

# Exhibit A

## Jacksonville Preservation and Enhancement Plan of 2002

### 2023 Substantial Amendment

Proposed new text is shown in double-underline.

Deleted text is shown in ~~strikethrough~~.

#### SECTION 100 – INTRODUCTION

This 2023 Substantial Amendment to the City of Jacksonville Preservation and Enhancement Plan of 2002 (Plan) increases the URA maximum indebtedness by \$2,167,333, adds the following new projects: the construction of a new water storage reservoir; the purchase of a new fire engine and the construction of 3rd Street pedestrian plaza and continues existing restoration of historic buildings and grants for downtown/California Street property improvements.

The following are updates to specific portions of the Plan:

#### SECTION 500 - LAND USE PLAN

##### 501 - LAND USE DESIGNATIONS

17.32 ~~7~~– These Special Protection (SP) zoning designation is intended to accomplish the following objectives:

##### 17.16 Hillside Residential

-Maximum density in the HR zone may be two (2) dwelling units per acre (HR-.5), one (1) dwelling unit per acre (HR-1), one dwelling per two (2) acres (HR- 2), or one (1) dwelling unit per five(5) acres (HR-5) depending on the topography, service availability, surrounding land uses and other relevant characteristics of the area. The permitted ancillary units do not serve as a bonus to this density limitation.

##### 17.20 Single Family

~~The minimum parcel sizes permitted shall not be less than 6,000 square feet for the most part, although there is a small section of the district around Hueners Lane which has a requirement for 8,000 square foot minimums.~~ Minimum lot areas in the SF zone may be six thousand (6,000), eight thousand (8,000), ten thousand (10,000') or twelve thousand (12,000') square feet, depending upon site, public service and neighborhood characteristics.

##### 17.24 Multi-Family Residential

This district is designed to provide an environment suitable for higher-density urban residential uses. The purpose of the multi-family residential district performance review zoning standards is to buffer surrounding, less intensive uses from the potential impact of multi-family development. The MF zone is intended for residential uses, community services, appropriate professional business, and service offices.

The minimum lot area shall be five thousand (5,000') square feet for two-family dwellings; for each additional dwelling unit, the lot area shall be increased by two thousand-four hundred (2,400') square feet.

#### 17.28 Artisan District

The purpose of the Artisan District is to provide opportunity for the manufacturing of fabricated craft and artwork made onsite to be sold as retail from a property in addition to being used as a residence. The district is designed to continue protection of the historical characteristics of the City of Jacksonville.

#### 17.32-General Commercial (GC)

The General Commercial (GC) district is designed to make provisions within the city for concentrations of retailing and service commercial activities. The purpose of the general commercial district performance review zoning standards is to ensure that the intensity of development remains compatible with surrounding uses.

Development within this district has historically followed the prevailing pattern in the city, which is one of differentiation and uniqueness.

#### 17.36 –Historic Core

~~If changes are proposed, then the proposal shall be reviewed for compliance with detailed performance standards.~~

### **INDUSTRIAL**

#### ~~17.28-~~

~~The purpose of the Cottage Industrial (CI) district is to provide for a variety of more intensive uses such as a small-scale manufacturing in an aesthetic environment that allows for workers to live amongst their work and yet have a minimal impact on surrounding uses. Because of the character of the CI district, restrictive performance standards shall be imposed to limit the physical efforts of industrial activities to levels as per the performance standards set forth in the City's Unified Development Code.~~

## **SECTION 600 - URBAN RENEWAL ACTIVITIES**

In order to achieve the goals and objectives of this Plan, the following activities may be undertaken by the Agency, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan.

### **601- URBAN RENWAL PROJECTS AND IMPROVEMENT ACTIVITIES**

...

#### **2. STORM DRAIN, WATER, SEWER AND TRANSPORTATION IMPROVEMENTS:**

The Agency may prepare detailed plans and assume the costs of a share of the costs of engineering and constructing the following public works projects within the UR Area to further the objectives of this Plan.

