



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager *sl*
DATE: July 6, 2009
SUBJECT: Work Session for July 13, 2009

Work Session will begin at 5:00 p.m.
There WILL be an executive session ORS 192.660(2)(h)

5:00 p.m. (5 min) – Council / Commission Meeting Agenda Review.

Action requested: Council review the agenda for the July 13th City Council and Development Commission meetings.

5:05 p.m. (50 min) – Quiet Zone Project Update. Representatives from TriMet and the design consultant (CH2M Hill) will be present along with city staff to discuss the wayside horn demonstration and analysis, status of the waiver request to the FRA, the workplan of the design consultant, the recent crossing diagnostic that took place along with safety mitigation recommendations for each crossing. A discussion of next steps and timeline will also be held.

Action requested: Direction from the City Council on the list of safety mitigation measures for each crossing and agreement on next steps.

5:55 p.m. (50 min) – Central Urban Renewal District Maximum Indebtedness Discussion. A number of work sessions and special study sessions have taken place to refine the vision and the list of projects for the central urban renewal district into the future. In order to meet the legal timeframes to increase the maximum indebtedness of the CURD, direction is needed from the Council regarding projects and a maximum indebtedness amount. Attached is a memo outlining staff's recommendations based on previous Council direction.

Action requested: Direction from Council regarding projects and a maximum indebtedness amount.

6:45 p.m. (10 min) – Council Communications & Roundtable. This time is the Council's opportunity to brief the rest of the Council on committee meetings, follow-up on items, and any other general Council information that needs to be discussed.

Action requested: This is an open Council discussion.

Following Council Meeting (20 min) – EXECUTIVE SESSION – Status of and strategy for LUBA / Metro appeal.

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months.

As always, if you need anything from your staff, please feel free to let me know.

WORK SESSION ITEMS

PowerPoint?

1. Tualatin-Sherwood Road Landscaping Project (Comm. Dev.) 60m

2. For Lease/Sale Signs (Comm. Dev.) 45m

After Regular Meeting

3. Extension of Land Use Approvals & Building Permits (Comm. Dev.) 45m

4. Urban/Rural Reserves (Comm. Dev.) 45m

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. New Employee Introductions – Merab Walker and Margaret Lyman, Police Services,
David Peterson, Finance

2.

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. CUP 08-02 Renewal of Conditional Use Permit for Mutual Materials **Quasi-Judicial** (Comm. Dev.)

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Durham Services Update

2. Legislative Update (Admin)

3. South Tualatin (Comm.Dev)

4.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update

2. Commuter Rail Update

3. Volunteer Fiscal Year Report

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. CUP-09-02 Tualatin-Mini Storage Truck Leasing/Rental *Quasi-Judicial* (Comm. Dev.)

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Reso – Ballot Language for Clackamas County Library District

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. PTA-09-03 Historic Regulations Holistic Review Follow-up (Comm. Dev.)

2. PTA-09-04 Phase 3 – Trees (Comm Dev)

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Tomorrow PRN - Parks, Recreation and Natural Areas

2.

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. CUP 09-__ Marquis (WH) *Quasi-Judicial* (Comm. Dev.) (*Tentative*)

2. VAR 09-__ Marquis (WH) *Quasi-Judicial* (Comm. Dev.) (*Tentative*)

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. Strategic Management Plan Update

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update

2. Commuter Rail Update

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. CURD Maximum Indebtedness Financial Analysis TDC – (Comm. Dev.) *(Tentative)*

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

2.

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PMA-09-02 Waterman Property – Nyberg Lane (**Quasi-Judicial**) (Comm. Dev.)

