



**City of Tigard
City Center Development Agency Board - Agenda**

TIGARD CITY CENTER DEVELOPMENT AGENCY BOARD

MEETING DATE AND TIME: May 3, 2016 - 6:30 p.m.
MEETING LOCATION: City of Tigard - Red Rock Creek Conference Room
13125 SW Hall Blvd., Tigard, OR 97223

PUBLIC NOTICE:

Times noted are estimated.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for City Center Development Agency Board meetings by noon on the Monday prior to the City Center Development Agency Board meeting. Please call 503-718-2419 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA



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MEETING DATE AND TIME: May 3, 2016 - 6:30 p.m.

MEETING LOCATION: City of Tigard - Red Rock Creek Conference Room - 13125 SW Hall Blvd., Tigard, OR 97223

6:30 PM

1. CITY CENTER DEVELOPMENT AGENCY BOARD MEETING
 - A. Call to Order- City Center Development Agency
 - B. Roll Call
 - C. Call to Board and Staff for Non-Agenda Items

2. DISCUSS POTENTIAL SUBSTANTIAL AMENDMENT TO CITY CENTER URBAN RENEWAL PLAN **6:35 p.m. estimated time**

3. PREVIEW DOWNTOWN VIDEO **7:00 p.m. estimated time**

4. RECEIVE UPDATE ON CCDA AND CITY-OWNED DOWNTOWN PROPERTY **7:15 p.m. estimated time**

5. NON AGENDA ITEMS
 - **EXECUTIVE SESSION:** The Tigard City Center Development Agency Board may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

6. ADJOURNMENT

AIS-2671

2.

CCDA Agenda

Meeting Date: 05/03/2016

Length (in minutes): 25 Minutes

Agenda Title: Discuss Potential Substantial Amendment to City Center Urban Renewal Plan

Submitted By: Sean Farrelly, Community Development

Item Type: Update, Discussion, Direct Staff **Meeting Type:** City Center Development Agency

Public Hearing: No

Publication Date:

Information

ISSUE

Potential substantial amendment to City Center Urban Renewal Plan.

STAFF RECOMMENDATION / ACTION REQUEST

Begin a discussion about developing a substantial amendment to the City Center Development Plan that could be considered by Tigard voters in a 2017 election.

KEY FACTS AND INFORMATION SUMMARY

While there have been several completed City Center Urban Renewal Plan projects, the district does not have the financial capacity that was originally estimated when it was formed in 2006. The urban renewal financial analysis, done prior to the Great Recession of 2008, projected that \$22 million in tax increment would be generated by 2027. The recession greatly reduced the growth in property values and development. Tigard voters approved \$22 million in maximum indebtedness in 2006, current estimates are that the district will generate about half of that, \$11 million, by 2027.

Without new resources, there will likely be insufficient funds for City Center Urban Renewal Plan projects such as the Performing Arts Center; Public Parking Facilities (structured); Ash Avenue Extension Scoffins to Burnham including RR Crossing; Scoffins Street/Hall Boulevard/Hunziker Re-Alignment; and Post Office Relocation. Plans for a large community plaza would likely need to be scaled back, and community requests for new projects would most likely be unable to be accommodated.

To allow the collection of tax increment closer to the envisioned time period, or to increase the plan's maximum indebtedness above \$22 million, it would be necessary to add land to the district. An expanded district would allow for the collection of additional tax increment.

Section 12 of the City Center Urban Renewal Plan requires voter approval for Substantial Amendments to the plan that increase the maximum indebtedness of the plan or add land to the urban renewal area more than 1% of the total plan.

If the Board directs staff to investigate a potential expansion, staff will work with the City Center Advisory Commission and an urban renewal financial advisor on a proposal for a substantial amendment. The CCDA Board would be regularly consulted. The first step would be a review of the current urban renewal plan to determine if any new projects are desired and if any old projects should be dropped. The advisors would provide an estimate of how much maximum indebtedness would be required and propose adjacent properties that could be included in a larger district.

