

RESOLUTION NO. RA 11-003

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY AMENDING THE 2010 – 2014 REDEVELOPMENT IMPLEMENTATION PLAN TO ADD PROJECTS FOR WHICH REDEVELOPMENT FUNDS MAY BE USED

WHEREAS, on February 16, 2010, the Paso Robles Redevelopment Agency ("Agency"), via resolution RA 10-001, adopted an Implementation Plan pursuant to Section 33490 of the State Health and Safety Code; and

WHEREAS, the 2010 - 2014 Implementation Plan provides that redevelopment funds may be used for the following purposes:

- Retiring the Agency's debt obligation to the City to reimburse the City's general fund for the debt service for the construction of the City Hall/Library facility;
- Preparation of the Uptown/Town Centre Specific Plan;
- Supplementing federal funds for repairing the Carnegie Library;
- Constructing sidewalk and street improvements adjacent to Flamson Middle School;
- Assisting the San Luis Obispo County Office of Education and the First 5 Commission of San Luis Obispo County develop a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36th Streets;
- Remediating the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10th Streets as a consequence of the 2003 San Simeon Earthquake;
- Designing and building new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating; and
- Acquiring property in the Redevelopment Project Area for public facilities needed to eliminate blight and implement the Redevelopment Plan.

WHEREAS, the Agency and City wish to undertake the following additional activities in order to eliminate blight and address the Objectives of the Redevelopment Plan (1987) and the 2010 – 2014 Redevelopment Implementation Plan:

- a. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21st Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants;
- b. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000;
- c. To design and build new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost); and

Note: This is an amendment of an approved project already listed in the 2010 – 2014 Redevelopment Implementation Plan

WHEREAS, to enable the above-listed activities to be undertaken during the period of the 2010 – 2014 Redevelopment Implementation Plan, Chapter IV Goals, Objectives, Programs and Expenditures for the Next Five Years is proposed to be amended as shown in Exhibit A of this Resolution; and

WHEREAS, the Agency finds that the proposed activities address those objectives of the 1987 Redevelopment Plan, as recited in Exhibit B of this resolution, and be of benefit to the Redevelopment Project in the following manner:

- a. The improvement of 21st Street would address Objectives 1, 3, 4, 5, and 7;
- b. The rehabilitation of the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown would address Objectives 1, 3, 4, 5, and 10;

- c. The replacement and expansion of public restrooms in City Park would address Objectives 1, 3, 4, 5, 6, 7, 10, 12, and 13; and

WHEREAS, at its meeting of March 1, 2011, the City Council conducted a public hearing and made findings as required by Sections 33679 and 33445 of the California Health and Safety Code and adopted a resolution to approve the use of redevelopment funds to construct new restrooms in City Park; and

WHEREAS, a public hearing was set for March 1, 2011, and notice was given in accordance with Section 33490 of the California Health and Safety Code; and

WHEREAS, at its meeting of March 1, 2011, the Redevelopment Agency conducted a public hearing on the proposed amendment to the Implementation Plan and took the following actions:

- a. Considered the facts and analysis, as presented in the draft staff report for the proposed amendment;
- b. Considered public testimony on the proposed amendment to the Implementation Plan;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1: To amend the 2010 - 2014 Implementation Plan to provide that during the period of the plan, redevelopment funds may be used for the following activities:

- a. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21st Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants.
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- c. To design and build new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 in redevelopment funds to supplement Park Development Impact Funds as part of and estimated \$600,000 project cost).

The text of the Implementation Plan shall be amended as shown on Exhibit A of this resolution.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Paso Robles on this 1st day of March 2011 by the following vote:

AYES: Strong, Steinbeck, Hamon, Picanco, Gilman
NOES:
ABSENT:
ABSTAIN:

Nick Gilman, Chairman

ATTEST:

Caryn Jackson, Deputy City Clerk

- c. The replacement and expansion of public restrooms in City Park would address Objectives 1, 3, 4, 5, 6, 7, 10, 12, and 13; and

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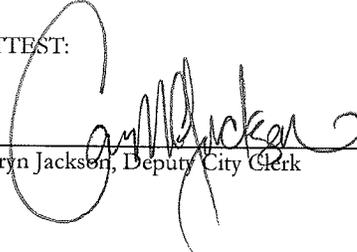
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AYES: Strong, Steinbeck, Hamon, Picanco, Gilman
NOES:
ABSENT:
ABSTAIN:



