



## TUALATIN CITY PLANNING COMMISSION MEETING

THURSDAY, JULY 15, 2021

**TUALATIN PLANNING COMMISSION**  
**TIME: JUL 15, 2021 06:30 PM PACIFIC TIME (US AND CANADA)**

### JOIN ZOOM MEETING

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Bill Beers, Chair

Mona St. Clair, Vice Chair

Daniel Bachhuber    Ursula Kuhn  
Alan Aplin        Janelle Thompson

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### CALL TO ORDER & ROLL CALL

### ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

### APPROVAL OF MINUTES

- [1.](#) Review of February 18, 2020
- [2.](#) Review of May 20, 2021

### COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

Limited to 3 minutes

### ACTION ITEMS

- [1.](#) Review the proposed Southwest and Basalt Creek Development Area and vote to find conformance with the Tualatin **Comprehensive Plan.**
- [2.](#) Proposed Southwest and Basalt Creek Development Area Presentation

- [3.](#) Review the proposed 11<sup>th</sup> Amendment to the Leveton Tax Increment Plan and vote to find conformance with the Tualatin Development Code.

## **COMMUNICATION FROM CITY STAFF**

## **FUTURE ACTION ITEMS**

## **ADJOURNMENT**



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## Tualatin Planning Commission

MINUTES OF February 18, 2021

**TPC MEMBERS PRESENT:**

Bill Beers, Chair  
Mona St. Clair, Vice Chair  
Alan Aplin, Commissioner  
Janelle Thompson, Commissioner  
Daniel Bachhuber, Commissioner  
Ursula Kuhn, Commissioner

**TPC MEMBERS ABSENT:**

Commissioner Mitch Greene

**GUESTS:**

Mimi Doukas- AKS Engineering  
Beth Goodman, Sadie ECONorthwest  
Ethan Stuckmayer- DLCD

**STAFF PRESENT**

Steve Koper  
Tabitha Boschetti  
Erin Engman  
Karen Perl Fox  
Lindsey Hagerman

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**CALL TO ORDER AND ROLL CALL:**

Chair Beers called the meeting to order at 6:30pm. Roll call was taken.

**ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION**

None.

**APPROVAL OF MINUTES**

Commissioner Thompson motioned for approved and Commissioner Kuhn seconded the motion.

**COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**

Limited to 3 minutes. Citizen communication follow up to January 21, 2021 meeting

Mr. and Mrs. Lucini let the staff and the commissioners know their concerns on informing the public about land use development and the proposed Basalt Creek Plan Map Amendment. They are concerned with the lack of citizen involvement and existing processes. They both would like more transparency of future storm water and land use projects and have specific concerns related to their property as well. Chair Beers and City staff discussed the scope of the night's

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discussion with a possible recommendation related to the Plan Map and Plan Text Amendment.

**ACTION ITEMS:**

Ms. Boschetti, Associate Planner, introduced the proposed Plan Map Amendment and Plan Text Amendment case (File Nos. PMA 20-0002 and PTA 20-0005) to be presented to City Council, and that staff is seeking a recommendation from the Tualatin Planning Commission regarding the proposal. The proposal would adjust the existing boundary location of Neighborhood Commercial (CN) zoning and Medium Low Density (RML) zoning in the Basalt Creek area, with no net change to acreage. The location of the proposed change is east of Boones Ferry Road and north of Greenhill Lane in the Basalt Creek area.

Commissioner Beers had a question on history of the zoning and provision in the code that limited the location of the zone within 300 feet of a school property. Ms. Boschetti shared that there was no mapped Neighborhood Commercial (CN) zoning at the time of the last Development Code update; the current CN zoning is the only CN mapped property.

Ms. Doukas, with AKS Engineering, representing the applicant. Lennar Northwest, shared more information on the proposal. The proposed amendment to Chapter 51 of the Development Code would eliminate the existing prohibition on siting of the CN zone within 300 feet of a school, which due to site's location adjacent to the Horizon Christian Church and School would otherwise preclude the proposed reconfiguration.

City staff shared their recommendation that the Planning Commission moves forward with recommendation of approval of the proposed Plan Map and Text Amendments (File No. PTA Files Nos. PMA20-0002 and PTA20-0005).

Commissioner Beers made the motion to recommend approval, which passed 5-0.  
The City Council hearing is scheduled Monday March 8<sup>th</sup>

**COMMUNICATION FROM CITY STAFF**

Discussion of Tualatin's Housing Production Strategy.

Mrs. Goodman, summarized the Housing Production Strategy, which would be a 6-year plan. She recapped the Housing Needs Analysis and Housing Production Strategy that was discussed in previous meetings. She mentioned she sent out a survey to help with tonight's discussion and highlight areas the commissioners wanted to go over in more detail. She reminded everyone about evaluating the strategies later in the project and impact this had on housing production.

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Mrs. Goodman, senior policy advisor of EcoNorthwest introduced the first policy, affordable housing. She explained how taking a look at tax exemption programs, evaluating implementation of (CET) and (TIF) Transportation Development Tax can help in creating some resources. She noted that this would help support households earning 0% to 60% of MFI.

Commissioner Bachhuber asked if Mrs. Goodman could do a case study or examples to find out more what specific needs are needed. Mrs. Goodman let him know they do not have case study but have information from surrounding cities and data she can provide.

Chair Beers asked what an evaluation of CET would look like overall.

Ms. Sadie, colleague EchoNorthwest, explained an analysis of potential revenue can be created for different programs.

She asked if any of the commissioners had any questions about policy one and no one had any.

Mrs. Goodman moved onto policy 2, affordable homeownership to create opportunities for wealth creation. She spoke about partnering with non-profit homeownership education programs and organizations to bring more development.

Commissioner Thompson asked how the city will report progress being made to fulfill the policies put into place. Mrs. Goodman let her know the reporting period and evaluation timeline. She introduced her colleague Ethan Stuckmayer, and he let commissioners know they are looking for continuous progress being reported not necessarily a number.

Mrs. Goodman moved onto policy 3 preservation of affordable housing. She explained this policy would involve looking at partnerships and working with healthy housing initiative to address safety, mold and ventilation issues.

Commissioner Bachhuber said he would like to know how other communities have worked through this type of housing to prevent gentrification. Mrs. Goodman noted that the city of Beaverton has worked with some incentives for apartments to improve housing conditions without creating higher rent. She explained the MUPTE Multi Unit Tax Exemption could be a cost reduction tool in exchange for low-income rental unit protection.

Ms. Fox, senior housing program analyst let the commissioners know the city of Tualatin has developed a list of 34 low- income units. She said this could be a possible start to evaluate low cost reduction in Tualatin.

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Ms. Goodman moved to policy 4, preservation of NOAH. She explained this policy is to naturally preserve affordable housing where possible, and to prevent loss of affordable units.

Commissioner Bacchuber asked if an example of natural occurring affordable housing in Tualatin is referring to rent. Ms. Fox explained contacting all the landlords with survey and figure out past rent rates and currently would be a way to find out more rental information out.

Ms. Goodman moved to policy 5, racial & social equity for housing. She asked staff to share Ms. Fox let commissioners know the city is in the begging stages and has been working on direction and support on improving racial and social equity.

Ms. Goodman moved to policy 6, workforce housing she went over establishing a tax abatement for new multifamily development that includes a portion units affordable programs.

Chair Beers noted the effort in money being put in this policy would be a hard to work but sees how it's a great goal to have. Ms. Fox noted working with employers to see if there's a level of interest and could test the waters. She also noted commute and offering housing nearby could be cost savings for employees of businesses in the area.

Commissioner Bachhuber shared his view point on the racial conversation and limited resources. He would like to have a focus more on effectiveness and moving faster in general. He feels conversation takes time

Ms. Fox noted that this is an action plan to make sure that there are housing available to all income levels across the board. She mentioned that metrics would be involved but it wouldn't be an endless conversation. She noted historically where they have been

Mr. Koper noted Tualatin's historical is segregated multifamily housing and located from high opportunity. Encouraging town homes in Basalt and looking at downtown housing could be provided across all income levels.

Ms. Goodman moved to policy 7, housing stabilization. She explained this would help prevent and address homelessness to provide safe living conditions for everyone living in Tualatin. Ms. Fox mentioned they are close on creating a local partnership on utility assistance.

Commissioner Bacchuber wanted to know how the city can prevent oversubscribed amount of people getting help. Ms. Fox let the commissioners know the city is working with diversity task force and likely to take off quickly. She mentioned way of focusing this is underserved in the

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community first then spread out funds.

Mrs. Goodman moved to policy 8, housing rehabilitation. She explained this would support housing programs and initiatives that are responsive to the safety and health needs of households earning 80% or less than the median family income. She noted this could possibly be low interest loans as well.

Mrs. Goodman moved to policy 9, accessible and specialized design. She explained there are many standards to look at for development code. She also said taking a look at code to evaluate incentives in the department to increase number of housing units.

Mrs. Goodman moved to policy 10, mixed use housing and redevelopment. She explained this could involve rezoning and reevaluating opportunities to create more housing.

Mrs. Goodman moved to policy 11, regulatory and zoning changes. She explained this policy could increasing densities and standards to allow efficient multifamily development. She also said this would include evaluate off street parking requirements and allow land division.

Mr. Koper, assistant community development director, spoke about rezoning possibilities and adding diversity of density into the areas. He gave example of Bridgeport offering more housing in the area.

Chair Beers wanted to know more about rental pricing and decreasing parking requirements in general. Ms. Goodman let Chair Beers know this might not be city level but parking could be evaluated.

Mrs. Goodman moved to the last policy 12, transportation and public infrastructure. She explained this could be evaluate density near transit stations. Mr. Koper said reducing parking is one thing the city can reduce land and development costs.

Commissioner Bachhuber wanted to know if the current staff can handle the amount of polices being presented to City Council.

Ms. Fox let commissioner Bachhuber know city staff is currently evaluating the work load. She mentioned there is a timeline and flexibility over six years and could extend some of the policies to future

Mrs. Goodman finished her presentation by letting commissioners know the next steps to

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continue to refine actions highlighted in Housing Strategy.

**FUTURE ACTION ITEMS:**

March 18, Discussion on Draft Housing Strategy with Policies and Selected Strategic Actions

**ADJOURNMENT:**

MOTION by Commissioner Thompson SECONDED by Commissioner Kuhn to adjourn the meeting at 8:40 pm.

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## Tualatin Planning Commission

### MINUTES OF March 18, 2021

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**TPC MEMBERS PRESENT:**

William Beers, Chair  
Alan Aplin, Commissioner  
Janelle Thompson, Commissioner  
Daniel Bachhuber, Commissioner  
Mitch Greene, Commissioner  
Ursula Kuhn, Commissioner

**STAFF PRESENT:**

Steve Koper  
Karen Perl Fox  
Lindsey Hagerman

**GUESTS:**

Beth Goodman, Becky Hewitt - EcoNorthwest  
Anne Debbaut, Sean Edging- DLCD

**TPC MEMBERS ABSENT:**

Mona St. Clair, Vice Chair

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**CALL TO ORDER AND ROLL CALL:**

Chair Beers called the meeting to order 6:30pm. Roll call was taken.

**ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:**

None.

**REVIEW OF MINUTES:**

Review of Tualatin Planning Commission minutes dated December 18, 2020  
Commissioner Greene moved to MOTION and was SECONDED by Commissioner Ursula with minor changes.

**COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**

None.

**ACTION ITEMS:**

None.

**COMMUNICATION FROM STAFF:**

Discussion on Draft Housing Strategy with Policies and Selected Strategic Actions

Beth Goodman, ECONorthwest's Senior Policy Advisor and Project Director introduced her team members to help answer in depth questions. She went over the draft schedule for implementation of the Housing Production Strategy (HPS). The schedule roughly describes when the Housing Production Strategy adoption and implementation for each action will take place. She indicated the goal is to be complete the draft of that schedule by May 2021.

Mr. Steve Koper, Assistant Community Development Director, explained the Planning Commission will be asked to make a recommendation to City Council. He acknowledged the tight deadline due to the grant the City has received for this project. He explained the recommendation could also be helpful for future actions for the City has well.

Mrs. Goodman introduced the 12 policies with examples of strategic actions in a table format. In this table she explained what colors were represented on the timeline of action implementation used by the City. After each policy and action was presented Commissioners opened the floor for discussion and questions. This draft schedule along with policies/ strategic actions can be found in the meeting agenda packet.

Mrs. Goodman went through Policy 1: Affordable Housing slides and discussed strategic actions which included the following: Adopt a Property Tax Exemption, Change SDCs to support development of affordable rental housing, Adopt a Construction Excise Tax (CET), Include a TIF set aside for affordable housing in new Urban Renewal Areas, Develop a Housing Trust Fund Initiative, Identify public and Other land suitable for Affordable Housing, Encourage Development of Diverse Affordable Rental Housing Types, and Evaluate Flexible Regulatory Concessions for Affordable Housing.

Becky Hewitt, Project Manager, ECONorthwest, spoke about the flexibility of having Non-Profit Low-Income Rental Housing Tax Exemption as compared with a Low-Income Rental Housing (which may not be owned or operated by a non-profit entity) and how this could benefit the City. She said affordable housing developers work across different district/ cities and need local support to be competitive for funding.

Ms. Fox stated she also leans more towards nonprofit as they generally provide more services to the residents living in the affordable housing. She mentioned this would have a positive impact for those with lower incomes in need of affordable housing with a range of services.

Commissioner Kuhn mentioned an idea of faith based organizations teaming up to provide nonprofit housing. It was brought up that these are private entities and not city.

Mrs. Goodman went thru Policy 2: Affordable Homeownership which included the following strategic actions: Identify and remove impediments to homeownership, Encourage education

about homeownership opportunities, Partner with organizations that develop affordable ownership housing, and Encourage Diverse Housing Types for Affordable Homeownership.

Commissioner Thompson asked if there would be enough staff to support implementation of strategic actions. Mr. Koper explained that there is currently enough staff and that these actions are not limited to current timeline.

Mrs. Goodman went over Policy 3: Preservation of Regulated Affordable Housing which included the following strategic actions: Encourage Conversion of Low-Cost Regulated Rental Housing to Subsidized Affordable Housing, and Implement a Healthy Housing Initiative for Regulated Multifamily Housing.

Mrs. Goodman went over Policy 4: Preservation of Naturally Occurring Affordable Housing. This included the following strategic actions: Develop incentives to preserve and Stabilize low-cost market rate apartments, and Identify ways to slow rental cost increases.

Mrs. Goodman went over Policy 5. Racial and Social Equity. This included the following strategic actions: Develop an equitable housing plan, Identify impediments to Fair Housing, Ensure there are opportunities for education about Fair Housing, and Encourage Diverse Housing Types in High Opportunity Neighborhoods.

Commissioner Bachhuber mentioned his personal view with adding this particular policy wording into the policy. He felt the wording was too much in stating racial equity.

Ms. Fox indicated this policy could be re-worded slightly, but overall was important aligned with the City's direction on racial and social equity and the State's direction for the HPS, which emphasizes equitable outcomes and serving the historically underserved communities.

Ms. Hewitt spoke about a similar policy she helped with in Wilsonville about equity.

Mrs. Goodman spoke about Policy 6 Workforce Housing Equity which included the following strategic actions: Incentivize inclusion of workforce housing units within new multifamily development, Partner with Employers on Employer Assisted Housing, and Participate in a Land Bank.

Mrs. Goodman spoke about Policy 7 Housing Stabilization which included the following strategic actions: Partner on a local rental assistance program, and Develop Housing Options and Services to Address and Prevent Houselessness.

Commissioner Kuhn wanted to know where potential funding for rental assistance would come

from.

Ms. Fox stated she has been working on developing a local rental assistance partnership for Tualatin the last several months.

Mrs. Goodman moved to Policy 8 Housing Rehabilitation which included the following strategic actions: Establish and develop a local housing rehabilitation program, and Implement a Healthy Housing Initiative for detached Single-Family Housing.

Mrs. Goodman explained Policy 9 Accessible Design and Other Specialized Design with the following strategic actions: Develop specialized design standards to accommodate special needs, and Provide incentives to increase development of units that accommodate special needs.

Mrs. Goodman went to Policy 10 Mixed Use Housing and Redevelopment which included the following strategic actions: Identify opportunities to rezone land for mixed-use, Identify underutilized commercial areas for mixed-use redevelopment, Identify redevelopment opportunities to create mixed-use districts, Identify opportunities for conversion of commercial space to residential uses and above ground floor development, and Identify incentives to support mixed-use development, such as the Vertical Housing Development Zone Program.

Mrs. Goodman explained Policy 11 Regulatory and Zoning Changes which included the following strategic actions: Update development standards for multifamily housing in High and Medium density zones to allow more efficient development, Identify residential land to zone to higher density, Reduce Off-Street Parking Requirements, Allow small dwelling unit developments, Expedite Permitting for Affordable Rental Housing and Affordable Homeownership, and Provide additional information to developers of needed housing.

Mrs. Goodman explained the last Policy 12 Transportation and Public Infrastructure which included the following strategic actions: Evaluate increasing density near transit stations and Prioritize Capital Improvements Programming (CIP) for affordable housing.

Mrs. Goodman moved onto the slide titled draft strategic actions and explained the timing of these actions listed in the draft schedule.

The Commissioners discussed funding, developing partnerships, and timing of these 12 strategic housing strategies.





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**FUTURE ACTION ITEMS**

PGE Unconditional use setbacks for equipment in the roadway

**ADJOURNMENT**

MOTION by Commissioner Alpin to adjourn the meeting at 8:40 pm.



City of Tualatin

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners  
**THROUGH:** Steve Koper, Planning Manager  
**FROM:** Jonathan Taylor, Economic Development Manager  
**DATE:** [DATE]

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### **SUBJECT:**

Review the proposed Southwest and Basalt Creek Development Area and vote to find conformance with the Tualatin **Comprehensive Plan**.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission find that the Southwest and Basalt Creek Development Area Plan conforms with the Tualatin **Comprehensive Plan**.

### **EXECUTIVE SUMMARY:**

#### *Background*

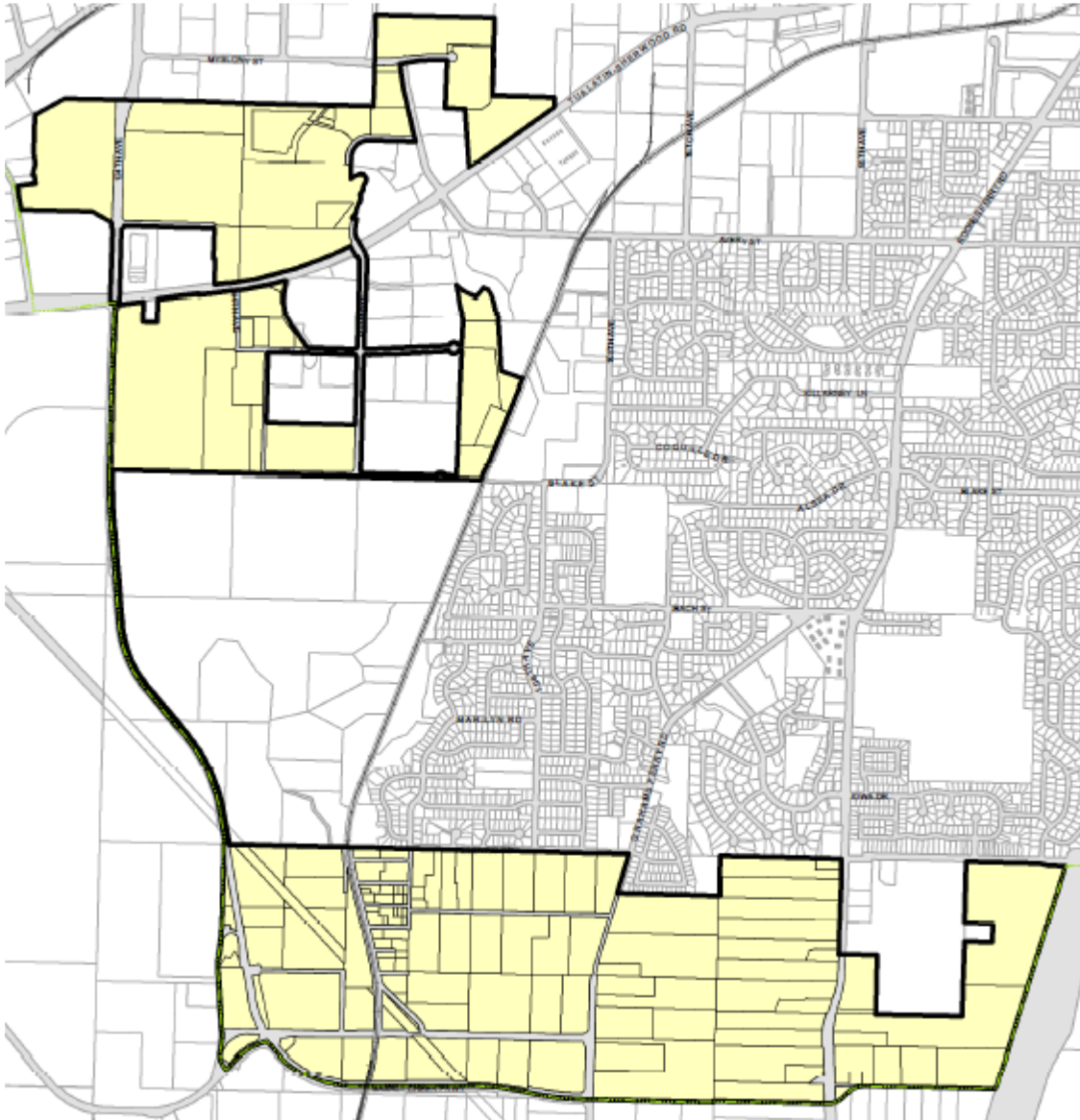
On September 28, 2020, the Tualatin City Council was presented the Proposed Study Area 1 Feasibility Study. The study indicated the total potential tax increment financing (TIF) revenue over a 30-year period is estimated to be between \$28.4 million and \$55.5 million, depending on the future growth in assessed value in the Southwest and Basalt Creek Development Area. Three growth scenarios were analyzed as described in the attached feasibility study. The growth scenarios would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$24.5 million and \$48.7 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, the forecast for the true financial capacity of the URA was projected to be between \$13.6 million and \$26.2 million.

The results of the feasibility study have the following key implications:

- Urban renewal could generate significant financial capacity for the Basalt Creek Area and Southwest Industrial Area in the City of Tualatin, including funding for up to \$26.2 million of projects. This funding could pay for significant infrastructure improvements and other high priority economic development projects in this area.
- This financial capacity would not be available immediately, but would build slowly over time. As an example, the soonest the City could adopt an urban renewal plan would be in calendar year 2021, which would result in the Urban Renewal Agency first receiving tax increment revenue in Fiscal Year 2023. Over the first five years of the District (from FY 2023 through FY 2027), annual tax increment revenue is projected to grow to \$400,000. This revenue stream (when combined with financing options, and adjusting for inflation) is projected to support funding for less than \$2 million of projects during this time period. Thus, long-term financial capacity does not necessarily translate into substantial short-term financial capacity.
- Past planning efforts for the Basalt Creek and Southwest Industrial Area have identified key infrastructure projects that are needed in the area. Because of these past planning efforts, there is a clear vision and specific list of projects that could be funded with urban renewal. An urban renewal.

plan for the Basalt Creek and Southwest Industrial Area could likely gather sufficient public input through the typical urban renewal planning process, which includes input from an advisory committee.

Proposed Urban Renewal Boundary



Plan Goals

The goals of the Plan represent its basic intents and purposes.

Goal 1: Public Involvement  
Implement community involvement practices.

Goal 2: Employment Land Development  
Encourage land development that provides high density employment opportunities. Encourage land development in ways that strengthen the local tax base and support Tualatin's employment lands as a major local and regional employment center. Manage land development impacts to the environment and

other uses.

### Goal 3: Transportation Infrastructure

Maintain and enhance the transportation system to reduce travel times, provide travel-time reliability, provide a functional and smooth transportation system, and promote access and safety for all users. Allow for a variety of alternative transportation choices for residents of and visitors to Tualatin to support a high quality of life and community livability. Support local employment, local businesses, and a prosperous community while recognizing Tualatin's role in the regional economy.

### Goal 4: Utility Infrastructure

Provide public services and facilities to meet the present and future needs of the Area.

### Goal 5: Developer Assistance and Incentives

Facilitate development and redevelopment on sites in the Area, stimulating growth, providing new employment opportunities and an increased tax base in the Area. Assist in the provision of infrastructure to support the development of additional housing options in the Area.

### District 1 Urban Renewal Task Force

District 1 Urban Renewal Task Force (Task Force) was created by Resolution 622-20 by the Tualatin Development Commission tasked with: 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; and C. Review financial analysis and impacts of the proposed district and project.

Task Force members were: Christen Sacco (City Council), Cassandra Ulven (Tualatin Valley Fire and Rescue), Theresa Haskins (Property Owner Representative – Portland General Electric), Grace Lucini (Property Owner), Jilian Felton (Property Owner Representative – Community Partners for Affordable Housing), and Janelle Thompson (Tualatin Planning Commission)

The Task Force met on March 18, 2021 (Meeting 1), April 8, 2021 (Meeting 2), April 29, 2021 (Meeting 3) and June 29, 2021 (Meeting 4) via the virtual platform Zoom. Meeting 1 provided an introduction of the Task Force members, staff and consultant; the purpose of the Task Force, the background of the feasibility study; an urban renewal 101, and boundary discussion. Meeting 2 included a boundary discussion update and proposed projects. The boundary update incorporated comments from Community Partners for Affordable Housing. Meeting 3 provided a review of the financial plan and memo. Meeting 4 the Task Force voted to official recommend the proposed boundary and projects as presented in the Plan Document.

Agenda and meeting minutes can be referenced at:

<https://www.tualatinoregon.gov/economicdevelopment/proposed-area-1-task-force>

### Identified Projects

The identified projects presented in the draft plan for the Basalt and Southwest Development Area were sourced from existing strategic/development plans adopted by the City of Tualatin. The projects are divided into six areas of focus: Transportation, Sewer, Storm Drainage, Developer Assistance and Incentives, Acquisition/Disposition, Administration

#### *Transportation*

1. 124th/Future Blake Street Signal

Document Source: Capital Improvement Plan, Transportation System Plan

Design and construct a new traffic signal at the new intersection of the recently-constructed 124th

Ave with the future extension of Blake Street along with or after the future Blake Street construction.

## 2. Tonquin Trail

Document Source: Capital Improvement Plan, Basalt Creek Concept Plan, Parks and Recreation Master Plan.

The preferred alignment for the regional Ice Age Tonquin Trail includes a section bordering the Basalt Creek Planning Area as part of a 22-mile trail alignment through Wilsonville, Tualatin, and Sherwood with trail facility types varying by location based upon landscape and setting. The Ice Age Tonquin Trail is intended to connect in the north to the Tualatin River Greenway Trail, Fanno Creek Trail, and the Westside Trail, and to the south to the Willamette River.

