



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners  
**THROUGH:** Steve Koper, Planning Manager  
**FROM:** Jonathan Taylor, Economic Development Manager  
**DATE:** October 20, 2022

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**SUBJECT:**

Review the proposed Core Opportunity and Reinvestment Area Plan and vote to find conformance with the Tualatin Comprehensive Plan 2040.

**RECOMMENDATION:**

Staff recommends that the Planning Commission find that the Core Opportunity and Reinvestment Area Plan conforms with the Tualatin Comprehensive Plan 2040.

**EXECUTIVE SUMMARY:**

*Background*

Since 2018, the City of Tualatin has worked on several long-range projects to securely position our community for long-term economic prosperity beginning with the Tualatin|2040 project. That project detailed the constraints with the lack of land supply for residential and employment land development. To address these constraints, the City Council expressed interest in learning about urban renewal. Four education series were held and as a result the City Council directed staff to conduct two feasibility studies in the areas of the Southwest Industrial/Basalt Creek and the Town Core Areas. On September 28, 2020, the Tualatin City Council was presented the Proposed Study Area 2 Feasibility Study.

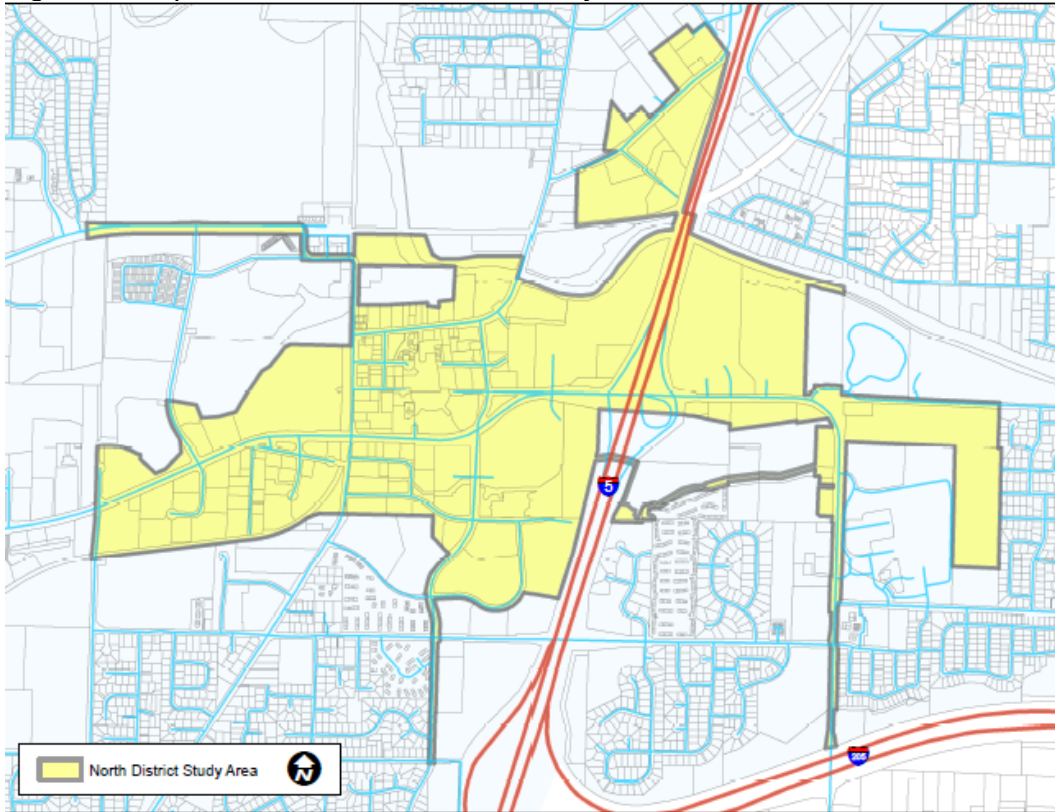
Beginning on March 29, 2021, staff held three preliminary sessions with the City Council to discuss the proposed study area's boundaries, existing conditions/challenges, and confirm priorities and goals previously identified in past phases to prepare for an April 26 workshop.

Identified Priorities/Goals:

- Establish or create a common identity
- Enhance connectivity
- Ensure a collaborative approach
- Protect and promote the natural environment
- Foster mixed-use development
- Expand housing options

The City Council directed staff to proceed with the Southwest and Basalt Creek Development Area first, then the Area 2, now called the Core Opportunity and Reinvestment Area. The proposed boundary for the Core Opportunity and Reinvestment Area Plan is shown in Figure 1.

Figure 1. Proposed Urban Renewal Boundary



Core Area Urban Renewal Work Group

Working Group Recap:

On March 28, 2022 City Council passed Resolution 5607-22 establishing a ten member working group to: provide feedback on existing conditions of the area, proposed vision, and objectives; provide feedback on the proposed boundary, area projects, and project direction; and identify and recommend any additional projects for the proposed area. Working Group members were: Chief Cassandra Ulven (Tualatin Valley Fire and Rescue), Susan Noack (Tualatin Chamber of Commerce), Cathy Holland (Commercial CIO), Councilor Christen Sacco, Mayor Frank Bubenik, Dr. Aaron Welk, Doug Ulmer, Beth Sethi, Jamison Shields, Denise Cline (TPark).

