

City of Tualatin Planning Commission



ROADMAP

- Role of Planning Commission
- Terminology
- UR 101
- Portions of Comprehensive Plan Reviewed
- Public Input
- Washington County approval: unincorporated parcels
- Next Steps

ROLE OF PLANNING COMMISSION

Review the draft Core Opportunity and Reinvestment Area Plan and Report for conformance with the Comprehensive Plan 2040

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

COMPREHENSIVE PLAN REVIEW

Community Involvement

Community Design

Housing and Residential Growth

Economy, Commercial & Industrial Development

Other Land Uses

Historic Preservation

Parks, Open Space, Environment

Transportation

Public Facilities & Services

Land Use Designations and Zoning

PUBLIC INPUT

Public input

Working Group review and input

Individual Meetings

February 9, 2022 – Tualatin Chamber of Commerce

March 12, 2022 – Tualatin Parks Advisory Committee Presentation

May 19, 2022 – Planning Commission Work Session

May 2, 2022 – Portland General Electric Meeting

June 21, 2022 – Commercial Citizen Involvement Organization Meeting

July 20, 2022 – Level Development (Private Developer Meeting)

July 21, 2022 – Macadam Forbes (Private Developer Meeting)

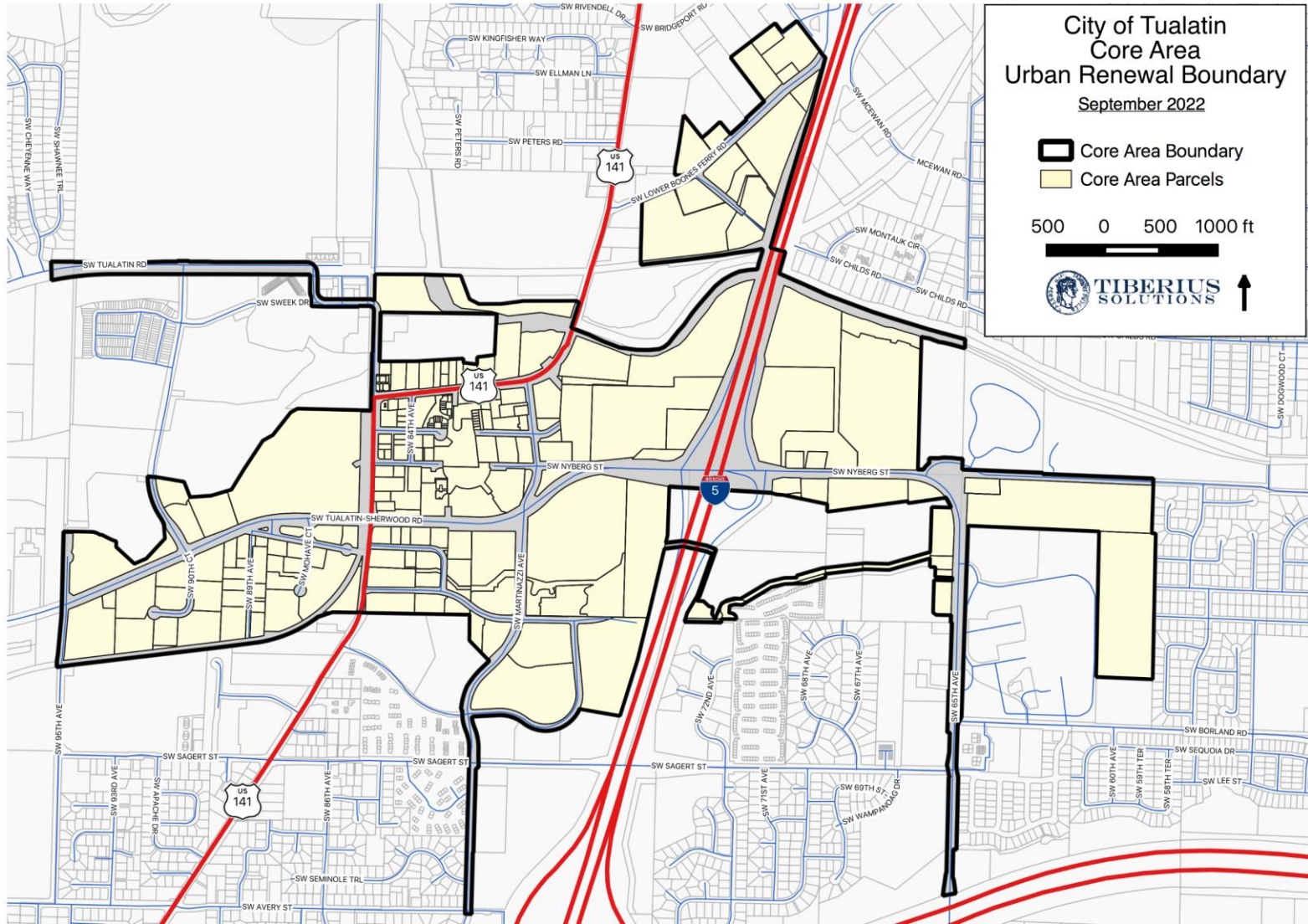