## 3. Blake Street

Document Source: Capital Improvement Plan

Preliminary planning and conceptual design and construction of the future Blake Street between 115th Ave and 124th Avenue.

### Sewer

#### 1. Tonquin Loop Sewer

Document Source: Capital Improvement Plan, Sewer Master Plan

Most of the sanitary sewer in the Basalt Creek Planning Area will be an 8-inch gravity system installed by developers. The construction timeline of this pipe depends on both the construction of Basalt Creek area pump station #4 and development progress in the western portion of the planning area. Because this project is entirely driven by new development, it is eligible for SDC reimbursement. "Build 2,170 feet of 10 inch sanitary sewer service in the Basalt Creek Planning Area to serve new commercial and residential development."

#### 2. Basalt Creek Gravity Sewer

Document Source: Sewer Master Plan

The Basalt Creek Conceptual Plan includes approximately 34,250 feet of 8-inch gravity pipe within the planning area. These projects will be funded by developers, and scheduling will be coordinated with the City and CWS. It is expected that the residential portion of the planning area will develop within the next 10 years, while the commercial and industrial portions may develop in the next 20 years.

#### 3. Basalt Creek Pump Stations and Force Mains

Project Cost: Responsible Agent Clean Water Services (Identified Need)

The conceptual sanitary sewer design for Basalt Creek includes the construction of six new pump stations, each with 6-inch force mains. One pump station is in the Wilsonville portion of the planning area and will be constructed by Wilsonville. CWS will own and operate the five remaining pump stations in the planning area and will also be responsible for construction costs.

#### 4. SW Tualatin Gravity Sewer

Document Source: Sewer Master Plan

The proposed conceptual sewer layout for the Southwest Tualatin Concept Area also includes three 8-inch sewer lines to serve the area. It is expected that all gravity sewer in the planning area will be funded by developers and scheduling will be coordinated with the City and CWS. The southern region of the area is serviced by a proposed gravity line that will drain into the Basalt Creek Pump Station 4. The northeastern portion is serviced by a proposed gravity line that connects to existing sewer along SW Itel Street. The northwestern sewer section connects to existing sewer along SW 124th Avenue, and receives flow from the surrounding area as well as the proposed Southwest Tualatin Pump Station.

### *Developer Assistance and Incentives*

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

### *Small Business Grants*

Provide small industrial and office space owners and businesses façade grants to update, modernize existing façade infrastructure.

### *Acquisition/Disposition*

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals. Prior to any property being acquired, it must be identified in the Plan in Section VIII.

### *Administration*

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

### *Citizen Proposed Projects*

#### 1. Stormwater Management Plan

This project was proposed by Grace Lucini at Task Force Meeting #2 on April 8, 2021. City Staff does not recommend this project at this time based on the City of Tualatin Community Development Department budgeting \$100,000 for FY 2021/2022.

#### 2. Goal 5 Inventory

This project was proposed by Grace Lucini at Task Force Meeting #2. This project is described as creating a natural resource inventory based on the State of Oregon Planning Goal 5. This is an eligible project for tax increment revenue financing. The Tualatin Development Commission must follow all land use efforts and regulations set forth by the Tualatin City Council and cannot supersede with its own efforts. If the City Council wishes for the Tualatin Development Commission to assume this project, clear direction must be given.

### *Virtual Open House*

A virtual, self-guided open house for interested individuals is currently available for the month of July. This open house will provide stations to learn about the urban renewal efforts in the proposed area and to provide opportunities for public input and comments. The virtual open house will be located on the City of Tualatin's Urban Renewal Page.

### **Tualatin Development Commission**

On June 28, 2021, The Tualatin Development Commission approved Resolution 628-21 *Commencing the Formal Review Process for the Southwest and Basalt Creek Development Area Plan*. This process initiates the 45-day consult and confer period legally required by ORS 457.

### Areas of **Comprehensive Plan** Reviewed for Conformance Issue

The following sections of the comprehensive plan were reviewed for the conformance findings.

Housing

Economy, Commercial & Industrial Development

Parks, Open Space, Environment

Transportation

Public Facilities & Services

**OUTCOMES OF DECISION:**

If the Tualatin Planning Commission finds conformance with the Tualatin Development Code, the Plan Document will be forwarded to the Tualatin City Council for a public hearing on August 9, 2021. The findings of the Tualatin Planning Commission will be stated in the ordinance approving the Plan Document on August 23, 2021.

**ALTERNATIVES TO RECOMMENDATION:**

None

**FINANCIAL IMPLICATIONS:**

None

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**ATTACHMENTS:**

- Southwest and Basalt Creek Development Area Plan
- Report Accompanying the Southwest and Basalt Creek Development Area Plan



# City of Tualatin Planning Commission





# ROADMAP

Role of Planning Commission

Terminology

UR 101

Portions of Comprehensive Plan Reviewed

Public Input

Washington County approval: unincorporated parcels

Next Steps

# ROLE OF PLANNING COMMISSION

Review the draft Southwest and Basalt Creek Area Plan and Report for conformance with the Comprehensive Plan

# TERMINOLOGY

1. UR – Urban Renewal
2. URA - Urban Renewal Area
3. URD - Urban Renewal District
4. TIF - Tax Increment Funds or Tax Increment Financing
5. MI - Maximum Indebtedness
6. AV - Assessed Value
7. TDC - Tualatin Development Commission

# CRASH COURSE | UR 101



# CRASH COURSE | UR 101



# CRASH COURSE | UR 101



# SECTIONS OF THE COMPREHENSIVE PLAN

Housing

Economy, Commercial & Industrial  
Development

Parks, Open Space, Environment

Transportation

Public Facilities & Services

# PUBLIC INPUT

Past public input on the Southwest Tualatin Concept Plan  
and the Basalt Creek Concept Plan

Task Force review and input

Online Open House

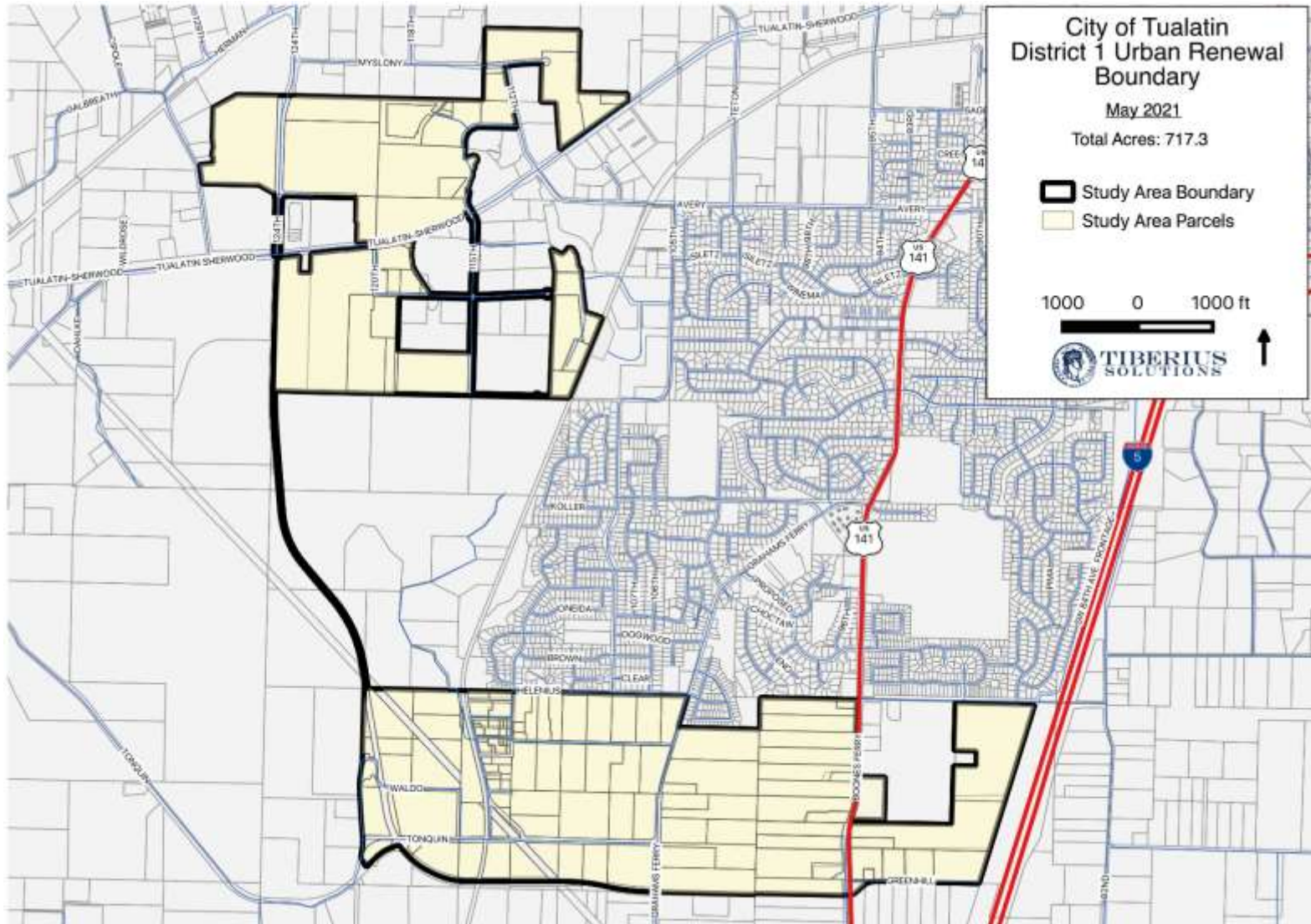
Agency

Planning Commission

City Council

General public information





# Projects

<b>Project Title</b>	<b>Constant FYE 2021</b>	<b>Year of Expenditure Project Cost</b>
<b>Tonquin Loop Sewer</b>	657,000	936,685
<b>Basalt Creek Gravity Sewer</b>	3,838,000	6,533,811
<b>SW Tualatin Gravity Sewer</b>	418,000	732,963
<b>124th/Future Blake Street Signal</b>	656,000	992,266
<b>Tonquin Trail</b>	2,343,000	4,762,850
<b>Property Mitigation</b>	2,965,223	6,128,732
<b>Blake Street Extension</b>	1,500,000	3,234,900
<b>Small Business Grants</b>	1,000,000	1,915,520
<b>Water System Upsizing</b>	12,000,000	22,034,075
<b>Financing Fees</b>	199,280	284,000
<b>Administration</b>	3,450,000	5,804,346
<b>Total Expenditures</b>	<b>\$29,026,503</b>	<b>\$53,360,148</b>

# ACREAGE AND ASSESSED VALUE LIMITATIONS

	Acreage	Assessed Value
Southwest and Basalt Creek Development Area	717.3	\$99,593,238
City of Tualatin	5,240	\$5,282,129,701*
% of City	13.68%	1.9%

# MAXIMUM INDEBTEDNESS

The Maximum Indebtedness was calculated using a 6% growth scenario.

The proposed MI \$53,200,000

## 6% AV growth

Average AV from New Construction	\$4,700,000
Total Net TIF	\$60,700,000
Maximum Indebtedness	\$53,200,000
Capacity (2021\$)	\$29,000,000
Years 1-5	\$600,000
Years 6-10	\$4,900,000
Years 11-15	\$4,900,000
Years 16-20	\$5,100,000
Years 21-25	\$5,700,000
Years 26-30	\$7,800,000

# NEXT STEPS

Public Input

July 2021 Online

Briefing Washington County

August 3, 2021

Washington County Consider Vote On Plan  
& Unincorporated Properties

August 17, 2021

Tualatin City Council Hearing

August 9, 2021

Tualatin City Council Vote On Ordinance

August 23, 2021

# ACTION:

# QUESTIONS?



Report Accompanying the  
Southwest and Basalt Creek Development  
Area DRAFT



*City of Tualatin*

## **LIST OF PARTICIPANTS**

### **Mayor**

Frank Bubenik

### **City Council**

Nancy Grimes, Council President

Maria Reyes

Christen Sacco

Bridget Brooks

Cyndy Hillier

Valeris Pratt

### **Planning Commission**

Bill Beers, Chair

Mona St. Clair, Vice-Chair

Alan Aplin

Daniel Bachhuber

Ursula Kuhn

Janelle Thompson

### **City of Tualatin Staff**

Sherilyn Lombos, City Manager

Megan George, Deputy City Manager

Don Hudson, Assistant City Manager/  
Finance Director

Kim McMillan, Community Development  
Director

Steve Koper, Assistant Community  
Development Director/Planning  
Manager

Jonathan Taylor, Economic  
Development Manager

### **Urban Renewal Task Force**

Jilian Felton, Community Partners for  
Affordable Housing

Theresa Haskins, Portland General  
Electric (property owner)

Grace Lucini, Area Resident (property  
owner)

Christen Sacco, City of Tualatin City  
Council

Janelle Thompson, City of Tualatin  
Planning Commission

Cassandra Ulven, Public Affairs Chief,  
Tualatin Valley Fire and Rescue  
(TVF&R)

### **Consulting Team**

#### **Elaine Howard Consulting, LLC**

Elaine Howard, Scott Vanden Bos

#### **Tiberius Solutions, LLC**

Nick Popenuk, Ali Danko, Rob Wyman

Southwest and Basalt Creek Development Area Plan  
approved by the City of Tualatin

**DATE**

Ordinance No. 2021-

This Plan was also approved by Washington County by Resolution No. \_\_\_\_ on **DATE**  
as there are unincorporated properties in the Area.

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## I. INTRODUCTION

The Report Accompanying the Southwest and Basalt Creek Development Area Plan (Report) contains background information and project details that pertain to the Southwest and Basalt Creek Development Area Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Tualatin City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

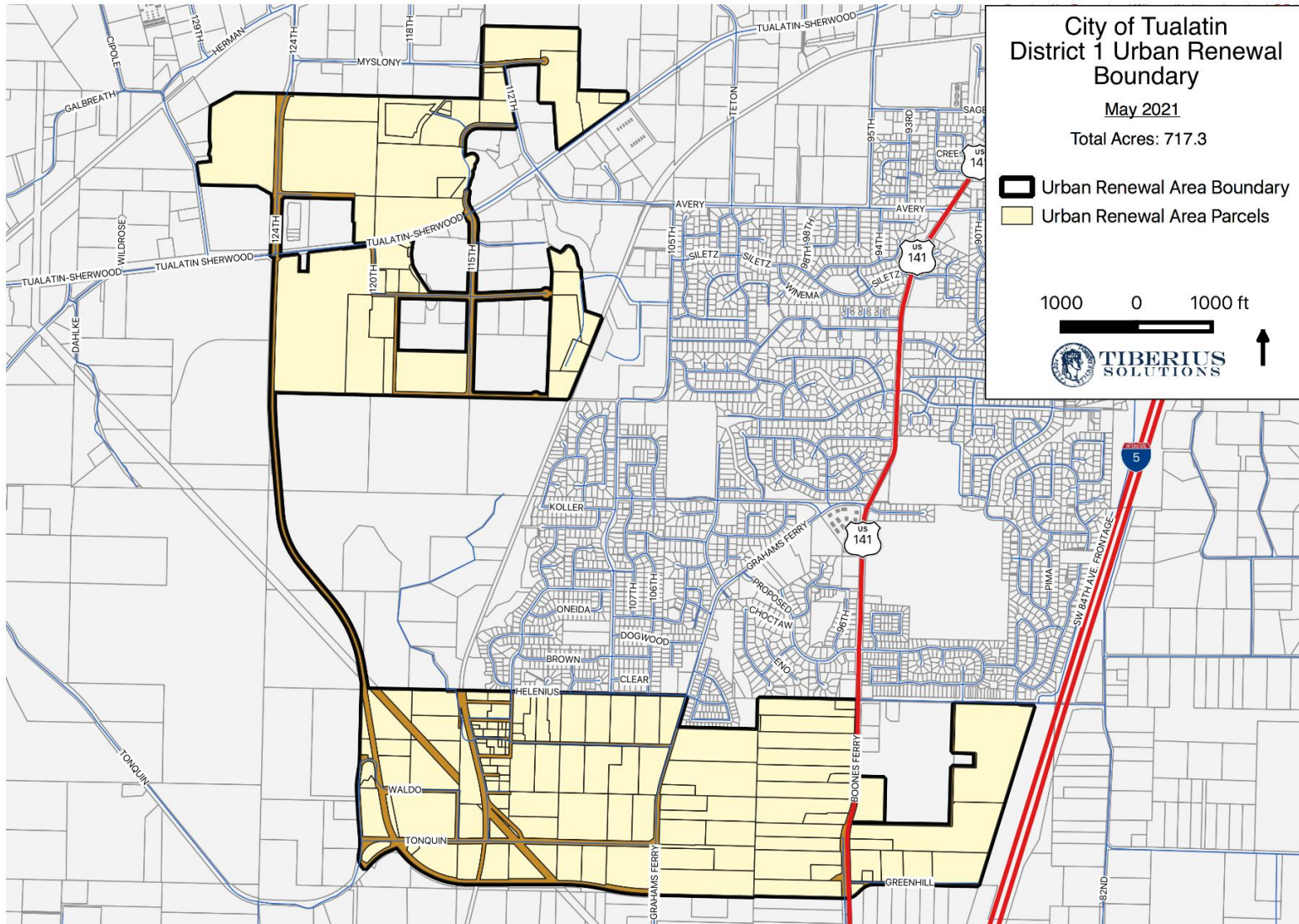
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

**Table 1 - Statutory References**

<b>Statutory Requirement</b>	<b>Report Section</b>
ORS 457.087 (1)	X
ORS 457.087 (2)	XI
ORS 457.087 (3)	II
ORS 457.087 (4)	III
ORS 457.087 (5)	VI
ORS 457.087 (6)	IV,V
ORS 457.087 (7)	IV,V
ORS 457.087 (8)	VIII
ORS 457.087 (9)	XII

The Report provides guidance on how the Plan might be implemented. As the Tualatin Development Commission (TDC) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The TDC may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the TDC. The TDC may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

**Figure 1 – Southwest and Basalt Creek Development Area Boundary**



## II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area. Much of the project descriptions and existing conditions come from the following documents:

*Tualatin Capital Improvement Plan*, City of Tualatin, FY 2020/21 – 2025/26. This is identified as CIP. The CIP page numbering is by project type (transportation, pedestrian etc.)

*Basalt Creek Concept Plan*, adopted by the City of Tualatin August 13, 2018, Ord. # 1418-19. This is identified as BCCP

*Tualatin Sewer Master Plan*, City of Tualatin, Jacobs, August 2019, updated November 2019. This is identified as SMP.

*Transportation Systems Plan*, CH2M Hill, DKS, Angelo Planning Group, JLA Public Involvement, February 2014. This is identified as TSP.

*Southwest Tualatin Concept Plan*, CH2M Hill, Kittelson and Associates, October 11, 2010. This is identified as SWTCP.

Instead of footnoting every project, it is noted if these projects come from the above plans and the page number where they can be found.

### A. **Transportation**

#### 1. **124th/Future Blake Street Signal**

Design and construct a new traffic signal at the new intersection of the recently-constructed 124th Ave with the future extension of Blake Street along with or after the future Blake Street construction. (CIP p 106)

**Existing Conditions:** This project was identified through the Tualatin Moving Forward process. 124<sup>th</sup> was recently constructed. In the future when Blake Street is constructed and when there is sufficient traffic to warrant a signal at this location, this signal will be installed.



**Figure 2 – 124<sup>th</sup> Blake Future Street Signal**



Source: City of Tualatin Capital Improvement Plan

## **2. Tonquin Trail**

The preferred alignment for the regional Ice Age Tonquin Trail includes a section bordering the Basalt Creek Planning Area as part of a 22-mile trail alignment through Wilsonville, Tualatin, and Sherwood with trail facility types varying by location based upon landscape and setting. The Ice Age Tonquin Trail is intended to connect in the north to the Tualatin River Greenway Trail, Fanno Creek Trail, and the Westside Trail, and to the south to the Willamette River. (BCCP p 38)

### **Existing Conditions:**

This portion of the trail does not exist but is a vital link for the entire trail construction. “Coordination with Metro, Tualatin Community Services Department, and the Wilsonville Parks and Recreation Department will be necessary to establish a local trail network with regional connections. Metro’s Ice Age Tonquin Trail Master Plan provides a framework for local and regional implementation of the regional Ice Age Tonquin Trail, which is intended to complement the Ice Age Floods National Geological Trail Planning (the national trail will be a network of driving routes with spurs for biking and walking, from Montana to the Pacific Ocean). The preferred alignment for the regional Ice Age Tonquin Trail includes a section bordering the Basalt Creek Planning Area as part of a 22-mile trail alignment through Wilsonville, Tualatin, and Sherwood with trail facility types varying by location based upon landscape and setting. The Ice Age Tonquin Trail is intended to connect in the north to the Tualatin River Greenway Trail,

Fanno Creek Trail, and the Westside Trail, and to the south to the Willamette River. (BCCP p38)

### 3. Blake Street Extension

Preliminary planning and conceptual design and construction of the future Blake Street between 115th Ave and 124th Avenue. The Blake Street Concept study is in CIP for FY 2020/21. Preliminary planning and conceptual design of the future Blake Street between 115th Ave and 124th Avenue. The Basalt Street Extension is listed on p249 of the CIP as an unfunded project. (SWTCP p 23)

#### Existing Conditions:

This roadway does not presently exist but will be necessary for the full development of the Area.

**Figure 3 - Blake Street Extension**



Source: City of Tualatin Capital Improvement Plan



**B. Sewer**

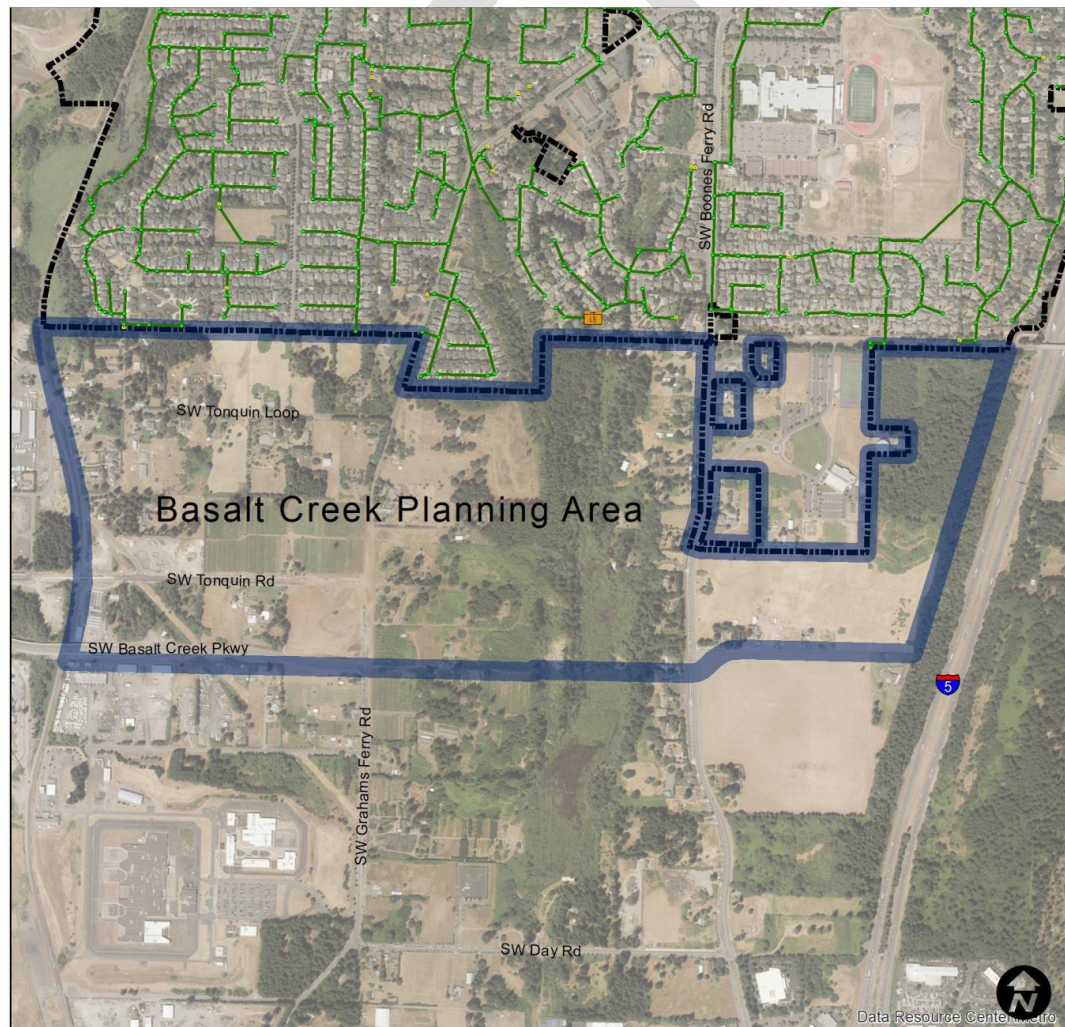
**1. Tonquin Loop Sewer**

Most of the sanitary sewer in the Basalt Creek Planning Area will be an 8-inch gravity system installed by developers. The construction timeline of this pipe depends on both the construction of Basalt Creek area pump station #4 and development progress in the western portion of the planning area. Because this project is entirely driven by new development, it is eligible for SDC reimbursement. “Build 2,170 feet of 10 inch sanitary sewer service in the Basalt Creek Planning Area to serve new commercial and residential development.” (CIP p 164)

**Existing Conditions:**

This section of the sewer system is not yet developed but will be necessary to fully develop the Area.

**Figure 4 – Tonquin Loop Sewer**



Source: City of Tualatin Capital Improvement Plan

## **2. Basalt Creek Gravity Sewer**

The Basalt Creek Conceptual Plan includes approximately 34,250 feet of 8-inch gravity pipe within the planning area. These projects will be funded by developers, and scheduling will be coordinated with the City and CWS. It is expected that the residential portion of the planning area will develop within the next 10 years, while the commercial and industrial portions may develop in the next 20 years. (SMP p 4-3)

### **Existing conditions:**

## **3. Basalt Creek Pump Stations and Force Mains**

The conceptual sanitary sewer design for Basalt Creek includes the construction of six new pump stations, each with 6-inch force mains. One pump station is in the Wilsonville portion of the planning area and will be constructed by Wilsonville. CWS will own and operate the five remaining pump stations in the planning area, and will also be responsible for construction costs. (SMP p 4-3)

### **Existing conditions:**

This section of the sewer system is not yet developed but will be necessary to fully develop the Area.