The Work Group met on April 21, 2022 (Session 1), May 18, 2022 (Session 2), June 16, 2022 (Session 3), and August 9, 2022 (Session 4). Session 1 provided an introduction of the Working Group Members, staff and consultant; the purpose and task of the Working Group, Plan vision discussion, and Plan Priorities and Values. Session 2 focused on urban renewal basics and a strengths, weaknesses, opportunities, and threats (SWOT) exercise for the proposed boundary. Session 3 continued the SWOT exercise from Session 3 and the Working Group discussed Plan Area proposed projects. Session 4 presented the final vision, altered boundary based on prior discussions, and recommended goals, strategies and projects.

Public Outreach Efforts:

- 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)  
September 27, 2022 – Tualatin Valley Fire and Rescue Commissioners

### Virtual Open House

A virtual, self-guided open house for interested individuals is currently available for the month of October 2022. This open house will provide stations to learn about the urban renewal efforts in the proposed area and to provide opportunities for public input and comments. The virtual open house is located on the City of Tualatin's Economic Development webpage.

### Plan Vision

The vision takes existing work from prior strategic planning efforts and consolidates them into one purpose. This vision will direct potential funding and policy priorities for future efforts in the proposed area.

*The Core Opportunity and Reinvestment Area Plan is a guiding document in our community's sustainable effort to strengthen the social, cultural, environmental, and economic vitality of central Tualatin by funding projects that improve property values, eliminate existing and future blight, and create an active civic core.*

### Plan Goals

The goals of the Plan represent its basic intents and purposes.

#### GOAL 1: BLIGHT REMEDIATION

Encourage and facilitate the redevelopment of historically underutilized and vacant parcels and buildings through direct or public-private partnerships.

#### GOAL 2: ENHANCED CONNECTIVITY

Provide residents and workers access to a connected and efficient multi-modal system within, and to/from Plan Area.

#### GOAL 3: MIXED-USE DEVELOPMENT

Encourage and facilitate attainable multi-family housing that's complementary to commercial development with expanded employment opportunities and life-style amenities.

#### GOAL 4: ECONOMIC DEVELOPMENT

Cultivate opportunities for entrepreneurial growth within Plan Area.

#### GOAL 5: COMMUNITY IDENTITY

Cultivate a shared community identity that represents the area's long standing culture and traditions while fostering community connections and healthy relationship with the environment and each other.

#### GOAL 6: INDUSTRIAL DEVELOPMENT

Promote dense industrial development in the southwestern area of the Urban Renewal Area.

#### GOAL 7: PUBLIC UTILITIES

To provide public utilities in the Plan Area as needed to facilitate growth and aesthetic quality.  
Implementation Summary: Provide a fully funded utility infrastructure system that assist with eliminating existing blight and encourages future growth.

#### GOAL 8: FLOOD MITIGATION

Promote the public health, safety and general welfare while minimizing existing and future impact to public and private development due to flood conditions.

#### GOAL 9: ENVIRONMENTAL STEWARDSHIP

To protect Tualatin's original asset, its natural environment, the Commission will work to minimize future impacts to adjacent land where future projects may occur.

### Identified Projects

The identified projects presented in the draft plan for the Core Opportunity and Reinvestment t Area were sourced from existing strategic/development plans adopted by the City of Tualatin. The projects are divided into six areas of focus: Blight Remediation, Transportation, Land Acquisition/Disposition, Community Identity, Developer Incentives and Rebates, Economic Development and Administration.

#### Tualatin Development Commission

On September 12, 2022, the Tualatin Development Commission approved Resolution 633-22 to commence the formal review process and forwarded the proposed urban renewal plan to the Tualatin Planning Commission to determine conformance with the Tualatin Development Code and the Tualatin Comprehensive Plan.

### Areas of Comprehensive Plan 2040 Reviewed for Conformance Issue

The following sections of the comprehensive plan were reviewed for the conformance findings.

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

#### **OUTCOMES OF DECISION:**

If the Tualatin Planning Commission finds conformance with the Tualatin Development Code, the Plan Document will be forwarded to the Tualatin City Council for a public hearing on November 14, 2022. The findings of the Tualatin Planning Commission will be stated in the ordinance approving the Plan Document on November 14, 2022 for first reading and November 28, 2022 for second reading.

#### **ALTERNATIVES TO RECOMMENDATION:**

None

#### **FINANCIAL IMPLICATIONS:**

The City of Tualatin is projected to forego \$31,512,580 in permanent rate taxes as a result of the Plan. However, the Tualatin Development Commission will gain \$164,595,865 in revenue to allocate to important projects in the Plan Area.

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#### **ATTACHMENTS:**

- Draft - Core Opportunity and Reinvestment Area Plan
- Draft - Report Accompanying the Core Opportunity and Reinvestment Area Plan
- Power Point