



Ad Hoc Urban Renewal Citizens Advisory Committee

March 8, 2021 – 5:30 PM

Newberg City Hall

414 E First Street (teleconference meeting)

<https://zoom.us/j/95363772353>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

**US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1
929 205 6099 or +1 301 715 8592**

Webinar ID: 953 6377 2353

Email any comments to doug.rux@newbergoregon.gov

I. CALL MEETING TO ORDER

II. ROLL CALL

III. CONSENT CALENDAR

No action

IV. NEW BUSINESS

A. Prioritization of project list to align with financial capacity

V. PUBLIC COMMENTS

(5-minute maximum per person - for items not on the agenda)

VI. ITEMS FROM STAFF

VII. ITEMS FROM COMMITTEE MEMBERS

VIII. ADJOURNMENT

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant at (503) 537-1240. For TTY services please dial 711.



Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132

503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

MEMORANDUM

TO: Ad Hoc Urban Renewal Citizens Advisory Committee
FROM: Doug Rux, Community Development Director
SUBJECT: March 8, 2021 CAC Meeting
DATE: March 8, 2021

At the February 22, 2021 Ad Hoc Urban Renewal Citizens Advisory Committee (CAC) meeting feedback was provided on shortening the original project list that was contained in the Feasibility Study. Brett Musick, Senior Engineer, has prepared an updated spreadsheet on Priority Projects based upon that feedback (Attachment 1). Attachment 2 are the maps of Subareas A – H that correlate to the spreadsheet. Attachment 3 is the Non-Priority Projects as background material. The Committee agreed to a 6.5% Growth Rate at its February 22, 2021 meeting and the projects align with that Growth Rate for a project value in 2020\$ of \$61.9M.

Please refer to your January 25, 2021 and February 22, 2021 packets if you need additional background information on potential projects.

Attachments: 1. Priority Projects
2. Subarea Maps A – H
3. Non-Priority Projects

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - SUMMARY			
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 Recommended Priority Projects March 2, 2021			
Sub Area			
A			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	13,835,613	
Riverfront Trails	\$	397,940	
TOTAL	\$	14,233,553	
B			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	3,334,010	
Riverfront Trails	\$	251,692	
TOTAL	\$	3,585,702	
C			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	159,986	
Riverfront Trails	\$	-	
TOTAL	\$	159,986	
D			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	6,312,464	
TOTAL	\$	6,312,464	
E			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	1,674,421	
TOTAL	\$	1,674,421	
F			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	5,926,763	
TOTAL	\$	5,926,763	
G			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	2,889,951	
TOTAL	\$	2,889,951	
H			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	17,932,032	
PARKING	\$	1,121,928	
PEDESTRIAN FURNITURE, TRASH CANS, ETC.	\$	-	
BUILDING FACADE PROGRAM	\$	-	
SECOND STREET UTILITY UNDERGROUNDING	\$	1,833,200	
TOTAL	\$	20,887,160	
<i>In 2020 Dollars Project Costs at 6.5% Growth Rate = \$61.9M</i>	TOTAL of SUB AREAS	\$	55,670,000
ADMINISTRATION	\$5,730,000	\$	5,730,000
BONDING	\$500,000	\$	500,000
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020		\$	61,900,000
2/25/2021 Revisions included: <ul style="list-style-type: none"> Removed stormwater projects where it was discovered that stormwater costs were already accounted for in street project costs. Added stormwater project costs to street projects where it's not clear if stormwater costs were accounted for. Removed the E Fourteenth sidewalk project (TSP project P09) and added the S River to S College Urban Multi-use Trail in its place. Added the Force Main B1 and Gravity Main B4 wastewater projects to the Riverfront Lift Station Project to create a single project comprised of three components. Added water line replacement projects for areas in downtown where the water line replacements are primarily due to insufficient size rather than pipe material or age. 			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021								
Recommended Priority Projects								
March 2, 2021								
Riverfront Master Plan Planning Level Cost Estimates								
Sub Area A								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area						City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
E Fourteenth Street Extension - S River St to NE Dog Ridge Rd		A	-	\$3,090,600	\$4,027,880	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a							
Water Project				\$937,280		Note 1		Developer
Stormwater Project	n/a			\$1,967,440		Note 1		Developer
E Industrial St (1) - E Fourteenth St Ext to Wynooski St		A	-	\$2,897,438	\$4,624,538	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	GM D1			\$848,400		Note 1		Developer
Water Project				\$878,700		Note 1		Developer
Stormwater Project	n/a							
S Industrial St (2) - Bypass to E Fourteenth St Ext		A	-	\$1,352,138	\$1,352,138	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
S Industrial St (3) - E Industrial St (1) to E Fourteenth St Ext		A	-	\$1,448,719	\$1,888,069	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a							
Water Project				\$439,350		Note 1		Developer
Stormwater Project	n/a							
Wynooski Street - Bypass to NE Dog Ridge Road		A	-	\$1,942,988	\$1,942,988	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a			\$605,980		Note 1		Developer
NE Dog Ridge Road - E Fourteenth Street Extension to Wynooski Street		A	-	\$1,448,719		Note 1		Developer, Yamhill County
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a			\$636,300		Note 1		Developer

\$18,084,052						\$13,835,613		
Riverfront Trails								
Description						<u>Other Potential Funding Sources</u>		
						City System Development Charges	Grants	Other
						% Eligible	Source	
Esplanade South of Mill Urban Multi-Use Trail		A		\$397,940	\$397,940	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
\$397,940						\$397,940		
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure						\$13,835,613		
Riverfront Trails						\$397,940		
Sub Area A								
Riverfront Master Plan Area Project Costs						\$14,233,553		