## **4. SW Tualatin Gravity Sewer**

The proposed conceptual sewer layout for the Southwest Tualatin Concept Area also includes three 8-inch sewer lines to serve the area. It is expected that all gravity sewer in the planning area will be funded by developers and scheduling will be coordinated with the City and CWS. The southern region of the area is serviced by a proposed gravity line that will drain into the Basalt Creek Pump Station 4. The northeastern portion is serviced by a proposed gravity line that connects to existing sewer along SW Iteel Street. The northwestern sewer section connects to existing sewer along SW 124th Avenue and receives flow from the surrounding area as well as the proposed Southwest Tualatin Pump Station. (SMP p 68 4-4).

### **Existing Conditions:**

This section of the sewer system is not yet developed but will be necessary to fully develop the Area. "It is expected that the residential portion of the planning area will develop within the next 10 years, while the commercial and industrial portions may develop in the next 20 years." (SMP p 4-3)

**C. *Developer Assistance and Incentives***

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

**Existing conditions:**

This Area has many properties that could be developed in the future. There is presently not a funding source in the City to provide development assistance to property owners/developers. This tool will help facilitate development of the Area.

**D. *Small Business Grants***

Provide small industrial and office space owners and businesses façade grants to update, modernize existing façade infrastructure.

**Existing conditions:**

There is no funding for small business capital improvements in the Area, but a need for assistance to those small businesses for capital improvements.

**E. *Acquisition/Disposition***

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals. Prior to any property being acquired, it must be identified in the Plan in Section VIII.

**Existing conditions:**

There is presently no funding for an acquisition program for the Area.

**F. *Administration***

Authorizes expenditures for the administrative costs associated with managing the URA including budgeting and annual reporting, planning and the implementation of projects in the Area.

**Existing conditions:**

Once an urban renewal plan with its associated requirements for administration exists there will also be a need for administrative funds to be allocated for that administration.

### III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects are shown in Table 2 below. Table 2 presents the estimated costs of the projects today (FYE 2021 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars).<sup>1</sup> These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, the timing on projects can be moved up.

The Plan assumes that the TDC/City will use other funds to assist in the completion of the projects within the Area. The TDC/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the projects or programs.

The TDC will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared. For more detail, see additional narrative explanation on page 25 of this Report.

**Table 2 - Estimated Cost of Each Project**

<b>Project Title</b>	<b>Constant FYE 2021</b>	<b>Year of Expenditure Project Cost</b>
Tonquin Loop Sewer	657,000	936,685
Basalt Creek Gravity Sewer	3,838,000	6,533,811
SW Tualatin Gravity Sewer	418,000	732,963
124th/Future Blake Street Signal	656,000	992,266
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Water System Upsizing	12,000,000	22,034,075
Financing Fees	199,280	284,000
Administration	3,450,000	5,804,346
<b>Total Expenditures</b>	<b>\$29,026,503</b>	<b>\$53,360,148</b>

Source: City of Tualatin and Tiberius Solutions

<sup>1</sup> Year of expenditure project cost estimates assume annual inflation of 3.0%.

#### IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2052 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2022 and beyond assume an annual growth rate of 6.0% for assessed value in the area (equal to 3% maximum annual appreciation for existing property plus 3% exception value from new development). Achieving this growth rate would require an annual increase in assessed value from new construction equal to an average of \$4.7 million per year, plus the maximum-allowed 3-percent appreciation on all existing property in the Area. These projections of growth are the basis for the projections in the Area.

These projections of growth were informed by conversations with City staff and City Council, based on the amount of development potential within the Area. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

The first year of tax increment collections is anticipated to be fiscal year ending (FYE) 2023. Gross tax increment financing (TIF)<sup>2</sup> is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 5 shows expected TIF revenues over time and the projected tax revenues after termination of the Area.

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<sup>2</sup> TIF is also used to signify tax increment revenues



**Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1**

FYE	Total	Frozen Base	Increment	Tax Rate	Gross TIF	Adjustments	Net TIF (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2023	\$111,902,962	\$99,593,238	\$12,309,724	\$10.7623	\$132,481	(\$6,624)	\$125,857	\$0	\$125,857
2024	\$118,617,139	\$99,593,238	\$19,023,901	\$10.7623	\$204,741	(\$10,237)	\$194,504	\$1,888	\$196,392
2025	\$125,734,167	\$99,593,238	\$26,140,929	\$10.7623	\$281,337	(\$14,067)	\$267,270	\$2,918	\$270,187
2026	\$133,278,218	\$99,593,238	\$33,684,980	\$10.7623	\$362,528	(\$18,126)	\$344,402	\$4,009	\$348,411
2027	\$141,274,910	\$99,593,238	\$41,681,672	\$10.7623	\$448,591	(\$22,430)	\$426,161	\$5,166	\$431,328
2028	\$149,751,405	\$99,593,238	\$50,158,167	\$10.7623	\$539,818	(\$26,991)	\$512,827	\$6,392	\$519,219
2029	\$158,736,490	\$99,593,238	\$59,143,252	\$10.7623	\$636,518	(\$31,826)	\$604,692	\$7,692	\$612,384
2030	\$168,260,680	\$99,593,238	\$68,667,442	\$10.7623	\$739,020	(\$36,951)	\$702,069	\$9,070	\$711,140
2031	\$178,356,321	\$99,593,238	\$78,763,083	\$10.7623	\$847,673	(\$42,384)	\$805,289	\$10,531	\$815,820
2032	\$189,057,701	\$99,593,238	\$89,464,463	\$10.7623	\$962,844	(\$48,142)	\$914,702	\$12,079	\$926,781
2033	\$200,401,162	\$99,593,238	\$100,807,924	\$10.7623	\$1,084,926	(\$54,246)	\$1,030,680	\$13,721	\$1,044,400
2034	\$212,425,232	\$99,593,238	\$112,831,994	\$10.7623	\$1,214,333	(\$60,717)	\$1,153,616	\$15,460	\$1,169,076
2035	\$225,170,745	\$99,593,238	\$125,577,507	\$10.7623	\$1,351,504	(\$67,575)	\$1,283,929	\$17,304	\$1,301,233
2036	\$238,680,988	\$99,593,238	\$139,087,750	\$10.7623	\$1,496,905	(\$74,845)	\$1,422,060	\$19,259	\$1,441,319
2037	\$253,001,847	\$99,593,238	\$153,408,609	\$10.7623	\$1,651,031	(\$82,552)	\$1,568,479	\$21,331	\$1,589,810
2038	\$268,181,957	\$99,593,238	\$168,588,719	\$10.7623	\$1,814,404	(\$90,720)	\$1,723,684	\$23,527	\$1,747,211
2039	\$284,272,875	\$99,593,238	\$184,679,637	\$10.7623	\$1,987,579	(\$99,379)	\$1,888,200	\$25,855	\$1,914,056
2040	\$301,329,246	\$99,593,238	\$201,736,008	\$10.7623	\$2,171,145	(\$108,557)	\$2,062,588	\$28,323	\$2,090,911

Source: Tiberius Solutions

Note: Future annexations may result in a higher weighted average tax rate than what is shown in this table. This analysis assumes all property in the Area remains in their current tax code areas for the duration of the URA, including some property in the City of Tualatin (where tax rates are higher) and some in unincorporated Washington County (where tax rates are lower). The result of future annexations within the URA would be a higher weighted average tax rate for the URA, resulting in additional tax increment revenues for the TDC and potentially an earlier time frame of reaching the maximum indebtedness.



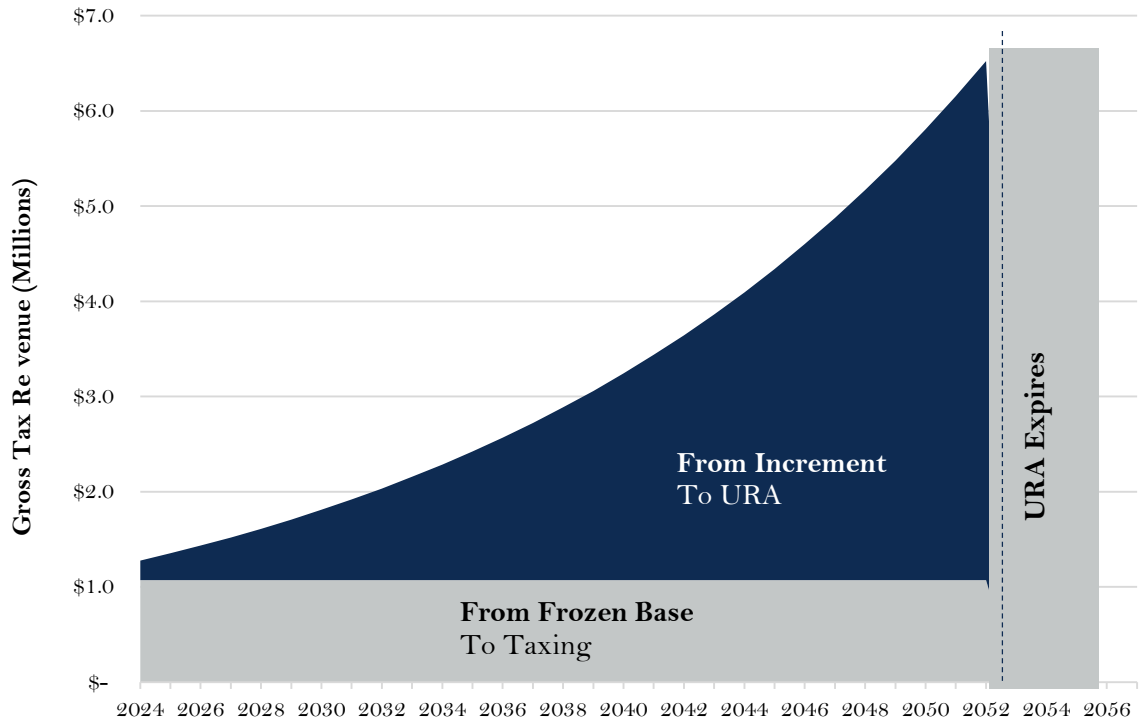
**Table 4 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 2**

FYE	Total	Frozen Base	Increment	Tax Rate	Gross TIF	Adjustments	Net TIF (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2041	\$319,409,002	\$99,593,238	\$219,815,764	\$10.7623	\$2,365,725	(\$118,286)	\$2,247,439	\$30,939	\$2,278,378
2042	\$338,573,542	\$99,593,238	\$238,980,304	\$10.7623	\$2,571,980	(\$128,599)	\$2,443,381	\$33,712	\$2,477,092
2043	\$358,887,957	\$99,593,238	\$259,294,719	\$10.7623	\$2,790,610	(\$139,530)	\$2,651,079	\$36,651	\$2,687,730
2044	\$380,421,234	\$99,593,238	\$280,827,996	\$10.7623	\$3,022,358	(\$151,118)	\$2,871,240	\$39,766	\$2,911,006
2045	\$403,246,507	\$99,593,238	\$303,653,269	\$10.7623	\$3,268,010	(\$163,401)	\$3,104,610	\$43,069	\$3,147,678
2046	\$427,441,296	\$99,593,238	\$327,848,058	\$10.7623	\$3,528,402	(\$176,420)	\$3,351,982	\$46,569	\$3,398,551
2047	\$453,087,773	\$99,593,238	\$353,494,535	\$10.7623	\$3,804,417	(\$190,221)	\$3,614,197	\$50,280	\$3,664,476
2048	\$480,273,039	\$99,593,238	\$380,679,801	\$10.7623	\$4,096,994	(\$204,850)	\$3,892,144	\$54,213	\$3,946,357
2049	\$509,089,422	\$99,593,238	\$409,496,184	\$10.7623	\$4,407,124	(\$220,356)	\$4,186,768	\$58,382	\$4,245,150
2050	\$539,634,787	\$99,593,238	\$440,041,549	\$10.7623	\$4,735,863	(\$236,793)	\$4,499,070	\$62,802	\$4,561,871
2051	\$572,012,874	\$99,593,238	\$472,419,636	\$10.7623	\$5,084,326	(\$254,216)	\$4,830,110	\$67,486	\$4,897,596
2052	\$606,333,647	\$99,593,238	\$506,740,409	\$10.7623	\$5,453,697	(\$272,685)	\$5,181,012	\$72,452	\$5,253,464
<b>TOTAL:</b>					<b>\$63,056,884</b>	<b>(\$3,152,844)</b>	<b>\$59,904,040</b>	<b>\$820,845</b>	<b>\$60,724,885</b>

Source: Tiberius Solutions

Note: Future annexations may result in a higher weighted average tax rate than what is shown in this table. This analysis assumes all property in the Area remains in their current tax code areas for the duration of the URA, including some property in the City of Tualatin (where tax rates are higher) and some in unincorporated Washington County (where tax rates are lower). The result of future annexations within the URA would be a higher weighted average tax rate for the URA, resulting in additional tax increment revenues for the TDC and potentially an earlier time frame of reaching the maximum indebtedness.

**Figure 5 - TIF Projections**



Source: Tiberius Solutions

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## V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 5 shows a summary of the financial capacity of the URA, including how the total TIF revenue translates to the ability to fund urban renewal projects in constant 2021 dollars in five-year increments. Table 7, Table 8, Table 9, and Table 10 show more detailed tables on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the URA in FYE 2052, a 30-year urban renewal plan. The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower, it may take longer; if growth in assessed value is faster than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$53,200,000 (Fifty Three Million Two Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$53,200,000 is \$60,724,885 and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings.

**Table 5 - TIF Capacity of the Area in FYE 2021 Constant Rounded Numbers**

<b>Average AV from New Construction</b>	<b>\$4,700,000</b>
<b>Total Net TIF</b>	<b>\$60,700,000</b>
<b>Maximum Indebtedness</b>	<b>\$53,200,000</b>
<b>Capacity (2021\$)</b>	<b>\$29,000,000</b>
Years 1-5	\$600,000
Years 6-10	\$4,900,000
Years 11-15	\$4,900,000
Years 16-20	\$5,100,000
Years 21-25	\$5,700,000
Years 26-30	\$7,800,000

Source: Tiberius Solutions

This financial analysis shows borrowings as identified in Table 6. This is only one scenario for how the TDC may decide to implement this Plan, and this scenario is financially feasible. The TDC may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2052. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 7.

**Table 6 - Estimated Borrowings and Amounts**

Loan	Loan A	Loan B	Loan C	Loan D
Principal Amount	\$1,600,000	\$3,400,000	\$4,400,000	\$4,800,000
Interest Rate	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	19	14
Loan Year	2024	2029	2034	2039
Interest Payment Start	2024	2029	2034	2039
Principal Payment Start	2024	2029	2034	2039
Annual Payment	(\$128,388)	(\$272,824)	(\$364,078)	(\$484,915)

Source: Tiberius Solutions

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**Table 7 - Tax Increment Revenues and Allocations to Debt Service, page 1**

	<b>Total</b>	<b>FYE 2023</b>	<b>FYE 2024</b>	<b>FYE 2025</b>	<b>FYE 2026</b>	<b>FYE 2027</b>	<b>FYE 2028</b>	<b>FYE 2029</b>
Resources								
Beginning Balance		-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	59,904,040	125,857	194,504	267,270	344,402	426,161	512,827	604,692
TIF: Prior Years	820,845	-	1,888	2,918	4,009	5,166	6,392	7,692
<b>Total Resources</b>	<b>60,724,885</b>	<b>125,857</b>	<b>196,392</b>	<b>270,187</b>	<b>348,411</b>	<b>431,328</b>	<b>519,219</b>	<b>612,384</b>
Expenditures								
Debt Service								
Loan A	(2,567,763)	-	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)
Loan B	(5,456,496)	-	-	-	-	-	-	(272,825)
Loan C	(6,917,483)	-	-	-	-	-	-	-
Loan D	(6,788,811)	-	-	-	-	-	-	-
<b>Total Debt Service</b>	<b>(21,730,552)</b>	<b>-</b>	<b>(128,388)</b>	<b>(128,388)</b>	<b>(128,388)</b>	<b>(128,388)</b>	<b>(128,388)</b>	<b>(401,213)</b>
Debt Service Coverage Ratio	1.00	1.00	1.51	2.08	2.68	3.32	3.99	1.51
Transfer to URA Projects Fund	(38,994,333)	(125,857)	(68,004)	(141,799)	(220,023)	(302,939)	(390,831)	(211,172)
<b>Total Expenditures</b>	<b>(60,724,885)</b>	<b>(125,857)</b>	<b>(196,392)</b>	<b>(270,187)</b>	<b>(348,411)</b>	<b>(431,328)</b>	<b>(519,219)</b>	<b>(612,384)</b>

Source: Tiberius Solutions

**Table 8 - Tax Increment Revenues and Allocations to Debt Service, page 2**

	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	702,069	805,289	914,702	1,030,680	1,153,616	1,283,929	1,422,060	1,568,479
TIF: Prior Years	9,070	10,531	12,079	13,721	15,460	17,304	19,259	21,331
Total Resources	711,140	815,820	926,781	1,044,400	1,169,076	1,301,233	1,441,319	1,589,810
Expenditures								
Debt Service								
Loan A	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)
Loan B	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)
Loan C	-	-	-	-	(364,078)	(364,078)	(364,078)	(364,078)
Loan D	-	-	-	-	-	-	-	-
Total Debt Service	(401,213)	(401,213)	(401,213)	(401,213)	(765,291)	(765,291)	(765,291)	(765,291)
Debt Service Coverage Ratio	1.75	2.01	2.28	2.57	1.51	1.68	1.86	2.05
Transfer to URA Projects Fund	(309,927)	(414,607)	(525,568)	(643,187)	(403,785)	(535,942)	(676,028)	(824,519)
Total Expenditures	(711,140)	(815,820)	(926,781)	(1,044,400)	(1,169,076)	(1,301,233)	(1,441,319)	(1,589,810)

Source: Tiberius Solutions

**Table 9 - Tax Increment Revenues and Allocations to Debt Service, page 3**

	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	1,723,684	1,888,200	2,062,588	2,247,439	2,443,381	2,651,079	2,871,240	3,104,610
TIF: Prior Years	23,527	25,855	28,323	30,939	33,712	36,651	39,766	43,069
Total Resources	1,747,211	1,914,056	2,090,911	2,278,378	2,477,092	2,687,730	2,911,006	3,147,678
Expenditures								
Debt Service								
Loan A	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)	(128,388)	-	-
Loan B	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)	(272,825)
Loan C	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)
Loan D	-	(484,915)	(484,915)	(484,915)	(484,915)	(484,915)	(484,915)	(484,915)
Total Debt Service	(765,291)	(1,250,206)	(1,250,206)	(1,250,206)	(1,250,206)	(1,250,206)	(1,121,818)	(1,121,818)
Debt Service Coverage Ratio	2.25	1.51	1.65	1.80	1.95	2.12	2.56	2.77
Transfer to URA Projects Fund	(981,920)	(663,850)	(840,705)	(1,028,172)	(1,226,886)	(1,437,524)	(1,789,188)	(2,025,860)
Total Expenditures	(1,747,211)	(1,914,056)	(2,090,911)	(2,278,378)	(2,477,092)	(2,687,730)	(2,911,006)	(3,147,678)

Source: Tiberius Solutions

**Table 10 - Tax Increment Revenues and Allocations, page 4**

	FYE 2046	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052
Resources							
Beginning Balance	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-
TIF: Current Year	3,351,982	3,614,197	3,892,144	4,186,768	4,499,070	4,830,110	5,181,012
TIF: Prior Years	46,569	50,280	54,213	58,382	62,802	67,486	72,452
Total Resources	3,398,551	3,664,476	3,946,357	4,245,150	4,561,871	4,897,596	5,253,464
Expenditures							
Debt Service							
Loan A	-	-	-	-	-	-	-
Loan B	(272,825)	(272,825)	(272,825)	-	-	-	-
Loan C	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)	(364,078)
Loan D	(484,915)	(484,915)	(484,915)	(484,915)	(484,915)	(484,915)	(484,915)
Total Debt Service	(1,121,818)	(1,121,818)	(1,121,818)	(848,993)	(848,993)	(848,993)	(848,993)
Debt Service Coverage Ratio	2.99	3.22	3.47	4.93	5.30	5.69	6.10
Transfer to URA Projects Fund	(2,276,733)	(2,542,658)	(2,824,539)	(3,396,157)	(3,712,878)	(4,048,603)	(4,404,471)
Total Expenditures	(3,398,551)	(3,664,476)	(3,946,357)	(4,245,150)	(4,561,871)	(4,897,596)	(5,253,464)

Source: Tiberius Solutions



## **VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the TDC. Annual expenditures for program administration are also shown, and are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2052, a 30-year program.

The amount of money available for projects in 2021 constant dollars for the Area is \$29,026,503. See Table 2 for the individual project analysis. This \$29,026,503 is calculated by reflecting the maximum indebtedness of \$53,200,000 in constant 2021 dollars. This is done as the TDC's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 30 years is important to help the TDC to make projections on the allocation of funds throughout the life of the Area.

Table 11, Table 12, Table 13, and Table 14 show the \$29,026,503 of 2021 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 11, Table 12, Table 13, and Table 14 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The year of expenditure total cost is \$53,360,148. This exceeds the MI of \$53,200,000 as it includes approximately \$165,000 of anticipated interest earnings in the project fund which can be spent on projects in the URA without being counted against maximum indebtedness. .

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The TDC may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to developer contributions, the timing on projects can be moved up.

**Table 11 - Programs and Costs in Year of Expenditure Dollars, Page 1**

	<b>Total</b>	<b>FYE 2023</b>	<b>FYE 2024</b>	<b>FYE 2025</b>	<b>FYE 2026</b>	<b>FYE 2027</b>	<b>FYE 2028</b>	<b>FYE 2029</b>
Resources								
Beginning Balance		-	3,853	1,514,215	1,534,152	1,628,526	1,802,286	2,060,689
Interest Earnings	165,815	-	19	7,571	7,671	8,143	9,011	10,303
Transfer from TIF Fund	38,994,333	125,857	68,004	141,799	220,023	302,939	390,831	211,172
Bond/Loan Proceeds	14,200,000	-	1,600,000	-	-	-	-	3,400,000
<b>Total Resources</b>	<b>53,360,148</b>	<b>125,857</b>	<b>1,671,876</b>	<b>1,663,585</b>	<b>1,761,846</b>	<b>1,939,608</b>	<b>2,202,128</b>	<b>5,682,164</b>
Expenditures (YOE \$)								
Tonquin Loop Sewer	(936,685)	-	-	-	-	-	-	-
Basalt Creek Gravity Sewer	(6,533,811)	-	-	-	-	-	-	-
SW Tualatin Gravity Sewer	(732,963)	-	-	-	-	-	-	-
124th/Future Blake Street Signal	(992,266)	-	-	-	-	-	-	-
Tonquin Trail	(4,762,850)	-	-	-	-	-	-	-
Property Mitigation	(6,128,732)	-	-	-	-	-	-	(950,100)
Blake Street Extension	(3,234,900)	-	-	-	-	-	-	-
Small Business Grants	(1,915,520)	-	-	-	-	-	-	-
Water System Upsizing	(22,034,075)	-	-	-	-	-	-	(4,433,800)
Financing Fees	(284,000)	-	(32,000)	-	-	-	-	(68,000)
Administration	(5,804,346)	(122,004)	(125,661)	(129,433)	(133,320)	(137,322)	(141,439)	(145,682)
<b>Total Expenditures</b>	<b>(53,360,148)</b>	<b>(122,004)</b>	<b>(157,661)</b>	<b>(129,433)</b>	<b>(133,320)</b>	<b>(137,322)</b>	<b>(141,439)</b>	<b>(5,597,582)</b>
Ending Balance		3,853	1,514,215	1,534,152	1,628,526	1,802,286	2,060,689	84,582

Source: Tiberius Solutions

**Table 12 - Programs and Costs in Year of Expenditure Dollars, Page 2**

	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037
Resources								
Beginning Balance	84,582	244,879	506,161	875,078	350,714	787,575	85,610	504,996
Interest Earnings	423	1,224	2,531	4,375	1,754	3,938	428	2,525
Transfer from TIF Fund	309,927	414,607	525,568	643,187	403,785	535,942	676,028	824,519
Bond/Loan Proceeds	-	-	-	-	4,400,000	-	-	-
Total Resources	394,931	660,710	1,034,261	1,522,640	5,156,253	1,327,455	762,066	1,332,041
Expenditures (YOE \$)								
Tonquin Loop Sewer	-	-	-	(936,685)	-	-	-	-
Basalt Creek Gravity Sewer	-	-	-	-	-	-	-	-
SW Tualatin Gravity Sewer	-	-	-	-	-	-	-	-
124th/Future Blake Street Signal	-	-	-	-	-	(992,266)	-	-
Tonquin Trail	-	-	-	-	-	-	-	-
Property Mitigation	-	-	-	-	(367,125)	-	-	-
Blake Street Extension	-	-	-	-	-	-	-	-
Small Business Grants	-	-	-	(71,285)	(73,425)	(75,630)	(77,900)	(80,235)
Water System Upsizing	-	-	-	-	(3,671,250)	-	-	-
Property Mitigation/Acquisition	-	-	-	-	-	-	-	-
Financing Fees	-	-	-	-	(88,000)	-	-	-
Administration	(150,052)	(154,549)	(159,183)	(163,956)	(168,878)	(173,949)	(179,170)	(184,541)
Total Expenditures	(150,052)	(154,549)	(159,183)	(1,171,926)	(4,368,678)	(1,241,845)	(257,070)	(264,776)
Ending Balance	244,879	506,161	875,078	350,714	787,575	85,610	504,996	1,067,265

Source: Tiberius Solutions

**Table 13 - Programs and Costs in Year of Expenditure Dollars, Page 3**

	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045
Resources								
Beginning Balance	1,067,265	1,781,809	343,860	163,993	894,978	1,819,389	2,949,853	4,428,146
Interest Earnings	5,336	8,909	1,719	820	4,475	9,097	14,749	22,141
Transfer from TIF Fund	981,920	663,850	840,705	1,028,172	1,226,886	1,437,524	1,789,188	2,025,860
Bond/Loan Proceeds	-	4,800,000	-	-	-	-	-	-
Total Resources	2,054,521	7,254,567	1,186,284	1,192,985	2,126,339	3,266,010	4,753,790	6,476,148
Expenditures (YOE \$)								
Tonquin Loop Sewer	-	-	-	-	-	-	-	-
Basalt Creek Gravity Sewer	-	(6,533,811)	-	-	-	-	-	-
SW Tualatin Gravity Sewer	-	-	(732,963)	-	-	-	-	-
124th/Future Blake Street Signal	-	-	-	-	-	-	-	-
Tonquin Trail	-	-	-	-	-	-	-	(4,762,850)
Property Mitigation	-	-	-	-	-	-	-	-
Blake Street Extension	-	-	-	-	-	-	-	-
Small Business Grants	(82,640)	(85,120)	(87,675)	(90,305)	(93,015)	(95,805)	(98,680)	(101,640)
Water System Upsizing	-	-	-	-	-	-	-	-
Property Mitigation/Acquisition	-	-	-	-	-	-	-	-
Financing Fees	-	(96,000)	-	-	-	-	-	-
Administration	(190,072)	(195,776)	(201,653)	(207,702)	(213,935)	(220,352)	(226,964)	(233,772)
Total Expenditures	(272,712)	(6,910,707)	(1,022,291)	(298,007)	(306,950)	(316,157)	(325,644)	(5,098,262)
Ending Balance	1,781,809	343,860	163,993	894,978	1,819,389	2,949,853	4,428,146	1,377,886

Source: Tiberius Solutions

**Table 14 - Programs and Costs in Year of Expenditure Dollars, Page 4**

	FYE 2046	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052
Resources							
Beginning Balance	1,377,886	1,222,231	180,261	2,639,186	523,260	1,493,432	294,614
Interest Earnings	6,889	6,111	901	13,196	2,616	7,467	1,473
Transfer from TIF Fund	2,276,733	2,542,658	2,824,539	3,396,157	3,712,878	4,048,603	4,404,471
Bond/Loan Proceeds	-	-	-	-	-	-	-
Total Resources	3,661,508	3,771,000	3,005,701	6,048,539	4,238,755	5,549,502	4,700,557
Expenditures (YOE \$)							
Tonquin Loop Sewer	-	-	-	-	-	-	-
Basalt Creek Gravity Sewer	-	-	-	-	-	-	-
SW Tualatin Gravity Sewer	-	-	-	-	-	-	-
124th/Future Blake Street Signal	-	-	-	-	-	-	-
Tonquin Trail	-	-	-	-	-	-	-
Property Mitigation	(523,450)	-	-	-	-	-	(4,288,057))
Blake Street Extension	-	(3,234,900)	-	-	-	-	-
Small Business Grants	(104,690)	(107,830)	(111,065)	(114,395)	(117,825)	(121,360)	(125,000)
Water System Upsizing	(1,570,350)	-	-	(5,147,775)	(2,356,500)	(4,854,400)	-
Property Mitigation/Acquisition	-	-	-	-	-	-	-
Financing Fees	-	-	-	-	-	-	-
Administration	(240,787)	(248,009)	(255,450)	(263,109)	(270,998)	(279,128)	(287,500)
Total Expenditures	(2,439,277)	(3,590,739)	(366,515)	(5,525,279)	(2,745,323)	(5,254,888)	(4,700,557)
Ending Balance	1,222,231	180,261	2,639,186	523,260	1,493,432	294,614	-

Source: Tiberius Solutions

## VII. REVENUE SHARING

Revenue sharing targets are not projected to be reached as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not expected to be met during the life of the Plan.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$5,320,000). At the 10% threshold, the TDC will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$6,650,000). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier.

## VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2052 and are shown in Table 15 and Table 16.

The Tigard/Tualatin School District, Sherwood School District and the Northwest Regional Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 15 and Table 16 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 15 shows the general government levies, and Table 16 shows the education levies.

Table 15 - Projected Impact on Taxing District Permanent Rate Levies - General Government, page 1

FYE	Wash. County	City of Tualatin	Metro	Port of Portland	Tualatin Soil & Water District	Tualatin Valley Fire & Rescue	Tigard Tualatin Aquatic	Urban Road Maint.	Enhanced Sheriff Patrol	Subtotal General Gov't
2023	(26,293)	(16,523)	(1,130)	(820)	(965)	(17,836)	(298)	(7)	(19)	(63,890)
2024	(41,029)	(25,782)	(1,763)	(1,279)	(1,505)	(27,832)	(465)	(11)	(29)	(99,696)
2025	(56,446)	(35,470)	(2,425)	(1,760)	(2,071)	(38,290)	(639)	(16)	(41)	(137,158)
2026	(72,788)	(45,739)	(3,127)	(2,269)	(2,671)	(49,376)	(824)	(20)	(52)	(176,867)
2027	(90,110)	(56,625)	(3,872)	(2,809)	(3,306)	(61,126)	(1,020)	(25)	(65)	(218,959)
2028	(108,472)	(68,163)	(4,660)	(3,382)	(3,980)	(73,582)	(1,228)	(30)	(78)	(263,576)
2029	(127,936)	(80,394)	(5,497)	(3,989)	(4,694)	(86,785)	(1,449)	(35)	(92)	(310,870)
2030	(148,567)	(93,358)	(6,383)	(4,632)	(5,451)	(100,780)	(1,682)	(41)	(107)	(361,002)
2031	(170,436)	(107,101)	(7,323)	(5,314)	(6,254)	(115,615)	(1,930)	(47)	(122)	(414,142)
2032	(193,618)	(121,668)	(8,319)	(6,037)	(7,104)	(131,340)	(2,192)	(54)	(139)	(470,471)
2033	(218,190)	(137,109)	(9,374)	(6,803)	(8,006)	(148,009)	(2,470)	(60)	(157)	(530,179)
2034	(244,237)	(153,476)	(10,493)	(7,615)	(8,962)	(165,678)	(2,765)	(68)	(175)	(593,469)
2035	(271,846)	(170,826)	(11,680)	(8,476)	(9,975)	(184,407)	(3,078)	(75)	(195)	(660,557)
2036	(301,112)	(189,216)	(12,937)	(9,388)	(11,049)	(204,259)	(3,409)	(83)	(216)	(731,670)
2037	(332,134)	(208,710)	(14,270)	(10,355)	(12,187)	(225,303)	(3,761)	(92)	(238)	(807,050)
2038	(365,017)	(229,374)	(15,683)	(11,380)	(13,393)	(247,609)	(4,133)	(101)	(262)	(886,953)
2039	(399,874)	(251,277)	(17,180)	(12,467)	(14,672)	(271,254)	(4,528)	(111)	(287)	(971,650)
2040	(436,821)	(274,495)	(18,768)	(13,619)	(16,028)	(296,317)	(4,946)	(121)	(314)	(1,061,429)

Table 16 - Projected Impact on Taxing District Permanent Rate Levies - General Government, page 2

FYE	Wash. County	City of Tualatin	Metro	Port of Portland	Tualatin Soil & Water District	Tualatin Valley Fire & Rescue	Tigard/Tualatin Aquatic	Urban Road Maint.	Enhanced Sheriff Patrol	Subtotal General Gov't
2041	(475,986)	(299,106)	(20,450)	(14,840)	(17,465)	(322,884)	(5,389)	(132)	(342)	(1,156,594)
2042	(517,500)	(325,193)	(22,234)	(16,134)	(18,989)	(351,046)	(5,859)	(143)	(371)	(1,257,469)
2043	(561,505)	(352,845)	(24,124)	(17,506)	(20,603)	(380,897)	(6,358)	(156)	(403)	(1,364,397)
2044	(608,151)	(382,157)	(26,129)	(18,961)	(22,315)	(412,538)	(6,886)	(168)	(437)	(1,477,741)
2045	(657,595)	(413,227)	(28,253)	(20,502)	(24,129)	(446,079)	(7,446)	(182)	(472)	(1,597,885)
2046	(710,006)	(446,162)	(30,505)	(22,136)	(26,052)	(481,632)	(8,039)	(197)	(510)	(1,725,238)
2047	(765,561)	(481,073)	(32,891)	(23,868)	(28,091)	(519,318)	(8,668)	(212)	(549)	(1,860,232)
2048	(824,450)	(518,078)	(35,422)	(25,704)	(30,251)	(559,265)	(9,335)	(228)	(592)	(2,003,326)
2049	(886,873)	(557,304)	(38,103)	(27,651)	(32,542)	(601,609)	(10,042)	(246)	(637)	(2,155,005)
2050	(953,040)	(598,883)	(40,946)	(29,714)	(34,970)	(646,494)	(10,791)	(264)	(684)	(2,315,785)
2051	(1,023,178)	(642,957)	(43,960)	(31,900)	(37,543)	(694,072)	(11,585)	(283)	(734)	(2,486,212)
2052	(1,097,524)	(689,675)	(47,154)	(34,218)	(40,271)	(744,504)	(12,427)	(304)	(788)	(2,666,864)
TOTAL:	(12,686,296)	(7,971,968)	(545,053)	(395,530)	(465,495)	(8,605,737)	(143,641)	(3,513)	(9,106)	(30,826,337)

Source: Tiberius Solution



Table 17 – Projected Impact on Taxing District Permanent Rate Levies – Education

<b>FYE</b>	<b>Tigard/Tualatin School District</b>	<b>NW Regional ESD</b>	<b>Portland Community College</b>	<b>Sherwood School District</b>	<b>Subtotal Education</b>
2023	(16,504)	(1,799)	(3,307)	(40,358)	(61,967)
2024	(25,753)	(2,807)	(5,161)	(62,976)	(96,696)
2025	(35,429)	(3,861)	(7,100)	(86,639)	(133,030)
2026	(45,687)	(4,979)	(9,155)	(111,723)	(171,544)
2027	(56,560)	(6,164)	(11,334)	(138,311)	(212,369)
2028	(68,085)	(7,420)	(13,643)	(166,495)	(255,643)
2029	(80,301)	(8,751)	(16,092)	(196,370)	(301,514)
2030	(93,251)	(10,163)	(18,687)	(228,037)	(350,137)
2031	(106,978)	(11,659)	(21,437)	(261,604)	(401,678)
2032	(121,528)	(13,244)	(24,353)	(297,186)	(456,311)
2033	(136,951)	(14,925)	(27,444)	(334,902)	(514,222)
2034	(153,300)	(16,707)	(30,720)	(374,881)	(575,607)
2035	(170,629)	(18,595)	(34,192)	(417,259)	(640,676)
2036	(188,999)	(20,597)	(37,873)	(462,179)	(709,649)
2037	(208,470)	(22,719)	(41,775)	(509,795)	(782,760)
2038	(229,110)	(24,969)	(45,911)	(560,268)	(860,258)
2039	(250,988)	(27,353)	(50,295)	(613,769)	(942,406)
2040	(274,179)	(29,880)	(54,943)	(670,480)	(1,029,482)
2041	(298,761)	(32,559)	(59,869)	(730,594)	(1,121,784)
2042	(324,819)	(35,399)	(65,090)	(794,315)	(1,219,623)
2043	(352,439)	(38,409)	(70,625)	(861,859)	(1,323,333)
2044	(381,717)	(41,600)	(76,492)	(933,455)	(1,433,265)
2045	(412,752)	(44,982)	(82,711)	(1,009,348)	(1,549,793)
2046	(445,649)	(48,567)	(89,303)	(1,089,794)	(1,673,313)
2047	(480,519)	(52,368)	(96,291)	(1,175,066)	(1,804,244)
2048	(517,482)	(56,396)	(103,698)	(1,265,455)	(1,943,031)
2049	(556,662)	(60,666)	(111,549)	(1,361,268)	(2,090,145)
2050	(598,194)	(65,192)	(119,872)	(1,462,829)	(2,246,086)
2051	(642,217)	(69,990)	(128,694)	(1,570,484)	(2,411,384)
2052	(688,881)	(75,075)	(138,045)	(1,684,598)	(2,586,599)
<b>TOTAL:</b>	<b>(7,962,794)</b>	<b>(867,795)</b>	<b>(1,595,661)</b>	<b>(19,472,297)</b>	<b>(29,898,549)</b>

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section.

Table 17 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2053.

The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

**Table 18 - Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2053**

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
<b>General Government</b>				
Washington County	2.2484	223,925	1,221,152	1,445,077
City of Tualatin	2.2665	140,713	767,362	908,075
Metro	0.0966	9,620	52,465	62,085
Port of Portland	0.0701	6,982	38,073	45,055
Tualatin Soil & Water District	0.0825	8,217	44,808	53,025
Tualatin Valley Fire & Rescue	1.5252	151,899	828,368	980,267
Tigard/Tualatin Aquatic District	0.09	2,535	13,826	16,361
Urban Road Maintenance	0.2456	62	338	400
Enhanced Sheriff Patrol	0.6365	161	876	1,037
Subtotal Gen. Govt.	6.6249	\$543,953	\$2,966,392	\$3,510,345
<b>Education</b>				
Tigard/Tualatin School District	4.9892	140,551	766,479	907,030
NW Regional ESD	0.1538	15,318	83,533	98,851
Portland Community College	0.2828	28,165	153,594	181,759
Sherwood School District	4.8123	343,704	1,874,356	2,218,060
Subtotal Education	10.2381	\$527,738	\$2,877,962	\$3,405,700
Total	16.863	\$1,071,691	\$5,844,354	\$6,916,045

Source: Tiberius Solutions

## IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2020 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$99,593,238. The Washington County Assessor will certify the frozen base once the urban renewal plan is adopted.

The total assessed value of the City of Tualatin in FYE 2020 is \$5,282,129,701.<sup>3</sup>

The percentage of total City assessed value in the urban renewal area is 1.9%, below the 25% threshold.

The Area contains 717.3 acres, including public rights-of-way, and the City of Tualatin contains 5,240 acres. This puts 13.68 % of the City’s acreage in an urban renewal area, which is below the 25% threshold.

**Table 19 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

	<b>Acreage</b>	<b>Assessed Value</b>
Southwest and Basalt Creek Development Area	717.3	\$99,593,238
City of Tualatin	5,240	\$5,282,129,701*
% of City	13.68%	1.9%

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of Tualatin and Washington County Department of Assessment and Taxation (FYE 2021)

\*represents values from both Clackamas (\$553,375,736) and Washington Counties (\$4,728,753,965)

<sup>3</sup> Washington County Assessor FY 2020/2021 SAL 4a Report.

## X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Southwest and Basalt Creek Development Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### 1. Land Use

The Area measures 717.3 total acres in size, which is composed of 158 individual parcels encompassing 646.51 acres, and an additional 70.79 acres in public rights-of-way. An analysis of FYE 2020/2021 property classification data from the Washington County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Commercial uses account for the most prevalent land use within the Area (42.97%). This was followed by Residential uses (30.75%). Detailed land use designations in the Area can be seen in Table 19.

**Table 20 - Land Use in the Area**

Land Use	Parcels	Acreage	Percent of Acreage
Commercial	42	277.78	42.97%
Residential	78	198.78	30.75%
Forrest	9	83.15	12.86%
Farm	10	54.33	8.40%
Miscellaneous	11	28.08	4.34%
Exempt	8	4.39	0.68%
<b>TOTAL:</b>	<b>158</b>	<b>646.51</b>	<b>1%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the Tiberius Solutions using the Washington County Department of Assessment and Taxation database (FYE 2020-2021)

## 2. Comprehensive Plan Designations

The Comprehensive Plan designation for unannexed properties is identified as unincorporated. The most prevalent comprehensive plan designation by acreage in the Area is Industrial (69.04%). The second most prevalent comprehensive plan designation in the Area is Residential (28.82%). Detailed comprehensive plan designations in the Area can be seen in Table 20 . Properties outside the urban growth boundary are shown as undesignated.

**Table 21 – Comprehensive Plan Designations in the Area**

Comprehensive Plan	Parcels	Acreage	Percent of Acreage
Industrial	102	446.34	69.04%
Residential	49	186.31	28.82%
Commercial	3	4.35	0.67%
No Designation	4	9.51	1.47%
<b>TOTAL:</b>	<b>158</b>	<b>646.51</b>	<b>1.00%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the Tiberius Solutions using the Washington County Department of Assessment and Taxation database (FYE 2020-2021)

## 3. Zoning Designations

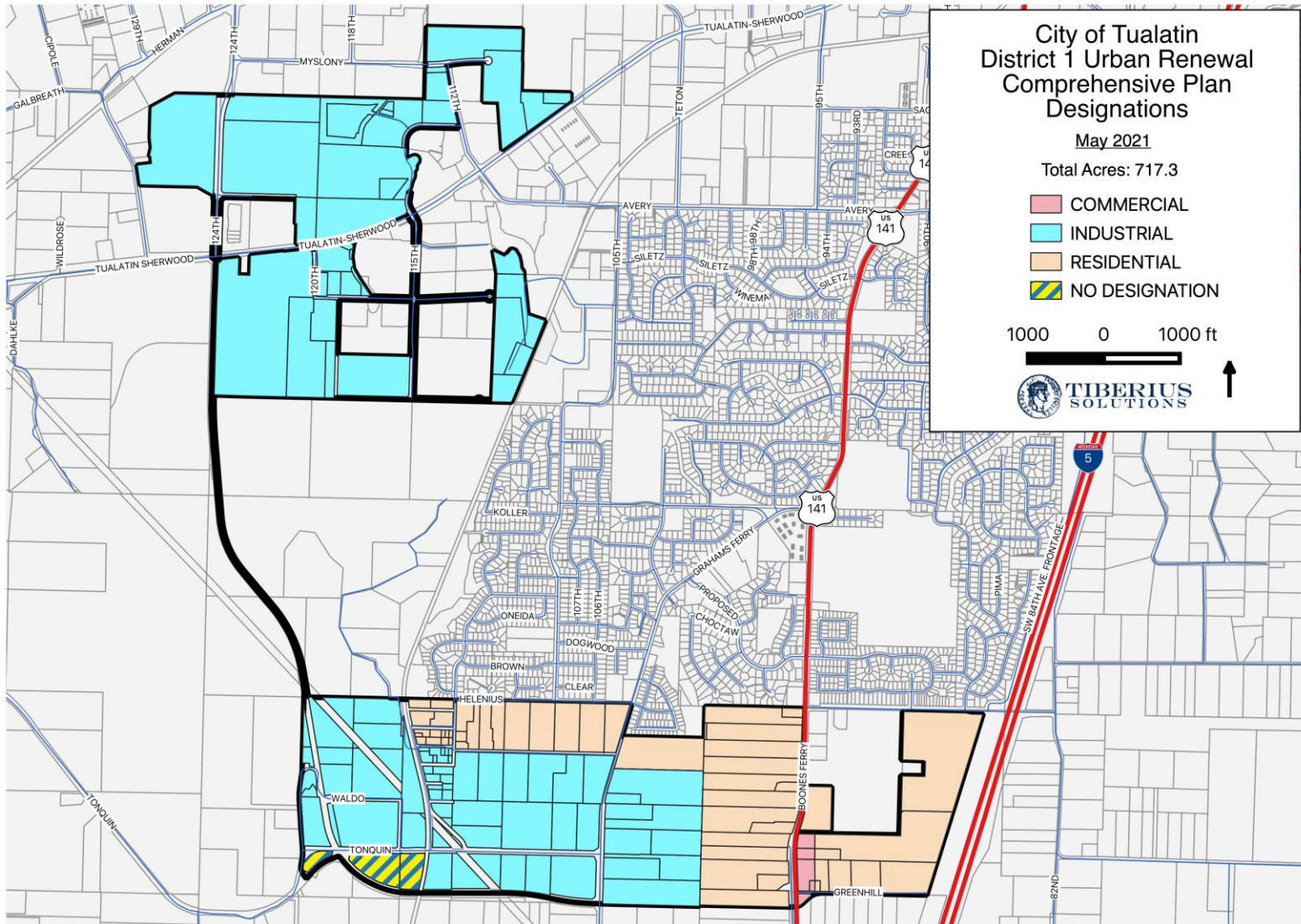
Detailed zoning designations in the Area can be seen in Table 21. For properties that are not yet annexed, the zoning designation will be shown as Future Development.

**Table 22 - Zoning Designations in the Area**

Zoning	Parcels	Acreage	Percent of Acreage
Manufacturing Park	47	140.16	21.68%
High Density Residential	1	4.68	0.72%
Neighborhood Commercial	3	4.35	0.67%
Medium Low Density Residential	7	68.86	10.65%
Low Density Residential	41	112.77	17.45%
Manufacturing Business Park	23	120.14	18.58%
General Manufacturing	32	186.04	28.78%
No Designation	4	9.51	1.47%
<b>TOTAL:</b>	<b>158</b>	<b>646.51</b>	<b>100.00%</b>

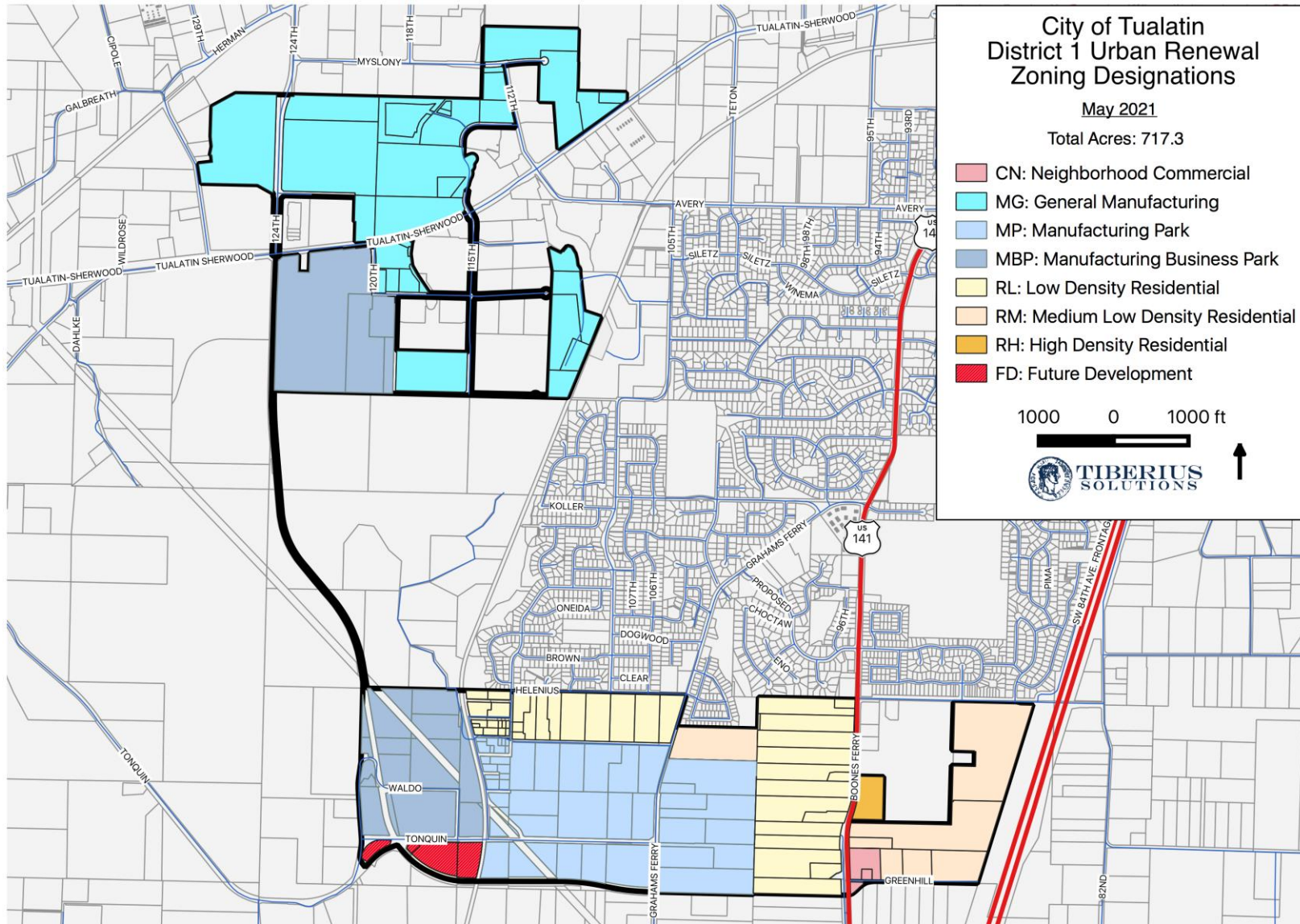
Source: Compiled by Elaine Howard Consulting, LLC with data from the Tiberius Solutions using the Washington County Department of Assessment and Taxation database (FYE 2020-2021)

**Figure 6 – Southwest and Basalt Creek Development Area Plan Designations**





**Figure 7 – Southwest and Basalt Creek Development Area Zoning Designations**



## **B. Infrastructure**

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects listed in several City of Tualatin's infrastructure master plans that relate to these existing conditions. **This does not mean that all of these projects are included in the urban renewal plan.** The projects that are included in the Southwest and Basalt Creek Development Area Plan are **highlighted in yellow.** The specific projects that are included in the Plan are listed in Sections II and III of this Report. Much of the language on existing conditions comes from the *Basalt Creek Concept Plan* (BCCP), the *Southwest Tualatin Concept Plan* (SWTCP), the *Capital Improvement Plan* (CIP) and the *Transportation Systems Plan* (TSP).

### **1. Transportation**

The *Basalt Creek Concept Plan* "looked at the existing transportation system and the planned transportation system developed as part of the TRP, which includes phased investments to support regional and local transportation needs through 2035. The plan provides 18 transportation investments broken into short, medium and long-term projects, all of which are important to ensure that the transportation network functions at acceptable levels over time. The key element is the East-West Connector to the 124th Avenue extension, the future and partially constructed Basalt Creek Parkway" (described below). (BCCP p 22)

#### **Basalt Creek Parkway**

The Basalt Creek Parkway, of which the segment between 124th Avenue/Tonquin Road to Grahams Ferry Road is already under construction, is the major east-west arterial through the area. The Parkway allows for limited local access providing important freight connections between Tonquin, Southwest Tualatin, and Basalt Creek Employment Areas to I-5. It also serves as a future jurisdictional boundary between Tualatin and Wilsonville. (BCCP p 32)

The *Southwest Tualatin Concept Plan* is a guide for the industrial development of a 431-acre area currently outside the southwestern corner of the City of Tualatin. "City, county and/or regional transportation plans call for the following projects to be constructed by 2025, all of which provide extra roadway capacity that does not exist today.

- A new roadway connecting I-5 and Highway 99W. Although a new freeway connecting south of Sherwood, with an interchange at SW 124th Avenue, produces the best traffic operations, that alignment requires state approvals that have not yet been obtained. Instead, the Concept Plan work assumes a four-lane arterial along the Urban Growth Boundary that joins Tualatin-Sherwood Road northeast of Sherwood.
- Widening Tualatin-Sherwood Road to 5 lanes from Tualatin to Sherwood.
- A new bridge across the Tualatin River (either an extension of Hall Boulevard or a connection between Lower Boones Ferry Road and Tualatin Road)."(p 11)

The SWTCP also recommends the following projects be completed in the planning area:



- SW 115th Avenue, Tualatin-Sherwood Road to Tonquin Road
- **Blake Street, SW 108<sup>th</sup> Avenue to SW 124<sup>th</sup> Avenue** (SWTCP p 21)
- East-West Connector, SW 115<sup>th</sup> Avenue to 124<sup>th</sup> Avenue (SWTCP p 21)
- IteI Street and SW 122nd, between SW 112th and Blake Street (SWTCP p 21)

Additional transportation needs include:

**124<sup>th</sup> Future Blake Street Signal** - *Tualatin Moving Forward* - Design and construct a new traffic signal at the new intersection of the recently-constructed 124th Ave with the future extension of Blake Street along with or after the future Blake Street construction.

