

# FURA Work Plan Review

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NOVEMBER 16, 2022

# 2021-2023 Biennium

Work Plan activities were outlined in the 2021-2023 biennial budget.



# 2021-2023 Work Plan Items

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## **Development & Redevelopment Opportunities**

- Quince Street Property
- Catalyst Sites & Other Properties

## **ReVision Florence**

- Streetscape – ODOT Contract & Project Close Out
- Art Exposed Placements
- Laurel Street Plaza
- Pedestrian Scale Lighting Arms
- Quince Street Gateway

## **Siuslaw Estuary Trail**

## **Amenities**

- Siuslaw Estuary Trail
- Gallagher Park Expansion Support
- Old Town Amenities

## **Grant Programs**

- Façade Preservation & Rehabilitation Program
- Predevelopment Grant Program
- Redevelopment Assistance Grant Program

## **Old Town Parking Assessment**

# Progress on 2021-2023 Work Plan Items

## Development & Redevelopment Opportunities

- Quince Street Property – **Completed/In Process**
  - Continue to work with selected developer on next steps.
  - Work with City of Florence as needed regarding development opportunities and requests.
- Catalyst Sites and Other Properties – **Ongoing**
  - Continue to look for opportunities to market and encourage redevelopment of key sites within District.

## Grant Programs

- Façade Preservation & Rehabilitation Program – **NOT Completed**
  - Development and Implementation
- Continuation of Current Programs – **Ongoing**
  - Predevelopment Grant Program
  - Redevelopment Assistance Grant Program



# Progress on 2021-2023 Work Plan Items

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## ReVision Florence

- Streetscape – **Completed**
  - ODOT Contract Closeout
- Art Exposed – **In Progress**
  - Expansion of Art Exposed Program to installed plinths and project area.
- Laurel Street Plaza – **Completed**
  - Completion of landscaped plaza at southwest corner of Laurel St. and Hwy. 101
- Pedestrian Scale Light Arms – **NOT Completed**
  - Purchase and installation on street lights in project areas per original design.
- Quince Street Gateway – **NOT Completed**
  - Concept design and construction of gateway. Include considerations of needs of Quince Street property development and wayfinding to Old Town.



# Progress on 2021-2023 Work Plan Items

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## Amenities

- Siuslaw Estuary Trail – **Completed/In Process**
  - Continue to work with the City on developed and incorporate it into the development proposals for the Quince Street property.
- Gallagher Park Expansion – **Ongoing**
  - Support the City's efforts in converting the old Public Works facility to the expansion of Gallagher Park.
- Old Town Amenities – **Ongoing**
  - Support the City's efforts to improve Old Town amenities including restrooms at the west end of Bay Street, wayfinding signage, open space, and open space improvements.

## Old Town Parking Assessment

- City's Transportation Systems Plan Update – **In Process**
  - Continue to work with the City on the TSP update and support the review of the Old Town transportation network, includes the flow of traffic and parking throughout.



# Project Activities

## Florence Renewal Plan

- The Urban Renewal Plan and Report outline the project activities that FURA can work within.
- The items in the list were reviewed in 2013 for completion, and those are the items that are crossed off on the list. There have been other items either worked on or completed since that date.

Florence Renewal Plan	
Table 2- Proposed Urban Renewal Projects	
<u>Project Activity</u>	<u>Funding</u>
<b>Development and Redevelopment</b>	
Complete interpretative site (North)	\$ 300,000
Develop estuary trail (Hwy 126 to Bridge)	\$ 300,000
Financial & tech assist to bring properties into compliance w/ Downtown Plan	\$ 3,500,000
Create financial incentives to provide "workforce housing"	\$ 3,000,000
Incent development of public parking (e.g. <del>Library</del> , etc.)	\$ 4,000,000
<b>Infrastructure</b>	
Facilitate development of old middle school property	\$ 1,500,000
<del>Upgrade water delivery system to enhance fire safety / Improve sewer capacity</del>	<del>\$ 2,500,000</del>
<del>Storm water abatement in downtown area</del>	<del>\$ 500,000</del>
<b>Pedestrian Safety</b>	
Stripe Hwy 101 for parking	\$ 200,000
Construct bulb outs with planters	\$ 800,000
<del>Install a traffic light at 2nd St. and Hwy 101</del>	<del>\$ 400,000</del>
Install emergency vehicle control of traffic lights	\$ 100,000
Sidewalk improvements including accessibility & visibility	\$ 1,000,000
<b>Public Facilities</b>	
Install Old Town restrooms	\$ 400,000
<del>Complete visitor's center / Chamber office</del>	<del>\$ 800,000</del>
Mini-Park Development & Enhancement including Veterans Park	\$ 1,000,000
<del>Facilitate the development of a new senior center</del>	<del>\$ 1,000,000</del>
<b>Preservation and Rehabilitation</b>	
<del>Repair/replace dilapidated public fishing dock</del>	<del>\$ 300,000</del>
<del>Replace dilapidated Maple St. public boat dock</del>	<del>\$ 300,000</del>
<del>Facilitate rebuild of commercial wharf (Mo's, ICM) / Add Ice Machine facility</del>	<del>\$ 800,000</del>
<b>Streetscape Projects</b>	
Complete downtown antique lighting project	\$ 500,000
Install benches, waste receptacles, planters, bike racks, trees	\$ 1,200,000
Underground existing overhead wires	\$ 1,500,000
Project Totals	\$ 25,900,000

# Reviewing the Investment Strategy

## Florence Urban Renewal Agency Investment Strategy



May 2016

### What is it?

- Study reviewed the current state of the urban renewal area, opportunities, constraints, and strategies to accomplish goals.

### Guiding Principles

- Downtown is a business
- Leverage public investment for private investment
- Connect to regional economic development
- Leadership is essential

### Identified Catalyst Sites

- Lotus Site
- Port of Siuslaw Parking Lot Site
- Pro Lumber Site
- Old School Furniture Site
- Quince Street Site

### Strategy proposed the following projects:

#### FURA

- Design and Development Assistance Program
- Preservation and Rehabilitation Program
- Catalyst Development Fund
- Develop a co-working space
- Parking Management Study

#### City of Florence

- Accessory Dwelling Unit Program
- Marketing and Developer Recruitment
- Development code audit

*These were in addition to ReVision Florence and the Siuslaw Estuary Trail.*



# Next Steps?

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## Current Work Plan Items

- Recommend rolling forward current work plan items either in process or not completed yet.

## Catalyst Sites

- Provide marketing assistance to catalyst sites on what is possible for redevelopment. Engage FURA/City partner agencies working on economic development to assist.

## Quince Street Development Phase Two

- Determine goals and strategy for development of the north end of the Quince Street property.

## Code Related Items

- Development Code Updates
  - FURA could review areas of the Land Use Development Code in relation to development within the District, and initiate a code review by the Planning Commission, as the applicant.
- Sign Code Updates
  - FURA could initiate a sign code review by the Planning Commission, as the applicant. The current code is limiting in the Old Town Area (all areas) for businesses such as the FEC and the hotel.





## Questions and Discussion