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 Recommended Priority Projects March 2, 2021								
Riverfront Master Plan Planning Level Cost Estimates Sub Area B								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
S River Street Improvements Bypass to Rogers Landing Rd	-	B	S22	\$1,227,150	\$2,034,140	Note 1		Developer
Wastewater Project	GMC1			\$161,600				
Water Project				\$263,610		Note 1		Developer
Stormwater Project				\$381,780		Note 1		Developer
E Fourteenth St Sidewalks S College St to S River St	-	B	P09	\$85,830		34%		Developer
Rail Crossing Improvements Crossing No. 40A-000.40 (River Street)		B	-	\$419,150	\$419,150	Note 1		Developer, LID, Cost Recovery Agreement
E Fourteenth Street - S College St to S River St (Sidewalks in TSP Project P09)		B	-	\$646,400	\$880,720	Note 1		Developer
Wastewater Project	n/a							
Water Project				\$234,320		Note 1		Developer
Stormwater Project	n/a			\$339,360		Note 1		Developer
Waterfront Street - S College St to CGB		B	-	\$2,181,600		Note 1		Developer, Yamhill County
Wastewater Project	GM B3			\$1,098,880				
Water Project				\$782,960		Note 1		Developer
Stormwater Project				\$1,018,080		Note 1		Developer
\$8,758,720					\$3,334,010			
Riverfront Trails								
Description						Other Potential Funding Sources		
						City System Development Charges	Grants	Other
						% Eligible	Source	
S River Street to S College Street Urban Multi-Use Trail		B		\$98,172	\$98,172	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Esplanade West of S River Street Urban Multi-Use Trail		B		\$153,520	\$153,520	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
\$251,692					\$251,692			
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$3,334,010			
Riverfront Trails					\$251,692			
Sub Area B								
Riverfront Master Plan Area Project Costs					\$3,585,702			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021								
Recommended Priority Projects								
March 2, 2021								
Riverfront Master Plan Planning Level Cost Estimates								
Sub Area C								
Public Transportation, Wastewater, Water and Storm Infrastructure								
				Estimated Project Cost		Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
Riverfront Trails								
Description						Other Potential Funding Sources		
						City System Development Charges	Grants	Other
						% Eligible	Source	
WASTEWATER								
Description			Master Plan Project #			Other Potential Funding Sources		
						% Eligible	Source	
Riverfront Lift Station*		C	C3.b	\$777,700	\$ 86,590.00	91%		Developer
Force Main B1*		C	C3.b	\$120,190	\$ 17,517.00	91%		Developer
Gravity Main B1		C		\$840,320		Note 1		Developer
Gravity Main B2		C		\$517,120		Note 1		Developer
Gravity Main B4*		C	C3.b	\$510,050	\$ 55,879.00	91%		Developer
*Projects in the City's 2018 Wastewater Master Plan					\$159,986	Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Note: Gravity Main B4 is anticipated to be designed and constructed in coordination with the Riverfront Lift Station and Force Main B1.								
Public Transportation, Water, Wastewater and Storm Infrastructure					\$159,986			
Riverfront Trails					\$ -			
Sub Area C								
Riverfront Master Plan Area Project Costs					\$159,986			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021								
Recommended Priority Projects								
March 2, 2021								
Riverfront Master Plan Planning Level Cost Estimates								
Sub Area D								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
S Blaine Street Extension - E Ninth St to S College St	D		E04	\$1,970,914	\$2,903,714	100%		
Wastewater Project			n/a					
Water Project			n/a					
Stormwater Project				\$932,800				
S College Street Improvements - S Ninth St to E Fourteenth St	D		-	\$2,954,250	\$2,954,250	Note 1	ODOT Safe Routes to School	Developer
Wastewater Project			n/a					
Water Project			n/a					
Stormwater Project			n/a	\$551,460		Note 1		Developer
E Ninth St Sidewalks - S Blaine St to S River St		D	P08	\$80,850		57%		Developer
Rail Crossing Improvements Crossing No. 40A-000.60 (College Street)		D	-	\$454,500	\$454,500	Note 1		Developer, LID, Cost Recovery Agreement
ADA Curb Ramps - E Ninth Street, S Blaine Street to S River Street (DKS)		D		\$793,950		Note 1	ODOT Safe Routes to School	Developer
				\$7,744,734	\$6,312,464			
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$6,312,464			
Sub Area D								
Riverfront Master Plan Area Project Costs					\$6,312,464			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021								
Recommended Priority Projects								
March 2, 2021								
Riverfront Master Plan Planning Level Cost Estimates								
Sub Area E								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
S River Street Improvements -E Ninth to Bypass, +/-1000 LF		E	S22	\$957,321	\$1,674,421	35%	ODOT Safe Routes to School	Developer
Wastewater Project	n/a							
Water Project				\$292,900		Note 1		Developer
Stormwater Project				\$424,200				
Wyndoski St Improvements	-			\$918,292				
S River St to Bypass (*reduced to Ninth to Eleventh: +/-650 ft.)		E	S37			61%		Developer, Yamhill County
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
ADA Curb Ramps - E Ninth Street, S River Street to S Pacific Street (DKS)		E		\$793,950		Note 1	ODOT Safe Routes to School	Developer
ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street (DKS)		E	-	\$593,800		Note 1		Developer
					\$3,980,463	\$1,674,421		
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$1,674,421			
Sub Area E								
Riverfront Master Plan Area Project Costs					\$1,674,421			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars									
May 7, 2020									
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater									
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021									
Recommended Priority Projects									
March 2, 2021									
Riverfront Master Plan Planning Level Cost Estimates									
Sub Area F									
Public Transportation, Wastewater, Water and Storm Infrastructure									
				Estimated Project Cost			Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD			City System Development Charges	Grants	Other
Description			TSP Project #				% Eligible	Source	
S River Street Improvements - E Third to E Ninth, +/-2200 LF		F	S22	\$2,106,103	\$5,926,763			ODOT Safe Routes to School	Developer
Wastewater Project	WWMP C2.b			\$2,929,840			35%		
Water Project	n/a						12%		
Stormwater Project	n/a			\$890,820					
Public Transportation, Water, Wastewater and Storm Infrastructure					\$5,926,763				
Sub Area F									
Riverfront Master Plan Area Project Costs					\$5,926,763				

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021								
Recommended Priority Projects								
March 2, 2021								
Downtown Improvement Plan Planning Level Cost Estimates								
Sub Area G								
Public Transportation Infrastructure								
				Estimated Project Cost		Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, & SD		City System Development Charges	Grants	Other
Description						% Eligible	Source	
Howard Street (Third to Fifth)				G	\$ -	Note 1		Developer
Wastewater Project I&I # 3				G	\$238,924	50%		
Water Project WL Replacement				G	\$85,000	0%		
Stormwater Project n/a								
Blaine (Third to Ninth)				G	TSP Project #S10	15%		Developer
Cost per Block (2016 dollars shown)					225,000			
Number blocks					6			
Total Cost (2016 dollars shown)					\$1,350,000			
Wastewater Project n/a								
Water Project - E Third to E Ninth				G	\$600,495	Note 1		
Stormwater Project C-1.C				G	\$442,377	5%		
Stormwater Project C-1.D				G	\$267,579	5%		
ADA Curb Ramps (DKS) - S Blaine Street,				G				
- E Third Street to E Ninth Street (6 blocks)					\$789,500			
Public Infrastructure (Transportation,Water, Wastewater and Storm)						\$2,889,951		

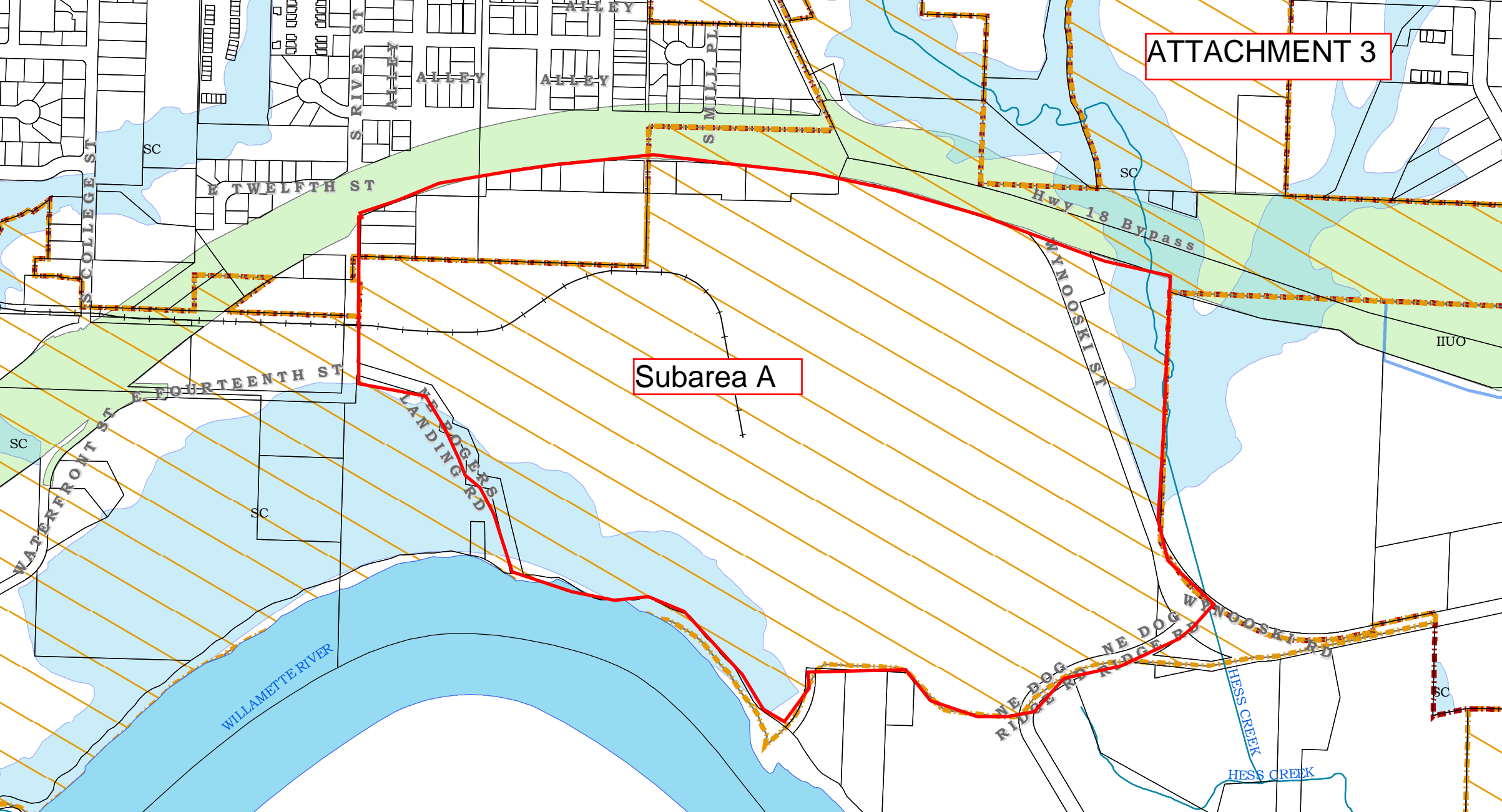
URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 Recommended Priority Projects March 2, 2021								
Downtown								
Sub Area H								
Public Transportation Infrastructure				Estimated Project Cost		Other Potential Funding Sources		
		UR Sub Area		Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description						% Eligible	Source	
Hancock Street Road Diet (College to Garfield)		H	TSP Project #S07, ODOT Lead		\$1,200,780	Note 2		LID
Cost per Block (2016 dollars shown)					215,518			
Number blocks					5			
Total Cost (2016 dollars shown)					1,077,590			
Wastewater Project								
Water Project M-1 Downtown		H	Hancock, N Grant to N Edwards		\$629,000	34%		
Stormwater Project								
First Street Road Diet (Harrison to River)		H	TSP Project #S07, ODOT Lead		\$11,599,678	\$13,039,104	Note 2	LID
Cost per Block (2016 dollars shown)					762,635			
Number blocks					13			
Total Cost (2016 dollars shown)					9,914,255			
Wastewater Project I&I # 23		H	E First, S College to S Edwards		\$149,884	50%		
Water Project Waterline Replacement					\$1,089,940	0%		
Stormwater Project C-1.A		H			\$199,602	5%		
Center Street (Third to Sheridan)		H			\$ -	Note 1		Developer
Wastewater Project								
Water Project WL Replacement					\$350,000	0%		
Stormwater Project								
Meridian Street (Third to Sheridan)		H			\$ -	\$252,000	Note 1	Developer
Wastewater Project								
Water Project WL Replacement					\$252,000	0%		
Stormwater Project								
Edwards Street (Third to Sheridan)		H			\$ -	Note 1		Developer
Wastewater Project								
Water Project WL Replacement					\$360,000	0%		
Stormwater Project								
College Street (Third to Sheridan)		H			\$ -	\$169,000	Note 1	Developer
Wastewater Project I&I # 23		H	S College, E Second to E Fourth		\$169,884	50%		
Water Project WL Replacement					\$169,000	0%		
Stormwater Project								
Howard Street (Third to First)		H			\$ -	\$85,000	Note 1	Developer
Wastewater Project								
Water Project WL Replacement					\$85,000	0%		
Stormwater Project								
Howard Street (Third to Sheridan)		H			\$ 2,317,015.00	Note 1		Developer
Wastewater Project								
Water Project WL Replacement					\$85,000	0%		
Stormwater Project								
Blaine Street (Hancock to Sherman)		H			\$ -	Note 1		Developer
Wastewater Project								
Water Project E Sheridan to E First		H			\$170,373	0%		
Stormwater Project								
Washington Street (Third to Sheridan)		H			\$ -	\$169,000	Note 1	Developer
Wastewater Project I&I # 24b		H	Washington, E First to E Sheridan		\$122,807	50%		
Water Project WL Replacement					\$169,000	0%		
Stormwater Project								
Garfield Street (First to Sheridan)		H			\$ -	Note 1		Developer
Wastewater Project I&I # 24a		H	Garfield, E First to E Sheridan		\$12,307	50%		
Water Project WL Replacement					\$85,000	0%		
Stormwater Project								

