



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners  
**THROUGH:** Steve Koper, Assistant Community Development Director  
**FROM:** Jonathan Taylor, Economic Development Manager  
**DATE:** January 21, 2021

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**SUBJECT:**

A presentation on the City of Tualatin's urban renewal efforts.

**EXECUTIVE SUMMARY:**

*Background*

Starting in December 2018, the City of Tualatin began a multi-phased process to work towards community revitalization and development of financing tools – beginning with the Tualatin 2040 Project.

**Foundation**

Beginning in December 2018, the City began the Tualatin|2040 initiative with the intent of providing a needs analysis for economic and residential short and long-term development, along with a code modernization effort.

**Phase 1: Education Series.**

This four-part series provided an overview of urban renewal and tax increment financing; the history of Tualatin's urban renewal areas, and how to close down an urban renewal area; what to do with the remaining assets of Central Urban Renewal District and Leveton Tax Increment Finance District; and to explore the feasibility of new districts based on Council-identified community and economic development goals.

**Phase 2: Urban Renewal Area Official Closure.**

In January 2020, the City Council and Tualatin Development Commission completed the closure of the Central Urban Renewal District (CURD), transferred remaining assets to the City of Tualatin, and adopted the final report on CURD.

**Phase 3: Technical Study of the Feasibility of Urban Renewal Areas.**

On September 28, 2020, the City Council approved the feasibility studies for the proposed areas of District 1 and District 2 and directed staff to present a project timeline for implementation of these districts.

On November 23, 2020 City Council approved the project timelines associated with Leveton, District 1 and District 2 urban renewal areas.

## **AREA TIMELINES**

### **Leveton Tax Increment District Plan Amendment**

*November 2020 – March 2021*

The goal is to amend the District's Plan Document to expend remaining funds on identified area projects. Projects already identified: future urban renewal planning.

### **District 1: Basalt Creek & Southwest Industrial Concept Plan**

*January 2021 – September 2021*

*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, Tualatin Moving Forward, etc.

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

*March 2021 – 2022\**

The City of Tualatin will begin to develop area goals and design and implement a town center/urban renewal plan for the proposed area. The Council will consider the following questions this year:

1. What is the area now?
2. What do we want the area to be/what is our vision for the area?
3. How can we implement that vision?

To learn more about Tualatin's urban renewal, visit [www.tualatinoregon.gov/economicdevelopment/urban-renewal](http://www.tualatinoregon.gov/economicdevelopment/urban-renewal)

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## **ATTACHMENTS:**

- Attachment A - Presentation