

# 2025 Transportation Growth Management Grant Application

## Instructions

Be sure to download and review the [2025 Application Packet](#) before filling out this grant application.

You can save your progress and revisit this form at any time by clicking the "Save" button at the bottom of the page.

***Applications must be received by July 31, 2025 at 11:59 p.m. (PDT)***

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## Applicant information

**Instructions:** Complete this information for the applicant. Provide both a designated contact and an authorized representative (if different than the designated contact) for your entity.

Response instructions are on page 9 of the 2025 Application Packet.

### Primary applicant jurisdiction

City of Amity

### Mailing address

109 Maddox Ave

Address Line 1

PO Box 159

Address Line 2

Amity Oregon 97101

City

State

Zip Code

### Website

<https://www.amityoregon.gov>

### Contact person name

Nathan Frarck

First

Last

### Contact person title

City Administrator

**Contact phone**

(971) 706-0785

**Contact email**

nfrarck@amityoregon.gov

**Name of person empowered to sign the agreement with ODOT, if different from the applicant contact**

Nathan

First

Frarck

Last

**Title of above named person**

City Administrator

**Phone**

(971) 706-0785

**Email**

nfrarck@amityoregon.gov

**List co-applicants (if a joint project)**

List co-applicants (if a joint project)

Providing match?

**Upload your resolution or meeting minutes from the governing body of applying jurisdiction(s) here:**

Resolution 2025-11 TGM Grant Application.pdf

*PDFs only. Max 2mb per file.*

**Project information**

Response instructions are on page 10 of the 2025 Application Packet.

**Project title**

City of Amity Downtown Master Plan

**Project area:** Using either of the two fields below, attach a map of the project area or describe the area your project is located in.

**Option 1: Project area map**

CityofAmity Map.pdf

*PDFs only, 1 file maximum, 2mb file size limit.*

**Option 2: Project area description**

**ODOT region (1-5)**

[ODOT Region Map](#)

Region 2

Refer to the region map if you are unsure of your region.

**Type of grant**

Category 2: Integrated Land Use & Transportation Planning

**Summary description of project**

The City of Amity seeks support from the Oregon Transportation Growth Management (TGM) Program to develop a Downtown Master Plan. This plan will help guide land use, transportation investment, and economic development in a way that promotes a dense, walkable, and vibrant downtown core. Amity is a small but growing rural community at the crossroads of agriculture, regional tourism, and transportation infrastructure. The proposed plan will position the City to manage current challenges and future opportunities with clarity and intention.

*Describe the purpose of your project and how the expected outcomes will address a transportation problem, need, opportunity, or issue. (Maximum characters: 750)*

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**Project cost table**

Response instructions are on page 11 of the 2025 Application Packet.

<b>TGM funds requested for the work identified in Criterion 3</b>	<b>Consultant</b> <div>\$200,000.00</div>	<b>Local reimbursement</b> <div></div>	<b>Total TGM funds requested</b> \$200,000.00
<b>Local match</b>	<b>Minimum Match (Calculated)</b> \$22,890.89 <i>Approximately 11.5% of requested funds</i>		
<b>Match to be provided</b>	<b>Labor, supplies and services during project</b> <div>\$22,890.89</div>	<b>Payment when Intergovernmental Agreement is signed</b> <div></div>	
<b>Total Match to be Provided</b> \$22,890.89			

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**Award criteria**

## **Criterion 1: Proposed project addresses a need and supports TGM objectives (up to 40 points)**

The application demonstrates the proposed project clearly and effectively addresses a local or regional transportation or transportation-related land use issue, problem, need, or opportunity and will achieve one or more of the TGM Objectives.

**Response instructions are on page 13 of the 2025 Application Packet.**

### **What is the transportation or transportation-related land use issue, problem, need, or opportunity the proposed project will address?**

The City of Amity is a small but growing rural community located along Oregon Route 99W, a major regional highway that bisects the community's historic downtown. This highway alignment presents a significant transportation and land use challenge: it brings considerable vehicle traffic—including freight—through the heart of downtown, creating conflicts between through-traffic and local uses. The result is a corridor that feels unsafe and uninviting for pedestrians, limits downtown cohesion, and discourages investment in walkable mixed-use development.

Additionally, several large, vacant or underutilized parcels within the downtown area remain without a clear vision or regulatory framework to support compact, walkable, transit-supportive development. Without strategic planning, these parcels risk being developed in ways that do not contribute to a vibrant or connected downtown core.

