



tualatin | **urban renewal**

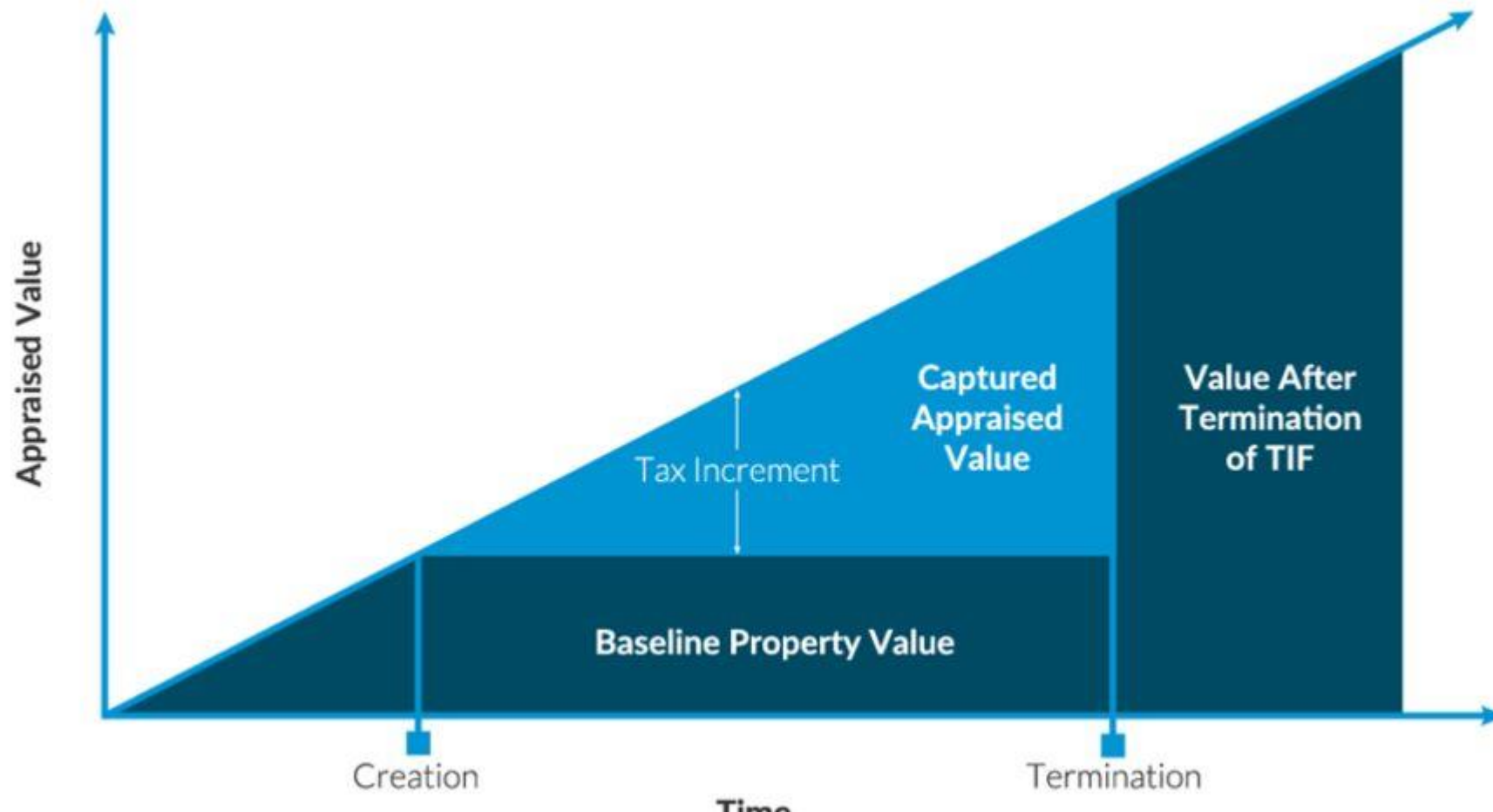
Stakeholder Kickoff

What is Urban Renewal?

