



tualatin

**urban renewal**

**Proposed Urban Renewal  
Efforts Public Hearings**

# CRASH COURSE | UR 101

## TERMINOLOGY

1. UR – Urban Renewal
2. URA - Urban Renewal Area
3. URD - Urban Renewal District
4. TIF - Tax Increment Funds or Tax Increment Financing
5. MI - Maximum Indebtedness
6. AV - Assessed Value
7. TDC - Tualatin Development Commission

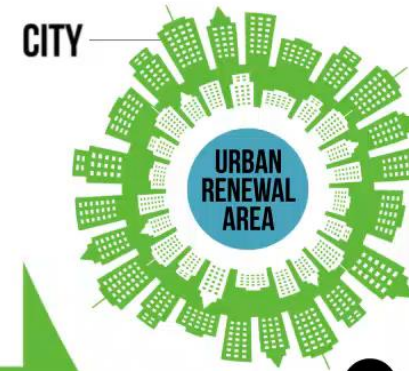
# CRASH COURSE | UR 101



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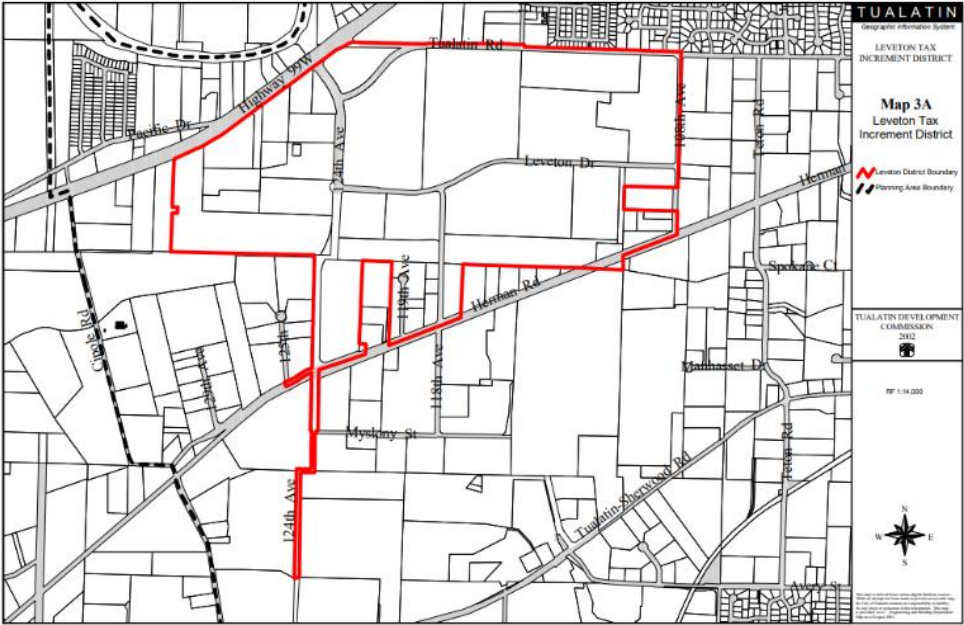


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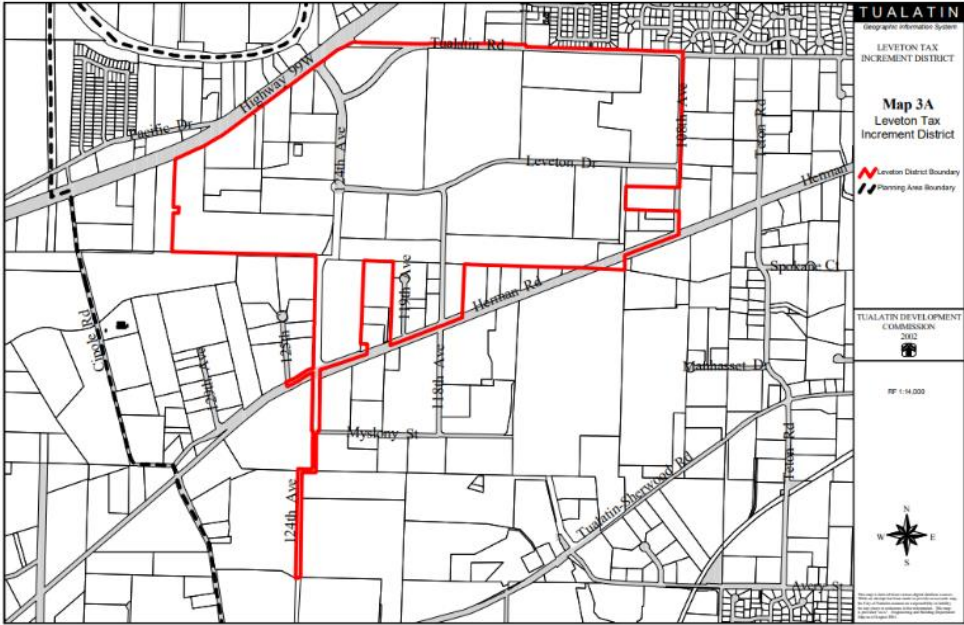