2. PTA-08-06 Sign Design Standards CC/CG (**Legislative**) (Comm. Dev.)

3. PMA 09-___ Meridian Park Hospital (**Quasi-Judicial**) (Comm.Dev.) *(Tentative)*

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

July

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4- BFCC	2 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	3 Independence Day Holiday CITY OFFICES CLOSED LIBRARY OPEN 6:30p Concerts on the Commons	4 LIBRARY CLOSED 10a-7p Alder Creek Kayak Rental Sat&Sun thru 9/13 3:00pm Fox Hills 4 th of July Parade at Bridgeport Elementary
5	6	7 6:30p TLAC 7:00p Summer Reading at the Commons Carina out	8 4:00p-8:00p Attorney General's Forum, Rustic Shelter, TCP 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	9 7:00p TPAC Meeting, Council Chambers	10 7:30a Chamber Networking Hosted by Active Media @ Heritage Center 11:45a Pohl Center Anniversary Celebration 6:30p Concerts on the Commons	11 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons
12	13 5:00p Work Session 7:00p Council/TDC Mtg	14 12-2pm Library One-Year Celebration, Community Room 6:00p TPARK 7:00p Summer Reading at the Commons	15 5:30p Chamber Alive After Five, Windrose Conf. & Mtg. Center, 809 West First, Newberg	16 7:00p Urban Renewal Advisory Committee, City Offices, 18876 SW Martinazzi Avenue	17 7:30a Chamber Networking @ Winona Grange, 8340 SW Seneca 6:30p Concerts on the Commons	18 7:00a-6:00p Oregon Emerald Cup - Boat races on Lake at Tualatin Commons
19	20	21 6:30p TAAC 7:00p Summer Reading at the Commons	22 5:00p Metro Policy Advisory Committee	23 11:30a Chamber Luncheon @ Country Club	24 7:30a Chamber Networking @ Best Buy, Nyberg Woods 12-9p ArtSplash 6:30p Concerts on the Commons	25 10a-9p ArtSplash
26 10a-4p ArtSplash	27 5:00p Work Session 7:00p Council/TDC Mtg	28 7:00p Summer Reading at the Commons	29	30	31 7:30a Chamber Networking @ Schwan's Home Service, 20350 SW Avery Court 6:30p Concerts on Commons	

2009

August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 10a-7p Alder Creek Kayak Rental Sat&Suns thru Sept 13 BFCC
2	3	4 6:30p TLAC 7:00p - 10:00p National Night Out - Police/City Staff/Council Members 7:00p Summer Reading at the Commons	5 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4- BFCC	6 6:45p Clackamas County C-4 Meeting @County Develop. Services Building 7:00p TPAC Meeting, Council Chambers	7 Crawfish Festival 8:00a - 6:00p Last day of Willowbrook Camp at Browns Ferry	8 Crawfish Festival & Parade
9	10 5:00p Work Session 7:00p Council/TDC Mtg	11 6:00p TPARK 7:00p Summer Reading at the Commons	12 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	13	14 8:30a-1 Dep't Head Teambuilding 6:30p Concerts on the Commons	15 7:00a-6:00p Columbia Cup - Boat races on Lake at Tualatin Commons
16	17	18 6:30p TAAC	19 12:00p Core Area Parking District Board, Council Chambers	20	21 5:00p - Willowbrook fences down at Browns Ferry 6:30p Concerts on the Commons	22
23	24 5:00p Work Session 7:00p Council/TDC Mtg	25	26 5:00p Metro Policy Advisory Committee	27 11:30a Chamber Luncheon @ Country Club	28 → Paul out 6:30p Concerts on the Commons	29
30	31 Mike out					

2009

September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 6:30p TLAC Paul out Mike out	2 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4- BFCC	3 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	4 12p-7p Alder Creek Kayak final day of weekday rentals at BFCC	5 10a-7p Alder Creek Kayak Rental Sat&Suns thru 9/13 BFCC 6:00p-9:00p Portland Model Power Boat Association at Lake at Tualatin Commons
6	7 Labor Day Holiday CITY OFFICES CLOSED	8 6:00p TPARK Mike out Paul out	9 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Meeting Library Community Room	10 7:00p TPAC Meeting, Council Chambers	11	12
13 10a-7p Alder Creek Kayak final day for season rentals-BFCC	14 5:00p Work Session 7:00p Council/TDC Mtg	15 6:30p TAAC	16	17	18	19
20	21	22	23	24 11:30a Chamber Luncheon @ Country Club	25	26
27	28 5:00p Work Session 7:00p Council/TDC Mtg	29	30			


2009




MEMORANDUM

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator 

FROM: Doug Rux, Community Development Director 

DATE: July 13, 2009

SUBJECT: CENTRAL URBAN RENEWAL DISTRICT MAXIMUM INDEBTEDNESS

POLICY CONSIDERATIONS:

The policy considerations for Central Urban Renewal District (CURD) maximum indebtedness are:

1. What projects should be listed in the CURD Plan that remove blight?
2. What projects further the vision of the Town Center?
3. What projects have partnerships opportunities for implementation and cost sharing?

EXECUTIVE SUMMARY:

- ORS 457.190 requires that all urban renewal plans have a stated maximum indebtedness amount.
- The Tualatin Development Commission and City Council are engaged in an evaluation of the Central Urban Renewal District Plan to determine if the maximum indebtedness amount should be increased.
- Currently the maximum indebtedness amount is \$27,705,384. Estimates are this amount will be reached in June 2010. At that time the District would no longer collect division of taxes and the district would close down in approximately 2011/2012.
- To increase the maximum indebtedness amount, a process called a Substantial Amendment is required.
- Urban renewal programs by definition are to remove blight conditions as defined in ORS 457.010.