**Tonquin Trail** - Parks and Recreation Master Plan

“Coordination with Metro, Tualatin Community Services Department, and the Wilsonville Parks and Recreation Department will be necessary to establish a local trail network with regional connections. Metro’s Ice Age Tonquin Trail Master Plan provides a framework for local and regional implementation of the regional Ice Age Tonquin Trail, which is intended to complement the Ice Age Floods National Geological Trail Planning (the national trail will be a network of driving routes with spurs for biking and walking, from Montana to the Pacific Ocean). The preferred alignment for the regional Ice Age Tonquin Trail includes a section bordering the Basalt Creek Planning Area as part of a 22-mile trail alignment through Wilsonville, Tualatin, and Sherwood with trail facility types varying by location based upon landscape and setting. The Ice Age Tonquin Trail is intended to connect in the north to the Tualatin River Greenway Trail, Fanno Creek Trail, and the Westside Trail, and to the south to the Willamette River.” (BCCP p 38)

## **2. Storm Water**

Basalt Creek Area: “Existing stormwater infrastructure consists of roadside drainage ditches and culverts. Culverts in the Planning Area are under the jurisdiction of Washington County and may not have capacity for future urban conditions. Culverts to the south of the Planning Area are part of the City of Wilsonville stormwater system. The City of Tualatin has jurisdiction over the stormwater conveyance system to the north of the Planning Area. Culverts may need to be upsized to provide adequate capacity for runoff from new impervious areas, unless onsite retention or infiltration is required when the location of public drainage or the topography of the site make connection to the system not economically feasible.

Basalt Creek itself flows to the south into Wilsonville as part of the Coffee Lake Creek Basin. Basalt Creek discharges into the Coffee Lake wetlands. Coffee Lake Creek flows south from the wetlands and combines with Arrowhead Creek before discharging to the Willamette River.

The City of Wilsonville’s 2012 Stormwater Master Plan identifies capital improvement Project CLC-3 to restore a portion of the Basalt Creek channel, west of Commerce Circle, to increase capacity. The master plan also identifies Project CLC-1 for construction of a wetland for stormwater detention purposes, north of Day Road, to serve an area that includes the Basalt Creek Planning Area. The July 2014 Updated Prioritized Stormwater Project List identifies CLC-3 as a mid-term project (6 to 10 years) and CLC-1 as a long-term project (11 to 20 years).

Locations where stormwater runoff from the Basalt Creek Planning Area could connect to existing stormwater infrastructure will require evaluation of the conveyance systems at time of development.” (BCCP p. 23)

The City of Tualatin is currently issuing a Request for Proposals for a Storm Water Plan for the Basalt Creek Area.

Southwest Corridor Area: “No storm water system exists within the Concept Plan area. The plan area rises gradually in elevation from approximately 185 feet at the north to about 290 feet along the central east side, then drops to about 240 feet at the south. Drainage is imperfect, but generally toward the north and toward the south, with a break point at approximately the middle of the Concept Plan area. Drainage in the northern portion around and in the quarry infiltrates through the fragmented basalt. Drainage to the south flows toward Coffee Lake Creek/Seely Ditch, which flows to the Willamette River.

Infrastructure Needs: Runoff from future streets or access roads and development in the portion of the Concept Plan area that flows north will need to meet Clean Water Services (CWS) design criteria for storm water quality and quantity control. For the portion that flows to the south, design standards necessary for development will need to be coordinated with those design standards applicable downstream and outside of the SWCP area. A new conveyance system will need to be installed along the roadways. Site development runoff will need to be treated and detained, if necessary, before being discharged to the public drainage systems. It should be noted that most of the Concept Plan area is outside of the current CWS service area. The CWS service area may be expanded in the future to include the Concept Plan area. If this does not occur, the City may require that new development meet CWS requirements.” (SWTCP p 15)

### **3. Sanitary Sewer - all projects from the Sewer Master Plan**

“Currently, no sewer service is provided to the Planning Area. Existing homes use septic systems. Wastewater conveyance to the south of the Planning Area is under jurisdiction of the City of Wilsonville. Sewer service to the north of the Planning Area in Tualatin is provided by the City of Tualatin and Clean Water Services.

The nearest treatment facility to the north of the Planning Area is the CWS Durham Advanced Wastewater Treatment Facility (AWTF). Eight gravity sewer mains exist near the north Planning Area boundary that could provide connection points for wastewater from the Basalt Creek Planning Area into the Tualatin collection system. The Victoria Woods Pump Station and associated force main are also located just to the north of the Planning Area boundary. From these connection points, wastewater flows by gravity toward the AWTF, crossing the Tualatin River via the Lower Tualatin Pump Station in Tualatin Community Park. Pump stations will be required to lift flows from the Planning Area into the existing gravity system. Expansion of the service district area to include Tualatin’s portion of the Basalt Creek Planning Area needs to be approved by Clean Water Services at time of Annexation.

The nearest treatment facility to the south of the Planning Area is the City of Wilsonville Wastewater Treatment Plant (WWTP), located approximately 3.2 miles south of the Planning Area. This facility was recently expanded to accommodate growth within the current city limits and allow for additional buildout to accommodate growth outside the city limits in Urban Growth Boundary expansion areas. Approximately half (300 acres)

of the Basalt Creek Planning Area was accounted for in the year 2030 build-out capacity assessment conducted as part of the facility expansion.

The City of Wilsonville's Coffee Creek Master Plan identifies a new sanitary main line to be constructed. After the adoption of that plan, more analysis was completed and determined the appropriate location of the sanitary sewer line to be along Garden Acres Road from Ridder Road and extending north to near Day Road and then continuing up Grahams Ferry Road. A second sanitary sewer line will extend from Garden Acres east and north to Day Road extending east to Boones Ferry Road. These lines are intended to provide conveyance of wastewater within the Coffee Creek area and are also intended to serve flows from the Basalt Creek Planning Area to the WWTP. The Sanitary Sewer Collection System Master Plan has analyzed a range of potential flows from the Planning Area.

The Tualatin Sanitary Sewer Master Plan Update is currently being updated and includes the Basalt Creek Planning Area as a sewer basin. The City of Wilsonville updated its Sanitary Sewer Collection Systems Master Plan (MSA, 2014) which included the Basalt Creek Planning Area as a contributing area. The resulting updated master plans identify the improvements needed to increase the capacity of each system to convey flow from the Basalt Creek Planning Area. " ( BCCP p 22,23)

The following projects are identified for the Area.

- **Basalt Creek Gravity Sewer** - The Basalt Creek Conceptual Plan includes approximately 34,250 feet of 8-inch gravity pipe within the planning area. These projects will be funded by developers, and scheduling will be coordinated with the City and CWS. It is expected that the residential portion of the planning area will develop within the next 10 years, while the commercial and industrial portions may develop in the next 20 years.
- **Tonquin Loop Sewer** - Most of the sanitary sewer in the Basalt Creek Planning Area will be an 8-inch gravity system installed by developers. The construction timeline of this pipe depends on both the construction of Basalt Creek area pump station #4 and development progress in the western portion of the planning area. Because this project is entirely driven by new development, it is eligible for SDC reimbursement.
- **Basalt Creek Pump Stations and Force Mains** - The conceptual sanitary sewer design for Basalt Creek includes the construction of six new pump stations, each with 6-inch force mains. One pump station is in the Wilsonville portion of the planning area and will be constructed by Wilsonville. CWS will own and operate the five remaining pump stations in the planning area, and will also be responsible for construction costs
- **SW Tualatin Gravity Sewer** - A section of the Tualatin Reservoir Trunk is currently almost at capacity and will receive flows from developments in the western and central areas of the Basalt Creek Planning Area. This sewer runs along the north side of the Tualatin Reservoir near SW 108 th Avenue and SW Industrial Way. Due to capacity limitations and shallow manholes, SSOs are likely unless the sewer diameter is increased from 15 inches to 24 inches before these areas are developed. Estimated remaining capacity in this sewer is between 50 and 100 EDUs. This project spans from SSL-01214 to SSL-01625 in the GIS database. Because this project is entirely driven by new development, it is eligible for SDC reimbursement. All but roughly 370

feet of this sewer is already 15-inch diameter, so the cost of this project will be mostly funded by CWS. The City will pay a portion of the upgrade cost for the 370 feet of 10-inch pipe. This project includes a section of pipe that crosses under a railroad. (SMP p. 68)

The *Southwest Tualatin Concept Plan* identifies that no sanitary sewer system of adequate size currently exists within or near the Concept Plan area.

The needs identified are:

- Tualatin-Sherwood Extension – a new 24-inch pipeline located in Tualatin-Sherwood Road, extending from the Concept Plan area/URA easterly to SW Avery Street;
- • Bluff/Cipole Lateral – Increase existing 12-inch to 21-inch pipe to an 18-inch and 36-inch pipeline extending from near the SW Tualatin-Sherwood Road / SW Avery Street intersection to the existing Bluff/Cipole Trunk; and
- Bluff/Cipole Trunk improvements – upsize existing trunkline pipe diameters. (SWTCP p 14)

#### **4. Water**

Water System Upsizing - *Murray Smith Technical Memorandum 2014*

The *Southwest Tualatin Concept Plan* identifies that there are currently no public water lines located in the Concept Plan area. (SWTCP p 14)

#### **5. Parks**

**Basalt Creek Park - Parks and Recreation Master Plan** (BCPRMP) - Evaluate land opportunities to support recreation needs and protect natural resources for a new neighborhood park in south Tualatin to serve residents and employees. Acquire land and develop park and recreation facilities in future years. This project fulfills four of the Council 2030 Vision initiatives: Connected Informed & Engaged, Vibrant & Accessible Gathering Places, Safe, Desirable & Welcoming Neighborhoods, and Environmentally Active & Responsible.

“No parks currently exist within the Planning Area. Wilsonville Parks owns and maintains 16 different public parks, the closest of which is Canyon Creek Park located in Northeast Wilsonville on the other side of I-5. It has 1.41 developed acres and 6.87 acres of natural area popular for picnics and walking. The other Wilsonville parks are located approximately 2 miles south of the Planning Area, including Graham Oaks Nature Park, which will be connected to the Planning Area when the regional Ice Age Tonquin Trail is complete. City of Tualatin Parks and Recreation owns and maintains 9 different parks, with Ibach Park being the closest to the Planning Area. Ibach includes an award winning and nationally recognized playground that incorporates Tualatin’s pre-historic, Native American, and pioneering past, with information on the cultural and natural history of the area.

Metro’s Ice Age Tonquin Trail Master Plan provides a framework for local and regional jurisdictions to embark on trail implementation efforts. The proposed trail alignments show about 22 miles of trails connected through Tualatin, Wilsonville and Sherwood, and includes a section traversing the Basalt Creek Planning Area. “ (BCPRMP p 24)

“One of the guiding principles of the Basalt Creek Concept Plan is to protect key natural resources and sensitive areas while making recreational opportunities accessible by

integrating new parkland, open spaces, natural areas and trails in the Planning Area and connecting to existing regional networks.

The Planning Area provides an interesting opportunity for different types of parks, given the variety of land uses and the extensive Basalt Creek Canyon natural area: active and passive neighborhood parks, pocket parks, and even perhaps a large community or regional facility. It also provides opportunities for jogging, hiking, or other outdoor recreation by area employees and nearby residents.

Cities will determine specific locations of facilities as part of citywide parks planning and implementation, and will adopt funding methods for acquisition, capital and operating costs for parklands in the Basalt Creek Planning Area, including the use of their current System Development Charges for parks. Locating parks near schools, natural areas or other public facilities is preferable, especially when it provides an opportunity for shared use facilities. As in any park development, the acquisition is best done in advance of annexation and extension of services, with development of the parks occurring as the need arises.

At the time of this writing, both cities are going through a Park and Recreation Master Plan update. This update has considered the Basalt Creek Planning Area in the types of services and facilities that will be needed to serve residents and businesses in this area. Each City will include their respective portions of the Basalt Creek area in their independent Parks and Recreation Master Plan.”(BCPRMP p 41)

## 6. Natural Resources

**Basalt Creek Concept Plan** - “Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 protects natural resources and conserves scenic and historic areas and open spaces by directing local governments to adopt protection programs. Titles 3 and 13 of Metro’s Urban Growth Management Functional Plan implements Goal 5 in the Portland Metro region.

Metro Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation

Title 3 requires local jurisdictions to limit or mitigate the impact of development activities on Water Quality and Flood Management Areas which includes wetlands and riparian areas. An inventory was conducted in 2001. There are 116 acres of land in the Basalt Creek Planning Area that have been designated by Metro as Water Quality and Flood Management Areas under Title 3. These lands are restricted for development and buffered by a vegetated corridor. Any development within the vegetated corridor must be mitigated by environmental restoration and/or stormwater retention and water quality measures. As a result of Title 3, these lands were excluded from the developable lands input in the scenario testing.

*Table 6 Title 3 Wetlands by Category and Acres” ( BCCP p 43)*

Category	Acres	Description
Open Water	49	Includes 50 ft. buffer
Streams	31	Includes 15 to 50 ft. buffers
Wetlands	69	Includes 25 to 50 ft. buffers



Metro Title 13: Nature in Neighborhoods

Title 13 requires local jurisdictions to protect and encourage restoration of a continuous ecologically viable streamside corridor system integrated with upland wildlife habitat and the urban landscape. Metro’s regional habitat inventory in 2001 identified the location and health of fish and wildlife habitat based on waterside, riparian and upland habitat criteria. These areas were named Habitat Conservation Areas.

Table 7 Title 13 HCA Categories with Acreage ( BCCP p 43)

<b>HCA Categories</b>	<b>Acres</b>	<b>Description</b>
Riparian Wildlife Habitat Class I	130	Area supports 3 or more riparian functions
Riparian Wildlife Habitat Class II	31	Area supports 1 or 2 primary riparian functions
Riparian Wildlife Habitat Class III	7	Area supports only secondary riparian functions outside of wildlife areas
Upland Wildlife Habitat Class A	103	Areas with secondary riparian value that have high value for wildlife habitat
Upland Wildlife Habitat Class A	72	Area with secondary riparian value that have medium value for wildlife habitat
Upland Wildlife Habitat Class A	37	Areas with secondary riparian value that have low value for wildlife habitat
Designated Aquatic Impact	52	Area within 150 ft. of streams, river, lakes, or wetlands

Development in Title 13 areas is not prohibited but generally discouraged within the Basalt Creek Planning Area. Areas designated Riparian Habitat Classes I and II require 20% reduction in developable lands. Low impact design and mitigation strategies would be important to any development that might happen to maintain the function of these important ecological areas.

Both the City of Wilsonville and Clean Water Services have local ordinances in place that go beyond the level of conservation required by Title 3 and existing local standards from each City would apply upon annexation of a Planning Area property into either Wilsonville or Tualatin. Future development in Tualatin must comply with Clean Water Services’ Design and Construction Standards & Service Provider Letters (SPLs) for impacts in sensitive areas such as vegetated corridors surrounding streams and wetland habitat, including the Tualatin River Watershed and the entire City of Tualatin. Within the City of Wilsonville, the Significant Resource Overlay Zone (SROZ) includes floodplains, wetlands, riparian corridors, and vegetated corridors. Impact areas are generally considered to be the areas within 25 feet of a Significant Resource area. Development can only be permitted through review of a Significant Resource Impact Report (SRIR) analyzing the impacts of development within mapped significant resource areas.”( BCCP p 43)

### ***Southwest Tualatin Concept Plan –***

Existing Conditions: Natural resources in the Concept Plan area have been highly modified by historical and current land uses.

The plant community consists predominantly of scrub-shrub vegetation with remnant patches of forested habitat. Shrub vegetation is dominated by ocean spray (*Holodiscus discolor*) and poison oak (*Rhus diversiloba*). Dominant trees include madrone (*Arbutus menziesii*), Scouler's willow (*Salix scouleriana*), black cottonwood (*Populus balsamifera*), and Douglas fir (*Pseudotsuga menziesii*). With the exception of a fairly large population of madrone, no unique species or species assemblages were found. Madrone is native to western Oregon, but not particularly common in this portion of the Willamette Valley. Introduction and dispersal of weeds is prevalent, facilitated by high truck traffic and the electrical transmission rights-of-way (i.e., BPA).

Wildlife activity appears sparse where vegetation is cleared and land use by people is active. Inactive land areas appear suitable for a variety of wildlife species, especially deer, coyote, small mammals, song birds, and reptiles.

The Washington County soil map indicates that most of the plan area is covered by Saum silt loam (38), Briedwell stony silt loam (5), Hillsboro loam (21), and Pits (76), all non-hydric soils. Wapato silty clay loam (43), a hydric soil, is present along Coffee Lake Creek and west of the old railroad station. Wetland resources tend to occur at hydric soil locations.

Waters and wetlands seem to occur where perched hydrology intersects with ground surfaces. A cursory search for potential waters and wetlands reveals the Kolk Ponds, shallow wetland ponds at the north end, and wetlands associated with Coffee Lake Creek.

Field observations indicate that wetland conditions exist at former borrow sites, where unimproved roads have altered surface drainage, at roadside ditches, and at CWS Water Quality Sensitive Areas and Vegetated Corridors. It will be challenging to determine the jurisdictional status of wetlands that occur at active and formerly active quarry operations, potentially isolated wetlands, drainage ditch wetlands, and artificial ponds.

***Development Issues:*** “ Protection of waters and wetlands will constrain many land uses because regulated areas are scattered across the plan area. The initial impression is that threatened and endangered species protections do not appear to impact development. Presence of archeological resources is unknown, but unlikely at present and former borrow areas. Current stormwater and surface water patterns and management are disjunct and imperfect. ” (SWTCP p 16)

### **C. Social Conditions**

The following information in quotes is from the City of Tualatin Economic Opportunities Analysis prepared by ECONorthwest for the City of Tualatin in December 2019.

**“Growth in manufacturing and healthcare / social assistance sectors.** Employment in manufacturing and the healthcare / social assistance sectors accounted for about 37% of employment in Tualatin in 2017. In 2007, employment in these industries accounted for about 36% of employment in Tualatin, an increase of about 3,299 employees between 2007 and 2017. Employment in both of these sectors support above average wages.

In Washington County, employment in manufacturing and the healthcare / social assistance sectors accounted for 23% of employment in 2017, down from 24% in 2007. While the overall share of employment decreased, total employment increased by about 9,809 employees between 2007 and 2017.

**Availability of trained and skilled labor.** Availability of labor depends, in part, on population growth and in-migration. Tualatin’s population increased by 4,344 people between 2000 and the 2013–2017 period, at an average growth rate of 1.0%. In comparison, Oregon’s population also grew at an average rate of 1.0%, between 2000 and 2017, with 66% of population coming from in-migration.

The current labor force participation rate is another important consideration in the availability of labor. The labor force in any market consists of the adult population (16 and over) who are working or actively seeking work. The labor force includes both the employed and unemployed. Children, retirees, students, and people who are not actively seeking work are not considered part of the labor force. According to the 2013–2017 American Community Survey, Tualatin had about 15,643 people in its labor force and Washington County had over 310,400. The labor force participation rate in Tualatin (73%) was higher than Washington County (69%) and the Portland Region (68%) in the 2013–2017 period. A higher concentration of older residents in an area or a mismatch of the types of jobs available in an area and the types of skills of the labor force can contribute to low labor force participation rates.

Businesses in Tualatin draw employees from across Washington County as well as Multnomah and Clackamas Counties. Relative to Washington County and the Portland Region, Tualatin residents have a slightly higher level of educational attainment.

**Aging of the population.** Tualatin has a smaller percentage of residents 60 years and older relative to Washington County and the Portland Region. Tualatin’s median age, which was 31.9 in 2000, increased to 38.2 by the 2013–2017 period. In comparison, Washington County’s median age was 36.4 in the 2013–2017 period.

Washington County’s population is expected to continue to age, with people 60 years and older forecast to grow from 20% of the population in 2020 to 24% of the population in 2040, consistent with Statewide trends. Tualatin may continue to attract midlife and older workers over the planning period. People in this age group may provide sources of skilled labor, as people continue to work until later in life. These skilled workers may provide opportunities to support business growth in Tualatin.

**Increases in racial and ethnic diversity.** Overall, the nation and Oregon are becoming more racially and ethnically diverse. Between 2000 and 2013–2017, the Latinx population in Oregon increased from 8% to 13%, and the Latinx population in Tualatin increased from 12% to 16% in that same time. Growth in the Latinx community will continue to drive economic development in Oregon. The share of Oregon’s non-Caucasian population increased from



13% to 15% and stayed static in Tualatin at 13%. Tualatin is less racially diverse but more ethnically diverse than Oregon.”

The following social conditions were taken from the American Community Survey 2015-2019 Five Year Estimates. The most common age bracket in the Area is under 35-44 years at 21%.

**Table 23 - Age in the Area**

Age	Number	Percentage
Under 5 years	482	5%
5 to 9 years	592	6%
10 to 14 years	535	5%
15 to 17 years	352	3%
18 to 24 years	833	8%
25 to 34 years	1,608	16%
35 to 44 years	2,144	21%
45 to 54 years	1,475	14%
55 to 64 years	1,319	13%
65 to 74 years	656	6%
75 to 84 years	202	2%
85 years and over	37	0%
<b>TOTAL:</b>	<b>10,235</b>	<b>100%</b>

Source: American Community Survey 2015-2019 Five Year Estimates

The analysis of race and origin are shown in the table below.

**Table 24 – Hispanic or Latino Origin by Race in the Area**

	Number	Percentage
<b>Not Hispanic or Latino</b>	<b>8,773</b>	<b>86%</b>
White alone	7,209	70%
Black or African American alone	382	4%
American Indian and Alaska Native alone	77	1%
Asian alone	446	4%
Native Hawaiian and Other Pacific Islander alone	215	2%
Some other race alone	5	0%
Two or more races	439	4%
<b>Hispanic or Latino</b>	<b>1,462</b>	<b>14%</b>
White alone	978	10%
Black or African American alone	8	0%
American Indian and Alaska Native alone	22	0%
Asian alone	50	0%
Native Hawaiian and Other Pacific Islander alone	-	0%
Some other race alone	289	3%
Two or more races	115	1%
<b>TOTAL:</b>	<b>10,235</b>	<b>100%</b>

Source: American Community Survey 2015-2019 Five Year Estimates

Only 26% of the residents reported an education that included less than high school or gaining a high school diploma. The remaining 74% had some type of advanced education.

**Table 25 - Education in the Area**

Education	Number	Percentage
Less than high school	397	5%
High school graduate (includes equivalency)	1,547	21%
Some college	1,833	25%
Associate's degree	645	9%
Bachelor's degree	2,077	28%
Master's degree	689	9%
Professional school degree	143	2%
Doctorate degree	110	1%
<b>TOTAL:</b>	<b>7,441</b>	<b>100%</b>

Source: American Community Survey 2015-2019 Five Year Estimates

The income in the Area is shown in Table 26. .

**Table 26 - Income in the Area**

Income Range	Number	Percentage
Less than \$10,000	210	6%
\$10,000 to \$19,999	49	1%
\$20,000 to \$29,999	200	6%
\$30,000 to \$39,999	258	8%
\$40,000 to \$49,999	128	4%
\$50,000 to \$59,999	157	5%
\$60,000 to \$74,999	234	7%
\$75,000 to \$99,999	550	16%
\$100,000 to \$124,999	455	13%
\$125,000 to \$149,999	333	10%
\$150,000 to \$199,999	337	10%
\$200,000 or more	489	14%
<b>TOTAL:</b>	<b>3,400</b>	<b>100%</b>

Source: American Community Survey 2015-2019 Five Year Estimates

Additional data from the American Community Survey 2015-2019 Five Year Estimates shows that 80% of the responders drove alone to work and that 84% of those drove more than 10 minutes to work.

## **D. Economic Conditions**

### **1. Taxable Value of Property within the Area**

The estimated total assessed value of the Area calculated with data from the Washington County Department of Assessment and Taxation for FYE 2021, including all real, personal, manufactured, and utility properties, is estimated to be \$99,593,238.

### **2. Building to Land Value Ratio**

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 27 shows the improvement to land ratios (I:L) for properties within the Area. In the Area 8 parcels representing less than one percent of the Area are exempt from taxation. Another 63 parcels have no improvement value. No improvement value means there are no taxable structures on the tax lot. One hundred thirty four parcels representing 87% of the non-exempt acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 9 of the 150 non-exempt parcels in the Area, totaling 6% of the acreage have I:L ratios of 2.0 or more in FYE 2020-2021. In summary, the Area is underdeveloped and not contributing significantly to the tax base in Tualatin.

**Table 27 - Improvement to Land Ratios in the Area**

<b>Improvement/Land Ratio</b>	<b>Parcels</b>	<b>Acres</b>	<b>% of Total Acres</b>
Exempt	8	4.39	0.68%
No Improvement Value	63	224.80	34.77%
0.01-0.50	54	282.26	43.66%
0.51-1.00	17	52.26	8.08%
1.01-1.50	6	40.06	6.20%
1.51-2.00	1	2.59	0.40%
2.01-2.50	0	0.00	0.00%
2.51-3.00	0	0.00	0.00%
3.01-4.00	2	4.63	0.72%
> 4.00	7	35.52	5.49%
<b>TOTAL:</b>	<b>158</b>	<b>646.51</b>	<b>100%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the Washington County Department of Assessment and Taxation (FYE 2020-21)

### ***E. Impact on Municipal Services***

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for transportation improvements, water, sewer and stormwater and other utility infrastructure improvements, facilitating development of properties including housing development, and plan administration. The use of tax increment allows the City to add an additional funding source to the City of Tualatin general fund or system development charges funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits or the urban growth boundary, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs. The water and transportation projects will also assist in fire protection needs in the area.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

## **XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be substantial increase to the economic growth in Tualatin by providing new industrial parcels for development and providing tools inside the Area to assist with economic development.

## **XII. RELOCATION REPORT**

When the TDC acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the TDC shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The TDC will comply with all applicable state law in providing these potential benefits.

## City of Tualatin Urban Renewal Bond District #1 Task Force

-Recommendations to the City of Tualatin Development Commission (TDC)

My Dissenting Comments Submitted 7-2-2021

on Vote taken on 6-29-21 -Projects List for Recommendation for Submission to TDC

It has been an honor to have been invited to be a member of the District #1 Urban Renewal Task Force. Within the Task Force I was the only identified resident property owner within the scope of the area for the proposed bond. As a longtime resident of the Basalt Creek Area, I felt an increased responsibility to identify and present local needs as part of the development of recommendations to be presented to the City of Tualatin Development Commission.

I appreciate the efforts the City and City staff took to develop a webinar to help extend information on three actions the City is developing which will affect the Basalt Creek Area- to specifically include the Citizens of the Basalt Creek Area within their outreach effort. Within the webinar, the City presented information on three actions the City is taking which will affect the lands within the Basalt Creek Area. These are the proposed Urban Renewal Bond, and two other planning actions the City has identified but not yet finalized- the intent to create a Stormwater Management Plan for the Basalt Creek Area; and the development of a Basalt Creek Area Parks and Recreation Master Plan.