Nick Gilman, Chairman

ATTEST:



Caryn Jackson, Deputy City Clerk

Exhibit A

IV GOALS, OBJECTIVES, PROGRAMS AND EXPENDITURES FOR THE NEXT FIVE YEARS

1. Redevelopment Plan Goal and Objectives

Section 400.10 of the Redevelopment Plan includes a statement that the goal of redevelopment is “to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social and environmental blight within the Project Area.” Section 400.10 also lists 15 objectives which support this goal. These sections are contained within Appendix B of this Implementation Plan.

2. General Plan Goals

The General Plan, adopted in 2003, contains the following Goals:

GOAL 1: In order to enhance Paso Robles’ unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work and shop.

GOAL 2: Strengthen the City’s economic base through business retention and recruitment, including provisions for “head-of-household” jobs and increased retail sales, transient occupancy taxes, and property tax revenues.

GOAL 3: Establish Paso Robles as the North County commercial retail center, based on providing neighborhood and service commercial development in proportion to population growth, downtown commercial revitalization, and regional commercial development.

GOAL 4: Strive to ensure that City services and facilities are maintained at current levels and/or in accordance with adopted standards.

3. Economic Strategy

The table on the next page includes the City’s 2006 Economic Strategy’s policies and principles. The Redevelopment Implementation Plan should strive to implement these policies and principles to the extent that the Redevelopment Project Area plays a part in this effort.

2006 Economic Strategy Policies and Principles

PEOPLE: Develop people to power the knowledge economy. Increase educational attainment and skills of, opportunities, and demand for local labor force.

- Promote and support a full continuum of education opportunities.
- Recognize and increase community and business investment in, and commitment to, education.

PLACE: Improve quality of place to attract investment and knowledge workers, stimulate investment by establishing distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome industry, commerce, tourism, employment, and wealth necessary to maintain and enhance quality of life.

- Implement development policies to achieve more efficient use of infrastructure.
- Develop distinctive design standards and invest in design excellence to:
- Stimulate investment in strategic areas and under-utilized sites.
- Support agriculture as a viable industry and visitor attraction by featuring it as the distinguishing community environment. Increase intensification, supply, and range of housing to attract and accommodate a skilled labor force.

POSITIONING: Develop and market the unique character, heritage and special attributes of the community as the region's destination to visit, shop, invest, work and live.

- Promote the City as a center of high value agriculture and industry.
- Market Paso Robles as an ideal setting for the emergence and convergence of value-added medical, health and wellness services.
- Promote local industry, products, services and destinations.

PARTNERSHIP: Create an alignment of strategic intent to collectively foster economic growth and improve the quality of life.

- Establish a common economic vision with a broad base of support.
- Mobilize public, private, and community resources to improve competitive position through partnership.

4. Implementation Plan Objectives (5 Years)

The following objectives are formulated to implement the 15 Redevelopment Plan Objectives and General Plan Goals for the next 5 years:

1. Improve those transportation systems necessary to enhance the City's position as the North County commercial center, to facilitate the City's efforts to become a tourist destination and to further the City's efforts to attract and retain businesses, realizing that the hub of these systems is located within the Redevelopment Project Area.
2. Revitalize the downtown through a comprehensive effort to include, but not be limited to: improving and developing public facilities; attraction of businesses such as theaters, restaurants, hotels/conference facilities; and commercial rehabilitation.
3. Provide affordable and safe housing for low and moderate income households.
4. Provide for Project Area-wide beautification and maintenance programs.
5. Improve public infrastructure and utilities throughout the Project Area.
6. Cooperate with the County Office of Education, the First 5 Commission, the Paso Robles Unified School District, Cuesta College, and private educational entities to expand educational opportunities within the Project Area.
7. Partner with agencies, organizations, and businesses that promote agriculture, industry, and value-added medical, health and wellness services to enhance and/or introduce facilities into the Project Area.

