



It's A Celebration!

Work to revitalize the St. Helens Waterfront began shortly after the closure of the venerable plant in 2008. The community began actively pursuing a new vision for the waterfront in 2014, benefitting from the American Institute of Architects Sustainable Design Assessment Team, which created the first renderings of this vision. Today, we wrap up the planning efforts and move into the implementation phase of this project.

Congratulations to the St. Helens community for the hard work and continued dedication to making this community an even better place to live, work, play, and grow.

WHERE DO WE GO FROM HERE?

ACTION 1: ATTRACT A DEVELOPMENT PARTNER

- Initiate marketing
- Release a Request for Information or Qualifications (RFI/RFQ)
- Select a developer to prepare a Master Plan
- Formalize the Master Plan with a Disposition and Development Agreement (DDA)

ACTION 2: ADDRESS THE ZONING CODE

- Develop a new zone district that prioritizes the Framework Plan and is implemented through a DDA
- Adopt new code through a public process

ACTION 3: FUND NECESSARY IMPROVEMENT PROJECTS

- Create a comprehensive funding program
- Pursue a broad range of funding sources
- Consider urban renewal

NEXT STEP: URBAN RENEWAL PLAN

From now until June 2017, the City will be exploring urban renewal as a way to fund key projects on the waterfront and along U.S. 30, Old Portland Road, and St. Helens/Columbia Streets. Projects could include road improvements, utility connections, and new parks and pedestrian/bike connections. Urban renewal is a program used throughout Oregon to provide a financing mechanism to implement City plans in specific areas. Urban renewal is **not** a new tax on property. The revenue to pay for projects in an urban renewal area is generated by the growth in assessed property value that occurs through new development and annual growth in assessed property values within the urban renewal area.

There will be many opportunities for stakeholder and public involvement throughout the process.

Stay tuned and connect with us through the **City's Facebook page**: www.facebook.com/cityofsthelens OR **sign up** to receive the **City's newsletter** at www.ci.st-helens.or.us/community/page/newsletters.

Timeline

2008	Veneer Plant Closes
2009	Waterfront Redevelopment Overlay District Adopted
2013	Due Dilligence Efforts Begin
2014	SDAT
2015	Corridor Master Plan
2015	Business Oregon Integrated Planning Grant
2015	City Purchases Waterfront Properties
2016	USEPA Area-Wide Planning Program

What's Next?

- Adopt the Plan
- Travel Oregon Grant
- TGM Grant
- Revise Zoning Code
- DDA
- Phase 1 Projects

PHASE 1 PROJECT SUMMARY

SHORT NAME	DESCRIPTION	TOTAL COST
Columbia View Park Expansion	Design and construct new 1.3 acre park as an extension of existing Columbia View Park.	\$840K - \$1.4M
IN PARTNERSHIP WITH A FUTURE DEVELOPER THROUGH A DDA		
Site Preparation	Grading, embankment and compaction, and erosion control on the entire site.	\$500-700K
Site Remediation	Address localized hot spots on the site in coordination with development.	TBD
Sanitary Sewer Structure	Install phased sewer facilities to service new development, including force mains, gravity sewer lines, and two pump stations.	\$450-600K
Stormwater Infrastructure	Install stormwater facilities in faces, including pipes and bioretention facilities.	\$300-600K
Water Distribution Infrastructure	Install pipes and fire hydrants to service new development.	\$300-600K
Franchise Utility Infrastructure	Install underground electrical power, gas, and communications utilities in coordination with new development	\$600K- \$1M
South 1st and the Strand	Construct South 1st Street and The Strand in phases, including sidewalks, intersections, bike lanes.	P1: \$1.4- \$1.6M; P2: \$800- \$910K



Travel Oregon Matching Grants Program

With the historic downtown and waterfront over a mile from US 30, installation of signage to guide visitors is crucial to revitalization of the waterfront and downtown Travel Oregon awarded St. Helens \$40,000 to create a **Wayfinding Master Plan** that will:

1. Create a brand for St. Helens that captures the unique assets offered to visitors.
2. Use the brand to create signage design, recommend installation locations, and develop cost estimates and implementation strategies.

The City will match the grant for a total project of \$80,000.



Transportation & Growth Management Grant Program

ODOT awarded \$200,000 through their Transportation & Growth Management (TGM) Grant Program to create a **Riverfront Connector Refinement Plan** that will:

1. Address needed intersection improvements along the corridor that connects US 30 to the waterfront. The new waterfront uses will create increased vehicular and pedestrian demand, and there are a number of deficient intersections with low visibility for vehicles pulling and high probability for pedestrian conflicts.
2. Recommends improvements to create a cohesive corridor and a sense of arrival for visitors.
3. Gathers community support for recommended improvements, particularly to residents along the corridor.

The City will match the grant with in-kind funds.