# TUALATIN'S URA BACKGROUND

## LEVETON TAX INCREMENT DISTRICT

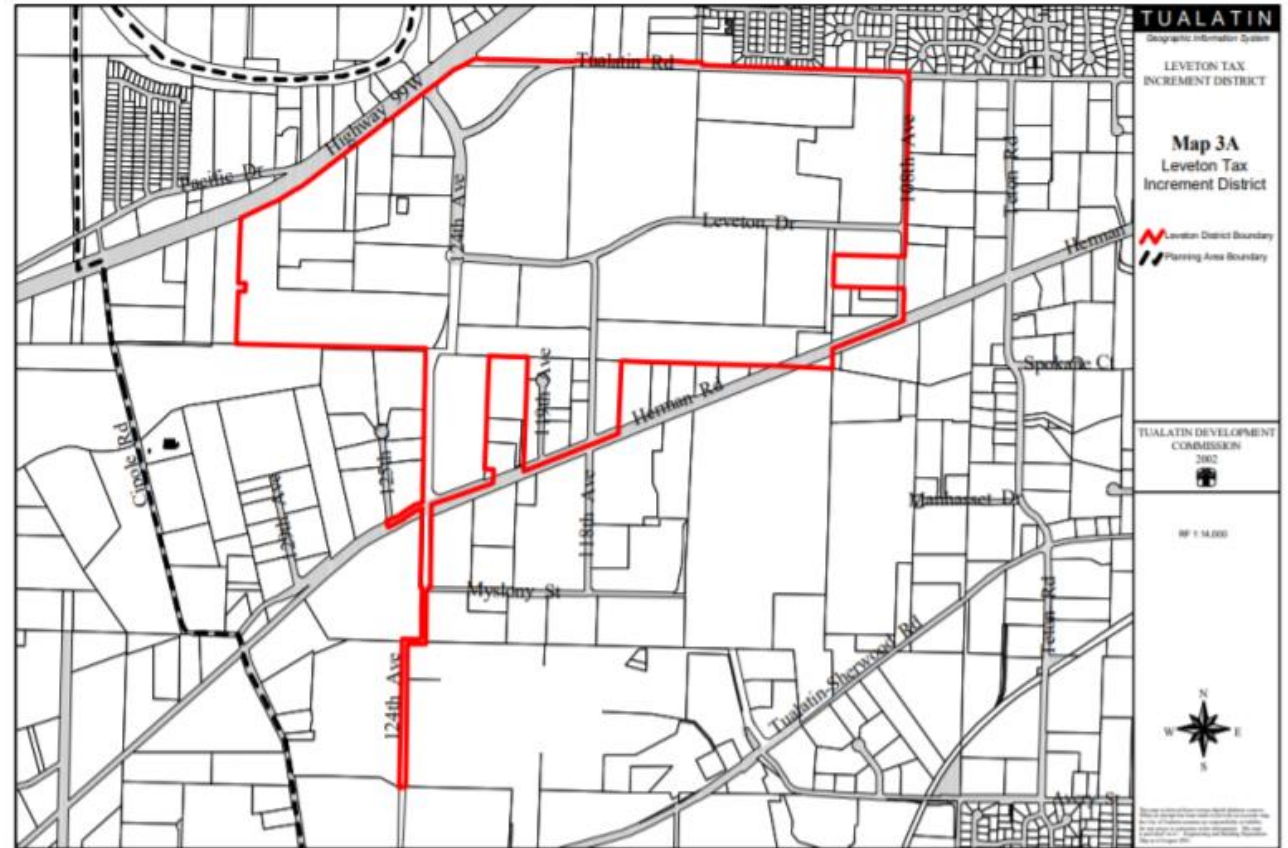


## CENTRAL URBAN RENEWAL DISTRICT



# BACKGROUND – LEVETON TAX INCREMENT DISTRICT

- Established 1985
- Over 200 acres of unincorporated greenfield
- Prioritize Four Goals:
  - 1: Industrial Development
  - 2: Environment
  - 3: Improved Traffic and Transportation
  - 4: Provide Public Utilities
- Original Assessed Valuation: \$3.5 million



