



# **PLANNING COMMISSION**

## **WEDNESDAY, MAY 11, 2022**

### **INFORMATIONAL**

3. Town Center Infrastructure Funding Plan and Urban Renewal Strategic Plan Update (Rybold & Lorenzen) (30 minutes)



## PLANNING COMMISSION STAFF REPORT

<b>Meeting Date:</b> May 11, 2022		<b>Subject:</b> Town Center Infrastructure Funding Plan and Urban Renewal Strategic Plan Update  <b>Staff Members:</b> Kimberly Rybold, AICP, Senior Planner and Matt Lorenzen, Economic Development Manager  <b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Review information on the Town Center Infrastructure Funding Plan and Urban Renewal Strategic Plan update and how these two projects help implement the Town Center Plan.			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities Goal 5: Align infrastructure plans with sustainable financing sources	<input checked="" type="checkbox"/> Adopted Master Plan(s) Town Center Plan	<input type="checkbox"/> Not Applicable	

### ISSUE BEFORE COMMISSION:

Staff will introduce the Town Center Infrastructure Funding Plan project, share information on the Urban Renewal Strategic Plan update, and discuss the interrelationship between the two projects.

### Town Center Infrastructure Plan and Urban Renewal Strategic Plan Staff Report

Page 1 of 4

N:\planning\Planning Public\Planning Commission\Packet\2022 PC PACKET\2022.05.11 PC\Town Center Infrastructure Funding\Infrastructure Plan SR.docm

## **EXECUTIVE SUMMARY:**

In 2019, the Wilsonville City Council adopted the Wilsonville Town Center Plan, establishing a vision for a vibrant, walkable community hub that inspires people to come together and socialize, shop, live, and work. The Plan envisions a mixed-use development pattern with enhanced connectivity that will result in a walkable and vibrant Town Center, home to active parks, civic spaces, and amenities that provide year-round, compelling experiences. To achieve this, the Town Center Plan contains several goals and implementation strategies to guide future development. Goal 4 of the Town Center Plan is Safe Access and Connectivity, which aims to provide transportation infrastructure designed to create a safe, accessible environment for all modes of travel in Town Center, foster multimodal access between buildings and land uses in Town Center, connect to surrounding neighborhoods, and provide local and regional accessibility. At this meeting, staff will share information on the Town Center Infrastructure Funding Plan and the Urban Renewal Strategic Plan update, two projects that will further implementation of the Town Center Plan's planned infrastructure projects.

As described in further detail below, there is an interrelationship between these two projects, particularly as it relates to the possible use of urban renewal as a funding mechanism for infrastructure projects identified in the Town Center Plan (Attachment 1). As part of the Infrastructure Funding Plan, the project team will assess the feasibility of using urban renewal as part of the overall funding strategy. The Urban Renewal Strategic Plan update will consider if new urban renewal districts should be created as existing districts are closed out, and if so, if Town Center should be included within a new district. The outcome of the Strategic Plan recommendations will influence if urban renewal should be utilized in Town Center, which will affect the strategies included in the final Town Center Infrastructure Funding Plan.

### ***Town Center Infrastructure Funding Plan***

The implementation chapter of the Town Center Plan calls for a study of how the infrastructure projects identified in the Town Center Plan will be funded and which funding tools are most appropriate to support development within Town Center, along with an assessment of the feasibility of urban renewal (also known as tax increment financing) as a tool to provide some of this funding. The City has contracted with FCS Group, a firm with experience in developing funding strategies for targeted areas like Town Center, to lead development of the Town Center Infrastructure Funding Plan. The project team includes engineers from David Evans Associates who will prepare updated cost estimates for the infrastructure projects listed in the Town Center Plan, serving as the basis for the Infrastructure Funding Plan.

Since project kickoff in February, the project team has reviewed both the Town Center Plan and Streetscape Plan to update the infrastructure project cost estimates. Once finalized, the project team will utilize and refine development scenarios included within the Town Center Plan to forecast anticipated revenues that will be generated from existing funding sources that are now in place for transportation, water, sewer, storm, and parks facilities, including system development charges, connection fees, rates, and taxes. Based on the updated cost estimates, the team will identify if there are anticipated gaps in funding for the Town Center infrastructure projects and define the share of funding the City will be responsible for in closing these gaps. The project team will assess a variety of funding tools to determine which are best suited to close these gaps. As

### **Town Center Infrastructure Plan and Urban Renewal Strategic Plan Staff Report**

Page 2 of 4

N:\planning\Planning Public\Planning Commission\Packet\2022 PC PACKET\2022.05.11 PC\Town Center Infrastructure Funding\Infrastructure Plan SR.docm

part of this assessment, the project team will conduct an urban renewal feasibility analysis to determine if this may be a suitable tool to fund infrastructure improvements in Town Center. Based on the findings of this work, the project team will develop a funding strategy for Town Center, with final adoption anticipated later this year.