MEMORANDUM: CURD Maximum Indebtedness

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- To establish a new maximum indebtedness value, an evaluation is in process that began in October 2007. Attachment A is a timeline that recaps activities that have occurred since October, where the process is currently, and future steps until June 2010.
- On April 8, 2008, the Commission reviewed a list of projects to remove blight conditions. The Commission evaluated this list of 77 projects through a dot exercise and shortened the list to 46 projects to move to the Planning Level Cost Estimating stage.
- Planning Level Cost Estimates were prepared for this list of projects. The estimated dollar value of the projects was approximately \$245,586,100. Estimated land acquisition costs for buildings, art and gateways at that time could add an additional \$7.8 million.
- The Urban Renewal Advisory Committee met on July 17 and August 7, 2008 to review the shortened project list created by the Commission on April 8, 2008. URAC's charge was to shorten the project list to approximately \$100 million. URAC was able to shorten the list to approximately \$110 million. Some over-arching comments from URAC members included:
 - If trade-offs are an option, the City should favor private funding participation (partnering).
 - Some development decisions are more difficult to reverse than others (loss of river access to private development that is gone forever).
 - Some of the most urgent projects may be ones that are the least reversible over the long term. Ration resources against identified needs.
 - Strike a balance between roadways and pedestrian-friendly areas.
 - Removal of large signs at Nyberg Street/I-5 should be a main focus for property acquisition.
 - Partnering with businesses on providing parking in the downtown area is critical.
 - A new city hall is desirable in the central downtown area.
 - A performing arts/multipurpose facility should be considered over several different separate-use buildings.
 - The K-Mart area should be looked at as a partnership with urban renewal funding with only infrastructure improvements (not paying for buildings, business relocation).
- The Commission met again on October 16, 2008 and went through another interactive exercise reviewing the shortened list of possible projects with the challenge of reducing the list down to approximately \$100 million. The Commission shortened the potential list to approximately \$163-\$166 million.
- URAC met on February 19, 2009 and reviewed the shortened list from the Commission's October 16, 2008 discussion with staff providing a broad overview on the refined costs indicating some project costs increased while others went down due to scope changes.
- On April 13, 2009 the Commission discussed existing project priorities listed in the CURD. The outcome of the discussion was to fund the SW Tualatin-Sherwood

Road Pedestrian/Landscape project (\$2.5 million) and to modify the CURD Plan to include Train Horn Noise Mitigation (\$1.3 million).

- This evening the Commission will be evaluating and discussing projects generated from the October 16, 2008, March 2, 2009, April 13, 2009 and May 26, 2009 Work Sessions to develop a final list of potential projects. Where, in past discussions, the winnowing process was by topic category, for this discussion all projects will compete against one another to develop a modified project list. To set a context, sub-areas have been established consistent with the CURD Plan. A final list will be advanced to the next phase of the maximum indebtedness project for financial analysis and funding capability.

DISCUSSION:

At the March 2, 2009 Commission Work Session discussing the CURD maximum indebtedness, the following conclusions were reached:

1. Move forward in the evaluation of increasing the CURD maximum indebtedness amount.
2. Review the "Vision" Council created for the Town Center and other vision documents and list projects that support that vision.
3. Review and include in the list of possible projects those that are currently fully or partially funded in CURD.

Evaluation

At the April 13, 2009 Commission Work Session, a discussion occurred on funding existing projects in CURD. This included the SW Tualatin-Sherwood Road Pedestrian/Landscape Improvements, Eastside Downtown, and Train Horn Noise Mitigation projects. The direction provided was to fund SW Tualatin-Sherwood Road Pedestrian/Landscape Improvements and Train Horn Noise Mitigation. The East Commons project was to be included in the maximum indebtedness evaluation for future funding.

Vision

To set the context of the City Council "Vision" of the Town Center, a number of documents are necessary to be considered. These include:

- The Draft Town Center Vision from 2005,
- Tualatin Tomorrow Community Vision and Strategic Action Plan – June 2007,
- Council Town Center Vision from February 2008,
- City Council November 2008 Retreat, and finally
- The City Council Local Aspirations for the Town Center April 2009 as part of the Urban & Rural Reserve program.

TOWN CENTER 2005 DRAFT VISION

"The Tualatin Town Center will be a distinctive high-quality mixed-use development location with a wide variety of residential dwellings and retail, professional and service employment opportunities, and important recreational and cultural facilities."

TUALATIN TOMORROW, JUNE 2007

HOW WE PLAN AND GROW Growth, Housing and Town Center

In the Year 2030, Tualatin maintains a strong community identity while successfully managing new growth and development. A dynamic growth strategy and plan for development promotes growth choices that fit community values and priorities, while benefiting local neighborhoods, businesses, schools, parks, and roads.

The City of Tualatin works collaboratively with other local and regional governments, expanding its urban planning area as appropriate, and managing the impacts of Urban Growth Boundary (UGB) expansion to protect community and environmental assets. The City plans carefully to address the costs of new growth and needed infrastructure.