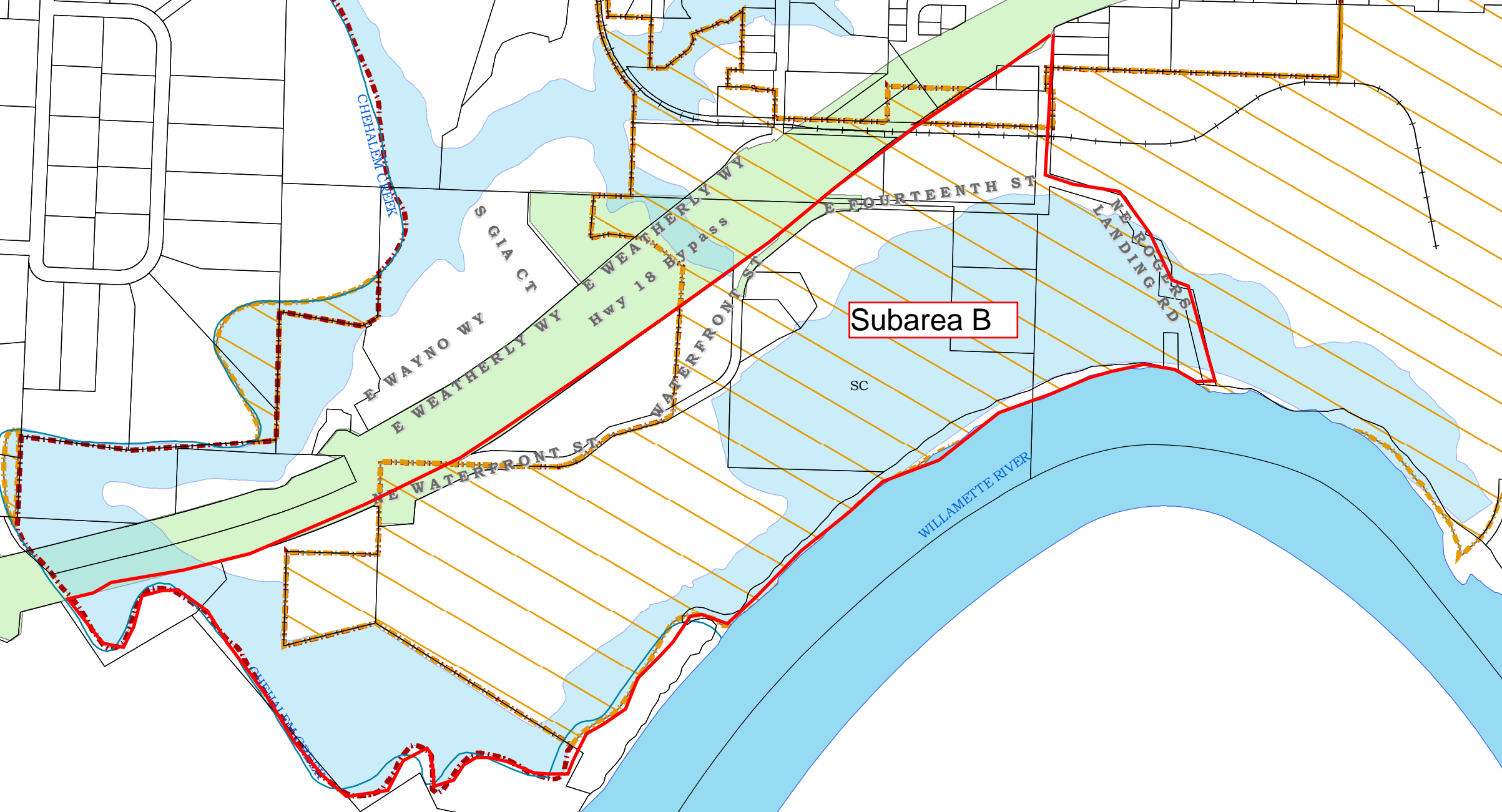
Main Street (Third to Rail Road Tracks)	H		\$ -	\$251,100	Note 1		Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$251,100		0%		
Stormwater Project	n/a						
Grant Street (Third to Rail Road Tracks)	H		\$ -		Note 1		Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$169,000		0%		
Stormwater Project	n/a						
Lincoln Street (First to Second)	H		\$ -		Note 1		Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$65,000		0%		
Stormwater Project	n/a						
Harrison Street (First to Second)	H		\$ -		Note 1		Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$65,000		0%		
Stormwater Project	n/a						
Sheridan (Rail Road tracks to 1/2 block east of Main)	H		\$ -	\$85,000	Note 1	City Sidewalk Grant	Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$85,000		0%		
Stormwater Project	n/a						
Third (Howard to River)	H		\$ -		Note 1	City Sidewalk	Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$61,100		0%		
Stormwater Project	n/a						
Sherman (School to Blaine)	H		\$ -		Note 1		Developer
Wastewater Project	n/a						
Water Project	WL Replacement		\$65,000		0%		
Stormwater Project	n/a						
Blaine (Hancock to Third)	H	TSP Project #510	\$ -	\$170,373	15%		Developer
Wastewater Project	n/a						
Water Project	- E First to E Third	H	\$170,373		0%		
Stormwater Project	n/a						
ADA Curb Ramps (CNS) - S Blaine Street, - E First Street to E Third Street (2 blocks)	H		\$209,200		Note 1	ODOT Safe Routes to School	Developer
N College (Hwy 219) at Hancock (Hwy 99) Intersection Improvement - Add South Bound Right Turn Lane on N College	H	Partially funded.	\$1,500,000	\$810,049	Note 1		Developer
N Blaine/E Hancock Signal	H		\$909,000	\$909,000			
N Blaine/E First Signal	H		\$909,000	\$909,000			
S River Street Improvements - E First to E Third, +/-600 LF	H	TSP Project #522	\$574,394	\$1,083,406	35%	ODOT Safe Routes to School	Developer
Wastewater Project	I&I #18		\$254,612		50%		
Water Project	n/a						
Stormwater Project			\$254,400				
Public Infrastructure (Transportation,Water, Wastewater and Storm)				\$17,932,032			