A financial tool that funds projects and activities in an urban renewal area which have been identified in an urban renewal plan. The purpose of urban renewal is to make public investments in designated geographic areas to remove blight, to improve property values, and to leverage private investment. Public investments spur redevelopment in areas where it might not otherwise occur

How is Urban Renewal Financed?

Urban renewal uses tax increment financing to improve and redevelop designated areas of a city by reinvesting the area's property taxes. *NOT NEW TAXES*



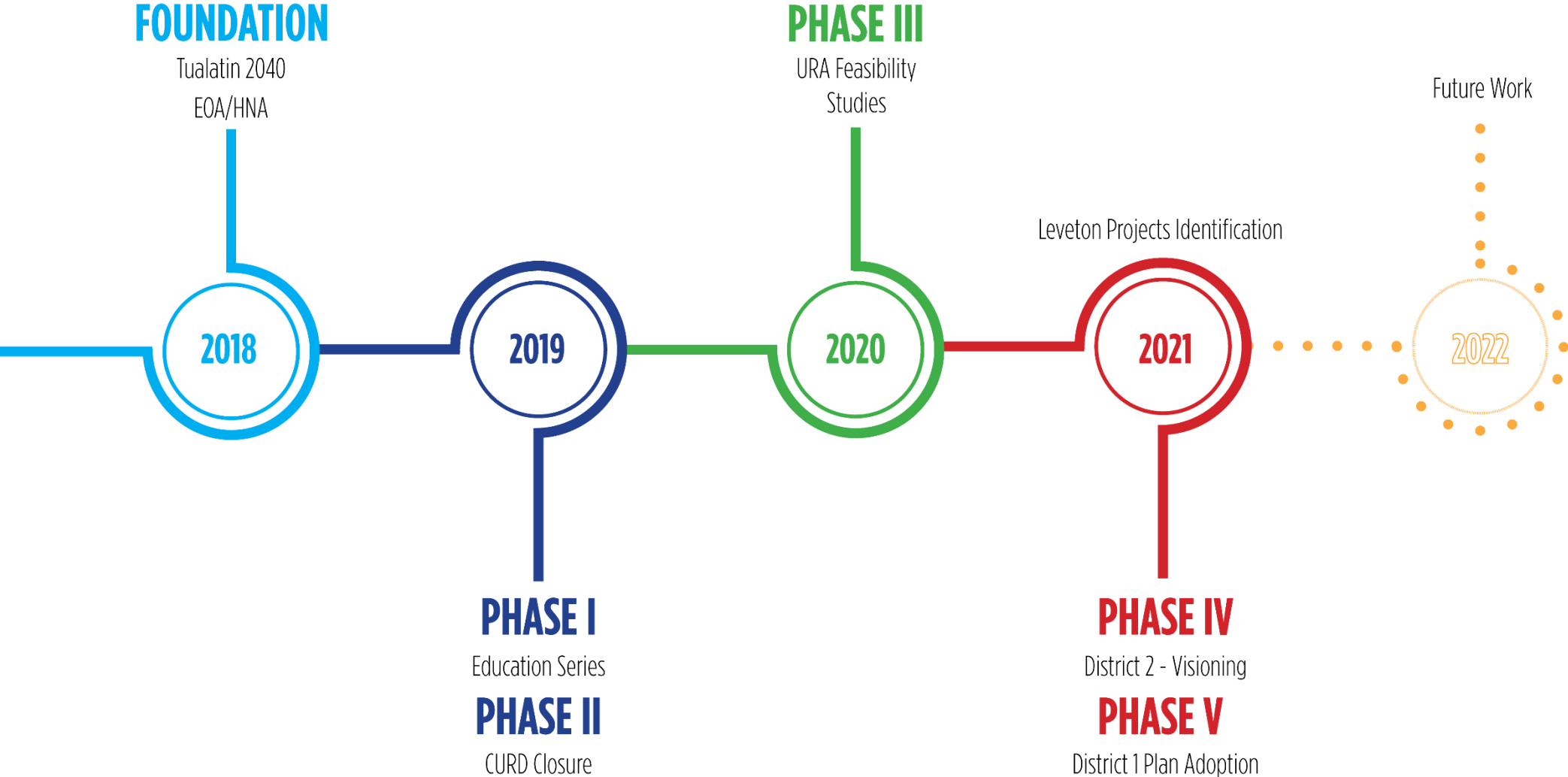
Who manages Urban Renewal?