Once the CCAC made a formal recommendation, the CCDA Board would consider it for approval. Subsequently, the amendment would require the same notice, hearing and approval procedure required of the original urban renewal plan i.e., consultation with taxing districts, presentation to the Planning Commission, special notice to City of Tigard households of a hearing by the City Council on the ordinance adopting the substantial amendment, and adoption of the amendment by non-emergency ordinance. A potential time line to a May 2017 vote (the same election as a proposed Tigard Triangle amendment) is attached.

OTHER ALTERNATIVES

The Board of the CCDA could direct staff not to explore the substantial amendment at this time.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

Tigard City Council 2015-17 Goals and Milestones

Goal #2. Make Downtown Tigard a Place Where People Want to Be

City Center Urban Renewal Plan

Tigard Comprehensive Plan

Special Planning Areas- Downtown

Goal 15.2 Facilitate the development of an urban village.

DATES OF PREVIOUS COUNCIL CONSIDERATION

N/A

Attachments

Potential UR amendment time line

AIS-2672

3.

CCDA Agenda

Meeting Date: 05/03/2016

Length (in minutes): 15 Minutes

Agenda Title: Preview Downtown Video

Submitted By: Sean Farrelly, Community
Development

Item Type: Update, Discussion, Direct Staff

Meeting Type: City Center
Development
Agency

Public Hearing: No

Publication Date:

Information

ISSUE

Preview video highlighting Downtown Tigard successes.

STAFF RECOMMENDATION / ACTION REQUEST

The Board of the CCDA is requested to provide feedback on the video.

KEY FACTS AND INFORMATION SUMMARY

At the December 1, 2015 CCDA Board meeting, staff presented the Annual Report on the Urban Renewal District. At the meeting it was suggested by members of the CCDA Board to create video highlighting downtown successes.

The video produced by the city and Tualatin Valley Community Television features interviews with Mayor Cook, Councilor Henderson, TDA Vice President Mike Stevenson, Bailey's Burgers owner Gina Schlatter, and CCAC Chair Carine Arendes.

OTHER ALTERNATIVES

No alternatives for consideration at this time.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

Tigard City Council 2015-17 Goals and Milestones

Goal #2. Make Downtown Tigard a Place Where People Want to Be

Tigard Strategic Plan

Goal 3: Engage the community through dynamic communication

DATES OF PREVIOUS COUNCIL CONSIDERATION

December 1, 2015: Downtown Year in Review

Attachments

No file(s) attached.

AIS-2673

4.

CCDA Agenda

Meeting Date: 05/03/2016

Length (in minutes): 20 Minutes

Agenda Title: Receive Update on CCDA and City-owned Downtown Property

Submitted By: Sean Farrelly, Community
Development

Item Type: Update, Discussion, Direct Staff **Meeting Type:** City Center
Development
Agency

Public Hearing: No

Publication Date:

Information

ISSUE

Receive an update on CCDA and City-owned Downtown properties.

STAFF RECOMMENDATION / ACTION REQUEST

The Board of the CCDA is requested to provide feedback.

KEY FACTS AND INFORMATION SUMMARY

1. Fanno & Main (Saxony) property

Geotechnical report

Geotechnical testing and report complete. The report concluded:

- The proposed structure can be supported on shallow foundations underlain by minimum 18-inch-thick compacted granular pads bearing on firm native soil.
- Explorations indicate that undocumented prior filling has occurred at the site. The report recommends that this fill material be removed from under all building foundation elements.
- The report recommends that in all building slab areas where the cut is less than 3 feet the surface foot of material either be removed and replaced with structural fill or the subgrade scarified and compacted as structural fill to a depth of 1 foot.
- The proposed pedestrian deck structure can be supported on shallow foundations bearing on firm soil.