# SUCCESS – LEVETON TAX INCREMENT DISTRICT

- Ceased Collection 2010
- \$251 Million AV Increase
- Completed 14/20 Projects
- Notable Projects Include:
  - Herman Road Improvements
  - Street Construction
    - 118<sup>th</sup>
    - Leveton
    - 124<sup>th</sup>
- 50+ Businesses
- 9,000 + jobs







# The Success of Central Urban Renewal

- 327 City Acres Redeveloped
- 41 / 60 projects completed
- \$180M increase in valuation
- Notable Achievements
  - Tualatin Commons \$30M+
  - Tualatin-Sherwood Bypass
  - Nyberg/I-5 Interchange
  - Core Area Parking
  - Tualatin City Library
- Community Pride



TUALATIN DEVELOPMENT  
COMMISSION

# SOUTHWEST AND BASALT CREEK DEVELOPMENT AREA

Over 15 years of work have gone into identify land use and infrastructure needs in the proposed urban renewal area.



2005



2014



2019



2019

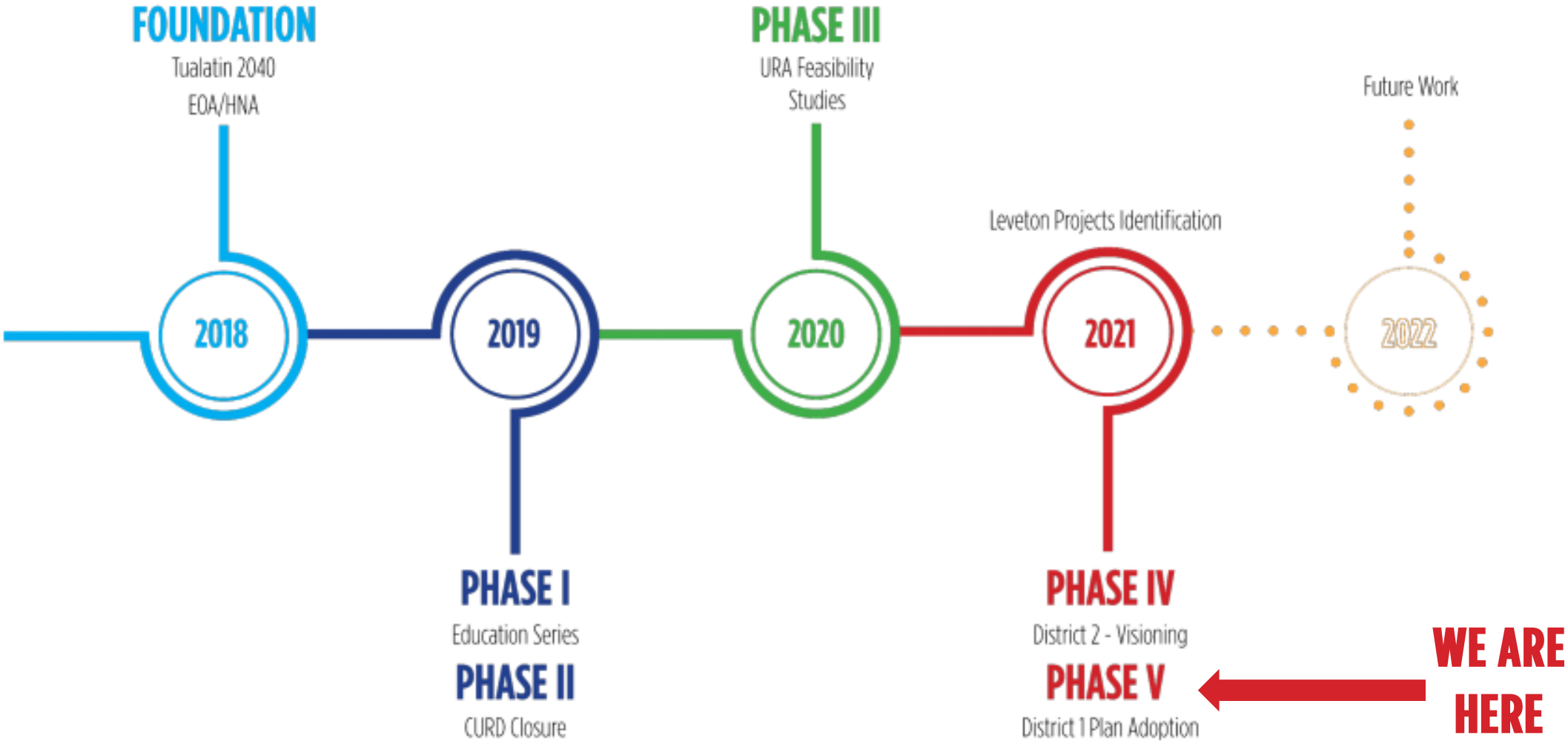
# CITY NEEDS

**Industrial Land Deficient**  
**Residential Land Deficient**  
**Strained Transportation**  
**Systems**

# COUNCIL PRIORITIES

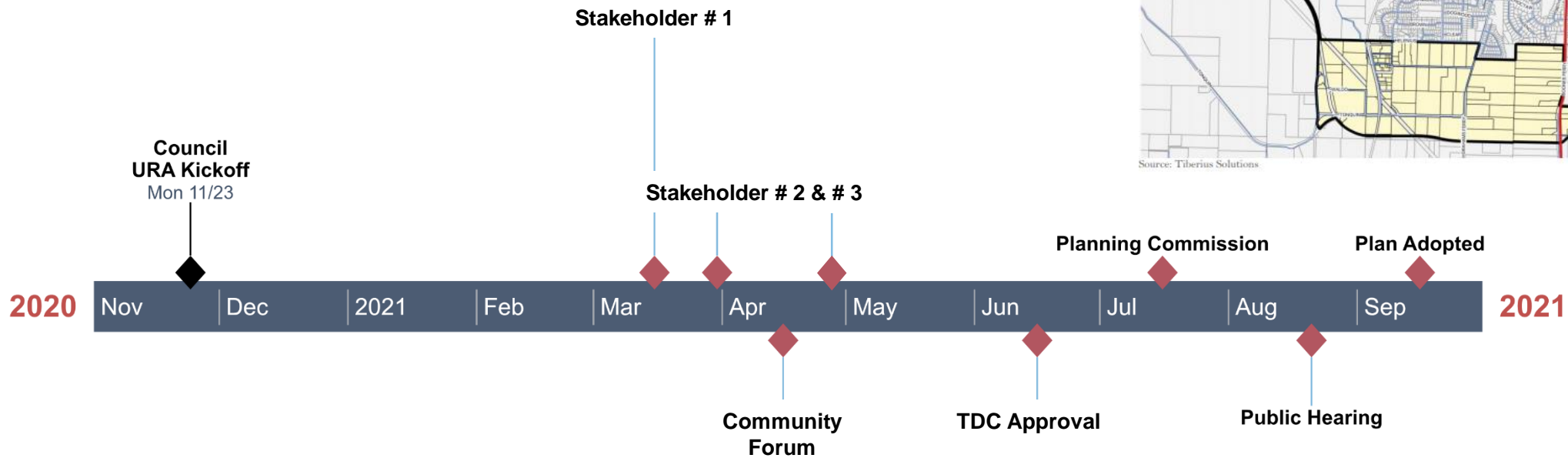
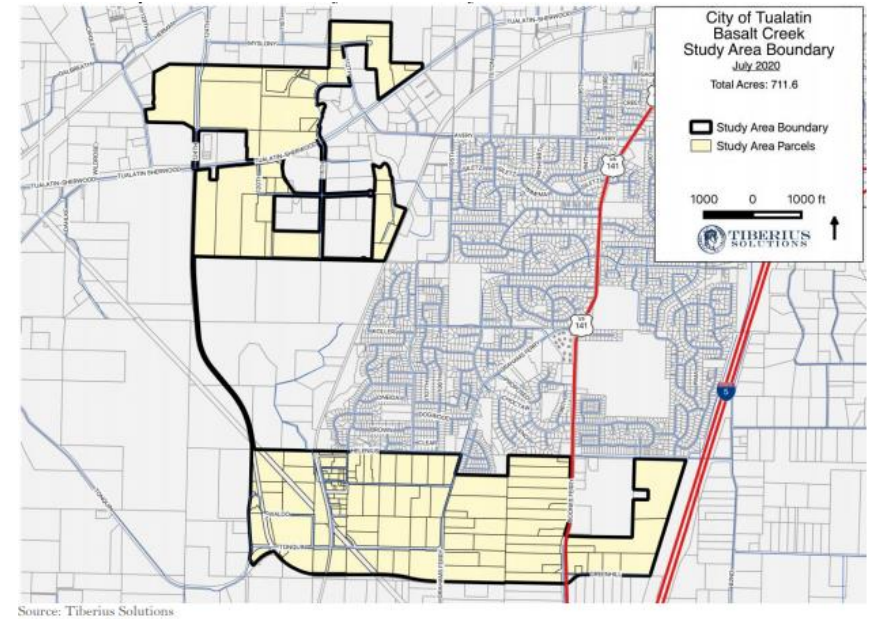
**Improve Transportation Systems**  
**Prepare for Increased Density**  
**Mixed Use Development**  
**Natural Environment Promotion**

# Phased Timeline



# SOUTHWEST AND BASALT CREEK DEVELOPMENT AREA OVERVIEW

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



# AREA TASK FORCE

*Seven member task force* was established by the Tualatin Development Commission by resolution to provide recommend the proposed boundary and projects, and to review the proposed plan financials.