At the same time, Amity faces a clear opportunity. The City is seeing early signs of tourism-driven growth due to its proximity to the Willamette Valley wine region. With appropriate planning, Amity can harness this economic momentum to support downtown revitalization, attract context-sensitive development, and improve multi-modal transportation options for residents and visitors alike.

This project will help the City address these overlapping issues by creating a Downtown Master Plan that provides: safe, multimodal solutions for transportation through and within the downtown core; a land use framework that encourages dense, walkable infill development, and; a clear strategy for balancing growth and tourism with the community's small-town character and transportation needs.

*Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

### **What are the proposed Project Objectives? How will the Project Objectives achieve one or more of the TGM Objectives?**

#### Project Objectives:

The City of Amity seeks to develop a Downtown Master Plan that addresses pressing land use and transportation challenges in a proactive and integrated manner. The project will:

Create a dense, walkable, and mixed-use downtown that supports community identity and rural character.

Improve safety and connectivity for all modes—especially pedestrians and cyclists—through and across OR-99W.

Develop land use and design strategies for underutilized and vacant parcels to support compact development.

Plan for anticipated tourism-driven growth while preserving quality of life for residents.

Identify multimodal transportation opportunities and enhance regional connections to nearby communities.

#### Alignment with TGM Program Objectives:

The proposed project strongly supports and advances the following TGM Program Objectives:

##### Objective 1: Provide transportation choices

1.1 & 1.4: The project will improve walkability, bike infrastructure, and access to transit within downtown Amity, creating a more balanced and interconnected transportation network.

1.3: Planning will emphasize safe and accessible options for underserved and mobility-limited residents.

##### Objective 2: Create vibrant communities linked by accessible transportation

2.1 & 2.2: The plan will guide development of a compact downtown core with a mix of housing, shops, and services—all accessible by foot, bike, or transit.

2.3: Streetscape and land use strategies will promote a safe and appealing physical environment that meets the health and social needs of the community.

##### Objective 3: Support economic vitality and growth

3.1 & 3.3: The plan will support economic development through coordinated land use and transportation strategies that accommodate future residents, visitors, and businesses while enhancing access to jobs and services. The Amity Downtown area also has easy access to government and community facilities, and local elementary, middle, and high schools.

##### Objective 4: Save public and private costs through compact development

4.1 & 4.2: By planning for infill and redevelopment within the current city footprint, the plan minimizes the need for UGB expansion or major infrastructure extensions.

##### Objective 5: Promote environmental stewardship

5.1: The plan will reduce reliance on automobiles by promoting active transportation and efficient land

## Criterion 2: Proposed project is timely and urgent (up to 25 points)

The application demonstrates timeliness and urgency. The project is needed now to:

- address pressing local transportation and land use issues
- make amendments to local plans or regulations necessitated by changes in local conditions or in federal regulations, state requirements, or regional plans
- build on, complement or take a necessary step toward completing or implementing other high priority community initiatives, including Governor's Regional Solutions Team priority
- resolve transportation or land use-related issues affecting the project readiness of local, regional or state transportation projects for which funding is expected to be obligated within the near future

**Response instructions are on page 15 of the 2025 Application Packet.**

### Why is it important to do the proposed project in this grant cycle?

The City of Amity is at a pivotal moment. Growth pressures are mounting, particularly from tourism expansion and regional housing demand, yet the city lacks a coordinated plan to manage development and transportation in its downtown core. Several large, strategically located parcels in downtown are now vacant or underutilized. Without a shared vision and guiding framework, these sites may be developed in a fragmented way that undermines walkability, livability, and long-term sustainability.

At the same time, the impacts of Oregon Route 99W—which carries increasing volumes of regional and freight traffic through downtown—continue to grow. Residents and business owners are concerned about pedestrian safety, access, and the loss of community character. These transportation issues must be addressed before further growth compounds the challenges.

By completing this planning effort now, the City can:

Influence the direction of future development while key parcels are still in play;

Avoid costly retrofits or missed opportunities by integrating land use and transportation planning up front;

Guide tourism-related investment in a way that benefits the community and supports long-term goals;

Strengthen partnerships with ODOT and regional transit providers as they explore corridor improvements and regional mobility solutions; and

Position the City to implement shovel-ready projects that can compete for future funding opportunities.

Delaying this project risks reactive development, piecemeal transportation fixes, and a loss of local control over the shape of Amity's downtown. This grant cycle presents a timely and critical opportunity to chart a proactive and community-driven path forward.