				City System Development Charges	Grants	Other
Description				% Eligible	Source	
SIGNAGE & WAYFINDING						
Total				\$ -		
NORTH/SOUTH CONNECTIONS						
Total				\$ -		
DOWNTOWN TROLLEY						
Trolley Feasibility Study		H	\$87,750	Note 1		
Total				\$0		
PARKING						
Surface Parking			Estimated Spaces	Note 1		
- 112 S Maine Street		H	27	\$566,893		
- 312 E Second Street		H	25	\$520,756		
- 312 E Second Street		H	20	\$536,714		
- 108 S Howard Street		H	25	\$524,493		
- S Center / E Second Street		H	18	\$393,698		
- 211 N School Street		H	10	\$131,300		
Total			130	\$2,672,058		
Surface Parking Lot 1			27	\$570,000	\$570,000	
Surface Parking Lot 2			25	\$551,928	\$551,928	
TOTAL				\$1,121,928		
PEDESTRIAN FURNITURE, TRASH CANS, ETC.						
Total				\$ -		
BUILDING FACADE PROGRAM				\$500,000	Note 1	State Historic Preservation Office (SHPO)
Total				\$0		
SECOND STREET UTILITY UNDERGROUNDING						
DKS	Grant to River	H	\$1,833,200	\$1,833,200	Note 1	
Total				\$1,833,200		
					Note 1: Project not in a current City of Newberg Infrastructure Master Plan	
					Note2: Project in 2016 TSP, No added capacity.	
Public Infrastructure (Transportation,Water, Wastewater and Storm)				\$17,932,032		
PARKING				\$1,121,928		
PEDESTRIAN FURNITURE, TRASH CANS, ETC.				\$0		
BUILDING FACADE PROGRAM				\$0		
SECOND STREET UTILITY UNDERGROUNDING				\$1,833,200		
Sub Area H						
Downtown Improvement Plan Area Project Costs				\$20,887,160		