In response to the directions given to the Task Force I identified two projects which I believe are needed and would be beneficial to the City, Basalt Creek developers, Basalt Creek Area property owners, the environment/Natural Resources within the area-and consequently benefit the Public. These two projects were:

#1 the development of a Stormwater Management Plan for the Basalt Creek Area- as required by the State (OAR Chapter 660 Public Services and Facilities)

#2 the creation of a Natural Resources Inventory of the Basalt Creek Area- as required by Oregon Statewide Land Use Planning Goal #5- for the protection and conservation of Natural Resources and Open Spaces- and the integration of information gain - into the City's Governing Documents including the City's Natural Resources Maps- Maps 72-1 and 72-3.

These two proposals were submitted with supporting documentation during the 4-8-21 (2nd) Task Force Public Meeting.

I stand by the information I provided supporting the two proposals, I continue to see the need for these two projects to be initiated as soon as possible due to the City's expanding urbanization of lands in the Basalt Creek Area.

The inclusion of these two projects would have provided an additional level of oversight and accountability for implementation. The inclusion of these two projects into the proposed Urban Renewal Bond, would also provide additional assurances these two projects would receive adequate and timely funding, and may make other Community Development funds available for funding for other major projects- such as the Land Acquisition for Public Parks project which the representative from Tualatin Valley Fire and Rescue requested be removed from consideration for this proposed Urban Renewal bond- yet remains part of the City's goal for 20+ acres of Public Parks and additional Public Trails in the Basalt Creek Area.

I support the efforts of the Task Force in their evaluation of the other projects to be recommended for consideration into the District #1 Urban Renewal Bond for the Basalt Creek and SW Concept Areas. These proposed projects have merit.

However, during the 6-29-21 Public Meeting of the Task Force, it appeared I stood alone in my belief that the two projects which I submitted, have equally as important reasons for inclusion into the Project List for recommendation to the Tualatin Development Commission- and cast my vote accordingly.

I also realize the RESOLUTION NO. 628-21-*A resolution of the Tualatin Development Commission-Commencing the formal review process for the Southwest and Basalt Creek Development Area Plan* was presented to the Development Commission on 6-28-21 and Res 628-21 moved forward for adoption and the start of the Public Review process.

I submitted a document to the Tualatin Development Commission on 6-28-21 with my comments relating to the two projects I proposed, and issues surrounding the administration and implementation of the District #1 Urban Renewal Task Force.

As a result of my requests- which started prior to the end of the 4-29-21 (3rd) Public Meeting of the Task Force -to hold a 4th meeting of the Task Force to resolve several administrative issues- including the identification and voting upon the recommendations to be made by Task Force to the Tualatin Development Commission, the Task Force was schedule to meet to address many of the issues I had presented.

I appreciate the willingness of the other members of the Task Force to attend this meeting and review the minutes of the 4-8-21 and 4-29-21 meetings of the Task Force for memorialization of the public process, and to vote upon the recommendations which the Task Force would submit to the Tualatin Development Commission.

I also appreciate the City providing a presentation during the Task Force's 4th Public Meeting on 6-29-21, where the City staff finally provided their perspectives on the two proposed projects I proposed on 4-8-21, and their rationale for removing these two proposed projects from consideration prior to the next Public Meeting of the Task Force on 4-29-21.

I recognize and acknowledge the District #1 Urban Renewal Task Force was authorized and established as an Advisory Board to the Tualatin Development Commission to identify and provide recommendations for projects to be considered for the District #1 Urban Renewal Bond. Therefore it would seem appropriate the identification and voting upon the recommendations of the Task Force should have been seen as a priority, and scheduling a meeting of the Task Force to complete to the tasks to vote upon the recommendations to be made to the Tualatin Development Commission should have started earlier than 6-7-21.

As a consequence, the Task Force's 4th Public Meeting on 6-29-21 voted upon the project recommendations and also review and accepted the revised minutes of the Task Force Public Meetings of 4-8-21 (2nd) and 4-29-21 (3rd)- a day after the Tualatin Development Commission met to decide upon on TDC Res. 628-21 .

It is hoped the time and efforts of the District #1 Urban Renewal Task Force will be able to be utilized in the future.

I respectfully submit my dissenting comments on the District #1 Urban Renewal Task Force for the Basalt Creek and SW Concept Areas.

Grace Lucini

7-1-2021

6-28-21

**FOR THE PUBLIC RECORD:**

**City of Tualatin City Council Meeting 6-28-21- Citizen Comments**  
**City of Tualatin- Tualatin Development Commission (TDC) Meeting 6-28-21- Citizen Comments**  
**City of Tualatin Consideration/Proposal Urban Renewal Bond District #1 Basalt Creek & SW Industrial Area**

TO: CITY OF TUALATIN CITY COUNCIL  
CITY OF TUALATIN CITY COUNCIL MEMBERS  
CITY OF TUALATIN DEVELOPMENT COMMISSION (TDC)  
CITY OF TUALATIN PLANNING COMMISSION

RE: CITY OF TUALATIN DEVELOPMENT COMMISSION (TDC)  
Public Meeting Scheduled 6-28-2021----- Citizen Comment

**Agenda Item**

**General Business:**

**2. Consideration of Resolution No. 628-21 of the Tualatin Development Commission  
Commencing the Formal Review Process of the Southwest and Basalt Creek  
Development Area Plan**

As each member of City of Tualatin City Council acts as part of the Decision-Making Body of the City Council of the City of Tualatin, and also act as part of the Decision-Making Body of the City of Tualatin Development Commission, this written submission is respectfully presented to each member of Tualatin City Council and to each member of the Tualatin Development Commission (TDC), as well as the City of Tualatin Planning Commission.

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## INTRODUCTION

I was honored to be invited to be a member of the City of Tualatin Urban Renewal Task Force for the proposed Urban Renewal Bond for District #1-fthe Basalt Creek and SW Concept Areas.

Prior to accepting the appointment, I reviewed the City's stated purpose, stated intentions, and if the process would be conducted as open Public Meetings (and subject to and responsible to comply with the State's Public Meeting Laws).

### **CITIZEN INVOLVEMENT**

I was pleased to read the Tualatin City Council, and the Tualatin Development Commission (TDC) both identified a need for Citizen Involvement within the development of the Urban Renewal Bond for the Basalt Creek and SW Concept Area.

The minutes of the 12-14-20 TDC Meeting when RES 622-20 was presented and the Urban Renewal Task Force for District#1 was discussed, "[Manager Taylor stated Council has expressed interest in community involvement in these plans and this task force helps carry that out.](#)" This information from the minutes of that Public Meeting provided me information- that it was the intention of both the City Council and the TDC to have meaningful and effective Citizen Involvement within the Task Force.

I realized I was the only invited member of the Task Force who was identified as a resident within the potential scope of the proposed bond. As many of the Citizens and property owners within the Basalt Creek Area, including myself, are not residents of the City - we are not allowed membership within the City's Citizen Involvement Organization. I looked for assurances the Public- including Citizens of the Basalt Creek Citizens and SW Concept Areas --would be able to access and gain insight as to the issues and topics discussed which could result in the City adopting an Urban Renewal Bond affecting lands within the Basalt Creek and SW Concept Areas.

When the task force meets as a quorum (4), the Task Force appears to meet the qualifications of a Governing Body acting in an advisory role to a Decision-Making Body- and would be subject to the State of Oregon's Public Meeting Laws. The city and the Task Force would require compliance to the requirements specified by the State when conducting business. The City would also be required to meet or exceed the standards set by the State for the documentation of the Public Meetings for the Public Record. Minutes of the Public Meetings would therefore be expected to provide "[a true reflection of the matters discussed at the meeting and the views of the participants.](#)"

The accurate documentation and memorialization of all topics discussed during the deliberations of the Public Meetings of the Task Force within accepted minutes - should provide TDC or the City Council relevant information on all topics discussed -which may indicate the need for additional review as part of deliberations to make a truly informed decision.



## **TRANSPARENCY OF GOVERNMENTAL PROCESS- OREGON PUBLIC MEETING LAWS**

The need, intent and compliance to Oregon's Public Meeting Laws was clearly stated in the opening paragraph of the State of Oregon Department of Justice Public Meetings website :(<https://www.doj.state.or.us/oregon-department-of-justice/public-records/public-records-and-meetings-law/>)

"Oregon's open government laws promote democracy and transparency.  
Oregonians have a right to know how their government works and spends money"

## **TDC RESOLUTION 622-20 ESTABLISHED THE POWERS, ROLE RESPONSIBILITIES AND TASKS AND ACCOUNTABILITY OF THE TASK FORCE**-Including:

### **Duties of the Task Force:**

#### **The Task Force is 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; and
- d. Other duties as may be assigned by the Tualatin Development Commission

Based upon the stated goals and intentions of the TDC for the Task Force, I accepted the appointment to the Task Force.

The City generated agenda for the first Public Meeting of the Task on 3-18-21 again identified the facts which supported the theory the Task Force fell within the jurisdiction of Public Meeting Laws. The statements provided on 3-18-21 set up procedural expectations for the Task Force, and identified that the City assigned the administrative responsibilities to chair the Task Force to an assigned staff member-which was Jonathan Taylor Manager, Economic Development Manager

### **PURPOSE/ORGANIZATION OF COMMITTEE**

"This Task Force is an official advisory committee for the Tualatin Development Commission. The purpose of the task force is to advise the Tualatin Development Commission and the City of Tualatin on establishing an urban renewal district in Tualatin.

The Task Force will be chaired by the City of Tualatin assigned staff.

Participating task force members will vote on all recommendations and items required by this process. Officials votes and discussions will be recorded under "meeting minutes" requirements per City of Tualatin policy." (Emphasis added)

## TWO TASK FORCE INITIATED PROPOSALS FOR THE DISTRICT #1 URBAN RENEWAL BOND - PROJECTS LIST

### REMOVED FROM CONSIDERATION FOR THE URBAN RENEWAL BOND - OUTSIDE OF THE PUBLIC PROCESS AND VIEW

**Due to the City staff's removal of two proposed of Projects for the District #1 Urban Renewal Bond between the Public Task Force Public Meetings on 4-8-21 and 4-29-21, the actions by the City withdrew these two projects from undergoing additional consideration with the process.**

**It should be noted-after the presentation of theses two proposals for the Urban Renewal Bond on 4-8-21- the City's Consultant for Urban Renewal acknowledged that both of these proposed projects would be appropriate for an Urban Renewal Project.**

**The City's Consultant also acknowledged the two proposed projects would be appropriate as separate line items within the proposed bond's Project List.**

I recognized that the Task Force was authorized and assigned -to identify and recommend projects for the proposed Urban Renewal Bond, and that it is not the role of the Task Force to make final determinations as to the projects to be included in the proposed bond etc.

Yet the process and the administration of the District #1 Urban Renewal Task Force left questions as to the undue influence of the staff of the City, and the direct and indirect impact of the staff 's actions on the intent of the anticipated outcomes and results for the decision-making process as well as the economic success of the Urban Renewal Bond under consideration.

The meetings of the Task Force should have fallen withing the standards and requirements of Oregon Public Meeting Laws- and decisions be conducted within the Public Process to provide for transparency- for the Public and for the Decision-Making Bodies- including the Tualatin City Council and the Tualatin Development Commission.

The ability to access the exchange of information which ultimately leads to a vote of a Public Body- allows insight and a greater understanding of the process, and a greater perspective of the issues upon which a decision may be reached.

It is clear the intent of TDC Resolution 622-20 was to be conducted through an open transparent Public Process. It is also clear the City Council and the TDC intended the Task Force to encourage Citizen Involvement- within the Basalt Creek and SW Concept Areas- which are within the scope and impact of the proposed Urban Renewal Bond.

The basis and many examples off my concerns as to the manner in which this Task Force was conducted is provided within another section of this submission.

This section of this communication deals with the outcomes of the lack of a transparent Public Process.

As a long-term resident of the Basalt Creek area- I was pleased I could utilize my years of interest and concern for my neighbors and the environmentally rich lands of the Basalt Creek Area with the other members of the Task Force.

I also realized by accepting the appointment to the Task Force, I would be making a commitment to try to make decisions and recommendations which would optimally beneficial for all.

I also contacted the City's Director of Community Development as to her perspectives on two inter-related projects I was identifying for proposing to the Task Force for inclusion into the bond's Project List.

During the 2nd Task force Public Meeting, on 4-8-21 the primary objective of the meeting was to fulfill the assignment of the TDC --- for the Task Force members to Identify projects for the proposed bond and make recommendations to the TDC as to which Projects should be included within the bond.

I presented my proposals to the Task Force supported with documents within a slide deck submitted to the Chair of the Task Force for utilization through the virtual meeting.

The slides presented as part of my proposals for the consideration of 2 projects into the Urban Renewal Bond have been integrated into this submission

As the two projects share many similar goals, I made simultaneous proposals,

### **STORMWATER MANAGEMENT PLAN FOR THE BASALT CREEK AREA**

After City staff remove the proposed Stormwater management Plan for the Basalt Creek Area from the project for consideration for the Urban Renewal Plan minimal information was provided as to the City's rationale or justification for the action during the Task Force Public Meeting on 4-29-21.

Slightly more information was gained when the staff forwarded on 5-13-21 the 1st revision to the 3-18-21 Project List- DRAFT

The document is now identified as the "DISTRICT 1 PROPOSED PROJECTS FINAL" and now contains a line item labeled as **NOT INCLUDED**

[Stormwater Management Plan](#)

**REASON:**

[The City of Tualatin intends to complete this project under the Community Development budget and operation.](#)

[Currently the City is expected to allocate \\$100,000 in FY 21-22.](#)

The removal of the proposed Stormwater Management Plan project from consideration within the proposed bond- does not mean the need for the City to generate and adopt a SW Management Plan (per State requirements OAR Chapter 660,) has been resolved.

Although the City has identified in City's "Proposed Projects Final" distributed on 6-13-21 (after the last Public Meeting of the Task Force on 4-29-21), the City indicates just an "intention" to fund the development of a plan in 2021-2022.

As a local resident- and a property owner who has been flooded from upstream stormwater from within the Basalt Creek lands which the City annexed in 2020, it is difficult for me to understand the City's lack of a timely resolution in the development and adoption of a Stormwater Management Plan for the Basalt Creek Area. Since my husbands and my property was flooded from upstream stormwater from the lands in the NE portion of the Basalt Creek Area, we have submitted written and verbal requests for the City to generate a SWMP for the Basalt Creek Area- including the City's 2018 Basalt Creek Concept Planning; the City of Tualatin Basalt Creek

Comprehensive Planning; during the City of Tualatin SW Master Plan Update; and during the annexations of Basalt Creek Lands into the City.

The area from which the stormwater which flooded out property generated came from lands which the City has now annexed into the City- but still do not have an adopted Stormwater Management Plan (per State Requirement oar Chapter 660

As we were provided written assurances by the City starting in 2016 as to the City's intent to include the Basalt Creek Area within the City's Professional Services Contract for the Update to the City's Stormwater Master Plan - and included the rationale and need for the Basalt Creek Area to be included within the City's SW Master Plan Update. The City continued to repeat these assertions of the City's intent- up until the middle of the City Council Hearing in January 2020 on the adoption of the Master Plan Update did a Council member ask the "right" question. It was only then; the City's Director of Community Development/City Engineer acknowledged the Basalt Creek Area was NOT included within the City's Update to their Stormwater Master Plan.

The City of Tualatin still has not adopted a SWMP for the Basalt Creek Area- although the city for many years assured us the City *intended* to include the Basalt Creek Area in their upcoming Stormwater Master Plan Update.

An apparently unintended outcome of the City's lack of inclusion of the Basalt Creek Area into the Stormwater Master Plan, was that the City eventually rescinded the adoption of the Master Plan Update due a legal challenge regarding the lack of compliance for a Stormwater Management Plan for the Basalt Creek Area.

The City continues to lack an adopted SWMP for Basalt Creek lands.

The City has not provided a date specific as to when a Professional Services Contract will be put out for bid, let alone when a Stormwater Management Plan for the Basalt Creek Area could reasonably be expected for adoption.

The City has not publicly disclosed how the Basalt Creek Lands the City annexed into the City (although the City had been notified of the lack of a Stormwater Management Plan for these lands prior to and during the annexation process) shall be approved for actual development as the City lacks a SWMP for these lands.

Lacking a Stormwater Management Plan for the Basalt Creek lands, any attempt to approve an actual development there runs the risk of being opposed and appealed, unless or until the City has a Plan in place.

Further delay by the City in creating and adopting a SWMP will almost inevitably lead to long delays in any development going forward.

If the City does not take timely and effective measures to resolve the lack of a SWMP for the Basalt Creek lands, the City may be undercutting the plans of any developer who wishes to build on these lands.

It would be in the best interests of City, developers, and downstream, property owners and the protections of various Natural Resources - including the steep slopes and water quality ----that the TDC and the City Council take effective actions to cause the City to generate a regional coordinated Inter-governmental Stormwater Plan for the Area as specified and required by the State as soon as possible.

**The inclusion of the proposed Stormwater Management Plan into the Urban Renewal Bond for District #1:**

- **Should be Generated to meet or exceed compliance to State Requirements**
- **Should be Implemented as one of the first projects of the bond- to assist with timely completion**
- **Will assure necessary funding to obtain a useful effective quality product -separate of/or including Community Development Funding**
- **May release some or all of the Community Development Funds stated to be designated for the SWMP to be used to fund other projects- such as Parks Improvement or Park Land acquisition (Land acquisition for Parks had been proposed for the bond, but opposed by TVFR and removed)**
- **Requirements of an Urban Renewal Bond- cause additional oversight measures and accountability as to funding and implementation- which can provide the TDC and the City Council additional assurances the SWMP will move forward towards completion in a timely manner**
- **Provides greater assurances the City will come into compliance with State mandates for the urbanization of the Basalt Creek Area- and allow economic development which is the fundamental basis of an Urban Renewal Bond.**

**Due to the City's removal of this project from consideration by the Task Force at the start of the 4-29-21 Meeting- the financial impact of this project was not discussed by the Task Force on 4-29-21.**

**The City of Tualatin has been notified as to the need for adoption of a Stormwater Management Plan for the Basalt Creek Area- and for years has not taken effective actions to adopt a Plan for the Basalt Creek Area in a timely manner. The City their known lack of compliance to State mandates prior to annexing Basalt Creek lands into the City. Lacking a**

- The City has known since 2004 they would need to develop a Stormwater Management Plan for the northern portion of the Basalt Creek Area.
- The City of Tualatin was notified in 2016 of a failure of the existing stormwater system, then under the jurisdiction of Washington County- but within the Concept Planning area of the City.
- The City has been provided professional reports and evaluations on the existing limitations of the minimal stormwater system in the NE portion of the Basalt Creek Area and the need for a Stormwater Management Plan to be developed for the safety and protection of the existing property owners, their property, and the environment.
- In 2016 , the City Engineer at the time, acknowledged the need for a stormwater management plan for the Basalt Creek Area, provided rationales for the need, and commented the City would be including the Basalt Creek Area within the Professional Services contract up for approval for the City's Stormwater Master Plan Update.
- Numerous Citizen Comments have been submitted to the City since 2016 as to the need for a Stormwater Management Plan- including but not limited to- the Basalt Creek Concept Plan, the City of Tualatin Basalt Creek Comprehensive Plan, the City of Tualatin Annexation of the Autumn Sunrise properties, the City of Tualatin Code and Map changes for the Autumn Sunrise Properties; and the annexation of additional Basalt Creek Lands into the City for the CPAH property.
- The City did not provide a Stormwater Master Plan for the Basalt Creek Area in the Basalt Creek Concept Plan adopted in 2018, nor in 2019 as part of the City of Tualatin Basalt Creek Comprehensive Plan.
- The City did not include the Basalt Creek Area within the City's Stormwater Master Plan Update of 2020/2021 which was adopted and then rescinded due to the lack of a Stormwater Master Plan for the Basalt Creek Area.
- Now the middle of 2021, the City of Tualatin has still not generated a Stormwater Management Plan for the Basalt Creek Area-which continues to be mandated by the State. It is not known if the City has even submitted approval for a Professional Services Contract to start conducting the assessment of the Basalt Creek Area - needed to generate the basis of a Stormwater Management Plan for the Basalt Creek Area.

- The City of Tualatin, knowing the City has not developed or adopted a Stormwater Management Plan for the lands within the Basalt Creek Area started in 2020 to annex large acres of Basalt Creek lands into the City, with the knowledge that the development plans of the lands would be submitted within the near future- and prior to the adoption of a Stormwater Management Plan.
- Members of the City Council in January 2021 asked for clarification as to the plans of the City staff have to address the lack of a Stormwater Management Plan for the Basalt Creek lands the City had already annexed into the City.
- Since January 2021, the City has continued to annex additional Basalt Creek lands into the City without a clearly identified plan to address the omission of an adopted Stormwater Management Plan (SW Management Plan) for these lands to gain compliance with State Law- or a clearly identified plan by which the City will be able to comply with State mandates when these lands submit Development Plans to the City in the near future.
- On 6-14-21, after the last scheduled meeting of the District #1 Urban Renewal Task Force, the City distributed a revised Projects list to the Task Force Members- which provided slightly more specific and new information that the source of the City's anticipated funding would come from the 20-21 Community Development funds- however, the date which the City anticipates initiation of the SW Management planning nor when the City anticipates the completion and adoption of the SW Plan for the Basalt Creek Area was not provided within the City's distribution.

To my knowledge the City staff have not publicly disclosed a clear plan to as to when the City will fulfill and comply with the State's SW Management mandate.

I am not aware that the City has issued a bid for a Professional Consulting Services to generate a SWMP for the Basalt Creek Area.

The inclusion of this project into the Urban Renewal Bond would assist the City in resolving previously identified funding issues and would also create an additional monitoring system for the City to track the implementation of the Project.

If this project was one of the first projects to be implemented within the Urban Renewal Bond, the timeframe for the fulfillment of the State's requirements may be realized earlier with adequate funding. An earlier completion and adoption date would help the City address issues which will arise when Basalt Creek Area lands (which the City has already annexed) into the City which are anticipated to be submitted for development in the near future but lack a regional Stormwater Management Plan.

The Basalt Creek Area continues to need the protections provided by a regional inter-governmental coordinated Stormwater Management Plan for the Basalt Creek Area as multiple governments continue to conduct Land Use Planning Actions which will impact the significant topographical and geological, and environmental concerns which exist within the area.

**The State through the DEQ has identified the needs, the authority the mandates, and the benefits to the local governments to support the Stated mandate for municipalities of 2,500 or more are required to have a Stormwater Management Plan adopted and implemented.**

**In addition, the State has identified the interrelationships between stormwater management and water quality- and their interrelationships and need for consistency in compliance with Oregon Statewide Land Use Planning Goals-**

## 3.2 Code development for stormwater management

### 3.2.1 Authority to develop stormwater requirements in code

The local comprehensive land-use plan should provide the policy framework and authority for municipalities to protect water quality as well as control local flooding. The plan guides a municipality's activities in areas such as land use, conservation, economic development and public facilities such as the development and management of stormwater, wastewater and transportation systems. It also provides the legal authority to regulate these systems while municipal code or ordinance provide the details on how a municipality will implement this authority.

[Oregon Revised Statute 197.175](#) requires municipalities to adopt a local comprehensive plan, zoning and ordinance. This comprehensive plan must be consistent with the [Statewide Planning Goals](#) in the Oregon Administrative Rules. Several of these goals are applicable to water quality and public facilities such as stormwater systems. In particular, Statewide Planning Goal 11 specifically addresses the planning and development of orderly and efficient public facilities such as stormwater systems to serve as a framework for urban and rural development. Planning Goal Number 5 addresses natural resources and Planning Goal Number 6 addresses water quality.<sup>35 36 37</sup> Planning Goal Number 1 requires public involvement in the implementation of all the planning goals.<sup>38</sup>

The Oregon Department of Land Conservation and Development administers the Oregon's Statewide Land Use Planning Program and provides assistance to municipalities implementing its program requirements. The agency worked with DEQ to develop a [Water Quality Model Code and Guidebook](#) providing model comprehensive plan language to support the establishment of stormwater codes. The guidebook explains how codes can serve as nonstructural stormwater controls. The information below provides tools to use in evaluating codes for water quality protection.

**Master planning**

Stormwater master planning is “public facilities planning” as defined in Oregon Administrative Rule, Chapter 660. By definition, a public facilities plan is a support document to a local comprehensive land use plan. Cities and counties must develop and adopt a public facility plan for areas within an urban growth boundary with a population greater than 2,500. A stormwater master plan must contain the following information:

1. An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive plan
2. A list of the significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan.
3. Rough cost estimates of each public facility project
4. A map or written description of each public facility project's general location or service area
5. Policy statement(s) or urban growth management agreement identifying the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated
6. An estimate of when each facility project will be needed
7. A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system.

7



## Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

### OAR 660-015-0000(5)

#### Goal

To protect natural resources and conserve scenic and historic areas and open spaces.

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic and open space resources for present and future generations.

These resources promote a healthy environment and natural landscape that contributes to Oregon's livability

OAR chapter 660, division 23, Procedures and Requirements for Complying with Goal 5

(Applicable to resources except cultural resources)

**In reviewing RES 628-21** I cannot find where the City has included an evaluation of the potential impact of the implementation of the proposed bond on the Basalt Creek Area in relationship to Goal #5.

Yet, the intent of the intent of the Bond is to encourage and help fund the development and urbanization of the Basalt Creek Area- which may greatly affect the existing Natural Resources...

#### APPARENT DISPOSITION OF PROPOSAL

District #1 Urban Renewal Task Force

PROPOSAL -OBTAIN, CREATE GOAL #5 INVENTORY FOR BASALT CREEK AREA- ADOPT AND INTEGRATE INTO CITY MAPS

Slightly more information was gained when the staff forward ON 5-13-21 the 1st revision to the 3-18-21 Project List-DRAFT

The document is now identified as the "DISTRICT 1 PROPOSED PROJECTS FINAL" and now contains a line item labeled as GOAL 5 INVENTORY

REASON: Per the Basalt Creek Concept Plan, under the Regulatory Framework for Conserving Natural Resources, Titles 3 and 13 of Metro's Urban Growth Management Functional Plan implements Goal 5.

#### WASHINGTON COUNTY ENFORCEMENT ORDER

The importance of the creation and adoption and implementation of a Goal #5 Inventory with clear standards established should be of importance for local governments.

Washington County has not been allowed to process development applications for housing projects which impact habitats.

#### Current Enforcement Proceedings

<https://www.oregon.gov/lcd/NN/Pages/Enforcement-Proceedings.aspx>

The following enforcement proceedings are currently underway.