*Maximum characters: 2,500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**What local actions are needed to move the proposed project forward? Have these actions been**

**taken and if so, when? If those efforts are underway, when will they be completed?**

The City of Amity has committed staff time and resources to support the development of the Downtown Master Plan. Staff are prepared to manage the grant, coordinate public engagement, and serve as the local lead throughout the planning process. The Amity City Council has discussed the need for a Downtown Master Plan and has signaled support for applying to the TGM program in the current grant cycle. A formal resolution of support has been adopted.

*Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**How does the proposed project relate to other planning efforts, developments, or initiatives? Which of those are completed, underway, or waiting on the completion of this project?**

The proposed Downtown Master Plan directly supports and complements the City of Amity's ongoing Comprehensive Plan update. The Comprehensive Plan provides a high-level vision for growth and development, while the Downtown Master Plan will deliver focused strategies for land use, circulation, and public space improvements in the city's core. The two efforts are designed to be coordinated, with the Downtown Plan informing both the Comprehensive Plan's implementation and future zoning code updates. The City also anticipates using the plan to manage growing tourism-related development pressures by guiding infill, mobility, and streetscape improvements. As such, the Downtown Master Plan is a timely and necessary next step that builds on current work and positions the City for effective implementation of its long-term goals.

*Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**Criterion 3: Proposed project approach supports policy decision (up to 20 points)**

The application demonstrates a clear approach to achieving the expected outcome and includes consideration for adoption. Where substantial coordination with other local, regional, and state planning efforts will need to occur, the mechanisms and responsibilities for the coordination are clear.

**Response instructions are on page 16 of the 2025 Application Packet.**

## Tasks and deliverables table

**What are your proposed tasks and deliverables**

Project Management. This would include project scheduling and general coordination. This will be a joint effort by the City Administrator and the hired contractor.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Community Engagement. This would include a community engagement plan, the formation of a public advisory committee, a community meeting and/or focus group, and content development for a project webpage. This would primarily be a task for the consultant, but would have City staff support.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Existing Conditions. This would include a description and assessment of the City of Amity's current conditions, including current land use, transportation, and economic market conditions. The consultant would be responsible for this task.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Implementation recommendations, projects, and strategies. The consultant would be responsible for this task, and it would consist of formulating alternatives, and approaches to achieve various outcomes.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Downtown Master Plan. The consultant would be responsible for this task. Draft plan and chosen implementation steps. Draft language for inclusion in Amity Development Code and any other legal updates needed.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Adoption. This will be a joint effort from the consultant and City staff. It includes finalizing all proposals, and presentation to the City Council and Planning Commission for adoption.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

### **How will the project approach support investment decisions that align with Oregon's Transportation Plan and Transportation Planning Rules?**

The Downtown Master Plan will guide land use and transportation decisions that align with Oregon's Transportation Plan and Transportation Planning Rules (TPR). The plan will promote compact, mixed-use development and identify improvements for walking, biking, and transit—reducing reliance on single-occupancy vehicles. It will also assess safety and connectivity along OR-99W, ensuring land use and transportation are coordinated. By identifying priority investments that support infill, reduce emissions, and avoid unnecessary expansion, the plan will help the City meet TPR goals for system efficiency, multimodal access, and lower vehicle miles traveled.

*Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**If adoption hearings will be held as part of a larger project, when will that be and as part of what project? (optional)**

*Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*



to manually expand it.)

#### **Criterion 4: Proposed project has community support (up to 5 points)**

The application demonstrates that there is local support for project objectives, a commitment to participate, and a desire to implement the expected outcome.

**Response instructions are on page 17 of the 2025 Application Packet.**

##### **Upload letters of support here**

King - TGM Letter of Support.pdf

Letter of Support for TGM DT Plan grant 2025.pdf

*PDFs only. Max 2 mb per file.*

#### **Criterion 5: Proposed project sponsor is ready and capable (up to 10 points)**

The application demonstrates that the local government is ready and able to begin the project within the TGM timetable and that there is local commitment and capability to manage and complete the project. The application demonstrates, if applicable, successful performance on previous TGM projects.

**Response instructions are on page 18 of the 2025 Application Packet.**

##### **Describe the experience and availability of key staff**

Key staff include Nathan Frarck, the City Administrator, who is committed to bringing this project to life and guiding the future development of Amity's downtown core. He has 2 years of experience in Amity. The City's planning Clerk, Mona Hatch, also has two years with the City of Amity, but has a long and integrated experience with the community. The City's planning consultant, Jim Jacks, is supported by the Mid-Willamette Valley Council of Governments, and has over 40 years of experience in local government planning.

*Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

##### **Explain how the applicant has the capacity to scope the proposed project during the next 15 months and manage it to completion within 3 years**

The City of Amity has the staff capacity and commitment to scope and manage this project successfully. City leadership has identified the need for planning efforts to guide the City's downtown area, and staff are prepared to work closely with DLCD/ODOT and a consultant team to finalize the scope within 15 months. The City has experience managing planning efforts, coordinating with local and state partners, and facilitating public engagement. With Council support and dedicated staff oversight, the project can be completed well within the 3-year timeframe.

*Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**If applicable, list applicant's TGM projects within last 10 years and their status**

#### **If applicable, list local jurisdiction's TGM projects within last 10 years and their status**

TGM File Code	Project Title	Status
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300 character limit.

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## Bonus points: Housing (up to 10 points)

Response instructions are on page 19 of the 2025 Application Packet.

**How will the adoption of the final document(s) address barriers to a broad range of housing types and affordability or work to link the location of future workforce housing to walkable/bikeable areas with good transit?**

The plan will identify strategies to support diverse, affordable housing types—such as mixed-use and small multifamily—in walkable, bikeable areas near services. It will guide zoning updates to reduce barriers to infill and workforce housing downtown, where future transit access is most viable.

*Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

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## Required forms

**Title VI: Racial & Ethnic Impact Statement form**  
Racial-Ethnic-Impact-Statement Amity 2025.pdf

[Download the Racial & Ethnic Impact Statement form here](#)

*PDFs only. Max 2 mb per file.*

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## Certifications

Response instructions are on page 20 of the 2025 Application Packet.

### Eligibility criteria

- ☒ This application demonstrates a clear transportation relationship
- ☒ This application demonstrates adoption of products to meet project objectives
- ☒ This application demonstrates the support of local officials

### Preparation of application

- ☒ This application was prepared by staff of the primary applicant or staff of one of the involved jurisdictions
- ☐ This application was prepared by the following COMPENSATED consultant (indicate below)
- ☐ This application was prepared by the following UNCOMPENSATED consultant (indicate below)

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**Would you like to receive TGM news and updates?**

☐ Yes ☐ No ☒ I am already subscribed

*Clicking "Yes" authorizes us to add your email to our e-newsletter mailing list. You can unsubscribe at any time.*

**Today's date**

7/20/2025

**If you encounter any issues with the submittal process, please contact:**

Rachael Levasseur

Planning Section Web Coordinator

[Rachael.LEVASSEUR@odot.oregon.gov](mailto:Rachael.LEVASSEUR@odot.oregon.gov)

**RESOLUTION NO. 2025-11**

**A RESOLUTION AUTHORIZING AN APPLICATION FOR THE TRANSPORTATION  
AND GROWTH MANAGEMENT GRANT PROGRAM**

**WHEREAS**, the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCD) opened their 2025 Transportation and Growth Management grant cycle and invited local municipalities to submit an application; and

**WHEREAS**, the City of Amity is in the process of updating its Comprehensive Plan and desires to begin work to implement and achieve some of the goals and policies outlined in that plan; and

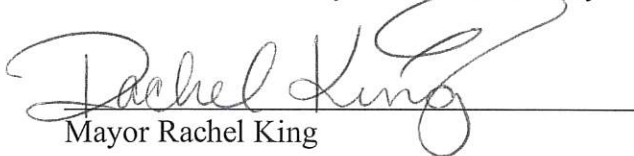
**WHEREAS**, the City of Amity has previously adopted a Central Business District zone designation and downtown development standards that have had a limited implementation; and

**WHEREAS**, this project would develop a Downtown Master Plan for the City of Amity with an emphasis and focus on reassessing and implementing previously adopted code language and new goals and policies adopted in the City's Comprehensive Plan; and

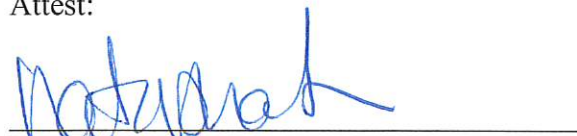
**WHEREAS**, the City of Amity has available local matching funds and staff capacity to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

**NOW, THEREFORE, BE IT RESOLVED** that the Amity City Council demonstrates its support for the submittal of a grant application to the Transportation and Growth Management Program for the development of a Downtown Master Plan for the City of Amity.