The **Tualatin Development Commission** (Commission) is a separate municipal corporation responsible for governing Tualatin's one urban renewal area. The Commission provides direction and approval for projects and programs to invest in and improve specific geographic areas of the City.

The Commission is constituted by the Mayor and City Council with the Mayor acting as Chair. The City Manager serves as the **Executive Director** of the Commission

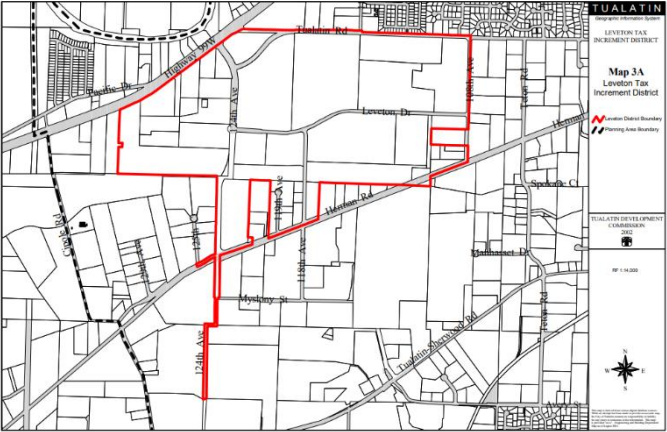
Staff support is provided by the Economic Development Department.