Tualatin has diversified its supply of housing, providing a range of housing choices and affordability to meet the needs of its changing population. Tualatin town center preserves its best historical features while incorporating new mixed-use development, including high-density housing, a full complement of services, commercial and retail development, and amenities that accommodate pedestrians and bicyclists as well as cars.

Good urban design is an important part of Tualatin, with flexible standards that promote an attractive, well-functioning community, including appropriate mixed-used development, small, pedestrian-oriented neighborhood commercial centers, beautiful tree-lined streetscapes, and community 'gateway' entrances that strengthen local identity.

Tualatin has a thriving local economy that attracts businesses that fit well into the community, providing living wage jobs and supporting small businesses, while encompassing high-end retail development that offers better choices to shoppers and supports the local tax base.

COUNCIL VISION STATEMENT TOWN CENTER, FEBRUARY 2008

- Includes a mixed-use living, working and playing environment
- Is oriented to and integrates the Tualatin River and other natural features to activate uses

- Has a distinctive feel with strong, interesting and distinctive design standards and elements
- Includes civic, social, commercial and cultural functions as a full-service community within walking distance
- Encourages safe bike and pedestrian activity
- Is a destination for local business activities and not a pass-through location for freight traffic

COUNCIL RETREAT, NOVEMBER 2008

In the Year 2018, the City of Tualatin enjoys:

- Vibrant neighborhoods and neighborhood connections
- Being focused around the Tualatin River
- Downtown mixed-use development
- Multi-modal transportation options including enhanced pedestrian and bike-friendly opportunities and other transit options
- Being a family-oriented city with safe schools
- A community/recreation center that provides activities and acts as a gathering place for residents of all ages
- Vibrant parks and natural spaces that includes a dog park and greenway trails that provide seamless movement throughout the city
- Expanded healthcare facilities and excellent healthcare options within Tualatin
- Aesthetically pleasing surroundings
- Additional connections between I-5 and Highway 99W to ease traffic congestion and divert truck traffic from SW Tualatin-Sherwood Road
- A vibrant Town Center
- Being a community dedicated to protecting and enhancing its tree canopy
- A population of between 30,000 and 35,000 residents

Strategic Focus Areas

The following strategic focus areas will shape the nature and quality of the future envisioned for the City of Tualatin:

- Transportation
- Well-managed development and redevelopment
- The community's economic vitality
- Quality recreational, leisure, and cultural amenities
- Strong civic engagement by its citizens and neighborhoods
- Preservation of the community's natural resources: i.e., river, green spaces, etc.

- Sustaining a safe community
- Environmental sustainability
- Maintaining our small town feel

PROPOSED LONG-TERM (5-YEAR) GOALS

(These long-term goals are related to the Strategic Focus Areas listed above. All goals are considered equally important. Numbering is for identification purposes only).

Goal No. 1: Enhance mobility and achieve reduction of congestion throughout Tualatin.

Goal No. 2: Manage development, redevelopment, and projected change that will occur within the city to maintain Tualatin's quality and what the citizens value as a community.

Goal No. 3: Achieve economic vitality in all sectors of the community and ensure a sustainable economic and revenue base for Tualatin.

Goal No. 4: Enhance the city's quality of life; seek to make Tualatin a great city.

Goal No. 5: Preserve Tualatin's unique and important natural features and resources.

Goal No. 6: Ensure people feel safe in our community.

Goal No. 7: Seek marked achievements and maintain established green sustainability standards and criteria.

Goal No. 8: Continue to develop and expand opportunities for citizen awareness and active civic involvement in Tualatin, both at the community and neighborhood levels.

Goal No. 1.

Enhance mobility and achieve reduction of congestion throughout the City of Tualatin.

Goal No. 2.

Manage development, redevelopment, and projected change that will occur within the city to maintain Tualatin's quality and what the citizens value as a community.

Two-Year Performance Objectives:

1. Complete the Town Center Plan.
11. Adopt a Central Urban Renewal Plan.

Goal No. 4.

Enhance the City's quality of life; seek to make Tualatin a great city.

Two-Year Performance Objectives:

5. Increase visible art in the City of Tualatin, including public and private buildings, overpasses, entrances (gateways).

Goal No. 5.

Preserve Tualatin's unique and important natural features and resources.

Two-Year Performance Objectives:

1. Develop Council's vision for the river and creeks.

TOWN CENTER LOCAL ASPIRATIONS, APRIL 2009

Attachment B contains the City Council aspirations for the next 20-50 years for the Town Center.