They met over four meetings beginning in March.

The proposed boundary and projects were voted and recommended by the task force.

## Task Force Members:

- Janelle Thompson, City of Tualatin Planning Commission
- Cassandra Ulven, Tualatin Valley Fire and Rescue
- Grace Lucini, Property Owner
- Christen Sacco, City of Tualatin City Council
- Theresa Haskins, Property Owner Representative (PGE)
- Jilian Felton, Property Owner Representative (Community Partners for Affordable Housing)

# Tualatin Development Commission

*On June 28, 2021* the Tualatin Development Commission approved Resolution 628-21 formally approving the public review process of the proposed Southwest and Basalt Creek Development Area Plan. This review period begins a 45-day consult and confer with overlapping tax districts, as well as a public comment period.

# Tualatin Planning Commission

*On July 15, 2021*, the Tualatin Planning Commission found that the Southwest and Basalt Creek Development Plan conformed with the Tualatin Development Code and Tualatin Comprehensive Plan. Their recommendation will be considered by the Tualatin City Council on August 9, 2021.



# PLAN GOALS

**Goal 1: Public Involvement**

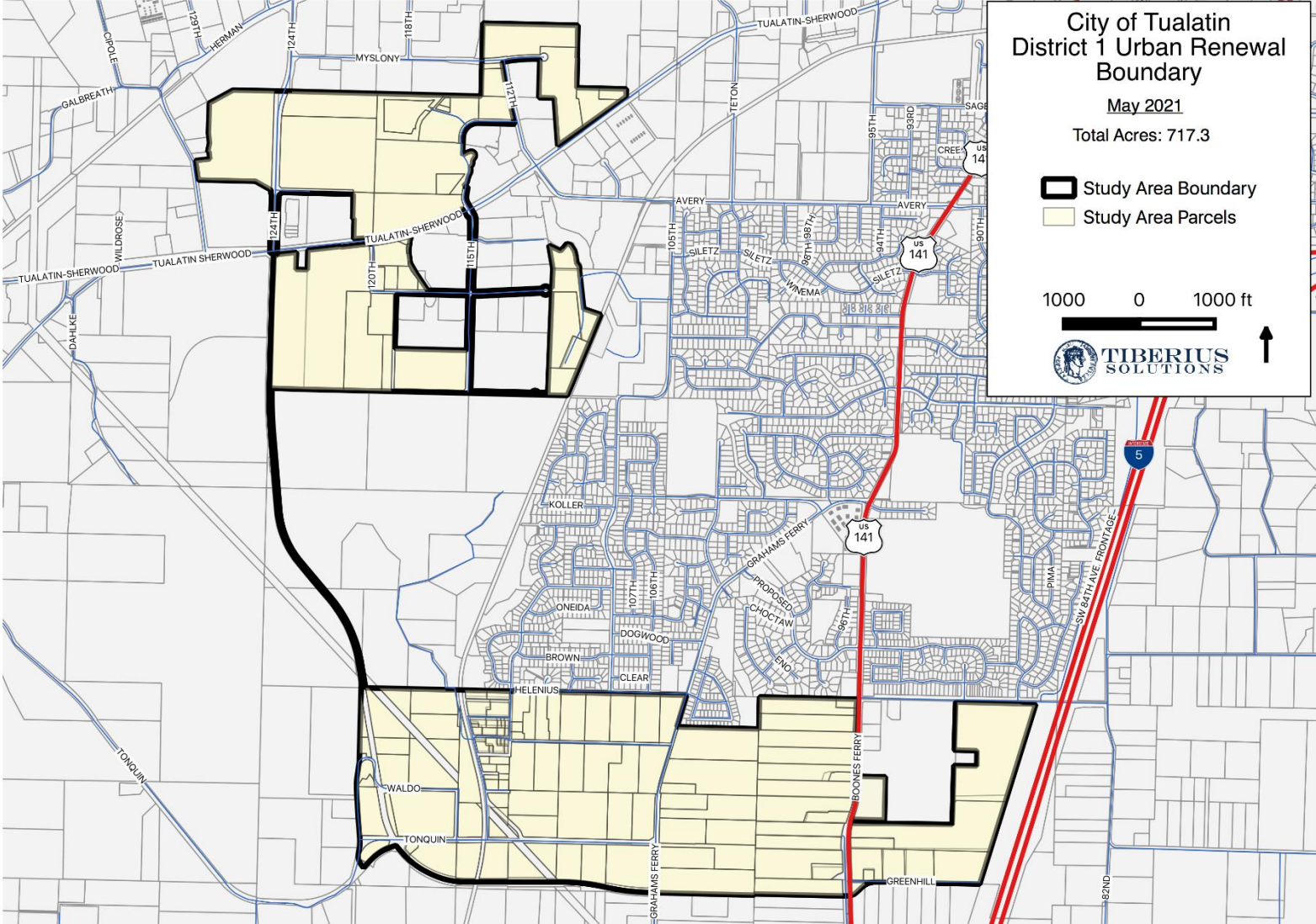
**Goal 2: Employment Land Development**

**Goal 3: Transportation Infrastructure**

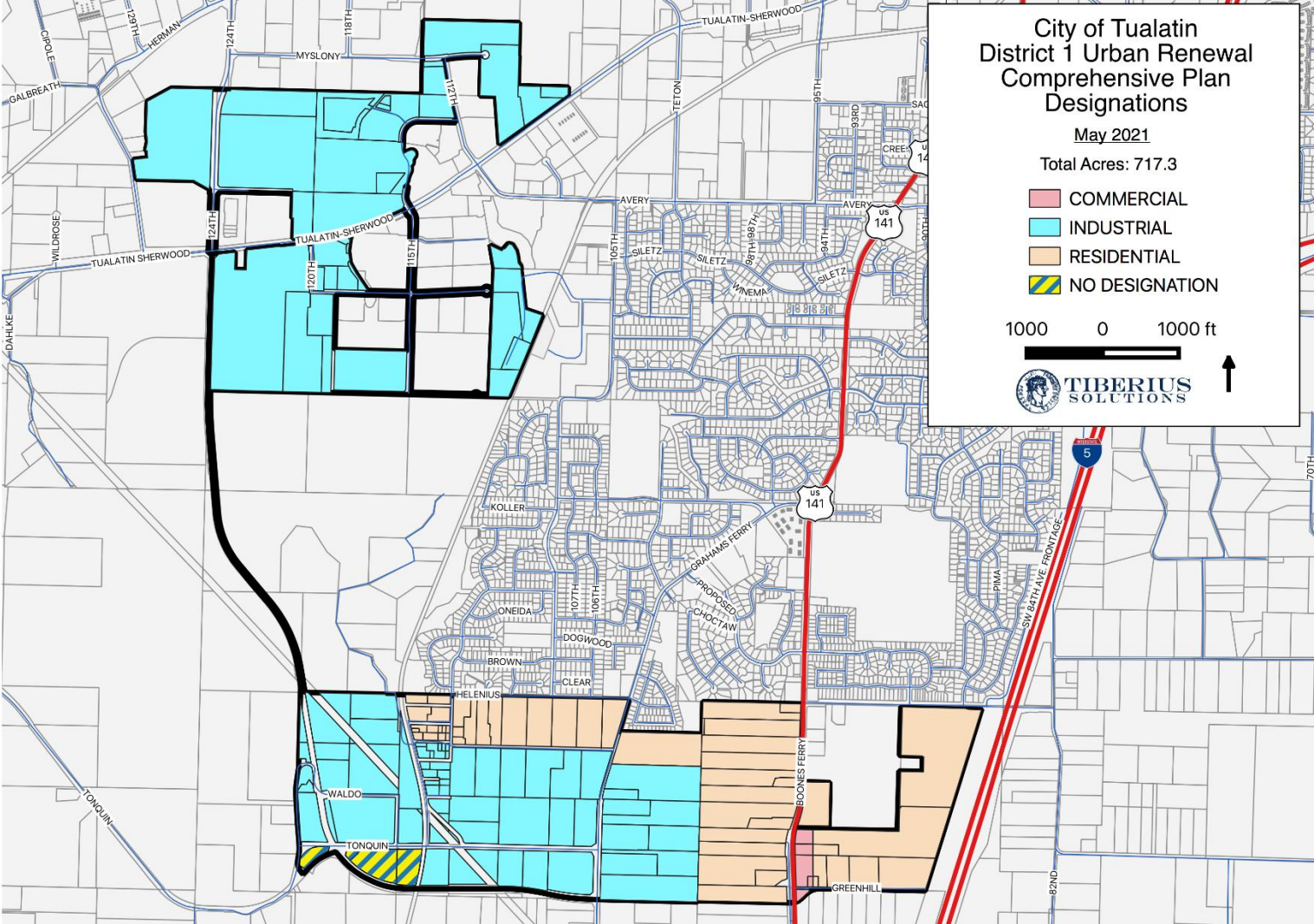
