



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: November 23, 2020

SUBJECT:

Discussion of project timelines for the proposed urban renewal district areas.

EXECUTIVE SUMMARY:

Background

Starting in December 2018, the City of Tualatin began a multi-phased process to work towards community revitalization and development of financing tools – beginning with the Tualatin 2040 Project.

Foundation

Beginning in December 2018, the City began the Tualatin|2040 initiative with the intent of providing a needs analysis for economic and residential short and long-term development, along with a code modernization effort.

Phase 1: Education Series.

This four-part series provided an overview of urban renewal and tax increment financing; the history of Tualatin's urban renewal areas, and how to close down an urban renewal area; what to do with the remaining assets of Central Urban Renewal District and Leveton Tax Increment Finance District; and to explore the feasibility of new districts based on Council-identified community and economic development goals.

Phase 2: Urban Renewal Area Official Closure.

In January 2020, the City Council and Tualatin Development Commission completed the closure of the Central Urban Renewal District (CURD), transferred remaining assets to the City of Tualatin, and adopted the final report on CURD.

Phase 3: Technical Study of the Feasibility of Urban Renewal Areas.

On September 28, 2020, the City Council approved the feasibility studies for the proposed areas of District 1 and District 2 and directed staff to present a project timeline for implementation of these districts.

PROPOSED TIMELINES

Leveton Tax Increment District Plan Amendment

November 2020 – March 2021

The goal is to amend the District's Plan Document to expend remaining funds on identified area projects. Projects already identified: future urban renewal planning.

District 1: Basalt Creek & Southwest Industrial Concept Plan

January 2021 – September 2021

Goal: To develop an urban renewal plan to finance and implement identified projects from area development plans – Basalt Creek Concept Plan, SW Industrial Concept Plan, Transportation System Plan, Tualatin|2040, Tualatin Moving Forward, etc.

District 1: Stakeholder Taskforce Proposal

Proposal: Repeal Tualatin Municipal Code 11-07: Urban Renewal Advisory Committee and replace with Tualatin Development Commission Resolution: Establishing Stakeholder Task Force for District 1. Repealing TMC 11-07 and TDC Resolution: District 1 allows the City of Tualatin greater flexibility among all renewal projects and proposed areas and modernizes our Tualatin Municipal Code. A similar task force will be proposed, based on TDC priorities, for District 2.

Proposed Structure:

- 1.) Membership: The Task Force would consist of at least seven (7) members: Four from the public at large who are property owners in the identified area, a Planning Commission member, one City Councilor, and a representative from an overlapping tax district.
- 2.) Meetings: The thought would be to have at least three meetings; they would be open to the public and minutes taken and published.
- 3.) Duties of the Task Force: The Task Force would be responsible for the following activities:
 - a. Review the proposed urban renewal plan boundary and make recommendations for size and location of District 1
 - b. Identify and recommend projects in the proposed area
 - c. Review financial analysis and impacts of the proposed district and project

District 2: I-5 Corridor, Tualatin Sherwood Road, Town Center Area

*March 2021 – 2022**

In order for the City of Tualatin to develop an area goal, design and implement a town center/urban renewal plan, the City Council will need to answer the following questions through a visioning process:

1. What is the area now?
2. What do we want the area to be/what is our vision for the area?
3. How can we implement that vision?

Answering these questions will allow staff to adequately move forward in developing further community engagement and selecting a design consultant (in addition to Elaine Howard Consulting, LLC). The City of Tualatin has dedicated a significant amount of time for community engagement based on Council's direction of broad community participation.

ATTACHMENTS:

- Attachment A: Presentation