



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Jonathan Taylor, Economic Development Manager
DATE: 02/24/2020

SUBJECT:

Consideration of conducting feasibility studies for new urban renewal areas.

RECOMMENDATION:

Proceed with feasibility studies.

EXECUTIVE SUMMARY:

Background

Starting in April 2019, the Tualatin Development Commission/Tualatin City Council began a five month urban renewal education series. The series were broken into three sessions: Session 1 - a general overview of urban renewal, tax increment financing, and Oregon state statutes regarding urban renewal (April 2019); Session 2 – role of the Tualatin Development Commission (TDC), the history of Tualatin’s urban renewal areas, and how to close down an urban renewal area (June 2019); and Session 3 – what to do with the remaining assets of the Central Urban Renewal District (CURD), options on closing CURD, and what to do with the remaining assets of Leveton Tax Increment District (October 2019).

The resulting direction from the City Council’s Session III focused on three goals for 2020: officially terminate the Central Urban Renewal District and Plan (transfer all remaining land assets to the City and all remaining funds to the TDC Administrative Fund for feasibility studies), identify projects in the Leveton Tax Increment Finance District and shrink district to project areas, and explore the feasibility of new districts based on Council-identified development opportunities and economic development goals.

Potential Development Opportunities and Economic Development Goals

Over the course of the education series and in the process of closing CURD, City Council identified several development ideas and opportunities throughout the City that could further Council’s economic and community development goals. Those included *development of amenities to support regional public transportation, affordable housing development, visible retail recruitment, central business district redevelopment, greenfield site improvements, expanded mix use, and Basalt Creek infrastructure improvements.*

Potential Urban Renewal Areas

As identified in Attachment 2 (Map), the general areas proposed for an urban renewal feasibility study include the Industrial Southwest Concept Area with Basalt Creek; and the “central business district” adjacent both sides of Interstate-5 with the “ear of the moose” area including Bridgeport. These areas are considered *general* as no definite boundary has been discussed or considered. These areas are based on staff’s assumption of City Council’s general ideas of development opportunities in the City.

Moving Forward

If City Council approves moving forward with conducting the feasibility of urban renewal in these general areas, the process will proceed as follows:

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| Spring: | 1.) Define boundary area(s) |
| | 2.) Council boundary review process and approve final areas for studies |
| Summer | 3.) Conduct Studies |
| | 4.) Results, Presentation to Council |

Clarifications and Important Points

The feasibility study is a technical document that determines the financial viability of urban renewal in a specific area.

These feasibility studies do not commit the Tualatin Development Commission or the City of Tualatin to create or establish urban renewal areas or plans in these areas.

If Council/TDC decides to create one or more urban renewal areas, they must be based on the feasibility study defined boundaries.

OUTCOMES OF DECISION:

If City Council gives direction to move forward, then staff will contract with our consultant, Elaine Howard of Howard Consulting, to conduct the feasibility studies.

ALTERNATIVES TO RECOMMENDATION:

None

FINANCIAL IMPLICATIONS:

The Tualatin Development Commission will use up to \$36,000 from the TDC Administrative Fund for this project.

ATTACHMENTS:

- Attachment 1 – PowerPoint Presentation
- Attachment 2 – Proposed Areas Map