5. Programs

Transportation Systems Improvement: Programs for which use of Redevelopment Funds has been targeted include construction of sidewalks and related improvements (curbs, gutters, retaining walls, street lights, and street trees) along the 24th Street and Riverside Avenue frontages of the Paso Robles Event Center, and for construction of sidewalks and related improvements on the Spring and 24th Street frontages of Flamson Middle School.

Possible future programs to be supported with Redevelopment Funds may include the following:

- **Street Lighting:** Additional pedestrian-scale street lights are needed to improve the level of safety in the downtown and in other high pedestrian traffic locations such as the area surrounding the Paso Robles Event Center.
- **Sidewalks:** Throughout the Project Area are sections of public streets without sidewalks. Sidewalks provide safe paths for pedestrians and encourage walking as an alternative mode of transportation, which reduces traffic congestion.

- **Pedestrian Street Crossings:** Pedestrian safety and encouragement of walking as an alternative mode of transportation would be fostered by retrofitting key intersections in the Downtown and throughout the Project Area with bulb-outs that narrow the roadway width that pedestrians must cross.
- **Railroad Pedestrian Crossings:** Many existing crossings do not have sidewalks or gates/warning devices for pedestrians. In 2009 a pedestrian was killed by a train while crossing the tracks in the Downtown. North of 21st Street and South of 10th Street there are no pedestrian crossings of the railroad.
- **Railroad Vehicular Crossings:** The configuration of the existing underpass crossing at 4th Street is hazardous to vehicles and impassible to fire engines. The 24th Street overpass crossing is narrow and a bottleneck during periods of peak traffic flow; it also lacks pedestrian and bicycle paths.
- **Pedestrian/Bike Paths:** There are inadequate systems of paths for pedestrians and bicycles throughout the Project Area to foster these alternative modes of transportation.
- **Landscaping to Encourage Walking:** Street trees are needed to mitigate heat and make the walking experience more inviting.
- **Transit:** Public transit as an alternative mode of transportation needs to be encouraged. Improvements to foster this mode would include shelters, turnouts, public restrooms at major transit stops, and other items.
- **Accessibility Improvements:** The Project Area still needs curb cuts and handicapped parking spaces to make it fully-accessible.

Downtown Revitalization: Possible future programs to be supported with Redevelopment Funds may include: efforts to attract uses such as theaters, performing arts venues, restaurants, hotel and conference facilities (including parcel assemblage, if necessary); efforts to provide more parking (including, possibly, one or more parking lots and/or structures); further improvements to City Park (esp. replacement of restrooms); support for commercial rehabilitation (which has been approved for funding via federal Community Development Block Grant monies); completion and adoption of the Uptown/Town Centre Specific Plan; and other programs.

Affordable and Safe Housing: Future housing programs are discussed in detail in Chapter V. Briefly, such programs may include: assistance to development of new rental housing, especially redevelopment of Oak Park Public Housing; assistance to efforts to conserve subsidized apartments at risk of conversion to market rate; loan programs for residential rehabilitation; and other programs.

Beautification and Maintenance: Possible future programs to be supported with Redevelopment Funds may include support for Phases 2 and 3 of the Spring Street

Reconstruction (landscaping, street furniture and lighting); street tree planting; freeway frontage landscaping; and other programs.

Public Facilities, Infrastructure and Utilities: Possible future programs to be supported with Redevelopment Funds may include: downtown parking improvements, support for storm drain improvements; water and sewer system upgrades; undergrounding of overhead electrical and/or telephone wires; supplement funds from the Federal Emergency Management Agency to remediate the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10th Streets as a consequence of the 2003 San Simeon Earthquake; acquisition of property for public facilities, infrastructure and utilities; and other programs.

Educational Opportunities: Support the development of the First 5 Commission's Early Childhood Development Center at 36th and Oak Street; partnering with the School District and Cuesta College to expand services within or of direct benefit to the Project Area; partnering with private educational organizations and businesses to develop facilities within the Project Area. In the latter case, the Redevelopment Agency may help assemble properties and/or improve public infrastructure to serve such facilities.

Agriculture, Industry, and Medical Facilities: The improvement of Riverside Avenue and 24th Street with sidewalks and related improvements supports the agricultural programs sited at the Paso Robles Event Center. There may be other opportunities to support agriculture, industry, and medical facilities with assemblage of properties or improvement of public infrastructure to serve such facilities.