Projects

Attachment C is a short list based on staff consideration of the Council's Town Center Vision from 2008 and other vision, goals and aspirations that factor into urban renewal funding which could leverage private investment or create partnerships. Possible partnerships have been identified that include:

- City (various infrastructure funds, SDC's)
- Washington County (MSTIP)
- Metro (MTIP/Greenspaces)
- Clean Water Services (Water Quality Grants)
- ODOT
- Tri Met
- City of Durham
- Private Developers/Property Owners

Staff strongly encourages that the project list be winnowed down to the \$50-70 million range (maximum indebtedness) to then allow inflation and administrative overhead cost to calculate against revenues. Under a conservative projection of 3% annual revenue increases over a 20 year period using a base revenue from 2009/2010 of \$2,500,000 over 20 years the total revenue collected would be roughly \$69 million (maximum indebtedness). Administrative overhead expenses over that 20-year period (annual increase of 6% Salaries/Benefits, 3% Transfers to General Fund and 3% Materials and Services) the cost would be roughly \$2 million. If the project list value were \$60 million and using 4% inflation after four years the project list value would be roughly \$68 million. That would almost equal the estimated 20-year revenue. Revenues are not likely to be a conservative 3% increase annually based on development of private projects. Over the past 10 years the average has been 5.4%.

A much more thorough analysis will be conducted once the Commission establishes a desired project list.

The projects listed in Attachment C are those staff believes align with the direction the Commission provided. Furthermore, to achieve the aspirations for the Town Center the City Council developed in April 2009 for the next 20 years, that includes a range of employment of 6,704-8,405, building square footage of 2.17-2.9 million square feet, population of 2,521-3,438 and residential units totaling 1,006-1,356 the biggest challenge is addressing transportation infrastructure.

- East Commons – Completes the streetscape improvements started with the Boones Ferry Road (Phase 1 & 2), West Commons and the Tualatin-Sherwood Road Pedestrian Landscape Improvements currently under design. This project meets the vision statement element of: 1) Having a distinctive feel with strong, interesting and distinctive design standards and elements.
- Commons Landmark – Completes a long-standing project originally identified in 1992/1993. This project meets the vision statement element of: 1) Having a distinctive feel with strong, interesting and distinctive design standards and elements.
- West Commons Sanitary Sewer – fulfills an un-constructed element of the West Commons project and furthers the Agreement entered into by the City and Commission on May 11, 2009. The projects supports redevelopment of property along SW Boones Ferry Road for commercial use and provides infrastructure that allows the Red Parking Lot Garage to be constructed. This project meets the visions statement elements of: 1) A mixed-use living, working and playing environment, 2) Includes civic, social, commercial and cultural functions as a full-service community within walking distance, 3) Is a destination for local business activities and not a pass-through location for freight traffic.
- Red Parking Lot Garage – Provides a parking structure to support redevelopment opportunities along Boones Ferry Road between Tualatin Road and Tualatin-Sherwood Road. The garage could also support increased commuter rail rider ship and future redevelopment (mixed-use living, working) west of the Commuter Rail Station. Development density envisioned in the Local Aspirations will require structured parking. This project meets the vision statement elements of: 1) A mixed-use living, working and playing environment, 2) Includes civic, social, commercial and cultural functions as a full-service community within walking distance, 3) Has a distinctive feel with strong, interesting and distinctive design standards and elements, 4) Is a destination for local business activities and not a pass-through location for freight traffic.

- Eastside Downtown – This project area encompasses all six of the elements stated by the City Council in their Town Center Vision.
- Tualatin River Pedestrian Trail – This project meets the vision statement elements of: 1) Is oriented to and integrates the Tualatin River and other natural features to activate uses, 2) Encourages safe bike and pedestrian activity.
- Pedestrian Bridge - Construction of a new pedestrian bridge would connect the future redevelopment of an industrial area north of the Tualatin River with the Central Downtown area. This project meets the vision statement element of: 1) Is oriented to and integrates the Tualatin River and other natural features to activate uses, 2) Encourages safe bike and pedestrian activity.
- I-5 Pedestrian Trail - This project meets the vision statement elements of: 1) Is oriented to and integrates the Tualatin River and other natural features to activate uses, 2) Encourages safe bike and pedestrian activity.
- Eastside Downtown Parking Garage - Provides a parking structure to support redevelopment opportunities of the K-Mart site. The garage could also support expanding the Library/City Offices in the future. Development density envisioned in the Local Aspirations will require structured parking. This project meets the vision statement elements of: 1) A mixed-use living, working and playing environment, 2) Includes civic, social, commercial and cultural functions as a full-service community within walking distance, 3) Has a distinctive feel with strong, interesting and distinctive design standards and elements, 4) Is a destination for local business activities and not a pass-through location for freight traffic.
- Boones Ferry Road (Martinazzi to Upper-Lower Boones Ferry) – Promotes redevelopment of the Eastside Downtown and Central Downtown areas by addressing traffic congestion. This project meets all six of the vision statement elements.
- Tualatin Road Extension - Promotes redevelopment of the entire Town Center by moving traffic out of the downtown area to create a pedestrian friendly and walkable area. Provides the opportunity to redevelop the North Town Center area to commercial uses from its current industrial activities. Can help meet the five areas of the Council's vision. This project meets all six of the vision statement elements.
- General aesthetic Projects – This project meets the vision statement element of: 1) Has a distinctive feel with strong, interesting and distinctive design standards and elements.

