-1.00	180	68.02	11.75%
1.01-1.50	206	64.65	11.17%
1.51-2.00	117	42.04	7.26%
2.01-2.50	42	14.44	2.49%
2.51-3.00	17	7.54	1.30%
3.01-4.00	20	7.81	1.35%
> 4.00	72	15.74	2.72%
Total	925	578.99	100.00%

Source: Calculated by Elaine Howard Consulting, LLC with data from Roseburg GIS using Douglas County Department of Assessment and Taxation data (FYE 2018)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The majority of projects being considered for future use of urban renewal funding are for infrastructure improvements, including streets and utilities. The use of tax increment allows the city to tap into different funding source besides the City of Roseburg general fund, other utility funds or system development charges (SDC) funds.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the city.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund programs necessary to cure blight within the Area.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if homes are acquired that require relocation, the Agency shall comply with applicable relocation requirements.