### ***Urban Renewal Strategic Plan***

Concurrent with this work, the City is beginning a process to update the 2014 Urban Renewal Strategic Plan. The City has successfully used urban renewal in order to complete infrastructure projects and facilitate private development over the past three decades. This success is due in part to the City's deliberate and thoughtful approach to urban renewal, informed by this Strategic Plan. Presently there are two urban renewal districts that are close to being retired, and therefore a need to refresh the City's urban renewal strategy to focus on if and how the City should use this tool in the future. The City has reconvened a City Manager-appointed task force comprised of local residents as well as business and community advocates in order to inform the creation of a new urban renewal strategic plan. Several taxing districts impacted by urban renewal are also invited to participate.

The task force has met twice—in March and April—and will meet three to four more times over the coming months. As a first step in updating the Strategic Plan, the task force is assessing return on investment and lessons learned from urban renewal areas that are close to being retired, and discussing the potential to effectively and responsibly use urban renewal in the future. As part of this discussion, the task force will be looking at other areas of the City as potential areas of urban renewal investment in the future. Based on information derived from the Infrastructure Funding Plan and Urban Renewal Analysis, the Town Center may be one of these places. The culmination and intended outcome of these meetings is a set of recommendations regarding current and future uses of urban renewal as a public finance tool. These written recommendations will be presented to the City Council in the fall and, if adopted, will then become the City's Strategic Plan that will inform how the City will use urban renewal moving forward.

### **EXPECTED RESULTS:**

Presentation of project goals and timelines for the Town Center Infrastructure Funding Plan and Urban Renewal Strategic Plan update.

### **TIMELINE:**

Work to identify funding gaps for Town Center infrastructure projects and assess financing tools to fill the gaps, including urban renewal, will occur throughout spring and summer 2022. The project team expects to hold work sessions with the Planning Commission and City Council in early fall 2022 to gather input on a preferred approach to infrastructure funding. Work to update the Urban Renewal Strategic Plan will continue over the next several months, with recommendations expected in fall 2022.

### **CURRENT YEAR BUDGET IMPACTS:**

Total project scope for the Infrastructure Funding Plan and Urban Renewal Analysis is approximately \$90,000, with approximately half of this amount to be spent in FY 2021-22. Funding for consultant services will be funded by CIP project #3004. The amended budget for FY2021-22 includes approximately \$280,000 for Town Center Implementation. The budget for the consultant

### **Town Center Infrastructure Plan and Urban Renewal Strategic Plan Staff Report**

Page 3 of 4

N:\planning\Planning Public\Planning Commission\Packet\2022 PC PACKET\2022.05.11 PC\Town Center Infrastructure Funding\Infrastructure Plan SR.docm

services associated with the 2022 urban renewal strategic planning work is \$26,380. This amount is included in a personal services contract the City has with Tiberius Solutions, with a total not to exceed \$45,000. Funding for the Urban Renewal Strategic Plan update is provided by the Community Development Administration Professional Services line item.

**COMMUNITY INVOLVEMENT PROCESS:**

The Town Center Plan included a robust and inclusive public outreach process where an infrastructure funding plan and urban renewal analysis were identified as implementation actions. Updates to the Urban Renewal Strategic Plan will involve a task force comprised of local residents as well as business and community advocates.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

As a result of undertaking the Town Center Plan's implementation activities, including the Infrastructure Funding Plan and Urban Renewal Analysis, the City will begin to realize the community's vision for a more commercially vibrant, walkable, mixed-use Town Center.