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- Signal Coordination – Assists in efficiently moving traffic in and around the Town Center. This project meets the vision statement element of: 1) Is a destination for local business activities and not a pass-through location for freight traffic.

Partnerships

Staff looked at partnership opportunities as a way to leverage project costs.

Attachment C lists the possible partnership opportunities. The monetary value of the partnerships is always questionable, but staff has attempted to establish what may be feasible.

AREA	NUMBER	PROJECT	COST	TDC	OTHERS
Central	11j	East Commons	\$ 4,000,000	\$ 4,000,000	\$ 0
Central	1	Commons Landmark	\$ 1,090,000	\$ 1,090,000	\$ 0
Central	*	West Commons Sanitary Sewer	\$ 100,000	\$ 100,000	\$ 0
Central	9	Red Parking Lot Garage	\$ 14,050,000	\$ 5,000,000	\$ 9,050,000
East	6	Eastside Downtown	\$ 11,810,000	\$ 8,762,000	\$ 3,048,000
East	3	Tualatin River Pedestrian Trail	\$ 5,100,000	\$ 4,100,000	\$ 1,000,000
East	10	Pedestrian Bridge	\$ 2,390,000	\$ 1,390,000	\$ 1,000,000
East	13	Eastside Downtown Parking Garage	\$ 11,950,000	\$ 5,975,000	\$ 5,975,000
East	9	I-5 Pedestrian Trail	\$ 7,500,000	\$ 6,500,000	\$ 1,000,000
North	5	Boones Ferry Road	\$ 11,760,000	\$ 5,880,000	\$ 5,880,000
North	7	Tualatin Road Extension	\$ 33,340,000	\$ 16,670,000	\$ 16,670,000
General		General Aesthetic Projects	\$ 500,000	\$ 500,000	\$ 0
General	26	Signal Coordination	\$ 980,000	\$ 490,000	\$ 490,000
		TOTAL	\$104,570,000	\$ 60,457,000	\$ 44,113,000

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Attachment D is a matrix and maps of projects compiled by staff from the October 16, 2008, March 2, 2009 and April 13, 2009 Work Sessions that were used to generate the Suggested Short List of projects and are included as background information. You can determine from this list which projects were deleted by staff. Funded, Uncompleted and Potential projects in this list have a dollar value as represented below:

TOTAL FUNDED PROJECTS	\$3,800,000
TOTAL UNCOMPLETED PROJECTS	\$28,660,000
TOTAL POTENTIAL PROJECTS	\$134,341,516 - \$137,271,561
TOTAL UNCOMPLETED /POTENTIAL PROJECTS	\$163,001,516 - \$ 165,931,561
GRAND TOTAL (ALL)	\$166,801,561 - \$170,781,561

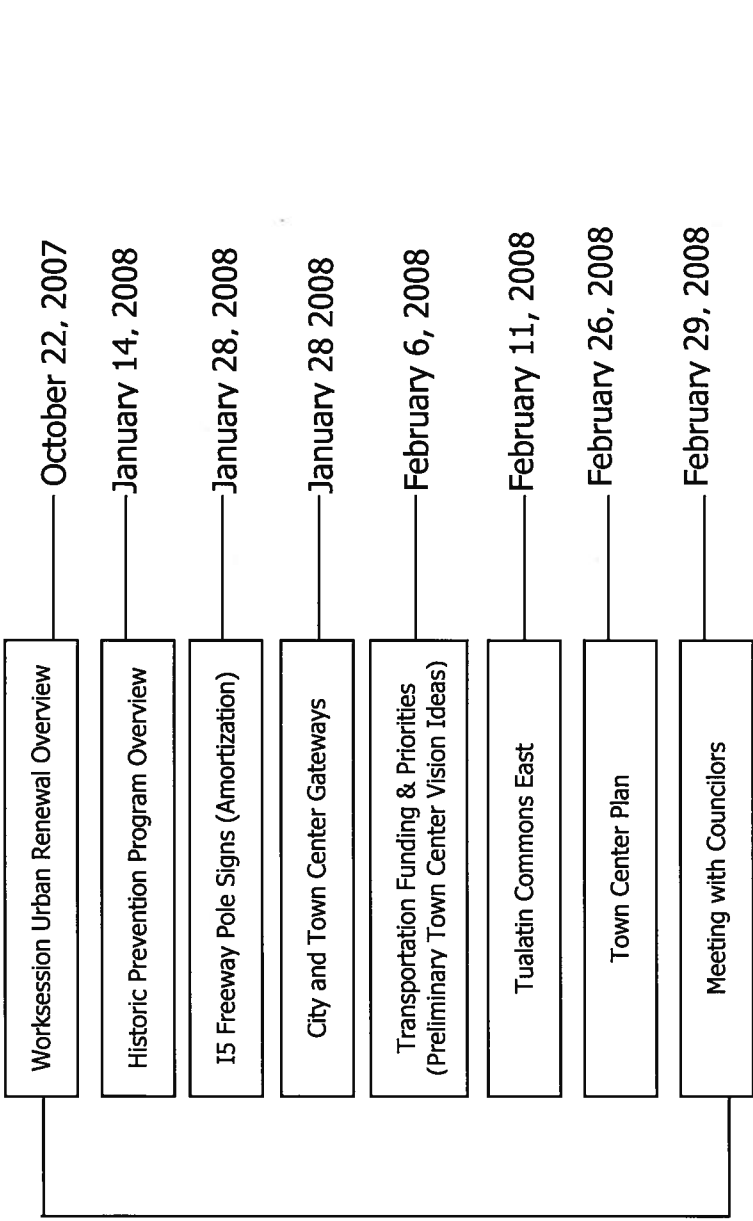
These values are based on 2009 dollars and do not take into consideration future inflation or administrative overhead costs.