ATTACHMENT 3

Subarea A





Subarea B

SC

CHEHALIS CREEK

S GIA CT

E WAYNO WY

E WEATHERLY WY

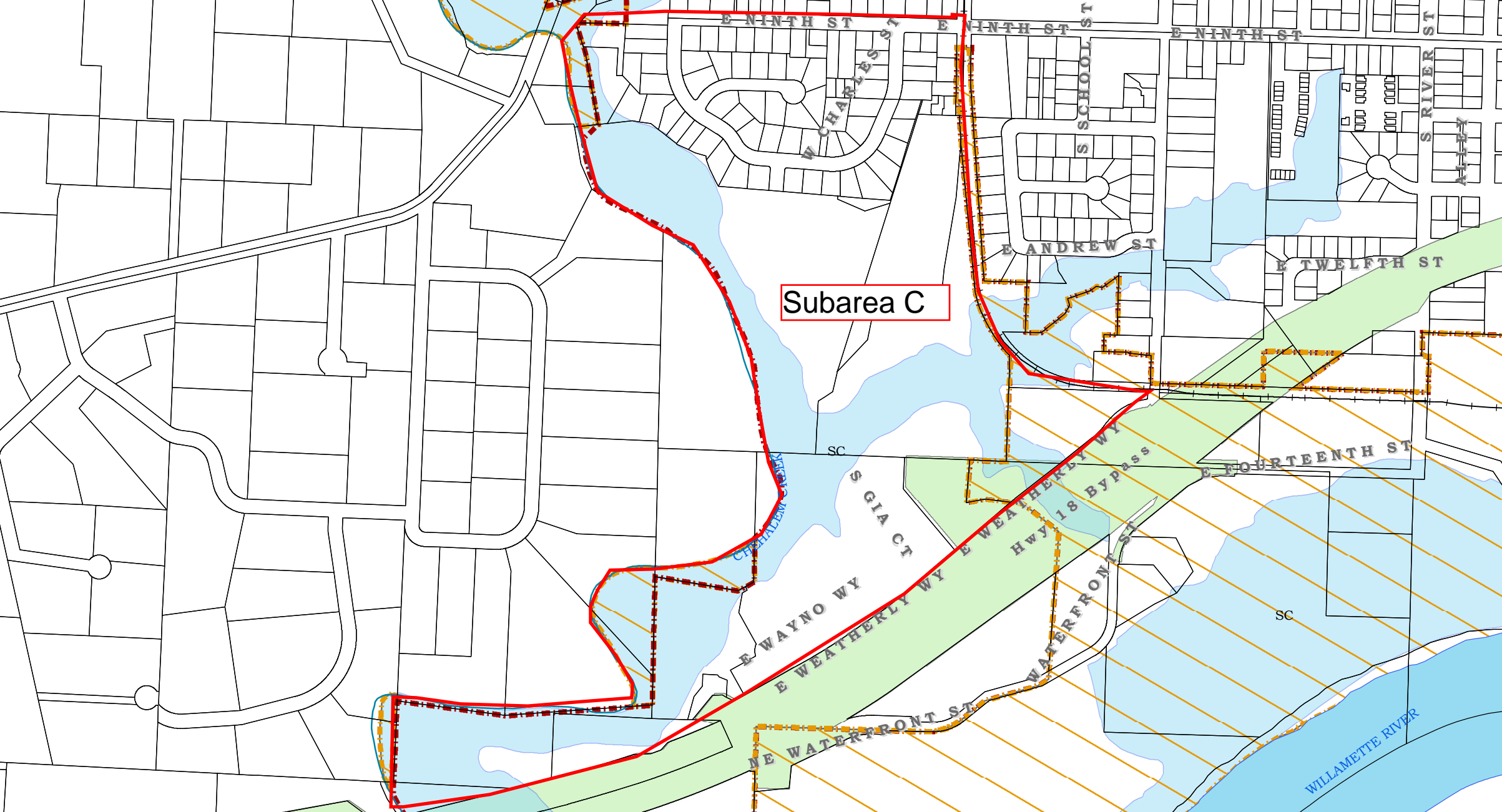
Hwy 18 Bypass

E WATERFRONT ST

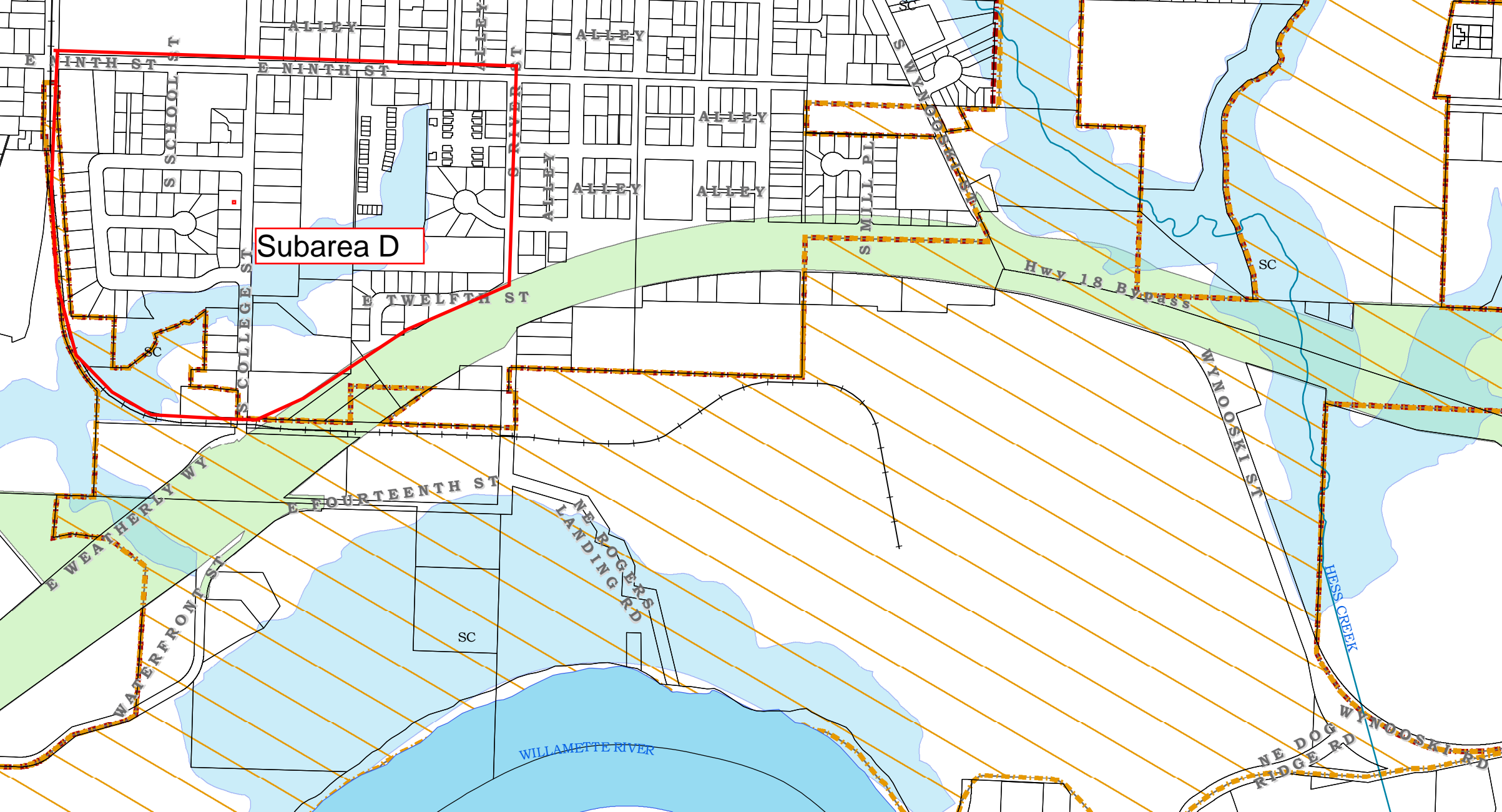
E FOURTEENTH ST

NE ROGERS LANDING RD

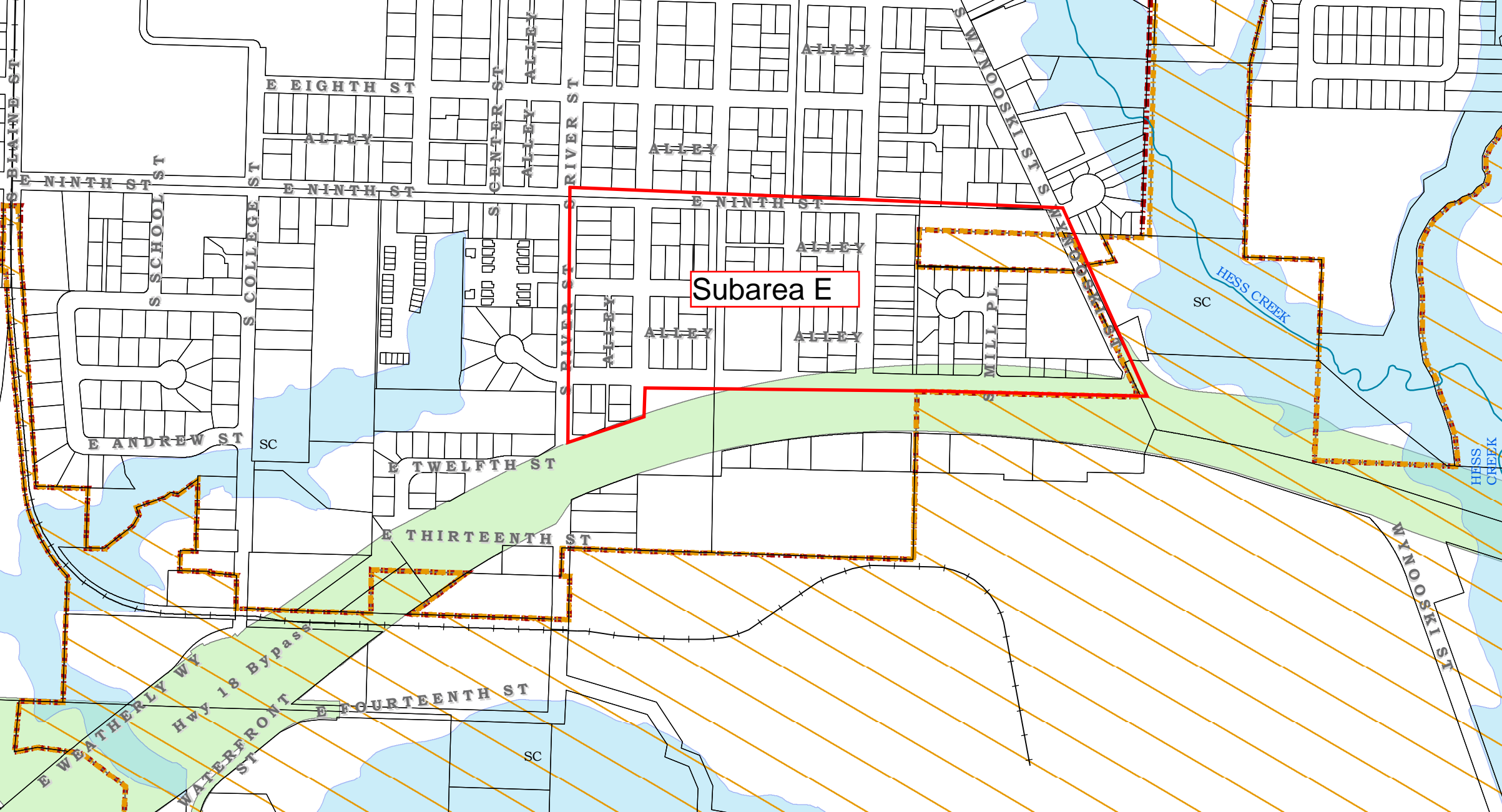
WILLAMETTE RIVER



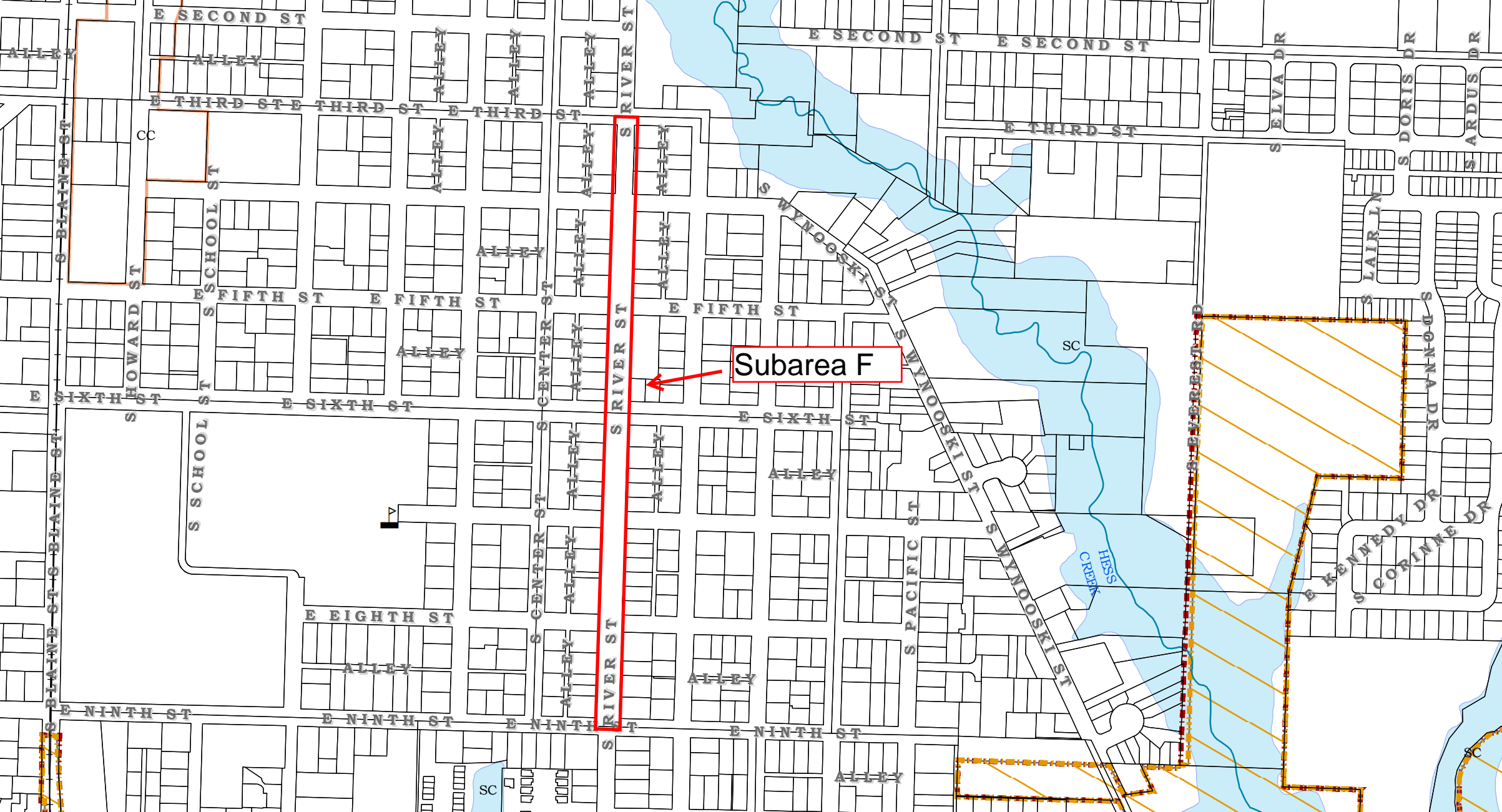
Subarea C



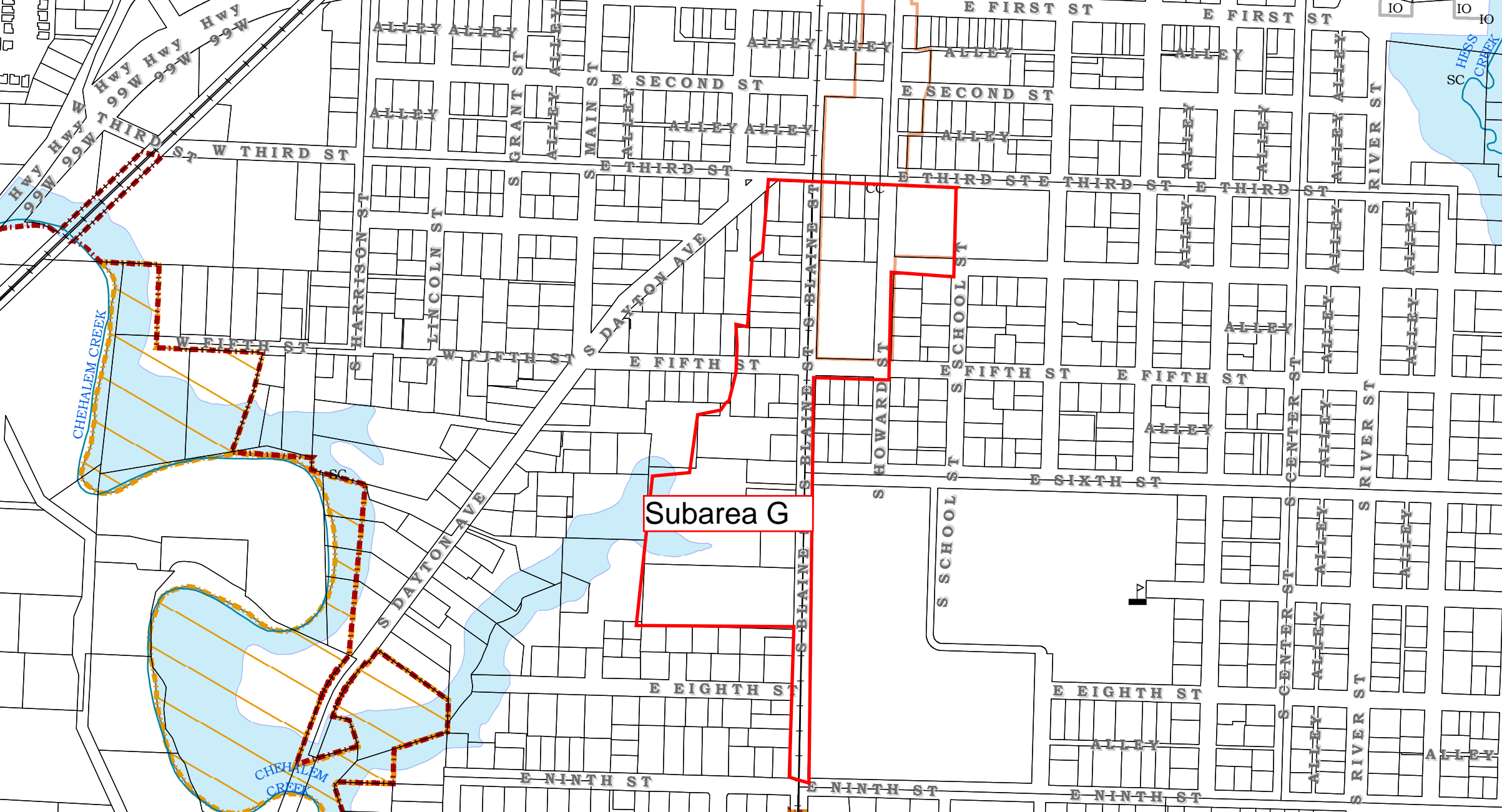
Subarea D



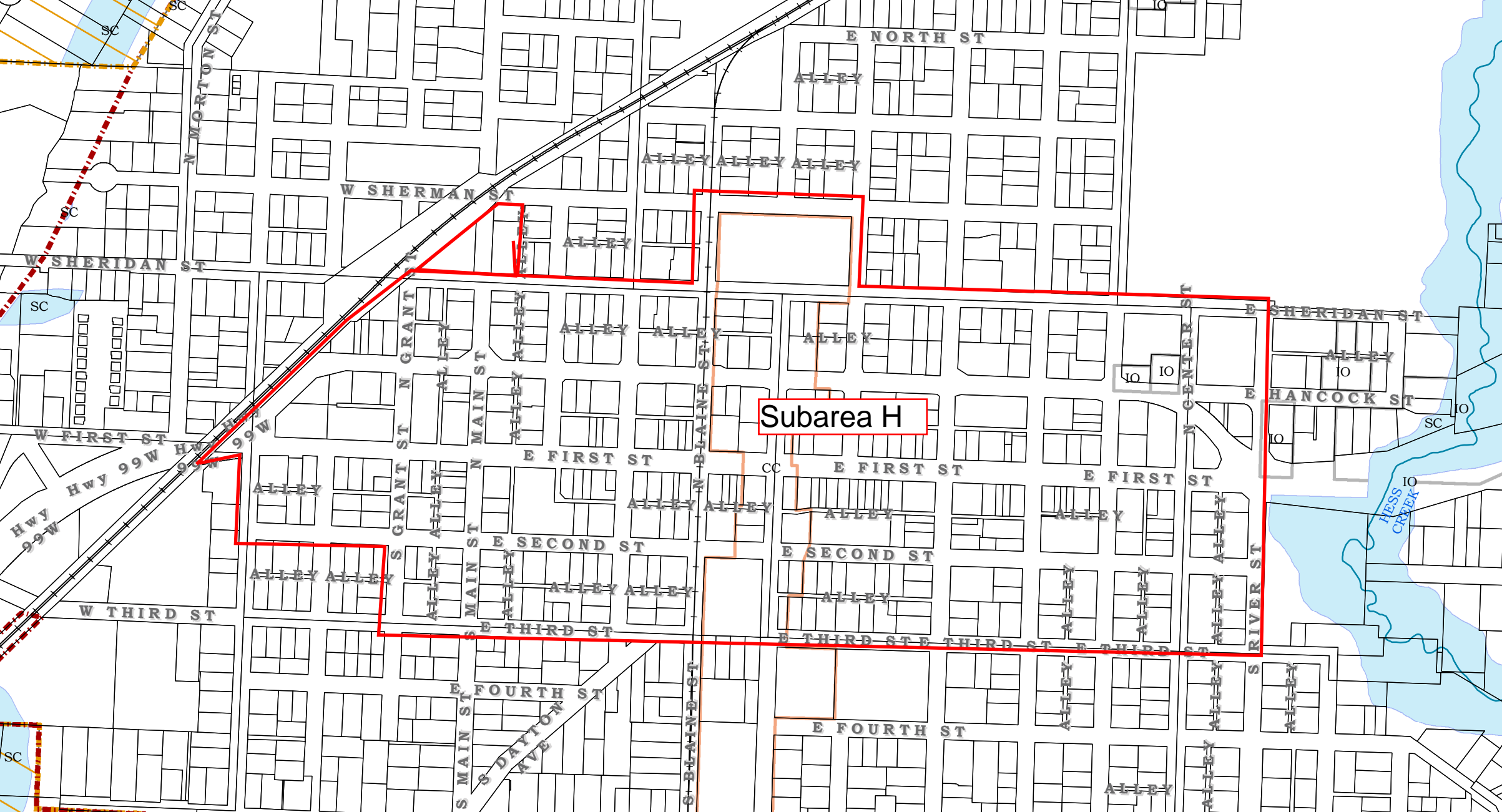
Subarea E



Subarea F



Subarea G



Subarea H

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - SUMMARY				
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 Non-Priority Projects Draft 1 February 8, 2021				
Sub Area				
A				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		-
Riverfront Trails		\$		228,260
	TOTAL	\$		228,260
B				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		1,423,494
Riverfront Trails		\$		118,170
	TOTAL	\$		1,541,664
C				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		55,550
Riverfront Trails		\$		828,008
	TOTAL	\$		883,558
D				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		120,190
	TOTAL	\$		120,190
E				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		950,915
	TOTAL	\$		950,915
F				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		-
	TOTAL	\$		-
G				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		532,446
	TOTAL	\$		532,446
H				
Public Transportation, Water, Wastewater and Storm Infrastructure		\$		19,006,192
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, PARKING*	\$ 3,917,675 to	\$		5,677,600
* Includes cost estimate range for the Second Street Parking Garage alternatives.				
PEDESTRIAN FURNITURE, TRASH CANS, ETC.		\$		175,600
BUILDING FACADE PROGRAM		\$		-
SECOND STREET UTILITY UNDERGROUNDING		\$		-
	TOTAL \$	23,099,467 to	\$	24,859,392
ADMINISTRATION** \$9,930,000 TOTAL of SUB AREAS \$ 27,356,500 \$ 29,116,425				
**Assumes 6% growth rate with Maximum Indebtedness of \$99,300,000 and 10% Administration charge.				
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020* \$ 37,286,500 \$ 39,046,425				
* Includes cost estimate range for the Second Street Parking Garage alternatives.				
Additional Reference Information				
Generalized Allocations for Water and Storm Projects By Sub Areas				
Downtown waterline replacements - Amount allocated in the 5/7/2020 Urban Renewal Potential Project Cost Estimates:				
Sub Area H	\$	-		
Sub Area G	\$	-		
Total	\$	-		
Riverfront waterline projects - Amount allocated in the 5/7/2020 Urban Renewal Potential Project Cost Estimates:				
Sub Area E	\$	-		
Sub Area B	\$	-		
Sub Area A	\$	-		
Total	\$	-		
Riverfront stormwater projects - Amount allocated in the 5/7/2020 Urban Renewal Potential Project Cost Estimates:				
Sub Area D	\$	-		
Sub Area B	\$	-		
Sub Area A	\$	-		
Total	\$	-		

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater <i>Reduced Project List per CAC Discussion of 1/25/2021</i> Non-Priority Projects Draft 1 February 8, 2021								
Riverfront Master Plan Planning Level Cost Estimates Sub Area A								
Public Transportation, Wastewater, Water and Storm Infrastructure								
