

# Murphy Crossing Urban Renewal Plan

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Presented to Deschutes County Commission  
July 16, 2008



# County Commission

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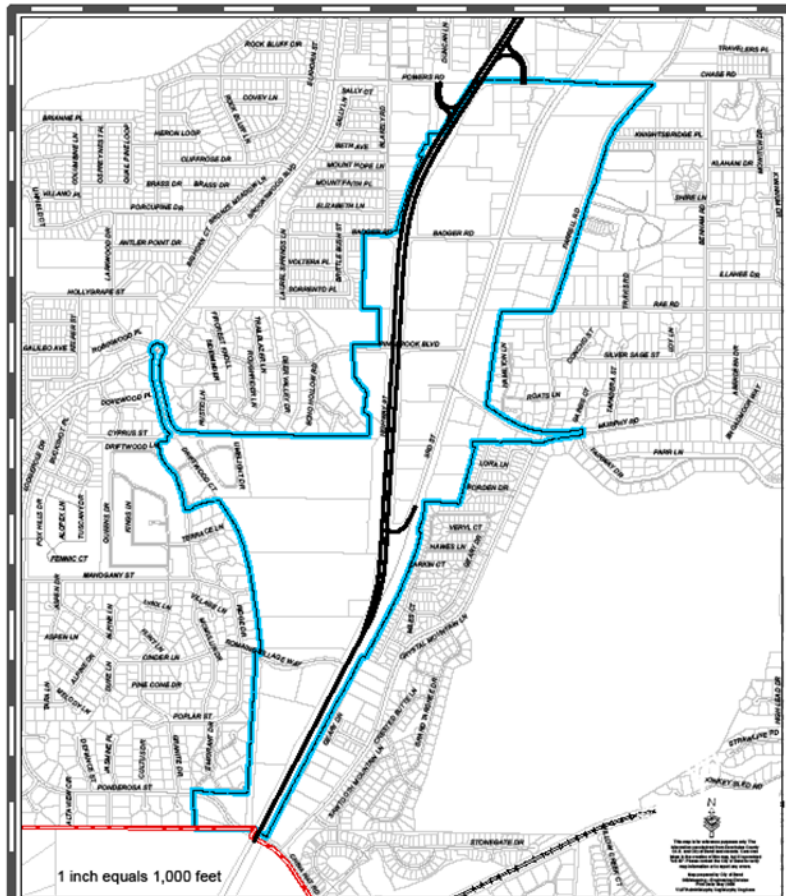
- State Statute requires each taxing district to be notified of the impacts of a proposed urban renewal plan. If a taxing district provides written comments, the City Council must address those comments in their adopting ordinance.



# Urban Renewal Background

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- The purpose of urban renewal is to improve certain areas that are poorly developed or underdeveloped.
- Types of typical urban renewal projects:
  - Construction or improvement of infrastructure
  - Assistance for rehabilitation or redevelopment of property
- Urban Renewal with Tax Increment Financing:
  - Frozen base established
  - Growth in assessed value over frozen base allocated to Area
  - Projects financed through taxes from growth in assessed value



Proposed Murphy Crossing  
Urban Renewal Area  
City of Bend  
May 29, 2008

City Limit  
 Renewal Area Boundary

238 acres

73 individual properties

2 main areas:

- Murphy Crossing Refinement Plan Area
- 3<sup>rd</sup> Street Corridor



# Goals and Objectives

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- **Economy:** Convert underutilized land into productive developments that will provide jobs, housing and business to the Bend area.
- **Traffic and Transportation:** Implement transportation improvements that will increase efficient access and circulation to and from the Area and mitigate traffic impacts resulting from new development.
- **Land Use:** Help implement adopted plans to create an efficient and cohesive mixed use development in the Area.



# Goals and Objectives

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- **Public Utilities:** Improve the public utilities in the Area.
- **Parks:** Develop a public park in the Area.
- **Enhance the Pedestrian Environment on Streets:** Create a streetscape environment that is safe and attractive for pedestrians and bicyclists. ( 3<sup>rd</sup> Street)
- **Promote a Mix of Retail and Commercial Uses Oriented to Pedestrians:** Promote development of a mix of service and office uses that benefit from and enhance the Area's pedestrian environment. (3<sup>rd</sup> Street)



# Projects

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- Transportation improvements to increase circulation from, to and within the Area.
  - Preliminary engineering study for future transportation improvements.
  - Provision of sanitary sewer to the Area to allow for development.
  - Upgrading of the water infrastructure in the Area.
  - Assistance in construction of a public park to serve the Area.
  - Streetscape improvements along 3rd Street.
  - Affordable Housing Assistance Program.
  - Commercial Revitalization Loan Program.