##### A. Water Facilities Improvements

A Public Works survey of water facilities has identified as inadequate the facilities in 3<sup>rd</sup> Street (from California to C and D to E), 4<sup>th</sup> Street (from California to Maple to 3<sup>rd</sup>), 4<sup>th</sup> Street (from California to E), 5<sup>th</sup> Street (from California to Shafer), 6<sup>th</sup> Street (from California to D), and 'G' Street (from 5<sup>th</sup> to Hueners Lane), which limit fire flow capacity and require upgrading. Also, a mixture of 4 and 6 inch lines on California Street (\*from 6<sup>th</sup> to First Street) need replacement and upsizing to 8 inch diameter due to deterioration and inadequacy for consumption and fire protection. Finally, the age and poor condition of the pressure reducing valve in South Oregon Street demand prompt attention.

The existing 250,000 gallon water storage reservoir located southwest of the west end of Fir Street is over 100 years old, cannot be successfully repaired to prevent leaking and is in danger of rupturing in a minor seismic event. It must be replaced to avoid significant damage in case of failure and to assure continued reliable water supply and fire fighting ability. The Agency is authorized to construct a new water storage reservoir estimated to cost \$1,000,000 to serve the Area.

##### D. Miscellaneous Transportation Improvements

The Agency shall prepare detailed plans and conduct construction of transportation facilities and needed connections in the UR Area, such as Middle Street, the North Gateway, and in the area around the north of the Cemetery Knoll.

The Agency is also authorized to fund the projects which include necessary pedestrian improvements, landscape and signage features, access management controls, and intersection redesigns in the U.R. area. This is an area where a significant portion of the City's commercial/ residential growth will occur in the near future, thus the preparation and adoption of master plans and designs are essential now.

In conjunction with such installation, the Agency shall make reasonable attempts to preserve existing trees and shall provide appropriate new tree plantings, planting beds, an irrigation system, night lighting on the pedestrian side of the street, benches, drinking fountains and such other items of street furniture as the Agency may deem appropriate

to establish a comfortable safe and pleasant pedestrian environment and visual consistency throughout.

The Agency will designate specific projects within this category by minor amendment to the Plan, listing them in this subsection, and making findings on the economic feasibility of such projects.

1. 3rd Street Plaza

The plaza is expected to cost \$300,000. The plaza will help provide the identity to the historic core, encouraging business retention and tourist visits. There is sufficient funding due to the 2023 Plan Amendment to cover this cost as shown in the Report Accompanying the Jacksonville Enhancement and Preservation Plan of 2002 Substantial Amendment (Report on 2023 Plan Amendment).

E. Miscellaneous Public Improvements Outside Core

The Agency shall prepare detail plans and conduct construction of extension(s) of sewer, water, and transportation facilities to the west of the downtown core to encourage the utilization of the Cottage Industrial zone and in the area around the north of the Cemetery Knoll in order to encourage well-connected safe residential development to northwest of the City. The Agency will designate specific projects within this category by Council-approved amendment to the Plan, listing them in this subsection, and making findings of the economic feasibility of such projects.

6. Fire Engine

The Agency will provide funds to purchase a new fire engine to serve the Area. The fire engine is expected to cost \$500,000. The existing engine is beyond its useful life, lacks modern firefighting foam equipment and OSHA standard cooling for firefighters, suffers from frequent break-downs and is costing increasingly significant sums to keep it in operation. There is sufficient funding to purchase a new fire engine as shown in the Report on the 2023 Plan Amendment.

## SECTION 700 - FINANCING OF URBAN RENEWAL ACTIVITIES

In accordance with ORS 457.190, the maximum amount of indebtedness that may be issued or incurred under this plan is ~~\$6,000,000.00~~ **\$8,167,333**. This amount is the amount of the principal of the indebtedness and does not include indebtedness incurred to refund or refinance existing indebtedness. Based on the most accurate estimates of Agency costs and income which are possible to make during the preparation of this Plan, it is estimated that the tax increment process may be terminated in Fiscal Year 2021-28. Pursuant to State law, tax increment collections will cease when the Agency has paid, or has sufficient funds to pay, all outstanding indebtedness incurred to implement the Plan.