					Estimated Project Cost	<u>Other Potential Funding Sources</u>		
UR Sub Area					Combined Transportation, WW, WW & SD	City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
					\$ -			
Riverfront Trails								
Description						<u>Other Potential Funding Sources</u>		
						City System Development Charges	Grants	Other
						% Eligible	Source	
Hess Creek Nature Trail		A		\$228,260	\$228,260	Note 1	State Parks	CPRD SDC
					\$228,260	\$228,260		
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure						\$0		
Riverfront Trails						\$228,260		
Sub Area A								
Riverfront Master Plan Area Project Costs						\$228,260		

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021								
Non-Priority Projects Draft 1								
February 8, 2021								
Riverfront Master Plan Planning Level Cost Estimates								
Sub Area B								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
Rogers Landing Rd Extension - Willamette River to UGB		B	E06	\$1,423,494	\$1,423,494	100%		Yamhill County
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
				\$1,423,494	\$1,423,494			
Riverfront Trails								
Description						Other Potential Funding Sources		
						City System Development Charges	Grants	Other
						% Eligible	Source	
Roger Landing Road Urban Multi-Use Trail		B		\$118,170	\$118,170	Note 1	State Parks	CPRD SDC
				\$118,170	\$118,170			
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$1,423,494			
Riverfront Trails					\$118,170			
Sub Area B								
Riverfront Master Plan Area Project Costs					\$1,541,664			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars								
May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater								
Reduced Project List per CAC Discussion of 1/25/2021								
Non-Priority Projects Draft 1								
February 8, 2021								
Riverfront Master Plan Planning Level Cost Estimates								
Sub Area C								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
E Ninth St Sidewalks - S Blaine St to Charles St		C	-	\$55,550	\$55,550	Note 1	ODOT Safe Routes to School	Developer
\$55,550								
Riverfront Trails								
Description						Other Potential Funding Sources		
						City System Development Charges	Grants	Other
						% Eligible	Source	
Ewing Young Park Nature Trail		C		\$342,390	\$342,390	Note 1	State Parks	CPRD SDC
Chehalem Creek Urban Multi-Use Trail		C		\$485,618	\$485,618	Note 1	State Parks	CPRD SDC
\$828,008								
WASTEWATER								
Description			Master Plan Project #			Other Potential Funding Sources		
						% Eligible	Source	
\$ -						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$55,550			
Riverfront Trails					\$828,008			
Sub Area C								
Riverfront Master Plan Area Project Costs					\$883,558			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 Non-Priority Projects Draft 1 February 8, 2021								
Riverfront Master Plan Planning Level Cost Estimates Sub Area D								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area			Combined Transportation, WW, WW & SD			City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