## Relationship to Local Goals and Objectives

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### Bend Area General Plan

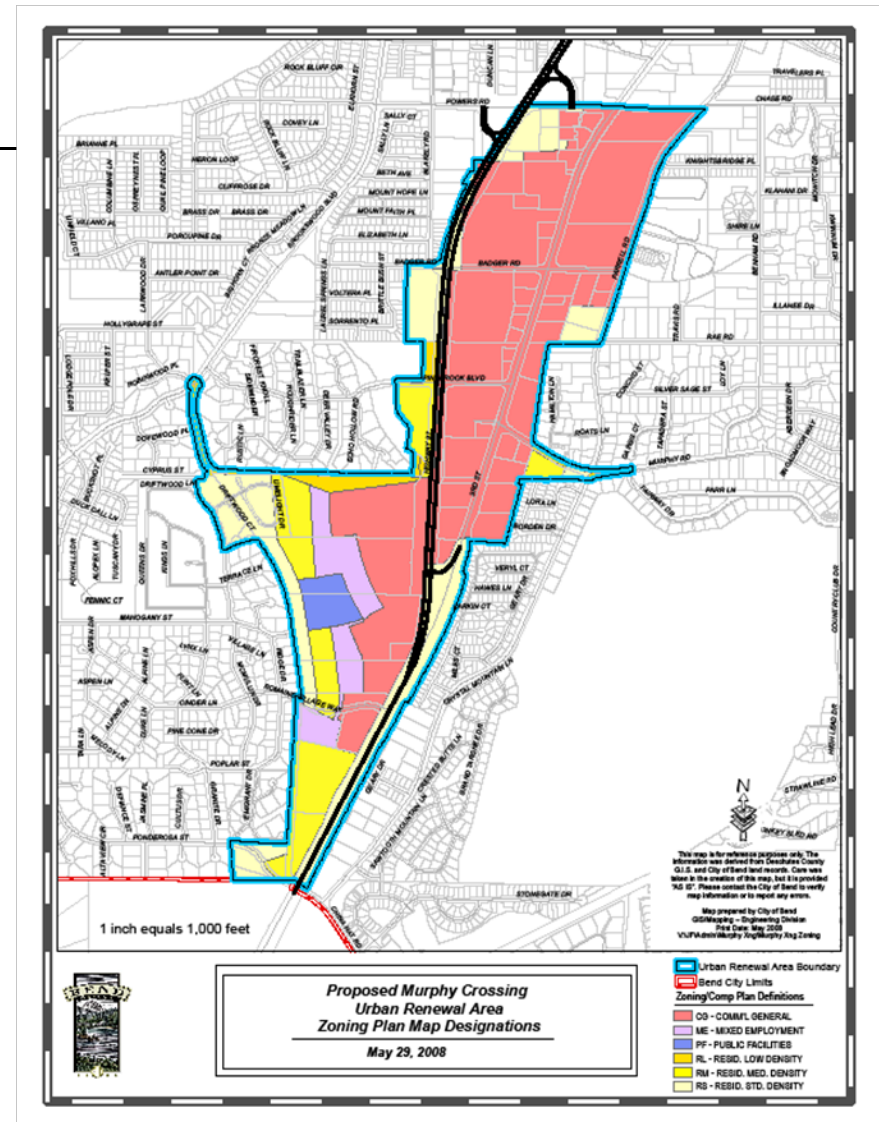
- Community Connections
- Housing and Residential Lands
- The Economy and Lands for Economic Growth
- Transportation Systems
- Public Facilities

Murphy Crossing Refinement Plan adopted by City Council: This implements



# Area Zoning

- Zoning Districts:
- Murphy Crossing Refinement Plan Overlay
- General Commercial
- Mixed Use/Mixed Employment
- Public Facilities/Open/Park Space
- Multifamily Residential
  - Res. Med Density
- Single Family Residential
  - Res. Standard Density
- Single Family Low Density





## Maximum Indebtedness

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- The maximum indebtedness for the Plan is Fifty Two Million Six Hundred Thousand Dollars (\$52,600,000).
- Plan expected to last approximately 25 years.
- Amount required to service debt: \$59,091,853.

# Impacts on Other Taxing Districts

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- Table of Impacts: Districts regain this loss by FY 2042/2043

<b>Present Value Revenues Foregone</b>	<b>Total</b>	<b>Annual</b>
DESCHUTES COUNTY	2,994,712	119,788
SHERIFF (INCORP)	2,225,594	89,024
COUNTY LIBRARY	1,288,502	51,540
COUNTY EXTENSION/4H	52,477	2,099
911	379,054	15,162
CITY OF BEND	6,567,844	262,714
BEND METRO PARKS & RECREATION	3,422,729	136,909
C O C C	1,453,430	58,137

# Percentage of Present year's levy

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Present Value Revenues Foregone	FY 07/08 Permanent Rate Levy	Percent of 07/08 Levy Foregone
DESCHUTES COUNTY	19,913,846	0.6%
SHERIFF (INCORP)	14,799,463	0.6%
COUNTY LIBRARY	8,568,110	0.6%
COUNTY EXTENSION/4H	348,956	0.6%
911	2,520,582	0.6%
CITY OF BEND	20,245,954	1.3%
BEND METRO PARKS & RECREATION	10,788,310	1.3%
C O C C	9,664,828	0.6%

# Taxes Foregone are regained by District in FY 2042/2043

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<b>Present Value Revenues Gained Through FY 2043</b>	
DESCHUTES COUNTY	3,325,516
SHERIFF (INCORP)	2,471,439
COUNTY LIBRARY	1,430,833
COUNTY EXTENSION/4H	58,274
911	420,925
CITY OF BEND	7,293,346
BEND METRO PARK & RECREATION	3,800,813
C O C C	1,613,980