#### Washington County

On January 23, 2020, the Land Conservation and Development Commission (LCDC) found 'good cause' to proceed with enforcement against Washington County based upon a petition from Jill Warren. LCDC appointed a hearings officer to hold a contested case hearing and report back to the Commission. The hearings officer issued a draft order recommending that the commission approve an enforcement order against Washington County. The hearings officer determined that several of the County's development code standards to protect upland habitat areas and riparian areas were not clear and objective, were unenforceable, and did not protect natural resources as is required by the County's comprehensive plan. On May 22, 2020 (after continuing this matter from its cancelled March, 2020 meeting), LCDC approved the enforcement order, and in addition directed Washington County to not process development applications for housing projects that impact upland habitat areas until the County adopts new development code provisions that protect these areas with clear and objective standards. The County must adopt enforceable clear and objective standards by May 1, 2021.

I had an opportunity to discuss the needs and City staff perspectives during an onsite visit including the City Attorney, the Director of Parks and Recreation, the Manager of Parks and Recreation.

What I heard during the site visit was that the City of Tualatin intends to have developers pay for the State Mandated Goal #5 Inventory for the protection and Conservation of Natural Resources and Open Spaces as part of each development. I was not able to obtain a clear answer as to how the City's initiation of Master Planning for 20+ acres of Public Parks and additional Public Trails would be funded under the City's current plan - by the developers- as the City may be the developer of the Public Parks etc.

I also did not get a clear answer as to **how will the City know what natural resources exist, their location and value/ condition-- depending upon the specifics of those parameters-know the amount of buffer zone is required per each type of habitat within the State's Goal #5 Natural Resources Inventory?**

It seems only when a Goal #5 Natural Resources Inventory is conducted- will the necessary amount and location of the buffer zone protection can be adequately determined.

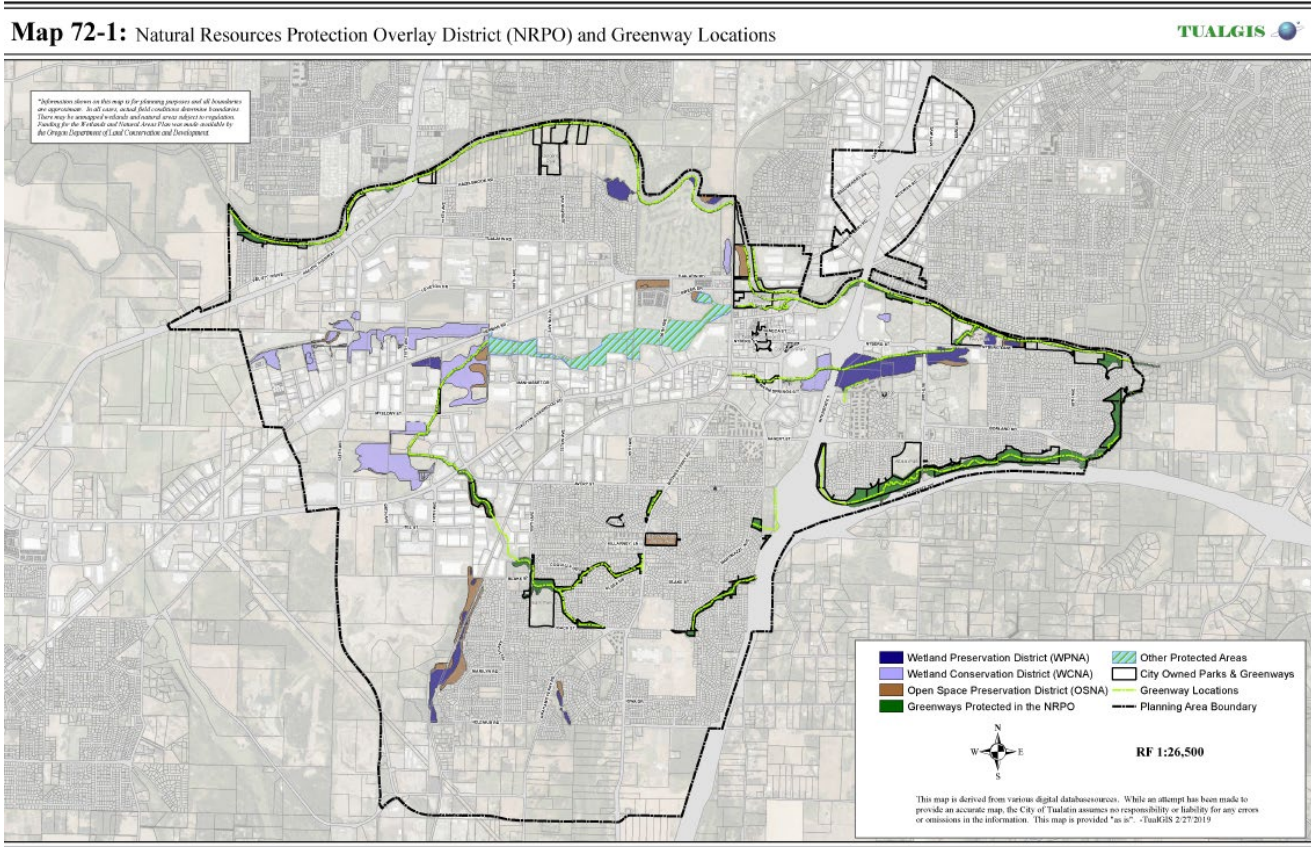
This generates the question, **how can the City initiate and conduct meaningful Master Planning without first knowing what lands are suitable for potential Public use, and which lands will be limited or excluded from Public use if the City has not conducted a Goal #5 Inventory as an initial step?**

**As water, plants and animal do not understand or respect the limitations of human designated tax lots- these questions are generalizable to all the lands within the Basalt Creek and SW Concept Areas.**

Comments provided by City staff to support the City's position of evidence of compliance to Goal #5 Requirements has been the statement that the 2018 Basalt Creek Concept Plan provides the Goal #5 requirements.

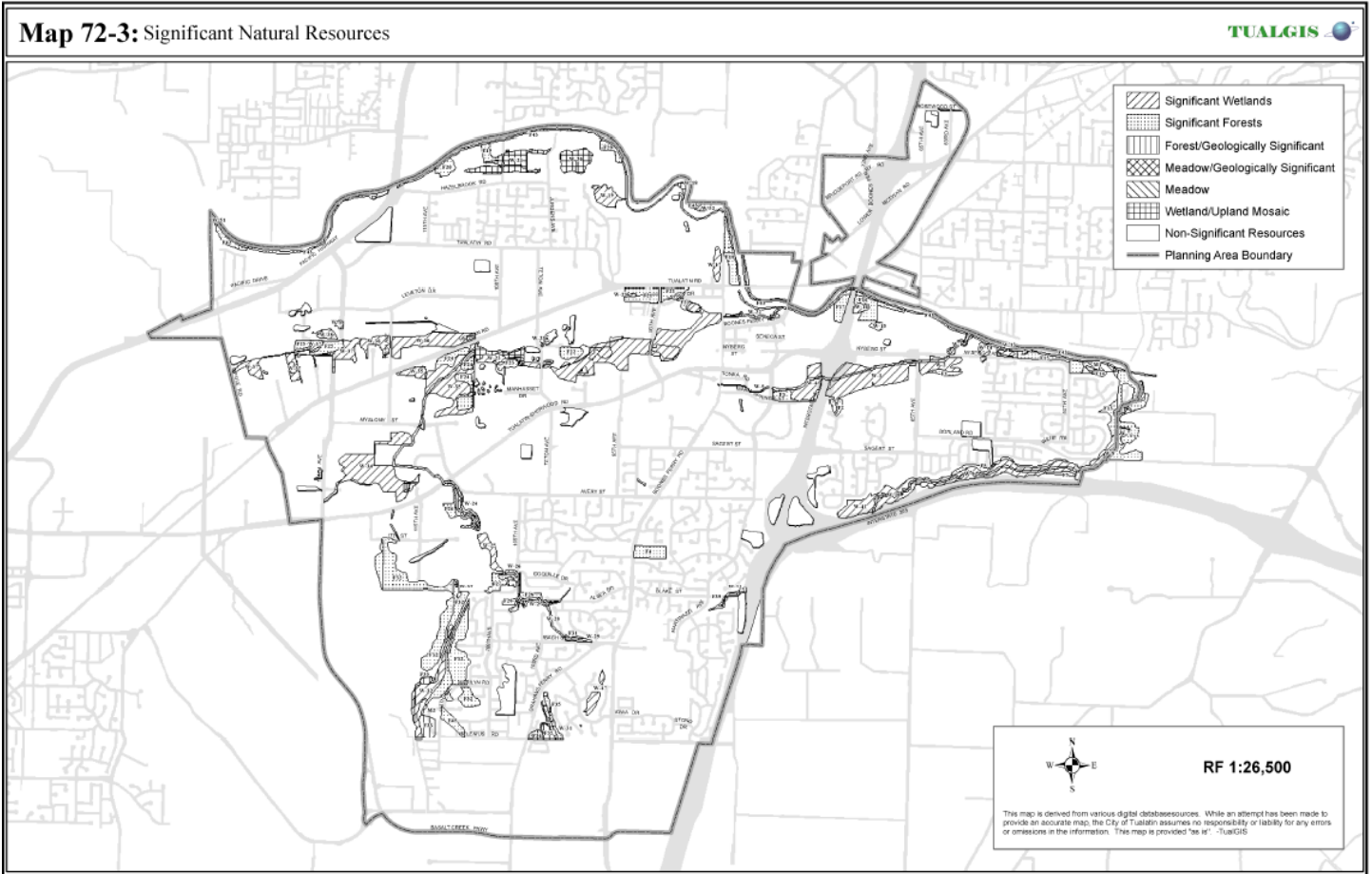
While the 2018 Basalt Creek Concept Plan was included as an attachment to the 2019 City of Tualatin Basalt Creek Comprehensive Plan, the City's Comprehensive Plan included two Natural Resources City Maps which were "revised" and adopted into the City's "Official" Maps which are integrated into the City's other Governing Documents.

CITY OF TUALATIN Map 72-1 Natural Resources Protection Overlay District (NRPO) and Greenway Locations



It is important to notice, natural resources are identified throughout the map-  
 Yet--nothing is identified within the Basalt Creek Area

CITY OF TUALATIN Map 72-3 Significant Natural Resources



It is also important to notice, natural resources are identified throughout the map- yet - nothing is identified within the Basalt Creek Area



# CONTRARY TO THE CITY OF TUALATIN NATURAL RESOURCES MAPS

IT IS OBVIOUS THE BASALT CREEK AREA CONTAINS NUMEROUS NATURAL RESOURCES AS INDICATED WITHIN THE FOLLOWING MAPS

-YET THESE RESOURCES ARE NOT IDENTIFIED ON THE CITY OF TUALATIN'S NATURAL RESOURCES MAPS



Basalt Creek Area- Topographic Map



March 14, 2021

**Wetlands**

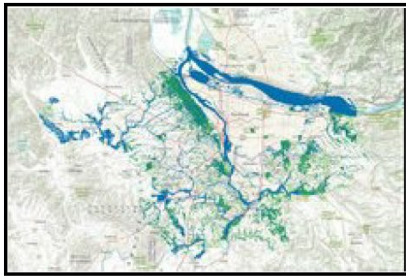
- |                                |                                   |       |
|--------------------------------|-----------------------------------|-------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake  |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other |
| Freshwater Pond                | Riverine                          |       |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

# Map Details

## Datasets

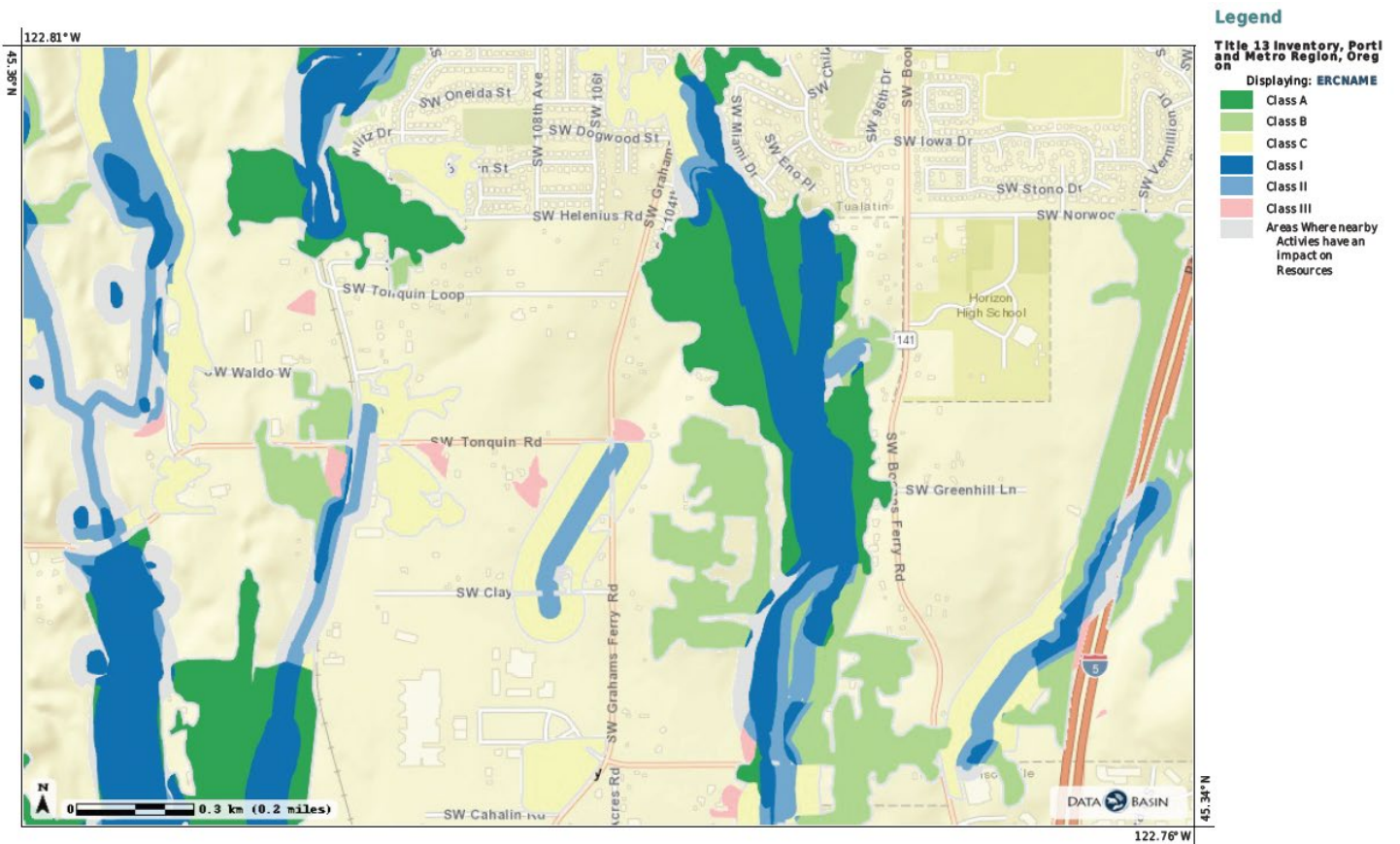


### Title 13 Inventory, Portland Metro Region, Oregon

<https://databasin.org/datasets/afdfb390255549418f26855af59b2f79>

**Credits:** Metro Data Resource Center  
© Oregon Metro [www.oregonmetro.gov/r/ris](http://www.oregonmetro.gov/r/ris)

**Layers:** ● Title 13 Inventory, Portland Metro Region, Oregon

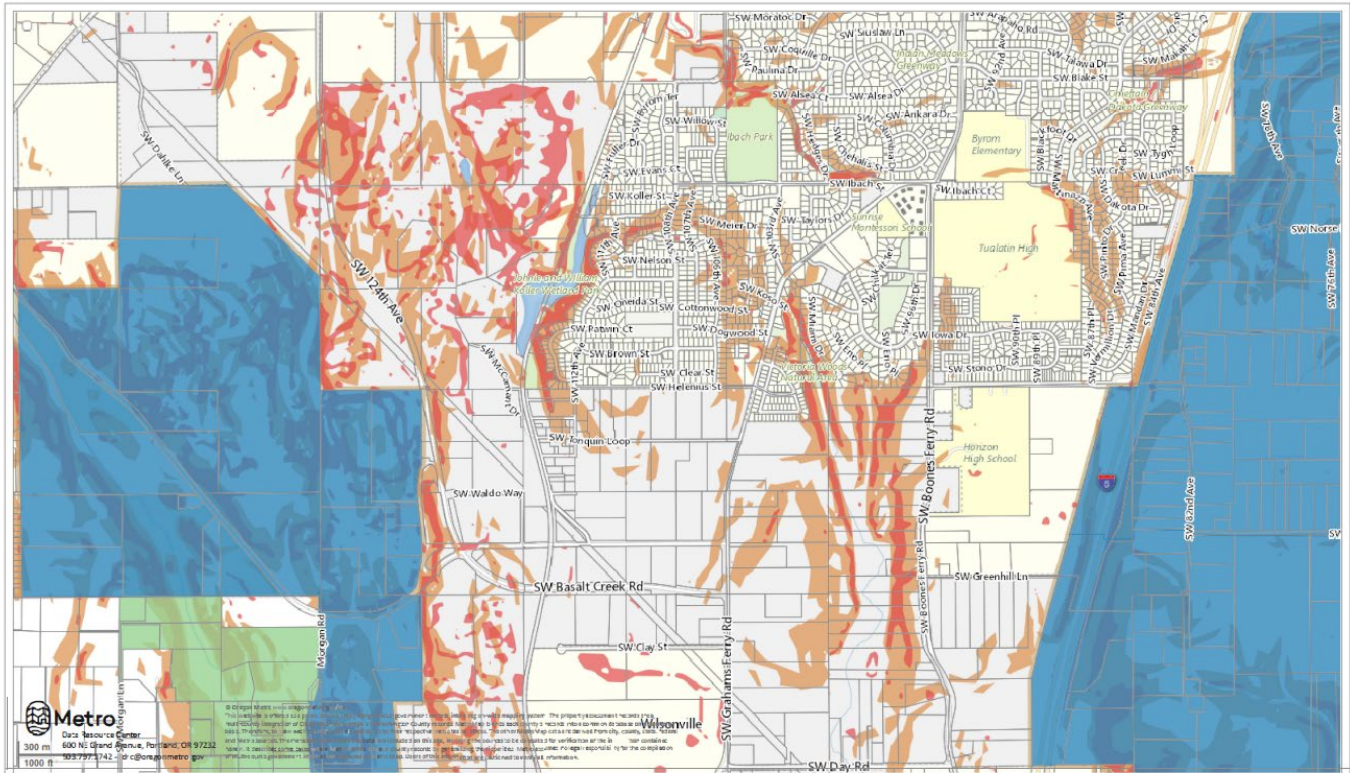




- ✓ Urban and rural reserves
- Rural Reserve
- Urban Reserve

## SOUTHERN TUALATIN AREA STEEP SLOPES GREATER THAN 25% URBAN RESERVES INDICATED

- ✓ Slopes > 10%
- >10 percent slope
- ✓ Slopes > 25%
- >25 percent slope



# Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

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**OAR 660-015-0000(5)**



## **Goal**

**To protect natural resources and conserve scenic and historic areas and open spaces.**

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.

The following resources shall be inventoried:

- a. Riparian corridors, including water and riparian areas and fish habitat;
- b. Wetlands;
- c. Wildlife Habitat;
- d. Federal Wild and Scenic Rivers;
- e. State Scenic Waterways;
- f. Groundwater Resources;
- g. Approved Oregon Recreation Trails;
- h. Natural Areas;
- i. Wilderness Areas;
- j. Mineral and Aggregate Resources;
- k. Energy sources;
- l. Cultural areas.

Local governments and state agencies are encouraged to maintain current inventories of the following resources:

3. Historic Resources;



4. Open Space;
5. Scenic Views and Sites.

Following procedures, standards and definitions contained in commission rules, local governments shall determine significant sites for inventoried resources and develop programs to achieve the goal.

## **Guidelines**

### **A. Planning**

1. The need for open space in the planning area should be determined, and standards developed for the amount, distribution, and type of open space.
2. Criteria should be developed and utilized to determine what uses are consistent with open space values and to evaluate the effect of converting open space lands to inconsistent uses. The maintenance and development of open space in urban areas should be encouraged.
3. Natural resources and required sites for the generation of energy (i.e. natural gas, oil, coal, hydro, geothermal, uranium, solar and others) should be conserved and protected; reservoir sites should be identified and protected against irreversible loss.
4. Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.
5. The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designating historic sites.
6. In conjunction with the inventory of mineral and aggregate resources, sites for removal and processing of such resources should be identified and protected.
7. As a general rule, plans should prohibit outdoor advertising signs except in commercial or industrial zones. Plans should not provide for the reclassification of land for the purpose of accommodating an outdoor advertising sign. The term "outdoor advertising sign" has the meaning set forth in ORS 377.710(24).

### **B. Implementation**

1. Development should be planned and directed so as to conserve the needed amount of open space.

2. The conservation of both renewable and non-renewable natural resources and physical limitations of the land should be used as the basis for determining the quantity, quality, location, rate and type of growth in the planning area.
3. The efficient consumption of energy should be considered when utilizing natural resources.
4. Fish and wildlife areas and habitats should be protected and managed in accordance with the Oregon Wildlife Commission's fish and wildlife management plans.
5. Stream flow and water levels should be protected and managed at a level adequate for fish, wildlife, pollution abatement, recreation, aesthetics and agriculture.
6. Significant natural areas that are historically, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated. Plans should provide for the preservation of natural areas consistent with an inventory of scientific, educational, ecological, and recreational needs for significant natural areas.
7. Local, regional and state governments should be encouraged to investigate and utilize fee acquisition, easements, cluster developments, preferential assessment, development rights acquisition and similar techniques to implement this goal.
8. State and federal agencies should develop statewide natural resource, open space, scenic and historic area plans and provide technical assistance to local and regional agencies. State and federal plans should be reviewed and coordinated with local and regional plans.
9. Areas identified as having non-renewable mineral and aggregate resources should be planned for interim, transitional and "second use" utilization as well as for the primary use.

Original Adoption: 12/27/74; Effective: 1/25/75

Amended: 2/17/88; Effective: 3/31/88

Amended: 6/14/96; Effective: 9/1/96

Administrative Rules Applicable to Goal 5:

[OAR chapter 660, division 16](#), Requirements and Application Procedures for Complying with Statewide Goal 5 (applicable to cultural resources)

[OAR chapter 660, division 23](#), Procedures and Requirements for Complying with Goal 5 (applicable to resources except cultural resources)

## COMMENTS UPON THE PROCESS AND ADMINISTRATION OF THE DISTRICT #1 URBAN RENEWAL TASK FORCE

MULTIPLE ISSUES WITH THE TRANSPARENCY OF THE PUBLIC PROCESS

ISSUES WITH CITIZEN INVOLVEMENT WITHIN THE PUBLIC PROCESS

ISSUES AS TO COMPLIANCE WITH OREGON STATE PUBLIC MEETING LAWS-

---NEED FOR TIMELY DOCUMENTATION OF PUBLIC MEETINGS

INCLUDING - THE EVENTS, VOTING, PROPOSALS, DISPOSITION OF PROPOSALS SO THAT THE MINUTES ARE A TRUE REFLECTION THE MATTERS DISCUSSED AT THE MEETING AND INCLUDE THE VIEWS OF THE PARTICIPANTS.”

Contrary to the intentions of the TDC and the City Council, multiple actions taken by the City staff have usurped and nullified the purpose and intent of the District #1 urban Renewal Task Force.

The City staff initiated direct actions outside the daylight of a Public meeting of the Task Force - and without prior consultation with the Task Force to remove two projects which I proposed during the Task Force Meeting on 4-8-21. Both of the projects I proposed were specifically within the authority and role of an appointee to the Task Force, were presented with supporting documentation and information, and both of these projects were identified as appropriate projects for an urban renewal bond by the City's own Urban Renewal Consultant. At the ending of the Task Force's discussions, the City's Consultant- when asked acknowledged both projects were appropriate to be included as separate line items within the Project List for the proposed District #1 Urban Renewal Bond. There were no objections voiced by a Task Force member as to my question to the Consultant on inclusion into the bond's Projects List -or the Consultants response.

Compounding concerns have developed with regards to events and the staff's actions within the timeframe of the 2nd 4-8-21 meeting of the Task Force on the 3rd 4-29-21 meeting of the Task Force and the documentation for the Public Record.

Days after my presentation of the proposals on the two projects for bond's Project List in the last portion of the 4-8-21 Public Meeting, the Task Force members were informed the last portion of the 4-8-21 virtual meeting did not record to tape due to technical difficulties, and consequently the staff Chairperson requested the Task Force to review and provide additional comments upon a draft of the 4-8-21 meeting as he was just working from notes- which I complied and provided additional details and comments.

Although the agenda for the 4-29-21 (3rd) meeting of the Task Force identified an agenda item for review of the 4-8-21 minutes- the staff Chairperson did not provide a copy of the draft of the 4-8-21 minutes either prior to or during the 4-29-21 meeting.

The Chair then informed the Task Force the City had removed the two projects I proposed- and provide minimal information on the City's rationale, or justification. There were multiple questions and concerns which I expressed as to the process, the justifications and rationale for the actions taken by the City staff- which I received minimal specific information from the Chair. I also requested a copy of the referenced communication the Chair indicated was the causative agent which initiated the removal of both projects which was not provided. I then requested a copy of the referenced correspondence be included within the minutes of the 4-29-21 Public Meeting- to help provide clarity as to the actions taken by the City. As of this date, I have not been provided a copy of the referenced communication, nor have I seen a documentation of the discussions, or responses to the questions I asked within the belated 6-18-21 draft of the 4-29-21 Public Meeting. I have submitted additional comments and concerns as to the lack of accuracy and completeness of the 6-18-21 version of draft of the 4-29-21 Public Meeting minutes.

It should be noted, the City had the ability and the opportunity to schedule either an agenda item into the 4-29-21 meeting or request a 4th meeting to be schedule to provide an opportunity for the City to present and discuss the apparently significant concerns they had with my proposed Projects for the bond- during which open discussions could be initiated during a Public Meeting, or the City could request the Task Force consider a change or modification to the proposals; and I would have been provided an opportunity to defend my proposals. At the end of the discussions with the City, the Task Force should have been provided an opportunity to vote as to the disposition of one or both of the proposals. This method would have protected the role, function and integrity of the Task Forces eventual recommendations, and would also have been conducted in a transparent manner- where all parties are provided opportunities to provide a clearer understanding of both parties intentions and concerns with opportunities for resolution of issues.

Had the City chosen to include the Task Force within the decision as to removal or retention of the two projects- during a Public Meeting, Citizens would also benefit- as the appropriate documentation of the Public Meeting would provide a mechanism for Citizens to access the information upon which decisions are made, and also gain a better understanding of the process of government.

This transparency of process is a basic element of Citizen Involvement which the City Council and the TDC stated was one of the goals to be achieved as part of the development of the Urban Renewal Bond for District #1.

However, the City staff decided to make a unilateral decision to remove both projects- outside the Public Meeting process.

