



**PROSPERITY  
PLANNING**

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**THE CORE  
OPPORTUNITY**  
REINVESTMENT AREA





## **WHAT IS IT?**

A multi-year endeavor to securely position our community for long-term economic prosperity. The dramatically changing landscape due to the COVID-19 Pandemic has further prioritized these efforts.

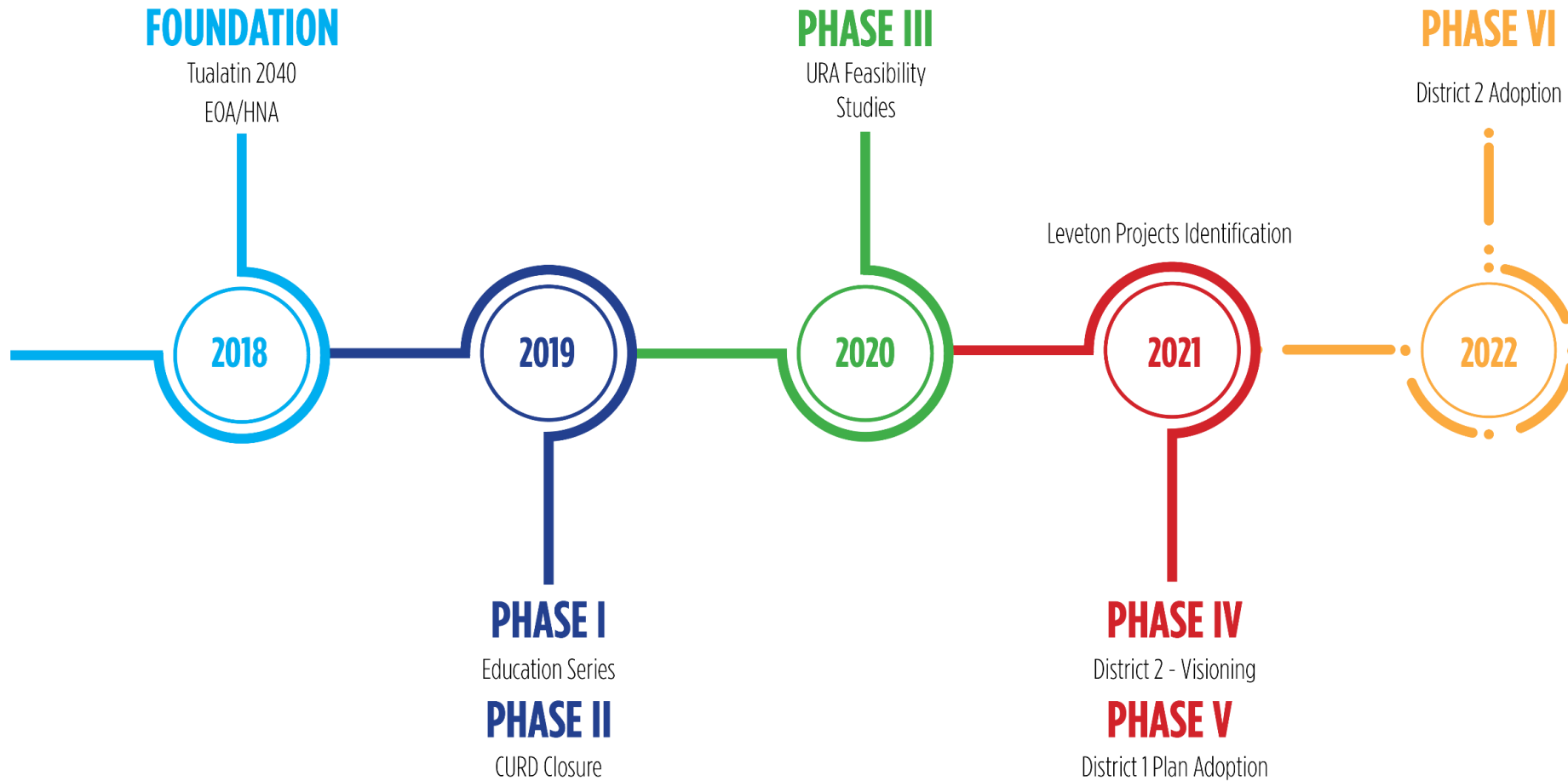
## **THE NEED**

With community growth, development constraints present challenges for long-term community prosperity. The availability of developable land and transportation infrastructure is limited or severely restricted. In addition, the transition to electronic commerce and current supply chain issues will present opportunities and challenges.

## **THE PLAN DOCUMENT**

A document identifying priority projects in alignment with community needs and goals for a set period of time. The funding mechanism is primarily tax increment financing.