**ALTERNATIVES:**

N/A

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENT:**

1. Town Center Plan – Infrastructure Investments

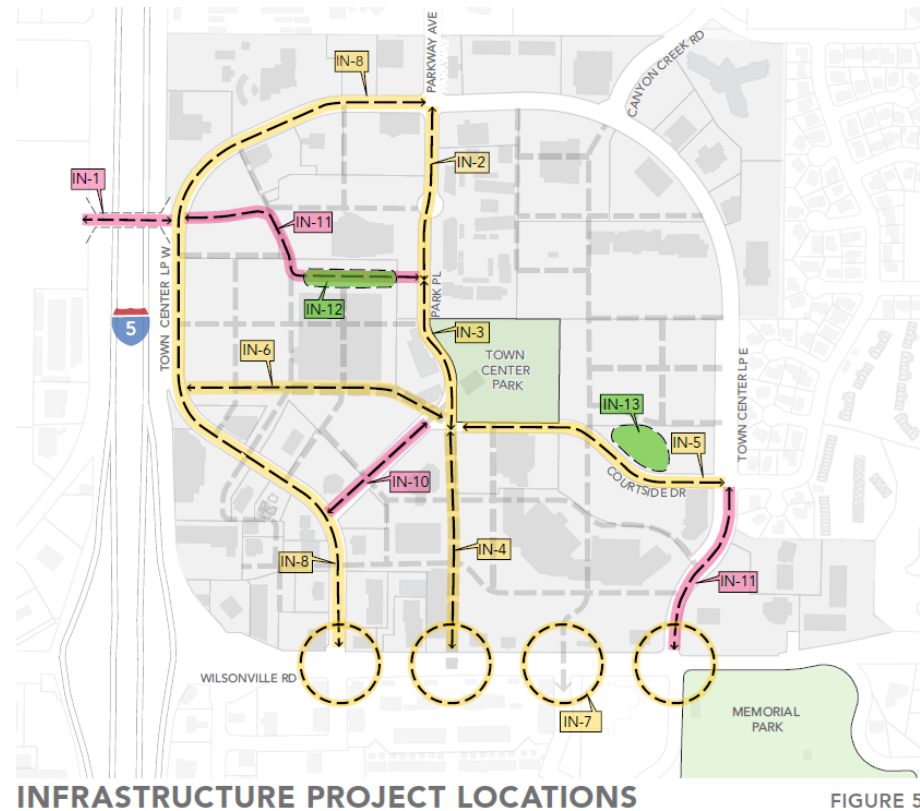


FIGURE 5.2

**INFRASTRUCTURE INVESTMENTS**

IN.1	I-5 Bike/Pedestrian Bridge and Gateway	\$10.8m (bridge) \$1.5m (gateway)	X	X		City/ ODOT (bridge)/ Private (gateway)	LID, SDCs, SF, City, TIF, Private, Grants
IN.2	Park Place Redesign (Town Center Loop to northern edge of Town Center Park)	\$4.4m		X		City/Private	LID, SDCs, SF, TIF, Private
IN.3	Park Place Redesign (Town Center Park to Courtside Drive)	\$3.7m	X	X		City/Private	LID, SDCs, SF, TIF, Private

ACTION NUMBER	SUMMARY	ESTIMATED COST	SHORT (1-5 YRS.)	MED. (6-10 YRS.)	LONG (11-20 YRS.)	PRIMARY RESPONSIBILITY/ PARTNERS	POTENTIAL FUNDING SOURCES
<b>INFRASTRUCTURE INVESTMENTS CONT.</b>							
IN.4	Park Place Extension (Courtside Drive to Wilsonville Road)	\$6.3m	X	X		City/Private	LID, SDCs, SF, TIF, Private
IN.5	Courtside Drive Improvements (Park Place to Town Center Loop E)	\$7.9m		X	X	City/Private	LID, SDCs, SF, TIF, Private
	<i>Courtside Drive CYCLE TRACK ONLY (Park Place to Town Center Loop E)</i>	\$78k	X			City	LID, SDCs, SF, TIF
IN.6	Courtside Drive Extension (Park Place East to Town Center Loop W)	\$6.6m		X	X	City/Private	LID, SDCs, SF, TIF, Private
IN.7	Wilsonville Road Intersection Modifications (occurs after IN.4)	\$1.8m		X	X	City/ODOT/Private	LID, SDCs, SF, TIF, Private
IN.8	Town Center Loop W Modifications	\$207k		X	X	City/Private	LID, SDCs, SF, TIF, Private
IN.9	Local Road Network	N/A	X	X	X	Private/City	Private
IN.10	Park Place Promenade Redesign	\$2.4m		X	X	City/Private	LID, SDCs, SF, TIF, Private
IN.11	Two-way cycle tracks– <i>Segment 1: Bike/Pedestrian Bridge to Town Center Park)</i>	\$75k	X	X		City	LID, SDCs, SF, TIF
	<i>Segment 3: Town Center Park to Town Center Loop E (Courtside Drive Segment).</i>	\$78k	X	X		City	LID, SDCs, SF, TIF
	<i>Segment 4: Town Center Loop E to Wilsonville Rd)</i>	\$51k	X	X		City	LID, SDCs, SF, TIF
IN.12	Promenade	\$1.8m		X		Private/City	Private, LID, SDCs, SF, TIF
IN.13	Town Center Skatepark	\$800k		X		City	LID, SDCs, SF, TIF

ACTION NUMBER	SUMMARY	ESTIMATED COST	SHORT (1-5 YRS.)	MED. (6-10 YRS.)	LONG (11-20 YRS.)	PRIMARY RESPONSIBILITY/ PARTNERS	POTENTIAL FUNDING SOURCES
INFRASTRUCTURE INVESTMENTS CONT.							
IN.14	Domestic Water Improvement Costs	\$11.2m	X	X	X	City/Private	LID, SDCs, SF, TIF, Private
	Sanitary Sewer Improvement Costs	\$10m	X	X	X	City/Private	LID, SDCs, SF, TIF, Private
	Storm Water Sewer Improvements Costs	\$26.2m	X	X	X	City/Private	LID, SDCs, SF, TIF, Private