Phased Timeline

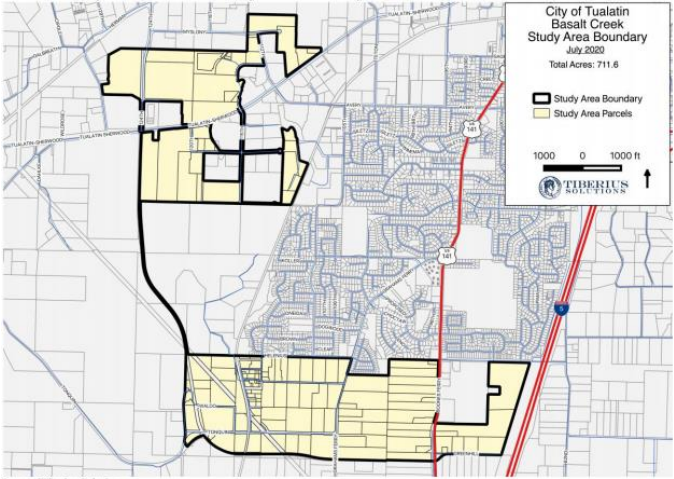


PROJECT AREAS

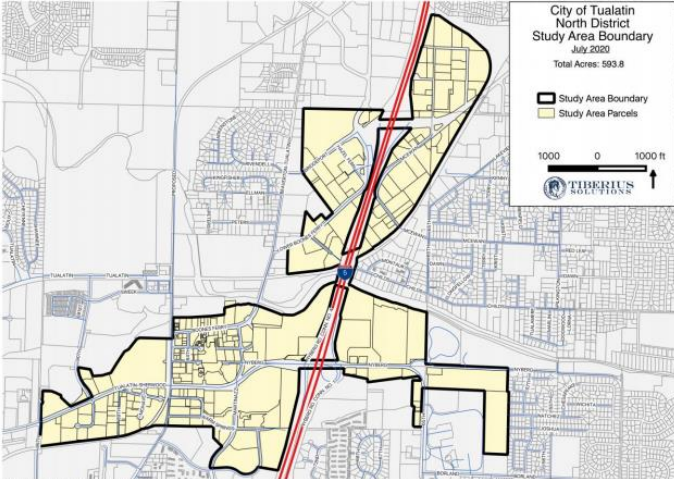
LEVETON TAX INCREMENT DISTRICT



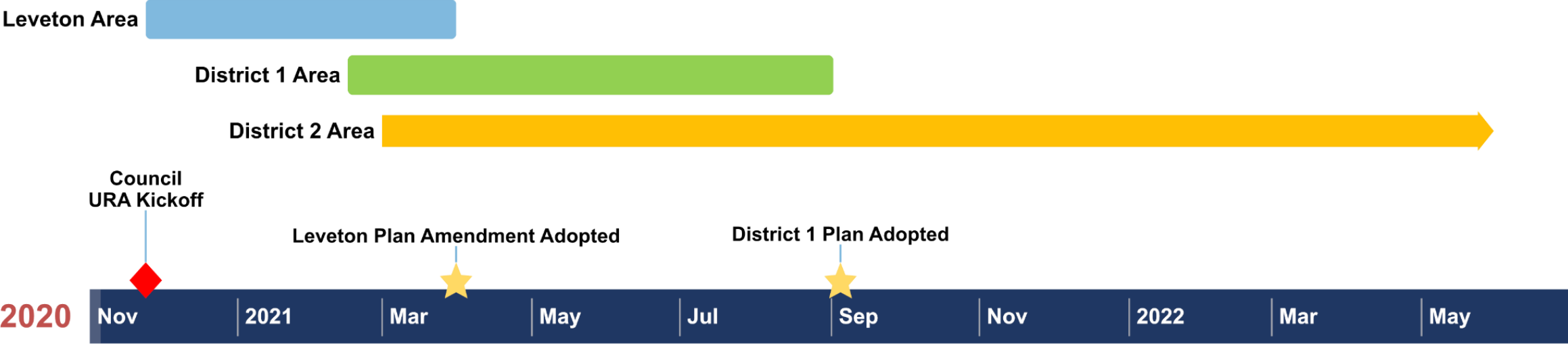
DISTRICT 1: BASALT CREEK / SW AREA



DISTRICT 2: NORTH AREA



OVERALL TIMELINE



Community Engagement

LEVETON TAX INCREMENT DISTRICT

- Staff Advisory Committee
- Area Outreach (*in progress*)

DISTRICT 1: BASALT CREEK / SW AREA

- Taskforce Committee
- Stakeholder Meetings
- Planning Commission
- Overlapping Tax Districts
- Community Forum

DISTRICT 2: NORTH AREA

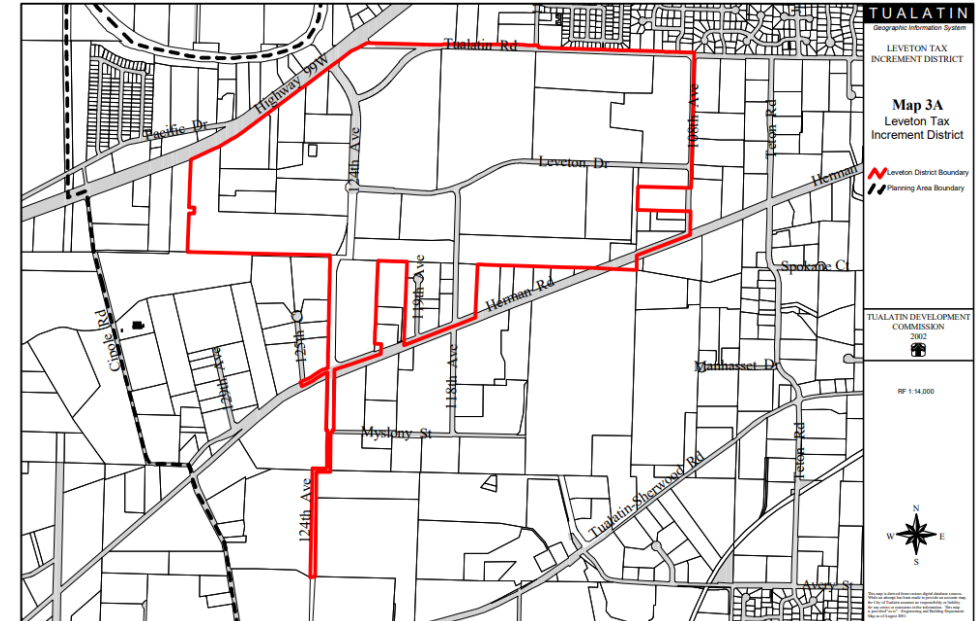
- Staff Advisory Committee
- Council Visioning
- Community Visioning
- Further Public Engagement TBD

Leveton Tax Increment District Plan Amendment

Project Goal: To amend the Plan Document to expend the remaining funds on identified projects.