**Goal 4: Utility Infrastructure**

**Goal 5: Developer Assistance and Incentives**

# PROPOSED AREA



# PROPOSED AREA – ZONING DESIGNATIONS



# PROPOSED AREA – ACREAGE AND AV

	Acreage	Assessed Value
Southwest and Basalt Creek Development Area	717.3	\$99,593,238
City of Tualatin	5,240	\$4,943,725,336
% of City	13.68%	2.01%

# CITIZEN PROPOSED PROJECTS

## Storm Water Management Plan

- Grace Lucini, property owner, proposed adding a Storm Water Management Plan to the URA Plan. Staff did not recommend this project for final consideration due to the City of Tualatin budgeting \$100,000 in FY 21-22 for this project.

## Natural Resource Protection Plan (*Recommended to Include*)

- Grace Lucini, property owner, proposed adding a natural resource planning, identification and planning to the project list. This is an eligible project for TIF funding. Staff recommend this project after further discussions with stakeholders. City Council must direct TDC.

# WASHINGTON COUNTY WORK SESSION

## Basalt Creek Parkway Inclusion

- On August 3, 2021, City Staff presented to the Washington County Board of Commissioners the proposed urban renewal plan in the Southwest and Basalt Creek Development Area.
- The County Commissioners reviewed the plan, boundary and proposed projects and indicated their overall support for urban renewal.
- They have requested, based on previous agreements and regional work, to include the Basalt Creek Parkway in the proposed project list.

