



**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 PURPOSE

To utilize a variety of financing tools to meet the community needs in alignment with broader community vision.

# THE LEVETON & THE LEVETON TAX INCREMENT DISTRICT



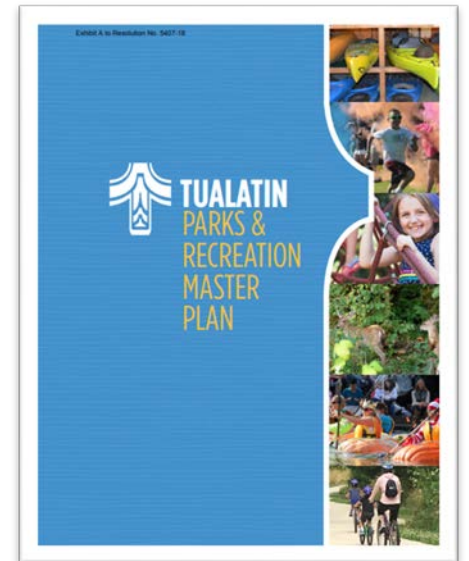
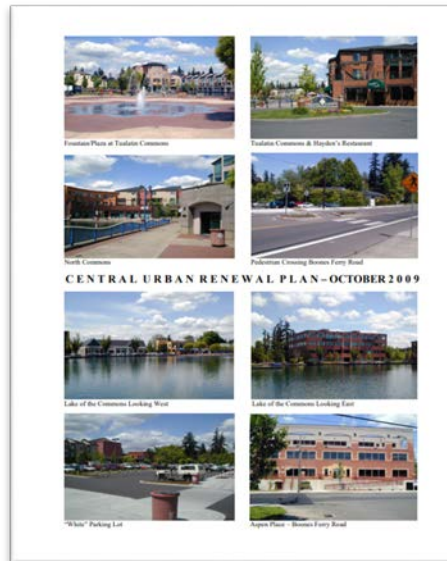
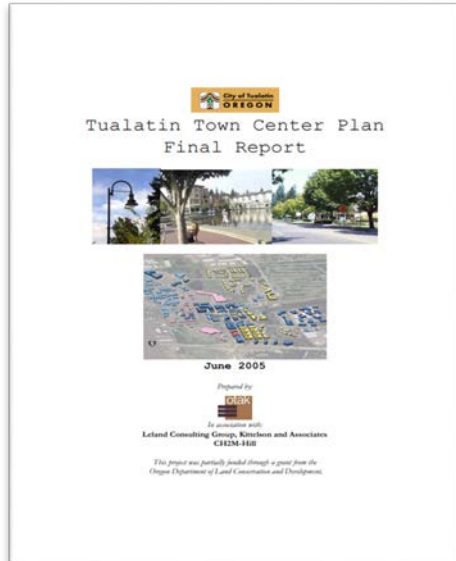
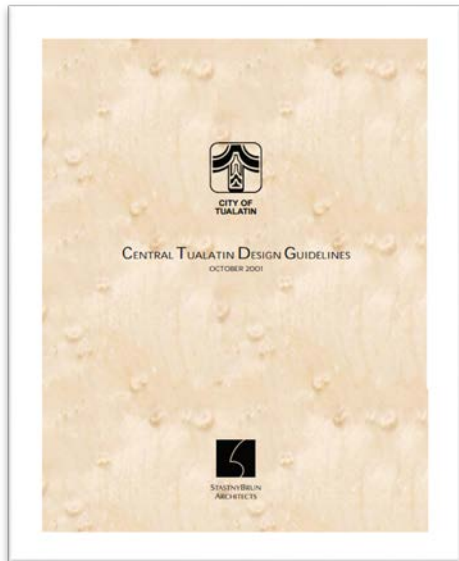
# THE SOUTHWEST BASALT CREEK DEVELOPMENT AREA



THE CORE  
**OPPORTUNITY**  
REINVESTMENT AREA



# PRIOR STRATEGIC WORK





# THE TUALATIN COMMONS





# BRIDGEPORT VILLAGE



**NYBERG WOODS**



Tualatin  
To Wilsonville

WEST TROUT

1002

**WES COMMUTER RAIL**



**NYBERG RIVERS**



The Core Opportunity and Reinvestment Area Plan will be a guiding document in our community's efforts to establish and fund projects to create an active civic core; redevelop areas with vibrant high-quality mixed-use developments offering a variety of additional residential dwelling and retail options; increase opportunities for living wage professional and creative employment; promote and develop recreational and cultural facilities, and integrated all efforts into the natural landscape with environmental stewardship.

PROPOSED WORKING VISION STATEMENT



# PLAN EFFORT VALUES & PRIORITIES

## VALUES

1. More Housing
2. Leave No Existing Business Behind
3. Enhance Connectivity
4. Foster, create, enhance and promote identity
5. Maintain and grow existing employment lands

## PRIORITIES





# PROPOSED WORKING GROUP

Membership: 10 Participants

Term: Expire December 31, 2022

Meetings: At least four

Duties:

- Provide feedback on existing conditions, proposed vision, values and objectives
- Provide feedback on projects and direction
- Identify and recommend additional projects
- Review the financial analysis and impacts



# PLAN TIMELINE

## January – February

Boundary determination and financial impact analysis with consultants.

## January – February

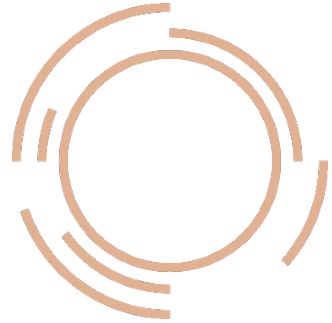
Led by City Council, staff will propose projects and bucket list concerns and opportunities for long-term prosperity. Multiple advisory groups may be consulted.

## August - December

The City will confer with all regional partners in the preparation of the final adoption of this plan.

- Adoption November 2022
- In effect December 2022





# QUESTIONS FOR COUNCIL

1. What key areas should staff continue to evaluate for potential opportunities and reinvestments?
2. Is the proposed working vision a good foundation to move forward with?
3. Are the plan values and priorities still consistent with Council's direction and community vision for the area?
4. Does Council agree with the proposed working group template?