Already Identified:

- Future URA District Planning



Project Identification



Area Outreach



Council
URA Kickoff



2020

Nov

Dec

2021

Feb

Mar

2021

Plan Amendment
Adopted

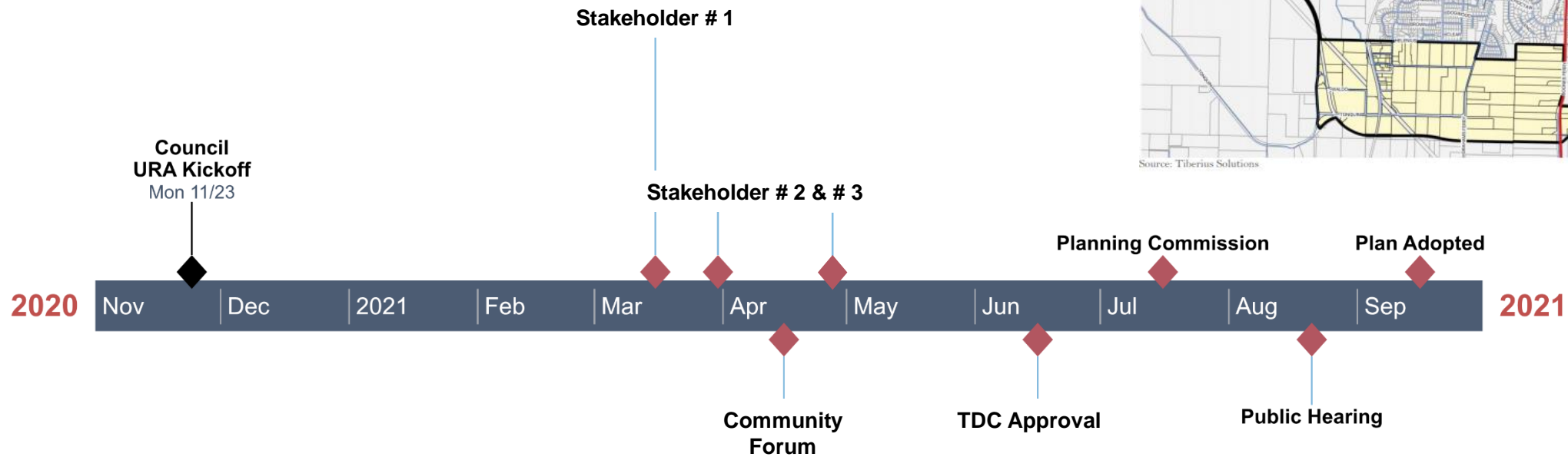
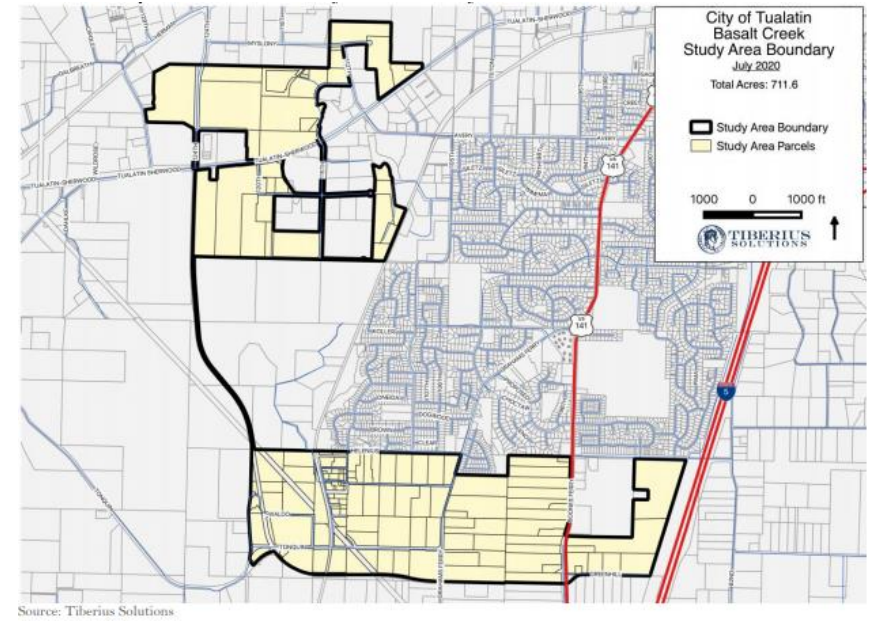