# PROPOSED AREA – PROJECTS

Project Title	Constant FYE 2021	Year of Expenditure Project Cost
<b>TRANSPORTATION</b>		
• Blake Street Extension	1,500,000	3,234,900
• 124th/Future Blake Street Signal	656,000	992,266
• Tonquin Trail	2,343,000	4,762,850
• Basalt Creek Parkway	500,000	633,400
<b>SEWER</b>		
• Tonquin Loop Sewer	657,000	936,685
• Basalt Creek Gravity Sewer	3,838,000	6,533,811
• SW Tualatin Gravity Sewer	418,000	732,963
<b>WATER SYSTEM UPSIZING</b>	11,500,000	21,273,995
<b>NATURAL RESOURCE PROTECTION PLAN</b>	100,000	126,680
<b>PROPERTY MITIGATION</b>	2,965,223	6,128,732
<b>SMALL BUSINESS GRANTS</b>	1,000,000	1,915,520
<b>FINANCING FEES</b>	199,280	284,000
<b>ADMINISTRATION</b>	3,450,000	5,804,346
<b>Total Expenditures</b>	<b>\$29,026,503</b>	<b>\$53,360,148</b>

# PROPOSED PLAN TERMS

- **MI: \$53,200,000.**
- **30 Year Plan Term**
- **6% Projected AV Growth**

## PROJECTED TIF REVENUE

Average AV from New Construction	\$4,700,000
Total Net TIF	\$60,700,000
Maximum Indebtedness	\$53,200,000
Capacity (2021\$)	\$29,000,000
Years 1-5	\$600,000
Years 6-10	\$4,900,000
Years 11-15	\$4,900,000
Years 16-20	\$5,100,000
Years 21-25	\$5,700,000
Years 26-30	\$7,800,000



# NEXT STEPS

- **Currently – 45 Day Consult and Confer**
- **August 17, 2021 – Washington County BoC Approval**
- **August 23, 2021 – Tualatin City Council Plan Ordinance Adoption Consideration**