E Ninth St Bike Boulevard -S Blaine St to S River Street		D	B05	\$120,190	\$120,190	57%		
					\$120,190	\$120,190		
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$120,190			
Sub Area D								
Riverfront Master Plan Area Project Costs					\$120,190			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater <i>Reduced Project List per CAC Discussion of 1/25/2021</i> Non-Priority Projects Draft 1 February 8, 2021								
Riverfront Master Plan Planning Level Cost Estimates Sub Area E								
Public Transportation, Wastewater, Water and Storm Infrastructure								
Estimated Project Cost						Other Potential Funding Sources		
UR Sub Area				Combined Transportation, WW, WW & SD		City System Development Charges	Grants	Other
Description			TSP Project #			% Eligible	Source	
E Eleventh St Sidewalks S River St to Wyooski	-	E	P12	\$78,780	\$78,780	34%		Developer
E Eleventh St Bike Boulevard East of S River Street	-	E	B19	\$122,210	\$122,210	34%		Developer
E Ninth Street Connection S Pacific Street to Wyooski St	-	E	-	\$568,125	\$568,125	Note 1		Developer
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
Mill Place Extension - E Ninth Street (Connection) to South Terminus		E	-	\$181,800	\$181,800	Note 1		Developer
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
					\$950,915	\$950,915		
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure					\$950,915			
Sub Area E								
Riverfront Master Plan Area Project Costs					\$950,915			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars													
May 7, 2020													
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater													
Reduced Project List per CAC Discussion of 1/25/2021													
Non-Priority Projects Draft 1													
February 8, 2021													
Riverfront Master Plan Planning Level Cost Estimates													
Sub Area F													
Public Transportation, Wastewater, Water and Storm Infrastructure													
					Estimated Project Cost					Other Potential Funding Sources			
UR Sub Area					Combined Transportation, WW, WW & SD					City System Development Charges	Grants	Other	
Description				TSP Project #						% Eligible	Source		
Public Transportation, Water, Wastewater and Storm Infrastructure										\$	-		
Sub Area F													
Riverfront Master Plan Area Project Costs										\$	-		

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020					
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater <i>Reduced Project List per CAC Discussion of 1/25/2021</i> Non-Priority Projects Draft 1 February 8, 2021					
Downtown Improvement Plan Planning Level Cost Estimates Sub Area G					
Public Transportation Infrastructure					
				Estimated Project Cost	Other Potential Funding Sources
UR Sub Area		Combined Transportation, WW, WW & SD		City System Development Charges	Grants Other
Description				% Eligible	Source
Howard Street (Third to Fifth)		G	\$532,446	\$532,446	Note 1 Developer
Cost per Block (2016 dollars shown)		227,541			
Number blocks		2			
Total Cost (2016 dollars shown)		\$ 455,082			
Stormwater Project		n/a			
Public Infrastructure (Transportation, Water, Wastewater and Storm)					\$532,446