6. Expenditures of Redevelopment Funds in the Next 5 Years

The Agency currently holds one formal debt obligation for approximately \$12,115,000. This debt consists of a Series A issue for \$9,330,000 (tax-exempt) and a Series B issue for \$2,785,000 (taxable).

The debt issue, in July 2009, allowed for a defeasance of the 1996 bond issue, a partial repayment to the City's General Fund (approximately \$2,500,000) for the debt service on the Library/City Hall building and payment of approximately \$1,900,000 in past-due fiscal agreements. After these reimbursement payments there will be approximately \$4.2 million available in remaining RDA bond funds for additional projects.

The amounts contained in the "net tax increment revenue" column of the chart on the next page are net after all fiscal agreement payments due to other taxing agencies have been paid.

The chart on the next page does not include revenues and expenditures for the Low and Moderate Income Housing (LMIH) Fund. Those will be shown and discussed in Chapter V.

| Fiscal Year | Pass-Thru Agreements | Net Tax Increment Revenue | Maintenance & Operations | Debt Service | Annual Balance |
|--------------------|-----------------------------|----------------------------------|-------------------------------------|---------------------|-----------------------|
| 2009/2010 | 2,064,000 | 1,493,000 | 75,000 | 1,178,000 | 240,000 |
| 2010/2011 | 2,079,000 | 1,477,000 | 75,000 | 1,165,000 | 237,000 |
| 2011/2012 | 2,152,000 | 1,496,000 | 75,000 | 1,200,000 | 221,000 |
| 2012/2013 | 2,223,000 | 1,516,000 | 75,000 | 1,252,000 | 189,000 |
| 2013/2014 | 2,296,000 | 1,535,000 | 75,000 | 1,249,000 | 211,000 |

A Reimbursement Agreement between the Redevelopment Agency and the City was updated in April 2008. This agreement, originally dated November 1, 1993, obligates the Redevelopment Agency to reimburse the City for the debt service payments arising out of the construction financing of the Library/City Hall located at 1000 Spring Street. More specifically, this agreement required that all non-LMIH funds, not appropriated for operational needs and debt service requirements (net of fiscal agreements), be used to repay the reimbursement obligation. The current annual obligation is approximately \$300,000 in annual reimbursement payments.

Those funds available to the Agency after payment of the Agency's existing debt service will be used to fund its programs listed below. Although the timing and priority for expenditure of those funds will be dependent on the amount of funding available from time to time, the Agency anticipates allocating, in conjunction with the remaining bond proceeds, approximately \$5 million to assist with a portion of the costs for the following projects during the Implementation Plan period:

- a. To provide gap funding for repair of the earthquake damage to the historic Carnegie Library Building (\$400,000 estimated cost);
- b. Preparation of the Uptown and Town Centre specific plans (\$1.5 million estimated cost);
- c. To construct sidewalks and related improvements (including landscaping) in 24th Street and Riverside Avenue, adjacent to the Paso Robles Event Center, and in Spring and 24th Streets adjacent to Flamson Middle School (\$2.5 million estimated cost);
- d. To assist the San Luis Obispo County Office of Education and the First 5 Commission of San Luis Obispo County develop a center for childhood school readiness programs and parent education at the northeast corner of Oak and 36th Streets to serve the education needs of the Project Area and surrounding community. Towards this end, the Agency has allocated approximately \$240,000 in Redevelopment Funds that were being held in trust for the County Office of Education and allocated Redevelopment

Funds adequate to finance \$1 million in debt necessary to develop the center. The amount of funds for the latter is budgeted at \$80,300 per year for a period of 20 years.