Online Open House – October 2022

Tualatin Development Commission

Planning Commission

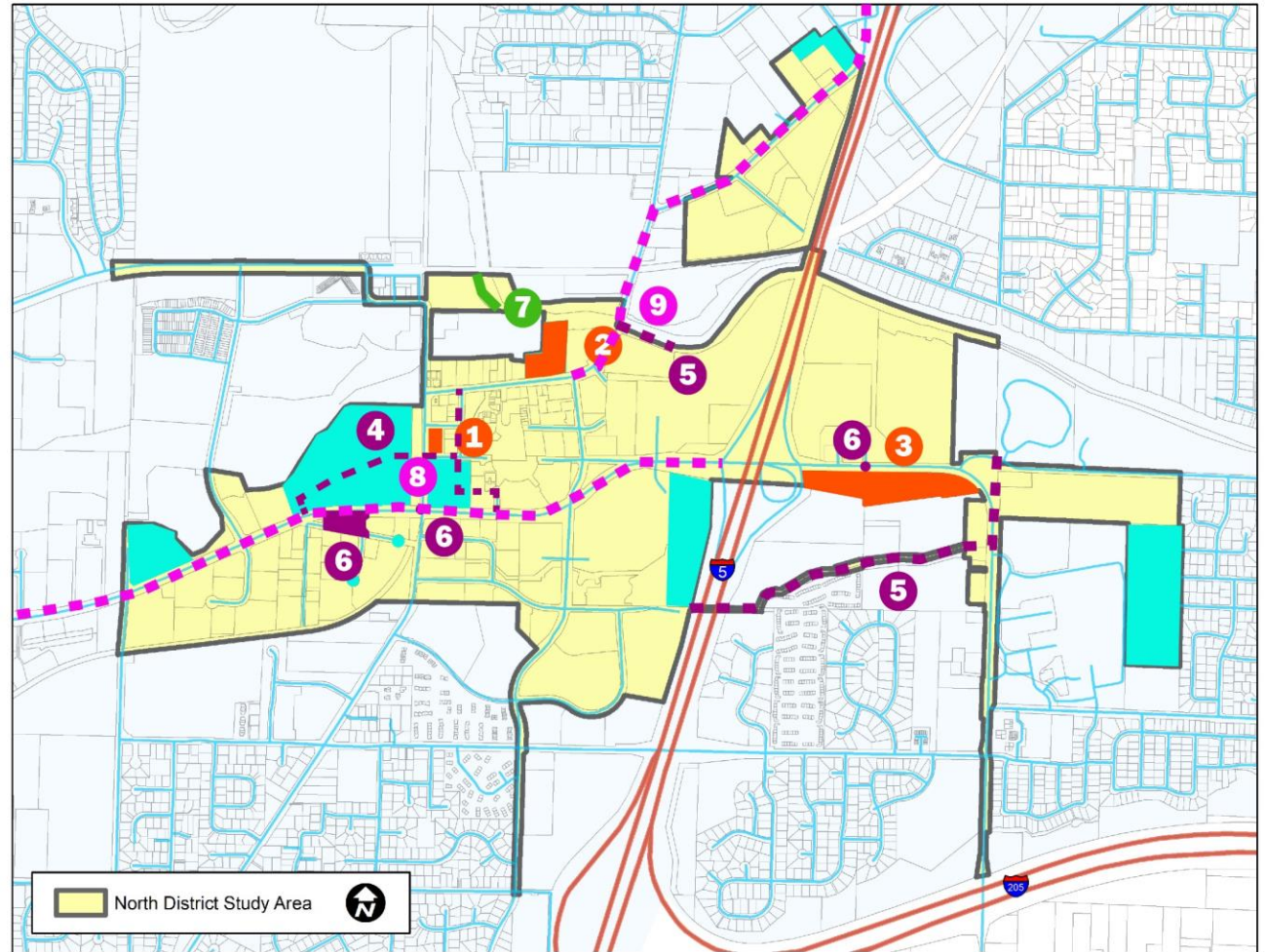
City Council

BOUNDARY



PROJECT MAP

1. 18970 Catalyst Project
2. Flood Mitigation
3. Flood Mitigation
4. Main Street Corridor
5. Pedestrian Development
6. Intersection Improvements
7. River Plaza
- 8 - 9. Regional Projects



MAXIMUM INDEBTEDNESS

The Maximum Indebtedness was calculated using a 4% assessed value growth scenario.

The proposed MI is \$140,000,000

Total Net TIF	\$164,600,000
Maximum Indebtedness	\$140,000,000
Capacity (2021\$)	\$81,700,000
Years 1-5	\$800,000
Years 6-10	\$17,200,000
Years 11-15	\$14,600,000
Years 16-20	\$13,900,000
Years 21-25	\$17,900,000
Years 26-30	\$17,200,000

NEXT STEPS

Public Input	October 2022 Online
Briefing Washington County	October 25, 2022
Tualatin City Council Hearing	November 14, 2022
Tualatin CC Vote On Ordinance	November 28, 2022

QUESTIONS?

SUGGESTED MOTION

“I move that the Tualatin Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Core Opportunity and Reinvestment Area Plan conforms with the Tualatin Comprehensive Plan 2040

Optional additional language:

and further recommends that the Tualatin City Council adopt the proposed Plan.”