Attachments:

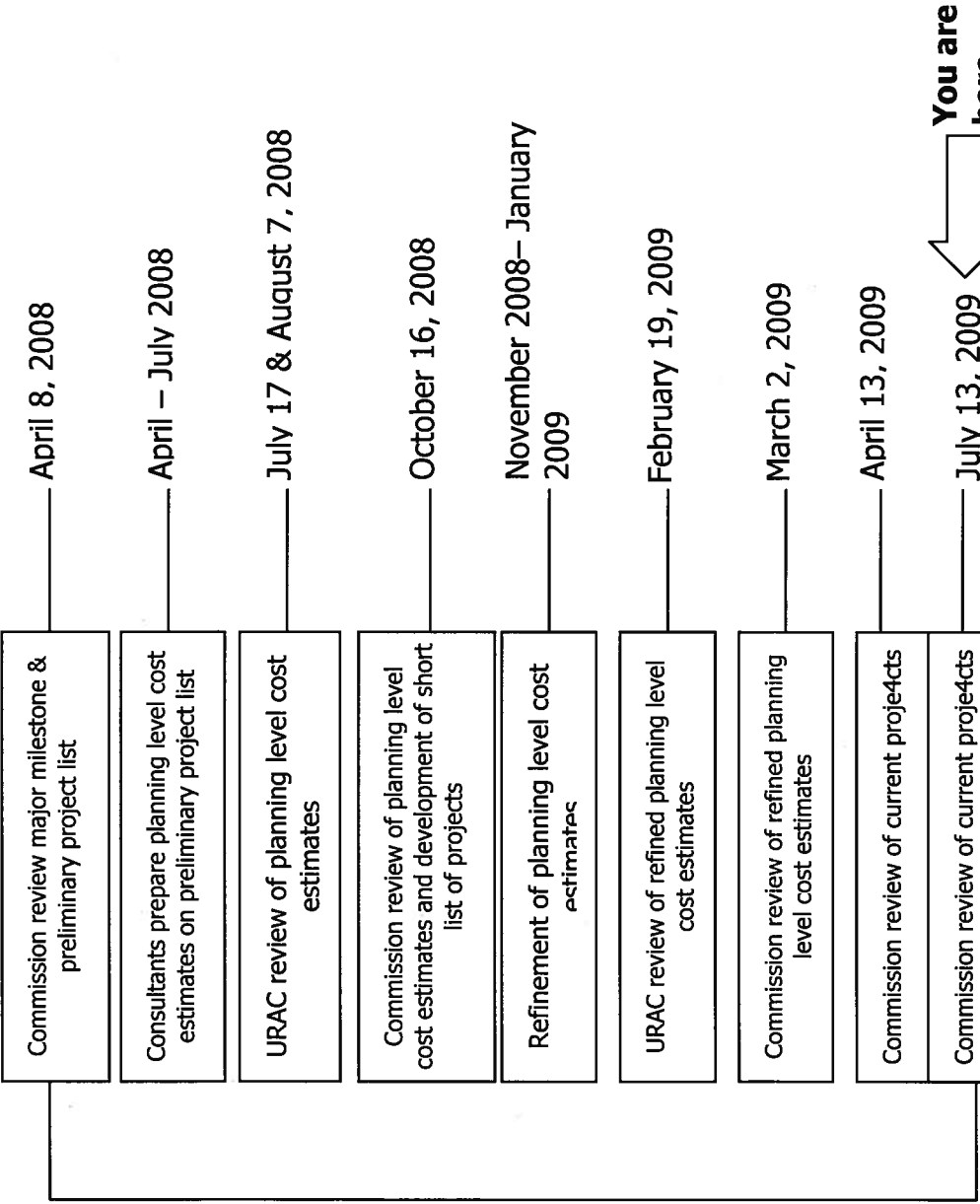
- A. Project Timeline
- B. Local Aspirations Town Center, April 2009
- C. CURD Staff Suggested Short List and Maps
- D. CURD Consolidated Project List and Maps