**QUESTIONS OR DISCUSSION?**

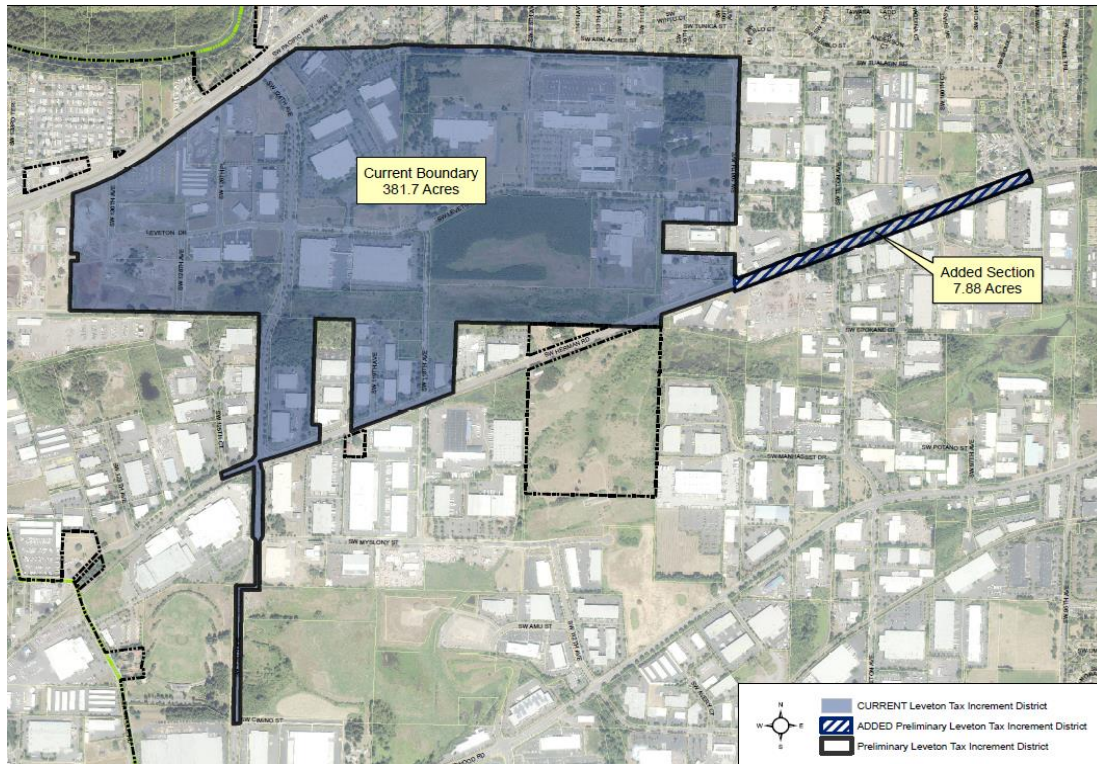


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**11<sup>TH</sup> AMENDMENT TO THE**

**Leveton Tax Increment Plan**

# PROPOSED AMENDMENT



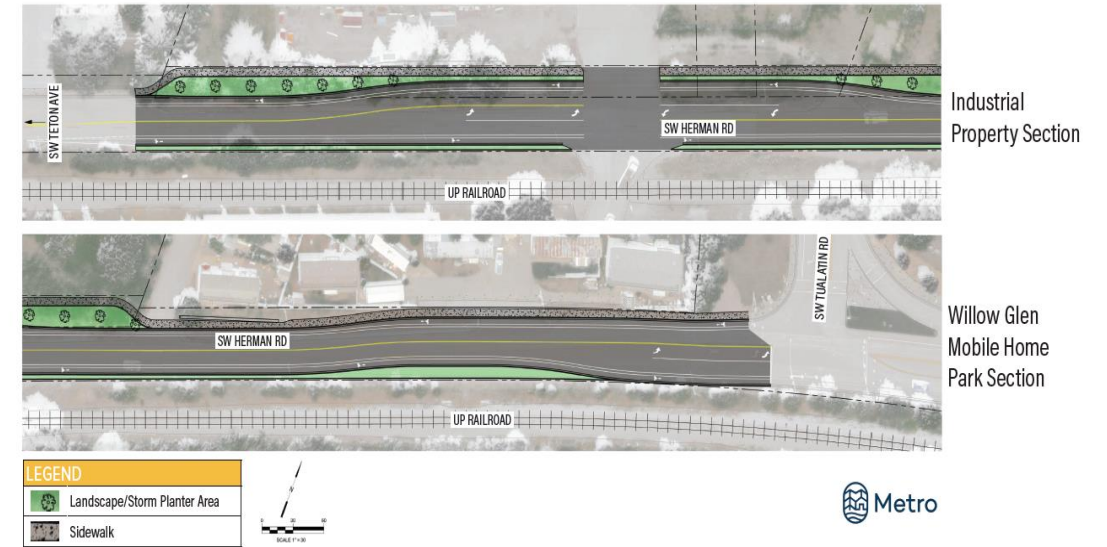
## 1. EXPAND THE DISTRICT

- Add 7.88 Acres
- No MI Increase

CITY OF TUALATIN OREGON

HERMAN ROAD IMPROVEMENTS CONCEPT PLAN

PREPARED BY:  
CENTURY WEST  
ENGINEERING  
4.9.2021



## 2. ADD THE HERMAN ROAD EXTENSION PROJECT

- Allocate TDC TIF to project

**QUESTIONS OR DISCUSSION?**