Land Use

A neighborhood meeting, required as part of the land use process, was held on March 28. Staff and Resolve Architecture made presentations on the proposed design of the public space and building and answered questions. Questions from the attendees centered on parking for the project.

CWS Service Provider Letter

The city has hired a consultant to do the technical analysis for the CWS SPL letter application. This work will be complete by the end of April.

ODOT ROW

In the rear of the Saxony property there is a gravel path which has provided loading access to the existing buildings for 75 years (since the construction of the Pacific Highway viaduct.) The area is in Oregon Department of Transportation right-of-way. The city would like to preserve this access for loading and parking in the rear of the future redevelopment. Staff inquired into obtaining an access easement from ODOT for the approximately 2,800 square foot path area. ODOT turned down this request, but did offer to start their process for surplusing the property. The city has initiated the process.

ODOT can only sell property that it doesn't think it will need. ODOT staff report there may be a need to expand or replace the viaduct someday, and this area could be needed for expansion or for construction access. The first phase of the ODOT surplus process is a review by six different units to recommend to the Region Manager whether or not to declare the property surplus. If it is declared surplus then it requires a variety of steps, including:

- the Department of Administrative Services notice process,
- FHWA review (if applicable),
- obtaining a legal description,
- checking on the legal lot status,
- obtaining an appraisal and having the appraisal reviewed in Salem,
- getting State Right of Way Manager approval of sale price and conditions,
- auctioning the property, if applicable,
- accepting the successful bid,
- confirming that the buyer has completed the prerequisites to sale (including any property line adjustment/platting needed)
- having the deed drafted, signed, and recorded.

Daily Journal of Commerce article

The article "Developers Wanted for Downtown Tigard" in the April 4 Daily Journal of Commerce reported on the proposed redevelopment (and the city/TDA downtown walkabout.) The article will be useful for communicating the project goals with the development community, and it already prompted one major developer to contact the city for more information on the project.

2. Ferguson property

The Ferguson property was purchased as a medium-term redevelopment opportunity for multifamily/mixed use. Six months ago, staff contacted the real estate department of Ferguson (headquartered in Virginia) to inquire about its future plans, and to explore the possibility of relocating prior to the expiration of their lease renewal period.

The current lease of the Ferguson property is in place until July 2018 with two three-year

renewal options (to July 2024). The current lease is \$7,200 (triple net) with escalations in the two option periods. Ferguson recently reported they did not find any comparable properties for similar lease rates after a market review.

Staff contacted a real estate broker familiar with the market and had a conference call with Ferguson on April 14. Ferguson agreed with the concept of relocating to a comparable location at a higher lease rate if the Agency would compensate them for the added expense over the life of the lease and renewals to July 2024. Ferguson agreed to provide the broker with their site selection parameters.

To move beyond these preliminary discussions, the agency would need to develop an agreement with Ferguson, plan for this relocation cost and include it in a future CCDA budget - most likely FY 2018-19.

3. Ash Avenue Dog Park

The dog park is well used and enjoyed by patrons. There have been reports of the parking spaces closest to the dog park being occupied (likely by sub-contractors working on the Burnham and Ash project.) Staff has requested that the developer communicate to the contractors that they should use parking spaces further down Burnham Street.

OTHER ALTERNATIVES

No specific alternatives for consideration at this time.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

Tigard City Council 2015-17 Goals and Milestones

Goal #2. Make Downtown Tigard a Place Where People Want to Be

City Center Urban Renewal Plan

Goal 1: Revitalization of the Downtown should recognize the value of natural resources as amenities and as contributing to the special sense of place.

Goal 5: Promote high quality development of retail, office and residential uses that support and are supported by public streetscape, transportation, recreation and open space investments.

Tigard Comprehensive Plan

Special Planning Areas- Downtown

Goal 15.2 Facilitate the development of an urban village.

Tigard Strategic Plan

Goal 2: Ensure development advances the vision

DATES OF PREVIOUS COUNCIL CONSIDERATION

Attachments

No file(s) attached.