**PASSED BY** the City Council of the City of Amity, Oregon this 4<sup>th</sup> day of June, 2025.

  
Mayor Rachel King

Attest:

  
Natasha Johnson, City Recorder/Treasurer







**CITY OF AMITY**  
109 Maddox Avenue  
P.O. Box 159  
Amity, OR 97101  
Phone: (503) 835-3711  
rking@amityoregon.gov



**July, 30, 2025**

Oregon Department of Land Conservation and Development  
Transportation Growth Management (TGM) Program  
635 Capitol St. NE, Suite 150  
Salem, OR 97301

**RE: Letter of Support for City of Amity's TGM Grant Application –  
Downtown Master Plan**

Dear TGM Grant Review Committee:

As Mayor of the City of Amity, I am writing to express my full support for the City of Amity's application to the Transportation Growth Management (TGM) Program to fund the development of a Downtown Master Plan.

Amity continues to face pressures of growth driven by the need for additional housing and must also be prepared for the influx of tourism and recreational uses put upon our transportation infrastructure and downtown core. Paramount in planning to meet these demands is to not only to preserve our small-town charm, but to protect and enhance the safety and multimodal usability of our downtown landscape for all our citizens and visitors alike. The proposed Downtown Master Plan will provide much-needed guidance for future land use, transportation infrastructure, and public investment in the city's core. Specifically, the project will:

- Promote walkability and mixed-use development in the downtown area;
- Address transportation safety and connectivity issues along OR-99W;
- Prepare the community for growth in a proactive, equitable, and sustainable manner; and
- Strengthen regional connections and multimodal transportation options.
- Offer opportunity for community and stakeholder input towards short- and long-term goals and advancements that affect their day-to-day experiences

The opportunities presented by this project will have a lasting and positive impact on the safety, usability, and economic success of our city. It will also strengthen

community bonds, trust, and pride that our citizens feel for the place where they work and live. It will enhance the Amity experience for visitors and travelers of the region as well.

The City of Amity is committed to continued efforts towards community driven planning and progress towards better meeting the needs of our community, the surrounding region, and meeting statewide goals. I urge your thoughtful consideration of this grant request.

Sincerely,

Rachel King  
Mayor, City of Amity



**AMITY DOWNTOWN IMPROVEMENT GROUP : AMITYDIG@GMAIL.COM**

July 21, 2025

Oregon Department of Land Conservation and Development  
Transportation Growth Management (TGM) Program  
635 Capitol St. NE, Suite 150  
Salem, OR 97301

**RE: Letter of Support for City of Amity's TGM Grant Application – Downtown Master Plan**

Dear TGM Grant Review Committee:

On behalf of the Amity Downtown Improvement Group (DIG), I am writing to express our complete support for the City of Amity's application to the Transportation Growth Management Program to fund the development of a Downtown Master Plan.

As the local business association in our downtown core, it is of special importance to the businesses that the City has a plan in place to address the future needs. It is certainly relevant that we tackle the inevitable growth pressures, particularly from regional tourism and housing demand while striving to maintain our small-town charm. Development of a Downtown Master Plan will provide the guidance and structure for future land use, transportation infrastructure, and public investment in the city's core. Specifically, funding of the Downtown Master Plan will:

- Promote walk-ability and mixed-use development in the downtown area;
- Address transportation safety and connectivity issues along OR-99W;
- Prepare the community for growth in a proactive, equitable, and sustainable manner; and
- Strengthen regional connections and multimodal transportation options.

This Downtown Master Plan is necessary and of great importance. Once funded the result will help Amity align with state and regional transportation goals while creating a livable, economically vibrant, and accessible downtown.

We commend the City of Amity for its vision and commitment to thoughtful, community-driven planning, and we encourage your full funding of the grant application.

Sincerely,

Eve Silverman, Vice President

Amity Downtown Improvement Group, P.O. Box 652, Amity, Oregon 97101

[eesilverman@yahoo.com](mailto:eesilverman@yahoo.com) 503-835-0274



## RACIAL AND ETHNIC IMPACT STATEMENT

**This form is used for informational purposes only and must be included with the grant application.**

[Chapter 600 of the 2013 Oregon Laws](#) require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons<sup>1</sup> in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

**If you checked numbers 1 or 2 above**, please provide below the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

*By checking this box, I hereby certify the information contained on this form is true, complete, and accurate to the best of my knowledge.*

**Dated:**

Printed Name:

Title:

Agency Name:

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<sup>1</sup> “Minority person” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African Americans, Hispanics, Asians, or Pacific Islanders, American Indians and Alaskan Natives.