- e. To supplement funds from the Federal Emergency Management Agency to remediate the impacts associated with the hot spring that emerged at the northeast corner of Spring and 10th Streets as a consequence of the 2003 San Simeon Earthquake (\$300,000 estimated cost);
- f. To design and build new restrooms for City Park (bounded by Spring, Pine, 11th, and 12th Streets) to replace and expand the existing restrooms, which are deteriorating (\$300,000 ~~\$400,000~~ in redevelopment funds to supplement ~~other funds such as~~ Park Development Impact Funds as part of and estimated \$600,000 ~~\$1.8 million~~ project cost);
- g. To acquire property in the Redevelopment Project Area for public facilities needed to eliminate blight and implement the Redevelopment Plan (costs unknown and would vary with each facility).
- h. To provide up to \$450,000 in matching funds for a grant of \$993,000 from the State of California's Strategic Growth Council to improve 21st Street, between Vine Street and Riverside Avenue to include natural drainage features, traffic calming features, bicycle lanes, park benches, hundreds of shade trees and native plants.
- i. To rehabilitate the pedestrian path of travel (sidewalks and curb ramps) along Spring Street and in the Downtown to be consistent with requirements of the Americans with Disabilities Act at an estimated cost of \$2,200,000.

7. Elimination of Blight

A matrix showing how the objectives and programs will eliminate blight, using the AB 1290 definition of blight, is provided on the next page.

MATRIX SHOWING RELATIONSHIP BETWEEN OBJECTIVES AND PROGRAMS AND ELIMINATION OF BLIGHT

| Objective/Program | Physical Conditions | | | | Economic Conditions | | | | | Infrastructure | |
|---|---------------------|---------------------------|-------------------|----------------|----------------------|--------------------|-------------------------------|--------------------------|-----------------|----------------|---|
| | Unsafe Buildings | Hinder Economic Viability | Incompatible Uses | Irregular Lots | Impaired Investments | Business Vacancies | Lack of Commercial Facilities | Residential Overcrowding | High Crime Rate | | |
| Transportation Systems Improvements | | X | | | X | X | X | | | | X |
| Downtown Revitalization | X | X | X | X | X | X | X | | | | X |
| Affordable and Safe Housing | X | X | X | X | X | | | X | | X | X |
| Beautification and Maintenance | | X | | | X | X | X | | | X | X |
| Public Infrastructure and Utilities | | X | | | X | X | X | | | X | X |
| Educational Opportunities | | X | | | X | X | | | | | X |
| Agriculture, Industry, and Medical Facilities | | X | | | X | X | | | | | X |

APPENDIX B
REDEVELOPMENT PLAN OBJECTIVES



SECTION 400.00 REDEVELOPMENT OBJECTIVES

Section 400.10 General Project Objectives

The Agency proposes to use the process of redevelopment to eliminate and mitigate the aspects of existing and anticipated visual, economic, physical, social, and environmental blight within the Project Area.

Within the broad goals, and as an indicator in the evaluation and determination of project priorities, the following specific redevelopment objectives are established by the Agency:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project Area.
2. The development and redevelopment of property within a coordinated land use pattern of commercial, industrial, residential, and public facilities in the Project Area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan.
3. The development of public services and facilities including, but not limited to, police and fire, city administration, cultural recreational, maintenance, and operational services and facilities as are necessary and required for the redevelopment of the Project Area.
4. The elimination of environmental deficiencies including inadequate street and freeway improvements, inadequate utility systems, and inadequate public services; and mitigation of the potential social, physical, and environmental characteristics of blight.
5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow.
6. The implementation of techniques to mitigate blight characteristics resulting from exposure to freeway, railroad and public right-of-way corridor activity and affecting adjacent properties within the Project Area.
7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity.

8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial and industrial facilities, increasing local employment prosperity, and improving the economic climate within the Project Area, and the various other isolated vacant and/or underdeveloped properties within the Project Area.
9. The acquisition, assemblage, and/or disposition of sites of usable and marketable sizes and shapes for commercial, and public facility development within the Project Area.
10. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and adjacent to the Project Area.
11. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community.
12. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.
13. The achievement of a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community and property owners.
14. To encourage community and property owner involvement and citizen participation in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan.
15. To provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

Section 400.20 Project Alternatives

It is anticipated that the Agency may undertake a variety of physical, social, economic and environmental projects to ensure that the goals of this Redevelopment Plan are fulfilled. It is, therefore, the intent of this Section to set forth possible and/or anticipated projects which shall be considered in the development of the Project Area. They are neither all encompassing nor limiting. The Project Matrix (Appendix III, Exhibit A) is not all inclusive, but rather sets forth the general projects and programs and the parameters by which the redevelopment will occur within the Project Area.