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars May 7, 2020								
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 Non-Priority Projects Draft 1 February 8, 2021								
Downtown								
Sub Area H								
Public Transportation Infrastructure				Estimated Project Cost		Other Potential Funding Sources		
		UR Sub Area			Combined Transportation, WW, WW & SD	City System Development Charges	Grants	Other
Description						% Eligible	Source	
Second Street (Harrison to River)		H			\$192,251	\$192,251	Note 1	Developer
	Cost per Block (2016 dollars shown)			78,386				
	Number blocks			13				
	Total Cost (2016 dollars shown)	\$		1,019,018				
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
River Street (First to Sheridan)		H			\$399,334	\$399,334	Note 1	Developer
	Cost per Block (2016 dollars shown)			227,541				
	Number blocks			1.5				
	Total Cost (2016 dollars shown)	\$		341,312				
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
Center Street (Third to Sheridan)		H			\$1,064,892	\$1,064,892	Note 1	Developer
	Cost per Block (2016 dollars shown)			227,541				
	Number blocks			4				
	Total Cost (2016 dollars shown)	\$		910,164				
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
Meridian Street (Third to Sheridan)		H			\$1,064,892	\$1,064,892	Note 1	Developer
	Cost per Block (2016 dollars shown)			227,541				
	Number blocks			4				
	Total Cost (2016 dollars shown)	\$		910,164				
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
Edwards Street (Third to Sheridan)		H			\$1,064,892	\$1,064,892	Note 1	Developer
	Cost per Block (2016 dollars shown)			227,541				
	Number blocks			4				
	Total Cost (2016 dollars shown)	\$		910,164				
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							
College Street (Third to		H			\$1,064,892	\$1,064,892	Note 1	Developer
	Cost per Block (2016 dollars shown)			227,541				
	Number blocks			4				
	Total Cost (2016 dollars shown)	\$		910,164				
Stormwater Project	n/a							
School Street (First Street to Sherman)		H			\$532,446	\$532,446	Note 1	Developer
	Cost per Block (2016 dollars shown)			227,541				
	Number blocks			2				
	Total Cost (2016 dollars shown)	\$		455,082				
Wastewater Project	n/a							
Water Project	n/a							
Stormwater Project	n/a							

Howard Street (Third to First)	Cost per Block (2016 dollars shown)	H	227,541	\$266,223	\$266,223	Note 1		Developer
	Number blocks		1					
	Total Cost (2016 dollars shown)	\$	227,541					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Howard Street (First to Sheridan)	Cost for 2 Blocks (2016 dollars shown)	H	1,980,372	\$2,317,035	\$2,849,481	Note 1		Developer
	Wastewater Project	n/a						
	Stormwater Project	n/a						
Blaine Street (Hancock to Sherman)	Cost per Block (2016 dollars shown)	H	227,541	\$532,446	\$532,446	Note 1		Developer
	Number blocks		2					
	Total Cost (2016 dollars shown)	\$	455,082					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Washington Street (Third to Sheridan)	Cost per Block (2016 dollars shown)	H	227,541	\$1,064,892	\$1,064,892	Note 1		Developer
	Number blocks		4					
	Total Cost (2016 dollars shown)	\$	910,164					
	Stormwater Project	n/a						
Garfield Street (First to Sheridan)	Cost per Block (2016 dollars shown)	H	227,541	\$532,446	\$532,446	Note 1		Developer
	Number blocks		2					
	Total Cost (2016 dollars shown)	\$	455,082					
	Stormwater Project	n/a						
Main Street (Third to Rail Road Tracks)	Cost per Block (2016 dollars shown)	H	227,541	\$1,331,115	\$1,331,115	Note 1		Developer
	Number blocks		5					
	Total Cost (2016 dollars shown)	\$	1,137,705					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Grant Street (Third to Rail Road Tracks)	Cost per Block (2016 dollars shown)	H	227,541	\$1,064,892	\$1,064,892	Note 1		Developer
	Number blocks		4					
	Total Cost (2016 dollars shown)	\$	910,164					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Lincoln Street (First to Second)	Cost per Block (2016 dollars shown)	H	227,541	\$266,223	\$266,223	Note 1		Developer
	Number blocks		1					
	Total Cost (2016 dollars shown)	\$	227,541					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Harrison Street (First to Second)	Cost per Block (2016 dollars shown)	H	227,541	\$266,223	\$266,223	Note 1		Developer
	Number blocks		1					
	Total Cost (2016 dollars shown)	\$	227,541					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Sheridan (Rail Road tracks to 1/2 block east of Main)	Cost per Block (2016 dollars shown)	H	227,541	\$399,334	\$399,334	Note 1	City Sidewalk Grant Program	Developer
	Number blocks		1.5					
	Total Cost (2016 dollars shown)	\$	341,312					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Sheridan (Edwards to River)	Cost per Block (2016 dollars shown)	H	227,541	\$798,669	\$798,669	Note 1	City Sidewalk Grant Program	Developer
	Number blocks		3					
	Total Cost (2016 dollars shown)	\$	682,623					
	Wastewater Project	n/a						
Water Project	n/a							
Stormwater Project	n/a							

Third (Grant to Blaine)	Cost per Block (2016 dollars shown)	H	227,541	\$1,064,892	\$1,064,892	Note 1	City Sidewalk Grant Program	Developer
	Number blocks		4					
	Total Cost (2016 dollars shown)	\$	910,164					
	Wastewater Project	n/a						
Water Project	n/a							
Stormwater Project	n/a							
Third (Howard to River)	Cost per Block (2016 dollars shown)	H	227,541	\$798,669	\$798,669	Note 1	City Sidewalk Grant Program	Developer
	Number blocks		3					
	Total Cost (2016 dollars shown)	\$	682,623					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Sherman (School to Blaine)	Cost per Block (2016 dollars shown)	H	227,541	\$1,597,338	\$1,597,338	Note 1		Developer
	Number blocks		6					
	Total Cost (2016 dollars shown)	\$	1,365,246					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Blaine (Hancock to Third)	Cost per Block (2016 dollars shown)	H	225,000	\$789,750	\$789,750	15%		Developer
	Number blocks		3					
	Total Cost (2016 dollars shown)		\$675,000					
	Wastewater Project	n/a						
Stormwater Project	n/a							
Public Infrastructure (Transportation, Water, Wastewater and Storm)					\$19,006,192			
						City System Development Charges	Grants	Other
Description						% Eligible	Source	
SIGNAGE & WAYFINDING								
	Streetscape & Wayfinding Plan	H			\$140,400	Note 1		
	East End Gateway	H			\$409,500			
	Secondary Gateway	H			\$140,400			
	Artwalk	H			\$117,000			
	Wayfinding	H			\$350,000			
	West End Gateway	H			\$393,900			
	Northwest Gateway	H			\$135,100			
Total					\$1,686,300			
NORTH/SOUTH CONNECTIONS								
	North/South Refinement Study	H			\$117,000	Note 1		
Total					\$117,000			
Total					\$0			

PARKING						
	Signage (yearly)	H		\$5,850	Note 1	
	Parking Data collection(Bi-annually)	H		\$35,100	Note 1	
	Business to Business Outreach	H		\$2,925	Note 1	
	Second Street Parking Garage*				Note 1	
	- Alt 1 2 Levels	H	100	\$2,070,500		
	- Alt 2 2 Levels	H	131	\$2,712,355		
	- Alt 3 3 Levels	H	160	\$3,312,800		
	- Alt 3 3 Levels	H	185	\$3,830,425		
	<i>*Existing surface lot has 87 spaces</i>					
	Estimated Cost Range of Second Street Parking Garage Alternatives					
				\$2,070,500 to \$3,830,425		
	Total			\$2,114,375 to \$3,874,300		
	TOTAL			\$3,917,675 to \$5,677,600		
PEDESTRIAN FURNITURE, TRASH CANS, ETC.						
	Benches First Street-12 Blocks, 4 per block	H		\$91,500	Note 1	
	Trash Cans First Street-12 Blocks, 4 per block	H		\$84,100	Note 1	
	Total			\$175,600		
				Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
				Note2: Project in 2016 TSP, No added capacity.		
Public Infrastructure (Transportation,Water, Wastewater and Storm)				\$19,006,192		
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, PARKING*				\$3,917,675 to \$5,677,600		
PEDESTRIAN FURNITURE, TRASH CANS, ETC.				\$175,600		
BUILDING FACADE PROGRAM				\$ -		
SECOND STREET UTILITY UNDERGROUNDING				\$ -		
Sub Area H						
Downtown Improvement Plan Area Project Costs*				\$23,099,467 to \$24,859,392		
<i>* Includes cost estimate range for the Second Street Parking Garage alternatives.</i>						