Council Approval of Projects



District 1: Basalt Creek Area, Southwest Industrial Concept Area

Project Goal: To develop an urban renewal plan to finance and implement identified projects from area development plans – Basalt Creek Concept Plan, SW Industrial Concept Plan, Transportation System Plan, Tualatin | 2040, Moving Forward, etc.



District 1: Stakeholder Task Force

OVERVIEW:

To advise the Tualatin Development Commission on District 1 Plan Development. Not required, but best practice.

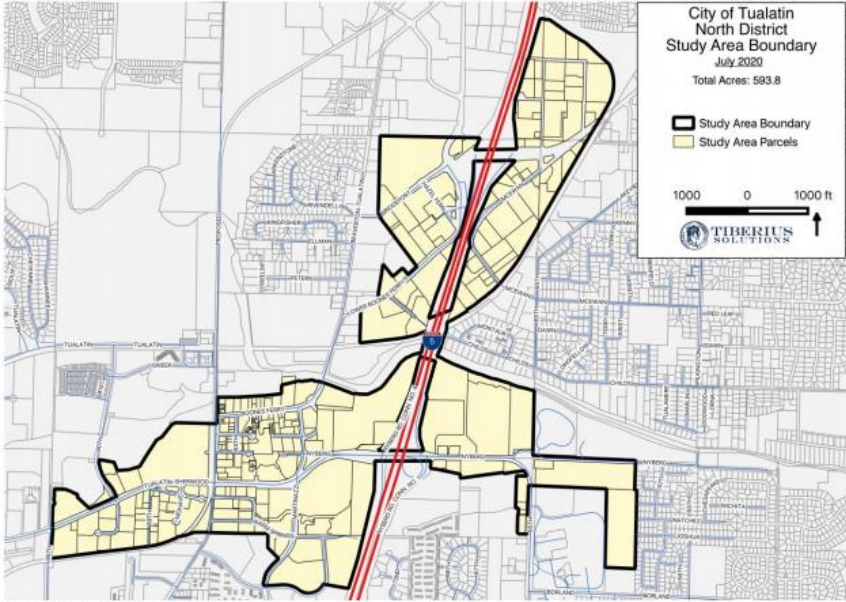
STRUCTURE:

- Up to seven (7) members:
 - 4 property owners, 1 Tax District Rep, 1 Plan. Comm., 1 City Council Member
- Term, Resolution ends September 2021
- Duties:
 - Review urban renewal plan boundary and make recommendations;
 - Identify and recommend projects in the proposed area;
 - Review financial analysis and impacts of the proposed district and project.

District 2: Town Center Area, I-5 Corridor, Tualatin-Sherwood Road

Questions for Consideration:

- Understand what is the area now?
- What vision do we have for the area?
- How can we implement that vision?



Council Visioning 

Phase IV - Visioning 



NEXT STEPS

60-DAY MILESTONES:

Leveton:

- 1.) URA 101 for Internal Staff Advisory Team**
- 2.) Finalize Project Identification – Staff**

District 1:

- 1.) Stakeholder Taskforce Resolution – Done**
- 2.) Stakeholder Task Force Solicitation – In progress**

**QUESTIONS AND
DISCUSSIONS?**