Figure 1 – Urban Renewal Boundary Map

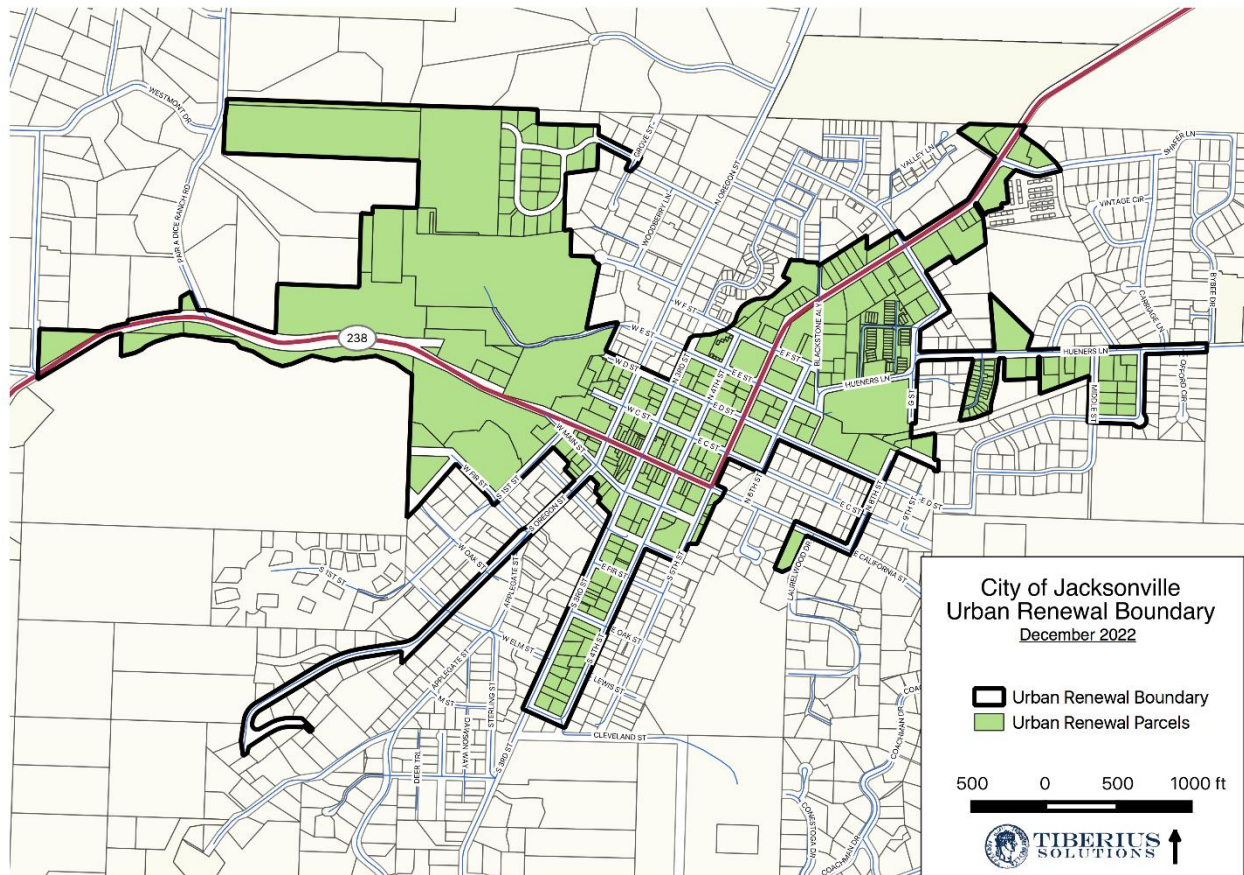


Figure 2 – Zoning Designations in the Area