# BACKGROUND



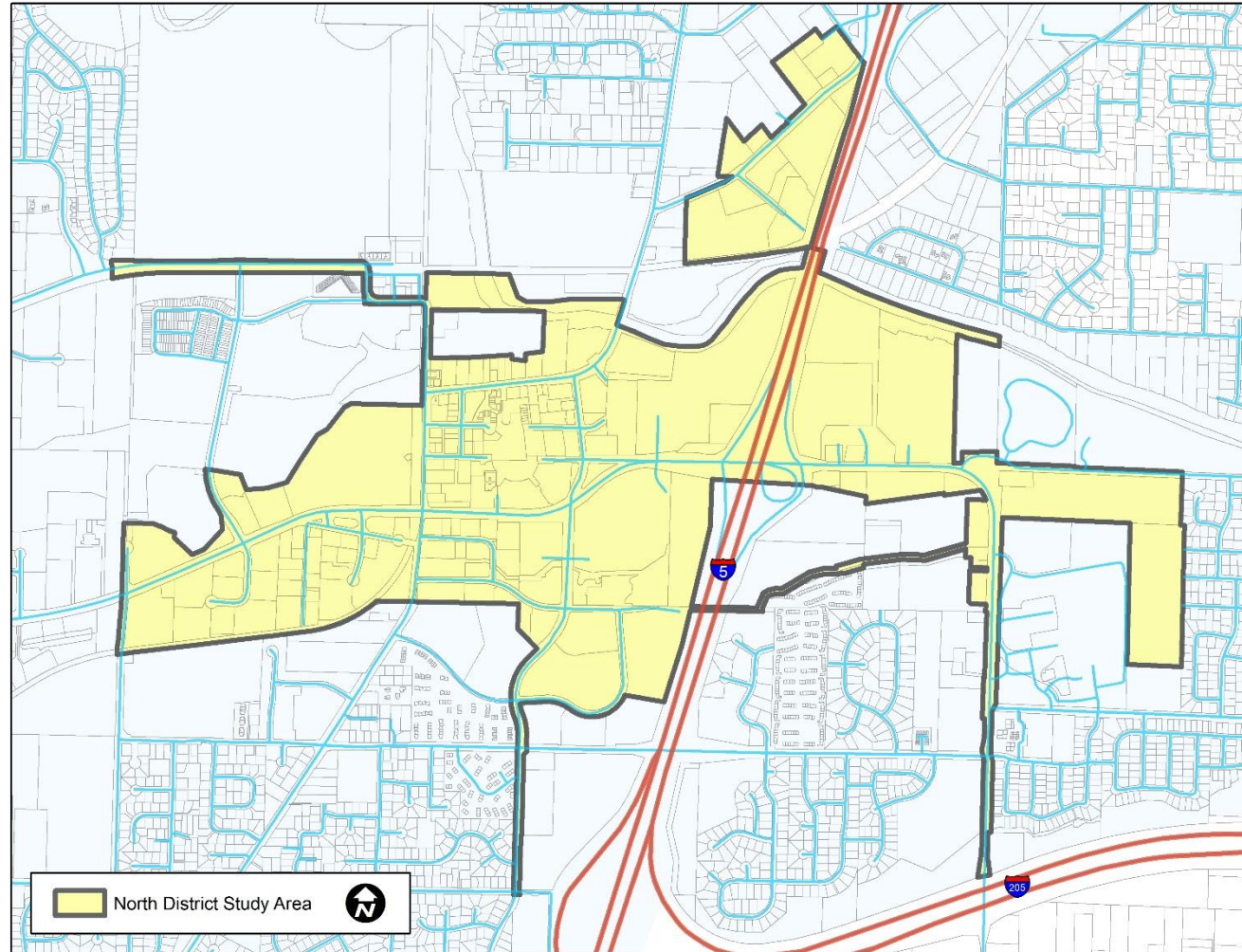


The Core Opportunity and Reinvestment Area Plan is a guiding document in our community's sustainable efforts to strengthen the social, cultural, environmental and economic vitality of central Tualatin by funding projects that improve property values, eliminate existing and future blight, and create an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





# RECOMMENDED BOUNDARY



# GOALS







# POTENTIAL PROJECTS

# 30-YEAR PROPOSED PROJECTS

Blight Remediation - 18970 Catalyst Project	\$ 12,435,000.00
Blight Remediation - SW Nyberg and Nyberg Woods	\$ 2,865,000.00
Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)	\$ 2,865,000.00
Transportation - Area Transportation Plan	\$ 100,000.00
Transportation - North to South Center Road Development and TS Road Realignment	\$ 11,000,000.00
Transportation - Nyberg Green Way	\$ 2,091,656.00
Transportation - Tualatin River Greenway	\$ 908,344.00
Transportation - Flood Mitigation and Grading	\$ 3,850,000.00
Land Acquisition - Land	\$ 12,000,000.00
Community Identity - Tualatin River Plaza Project	\$ 5,000,000.00
Community Identity - Community Design Master Plan	\$ 150,000.00
Developer Incentives - Incentives and Rebate	\$ 16,445,889.50
Economic Development - Capital Improvement Grants	\$ 3,575,000.00
Economic Development - Market Feasibility Study	\$ 100,000.00
Administration - Zone Code Change Plan	\$ 100,000.00
Administration - Payroll, Legal, Recordings	\$ 7,500,000.00
Other Projects	
Financing Fees	\$ 704,683.00
Total Expenditures	\$ 81,690,572.50





# DISCUSSION



# NEXT STEPS

SEPTEMBER 12<sup>th</sup> – Tualatin Development Commission: Recommend Plan Adoption, Forward to Planning Commission.  
45 Day Consult and Confer.

SEPTEMBER – Online Open House, Developer Meetings

SEPTEMBER 22<sup>nd</sup> – Planning Commission Approval

SEPTEMBER 27<sup>th</sup> – Tualatin Valley Fire and Rescue Presentation

NOVEMBER 12<sup>th</sup> – City Council Public Hearing

NOVEMBER 28<sup>th</sup> – Final Adoption