Towards the end of the 4-29-21 I requested the Task Force schedule a 4th Public meeting to finalize, vote upon and generate formal recommendations for the Task Force to comment upon prior to, and as part of the formalized submission from the Task Force to the TDC

I also identified the need to obtain and complete the review and acceptance of the minutes of the 4-8-21 and 4-29-21 Public Meetings- I made additional comments as to the discrepancies which were starting to become apparent in the recollections of discussions and actions which occurred during the two meetings among many of the participants in the meetings- including if formal voting on the Projects occurred - and if so what projects were identified within the question which was associated with the vote.

The validity of any voting which may have occurred on 4-8-21 or 4-29-21 on the Projects List lacked current documentation of the Projects list at the time of the vote- as the staff had not provided any revision to the initial City generated Draft from the 3-18-21 meeting. The City also impacted of the validity and 4-8-21 consensus/vote, as the City removed two of the proposed projects presented on 4-8-21 from consideration outside the Public process and prior to the 4-29-21 meeting.

I also commented upon the need for approved minutes for the transparency of the governmental process.

The Task Force Chair commented no additional voting was necessary, he did not see a need to schedule a 4th Meeting -and then put the question to a vote. I was the only member who desired a 4th meeting- the remaining members indicated they were neutral and would participate in a 4th meeting if needed.

The Chair, the City Consultant and another member of the Task Force made recommendations that any unresolved issues could be handled on an individual basis- by reaching out to other members or to the City staff.

I elected not take the recommendations to initiate communications outside of the Public process and to solve my outstanding concerns as to the lack of finalization of the requirements of the TDC and of the State.

However I continued to submit written concerns to the Chair of the Task Force to follow up on the various updated documents he had promised to provide- on multiple occasions- but did not.

Respectfully submitted,  
Grace Lucini

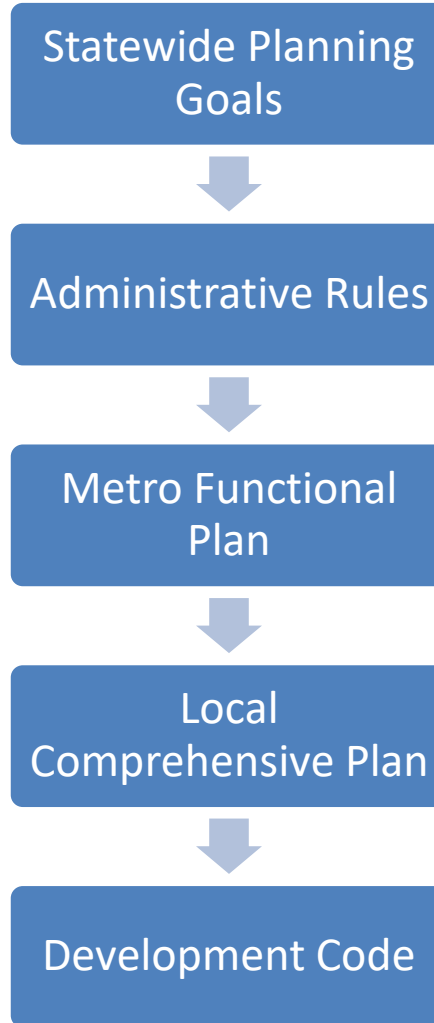


# What Statewide Planning Goals Do

- 14 Statewide Land Use Planning goals were adopted in late 1974. Later, coastal goals and a Willamette River Greenway goal were added to bring the total to 19 goals.
- These goals serve as the foundation of the statewide program for land use planning in Oregon.
- The goals express the state's policies on land use and related topics, like citizen involvement, housing, and natural resources.



# How are Goals Carried Out?





## What is Goal 5?

- ***“To protect natural resources and conserve scenic and historic areas and open spaces.”***
- Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.





## How is Goal 5 Met?

- **The default process.** Inventory Goal 5 resources and adopt a list of significant sites.
- **The Metro process.** *“Upon acknowledgment of Metro’s regional resource functional plan, local governments within Metro’s jurisdiction shall apply the requirements of the functional plan for regional resources rather than the requirements of this division.”*



# What is Metro's Process?

- **Title 3 (1996). Water Quality Resource Areas.**  
Created a vegetated corridor from creeks and streams based on the percent slope of the bank, in which development is prohibited with some exceptions.
- **Title 13 (2005). Nature In Neighborhoods.**  
Created habitat conservation areas that expanded or were concurrent with vegetated corridors, in which development is prohibited with some exceptions.



# How does Tualatin Comply?

- **Pre-Metro Title 3 and 13: Tualatin's Significant Natural Resources.** Based on sites identified in the City of Tualatin Natural Resource Inventory and Local Wetlands Inventory (December, 1995)
- **Post-Title 3: Clean Water Services (CWS) Design and Construction Standards.** Chapter 3 of the D&CS, which applies to Tualatin and is implemented by CWS, provides standards that apply to sensitive areas and vegetated corridors which protect these areas from development to comply with Title 3. All development activity must submit a “pre-screen” to CWS to determine the presence of sensitive areas.
- **Post-Title 13: The Tualatin Basin Plan.** The Plan uses Clean Water Services existing Title 3 protection standards with expansion of a capital program to support restoration and volunteer activities to comply with Title 13.



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners  
**THROUGH:** Steve Koper, Planning Manager  
**FROM:** [Enter Staff Name, Title]  
**DATE:** [DATE]

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**SUBJECT:**

Review the proposed 11<sup>th</sup> Amendment to the Leveton Tax Increment Plan and vote to find conformance with the Tualatin Development Code.

**RECOMMENDATION:**

Staff recommends that the Tualatin Planning Commission finds that the 11<sup>th</sup> Amendment conforms with the Tualatin Development Code.

**EXECUTIVE SUMMARY:**

*Background:*

On October 28, 2019, City Council directed staff to identify potential projects for the Leveton District to fully expend remaining funds with the goal of terminating the District Plan. City Council requested input from District businesses on areas of concern or project ideas that remaining funds could be used for. Area business identified projects and concerns in two key areas: transportation and workforce mobility.

On February 8, 2021, City Staff presented to Council the proposed projects three proposed projects. Future urban renewal planning, rapid cross walk beacons, and incorporate the Herman Road Extension project. The future urban renewal planning and rapid cross walk beacons required a minor amendment which was approved on March 22, 2021 by Resolution 624-20. The inclusion of Herman Road Extension Project requires a substantial amendment. The Tualatin Development Commission reviewed the potential amendment on June 28, 2021 and unanimously voted to send it out for public review.

*Substantial Amendments*

A substantial amendment to an urban renewal plan is based on two factors: expansion of the area boundaries greater than 1% or an increase in maximum indebtedness. The substantial amendment is a multi-step process beginning with an approval by the Tualatin Development Commission, a 45-day consult and confer with area taxing entities, conference with Washington County, a public hearing, and final approval by the Tualatin City Council. In 1989, the City of Tualatin added an additional 33.3 acres to the Leveton Tax Increment District, exceeding 1% of area boundary. Any addition, no matter the size, would require a substantial amendment.

*Herman Road Project*

Identified in the Transportation Systems Plan, this proposed project will add a sidewalk/path on the north side, bike lanes on both sides, fix the drainage issues, and add a center turn lane at the industrial driveway

of Herman Road. It is currently funded through preliminary design. The current budgeted cost is \$2,905,000 and will be administered by the City of Tualatin Community Development and Public Works Department.

#### Tualatin Development Commission

On June 28, 2021, The Tualatin Development Commission approved Resolution 627-21 *Commencing the Formal Review Process for the 11<sup>th</sup> Amendment to the Leveton Tax Increment Plan*. This process initiates the 45-day consult and confer period legally required by ORS 457.

#### **OUTCOMES OF DECISION:**

If the Tualatin Planning Commission finds conformance with the Tualatin Development Code, the 11<sup>th</sup> Amendment will be forwarded to the Tualatin City Council for a public hearing on August 9, 2021. The findings of the Tualatin Planning Commission will be stated in the ordinance approving the Plan Document on August 23, 2021.

#### **ALTERNATIVES TO RECOMMENDATION:**

None.

#### **FINANCIAL IMPLICATIONS:**

None

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#### **ATTACHMENTS:**

- Report Accompanying the Leveton Tax Increment Plan
- Leveton Tax Increment Plan Herman Road Amendment
- Herman Road Conceptual Design

Exhibit A      Leveton Tax Increment Plan 11<sup>th</sup> Amendment

The following changes are made in the Leveton Tax Increment Plan. Added language is shown in *italics*.

B. GOALS AND OBJECTIVES

1. GOALS AND OBJECTIVES OF THE LEVETION TAX INCREMENT PLAN

Goal 3: Improved Traffic and Transportation

Objectives:

- e.      *Extend Herman Road within the District*

2. RELATIONSHIP TO LOCAL OBJECTIVES

- b.      Traffic and Transportation

*The Tualatin Comprehensive Plan section that pertains to this project is:*

***ECONOMY, COMMERCIAL, & INDUSTRIAL DEVELOPMENT***

***Plan Details***

GOAL 4.2

*Encourage new industrial development in ways that strengthen the local tax base and support Tualatin's industrial lands as a major local and regional employment center.*

*POLICY 4.2.2 Fully develop planned industrial areas, providing full transportation, sewer, and water services prior to or as development occurs.*

***Finding:*** *The transportation project in the Plan is intended to directly support the industrial lands in the District and provide connections to residential and commercial lands in Tualatin. The project is in conformance with the Economy, Commercial & Industrial chapter of the Comprehensive Plan.*

C. DESCRIPTION OF PROJECT

Leveton Sector

1. Transportation Access

*The extension of Herman Road will improve the bike lanes, sidewalks, and transit stops along Herman Road between the employment district, neighborhoods, and downtown. It will also improve safety and mobility for all roadway users along Herman Road.*

## D. OUTLINE OF PROJECT ACTIVITIES

### 1. Public Improvements

#### a. Road Improvements

- *The Herman Road project is to widen from Tualatin Road to Teton Road. Improve bike lanes, sidewalks, and transit stops along Herman Road between the employment district, neighborhoods, and downtown. The project will improve safety and mobility for all roadway users along Herman Road where currently, bicycles, pedestrians, automobiles, transit, and trucks share two 12-foot vehicle travel lanes because there are no bike lanes or sidewalks. The project will add buffered bike lanes and other Active Transportation components where there are existing sidewalks and bike lanes.*

Report Accompanying the  
Leveton Tax Increment Plan DRAFT



*City of Tualatin*



**City Council/ Tualatin Development  
Commission**

**Mayor / Chair**

Frank Bubenik

**City Council / Commissioners**

Nancy Grimes, Council President

Maria Reyes

Christen Sacco

Bridget Brooks

Cyndy Hillier

Valerie Pratt

**Planning Commission**

Bill Beers, Chair

Alan Aplin

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**Elaine Howard Consulting, LLC**

Elaine Howard, Scott Vanden Bos

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## I. INTRODUCTION

The Report Accompanying the Leveton Tax Increment Plan (Report) contains background information and project details that pertain to the Leveton Tax Increment Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Tualatin City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

<b>Statutory Requirement</b>	<b>Report Section</b>
ORS 457.087 (1)	X
ORS 457.087 (2)	XI
ORS 457.087 (3)	II
ORS 457.087 (4)	III
ORS 457.087 (5)	VI
ORS 457.087 (6)	IV,V
ORS 457.087 (7)	IV,V
ORS 457.087 (8)	VIII
ORS 457.087 (9)	XII

The Report provides guidance on how the Plan might be implemented. As the Tualatin Development Commission (TDC) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The TDC may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the TDC. The TDC may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1- Leveton Tax Increment District Boundary Expansion

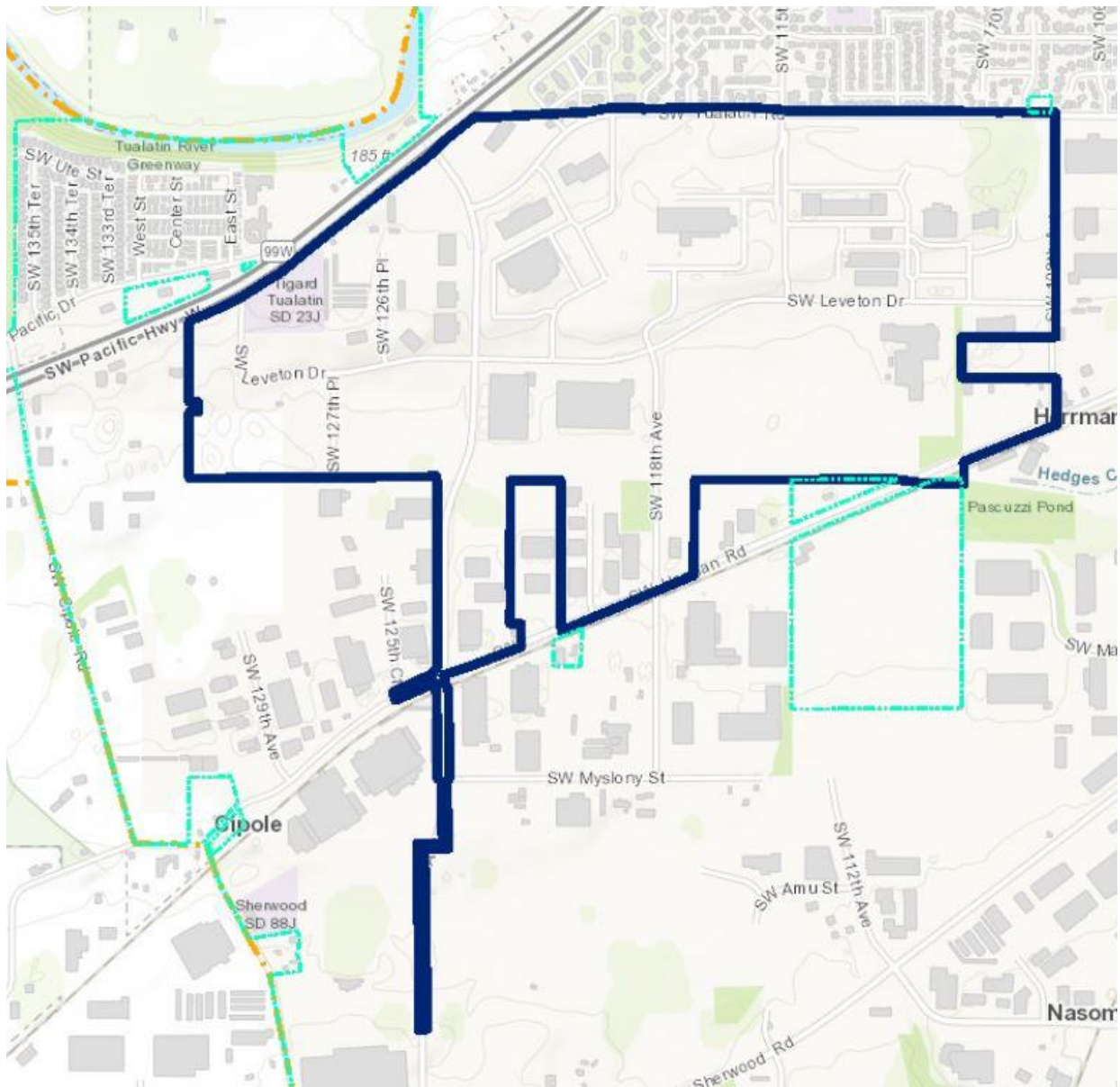
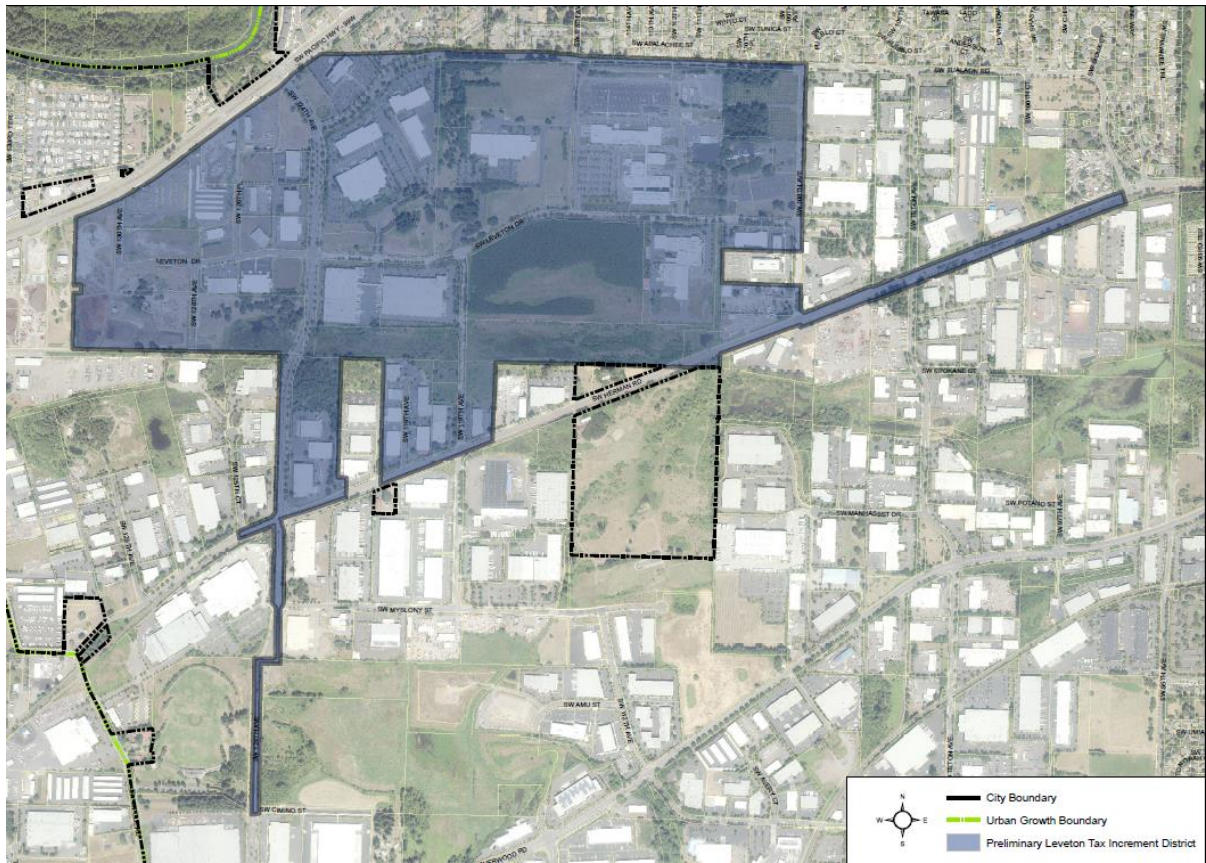


Figure 1- Leveton Tax Increment District Boundary Expansion



## II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area in the 2021 Substantial Amendment are described below, including how they relate to the existing conditions in the Area.

### A. *Transportation*

*The following information for the Herman Road project to widen from Tualatin Road to Teton Road comes from the CIP, p 124.*

#### **DESCRIPTION:**

Improve bike lanes, sidewalks, and transit stops along Herman Road between the employment district, neighborhoods, and downtown. Improve safety and mobility for all roadway users along Herman Road where currently, bicycles, pedestrians, automobiles, transit, and trucks share two 12-foot vehicle travel lanes because there are no bike lanes or sidewalks. Add buffered bike lanes and other “Active Transportation” components where there are existing sidewalks and bike lanes.

#### **PROJECT SCOPE:**

The total project cost includes project development, engineering, environmental permitting, right of way acquisition and construction.

#### **EXISTING CONDITIONS/HISTORY:**

This project will enable pedestrians and bicyclist to travel in a safer environment than they currently do when sharing two 12-foot travel lanes with cars, trucks, and buses. Adding sidewalks and bike lanes where they do not currently exist and providing buffered bikes lanes along the rest of the corridor will provide a safer more comfortable environment.



### **III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

The total cost estimate for the Herman Road project is shown in Table 2 below. This estimate is from the *City of Tualatin Capital Improvement Plan* (p 103). The portion of this projects paid for by urban renewal must fit within the remaining maximum indebtedness and funds remaining in the Leveton Project Fund.

Table 2 - Estimated Cost of Each Project as Compared to Total Cost

<b>Project Title</b>	<b>Total Estimated Cost from CIP</b>	
Herman Road Extension	FY 2023/24	\$780,000
	FY 2024/25	\$2,415,000

Source: City of Tualatin

### **IV. FINANCIAL ANALYSIS OF THE PLAN**

The TDC has approved a budget to allow for the completion of the projects using existing funding in the Leveton Project Fund. There will be no new impacts on taxing districts and no need to borrow additional funds to complete this project. The budget for FY 21-22 for the Leveton Projects Fund has \$3,391,810 in resources and \$3,391,810 in expenditures including \$3,010,000 for the Herman Road project.

### **V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

The Area terminated taking division of tax revenues from the Washington County Assessor in FY 2010. There are still remaining funds in the Leveton Projects Fund. The \$3,195,000 of revenues required for the Herman Road project are not new tax increment revenues, but revenues within the Leveton Projects Fund. The budget for FY 21-22 for the Leveton Projects Fund has \$3,391,810 on resources and \$3,391,810 in expenditures including \$3,010,000 for the Herman Road project. There are no existing long term indebtedness commitments in the Area.



## **VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

Estimated completion dates for the project is in FY 2022/2023.

The TDC may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan.

## **VII. REVENUE SHARING**

Since the URA is no longer taking division of tax revenues, there is no revenue sharing for this URA.

## **VIII. IMPACT OF THE TAX INCREMENT FINANCING**

The impact of tax increment financing on overlapping taxing districts is not relevant to this Amendment. The Leveton Tax Increment District is no longer taking division of taxes. If this project is not pursued, these funds could be used for other specified urban renewal projects.

## **IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA**

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. This limitation pertains to urban renewal areas that are taking division of tax revenues as stipulated in ORS 457.420(2)(b)(A). This urban renewal area is no longer taking division of tax revenues. The City is considering another urban renewal area, and the report on that urban renewal area will address relevant compliance with statutory limits on assessed value and acreage.

## **X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES**

This section of the Report describes existing conditions within the Leveton Tax Increment District and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### **A. Physical Conditions**

#### **1. Land Use**

The Area is composed of 57 individual parcels encompassing 351.16 acres in parcels. The City of Tualatin database was used to determine the land use designation of parcels in the Area. Thirteen of the parcels are classified as non-profit or government uses and are tax exempt. By acreage, Commercial uses account for the most prevalent land use within the Area (53.18%). This was followed by Industrial uses (32.22%). Detailed land use designations in the Area can be seen in Table 3.

Table 3 - Land Use in the Area

<b>Land Use</b>	<b>Parcels</b>	<b>Acreage</b>	<b>Percent of Acreage</b>
Commercial	36	186.74	53.18%
Industrial	7	113.13	32.22%
Exempt	11	35.84	10.20%
Multi-Family	1	10.21	2.91%
Miscellaneous	2	5.24	1.49%
<b>TOTAL:</b>	<b>57</b>	<b>351.16</b>	<b>100%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Tualatin

## **2. Comprehensive Plan and Zoning Designations**

In Tualatin, there is a one map system. The most prevalent comprehensive plan designation by acreage in the Area is Manufacturing Park (69.96%). The second most prevalent comprehensive plan designation in the Area is Light Manufacturing (18.51%). Detailed comprehensive plan designations in the Area can be seen in Table 4 – Comprehensive Plan and Zoning Designations in the Area.

Table 4 – Comprehensive Plan and Zoning Designations in the Area

<b>Comprehensive Plan</b>	<b>Parcels</b>	<b>Acreage</b>	<b>Percent of Acreage</b>
Manufacturing Park	24	245.66	69.96%
Light Manufacturing	21	64.99	18.51%
General Manufacturing	10	23.11	6.58%
General Commercial	2	17.40	4.96%
<b>TOTAL:</b>	<b>57</b>	<b>351.16</b>	<b>100%</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Tualatin

## **B. Infrastructure**

This section identifies the existing conditions in the Area to assist in establishing blight in the ordinance adopting the Tax Increment Plan. The blighting condition is the “the existences of inadequate streets and other rights of way, open spaces and utilities” (ORS457.010 (1)(e).

### **1. Transportation**

The *City of Tualatin Capital Improvement Plan* has identified the Herman Road Extension project as a needed improvement. (CIP p 124)

#### **DESCRIPTION:**

Improve bike lanes, sidewalks, and transit stops along Herman Road between the employment district, neighborhoods, and downtown. Improve safety and mobility for all roadway users along Herman Road where currently, bicycles, pedestrians, automobiles, transit, and trucks share two 12-foot vehicle travel lanes because there are no bike lanes or sidewalks. Add buffered bike lanes and other Active Transportation components where there are existing sidewalks and bike lanes.

#### **PROJECT SCOPE:**

The total project cost includes project development, engineering, environmental permitting, right of way acquisition and construction.

#### **EXISTING CONDITIONS/HISTORY:**

This project will enable pedestrians and bicyclist to travel in a safer environment than they currently do when sharing two 12-foot travel lanes with cars, trucks, and buses. Adding sidewalks and bike lanes where they do not currently exist and providing buffered bikes lanes along the rest of the corridor will provide a safer more comfortable environment.

### **C. Social Conditions**

There is only one lot with residential use in the Area. The area is an employment area for the City of Tualatin providing 7,500 jobs with an average wage of \$98,000.

### **D. Economic Conditions**

#### **1. Building to Land Value Ratio**

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 5 shows the improvement to land ratios (I:L) for properties within the Area. There are 11 parcels listed as Exempt from taxation, so they have no assessed value. No improvement value means there are no taxable structures on the tax lot. Overall, the Area is significantly developed.

Table 5 - Improvement to Land Ratios in the Area

<b>Improvement to Land (I:L) Ratio</b>	<b>Parcels</b>	<b>Acreage</b>	<b>Percent of Acreage</b>
Exempt	11	35.84	10.20
No Improvement Value	11	103.98	29.61
0.01-0.50	4	5.98	1.70
0.51-1.00	2	19.35	5.51
1.01-1.50	3	28.79	8.20
1.51-2.00	2	28.68	8.17
2.01-2.50	4	49.38	14.06
2.51-3.00	1	1.06	0.30
3.01-4.00	6	28.66	8.16
> 4.00	13	49.44	14.08
<b>TOTAL:</b>	<b>57</b>	<b>351.16</b>	<b>100.00</b>

Source: Compiled by Elaine Howard Consulting, LLC with data from the city of Tualatin

***E. Impact on Municipal Services***

There is no fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) as the Area is no longer taking division of tax revenues. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal funding is a transportation improvement project. The use of funds in the Leveton Projects Fund allows the city to add an additional funding source to the City of Tualatin general fund or system development charges funds to allow these projects to be completed.

**XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area.

**XII. RELOCATION REPORT**

No relocation is expected from the added project in this amendment. If the TDC acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the TDC shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The TDC will comply with all applicable state law in providing these potential benefits.