CURD Plan
Maximum Indebtedness Timeline (Revised 6/09)
2007 - 2010

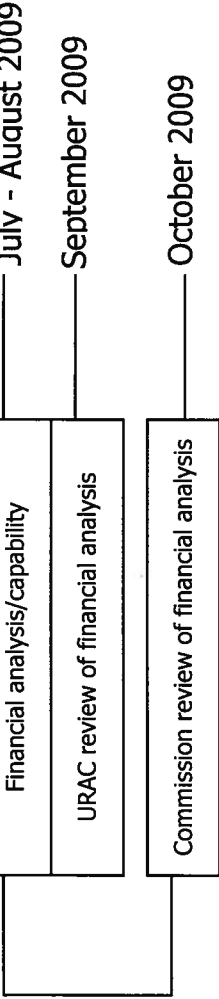
Setting the Stage



Projects and Costing

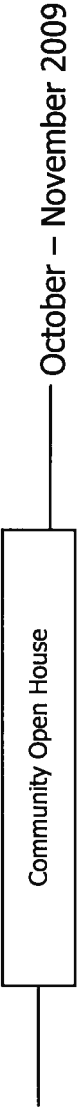


You are
here

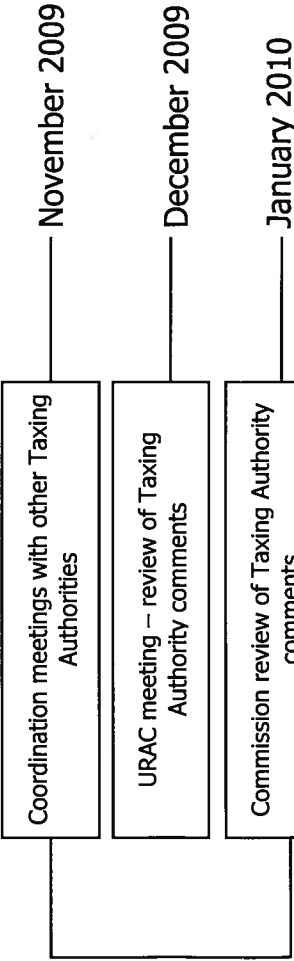


Financial Analysis

Public Involvement



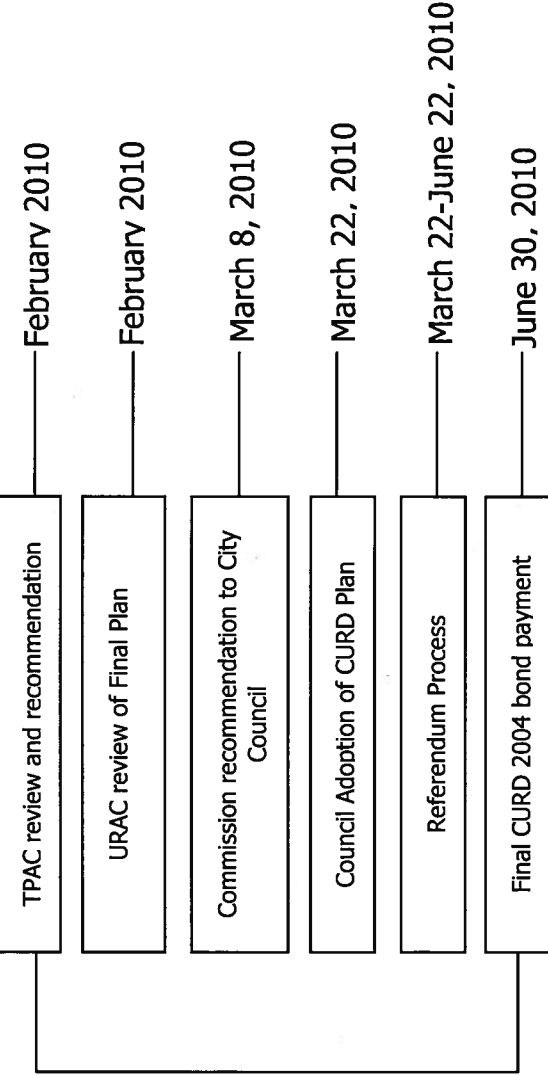
Taxing Authority
Coordination



Staff



Public Review and
Adoption



*News Letter Articles
*Meeting with CURD Area
Business Groups

CURD Maximum Indebtedness 7/13/09
Staff Suggested Short List

Map Code	CENTRAL DOWNTOWN INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/ Property Owners
	FUNDED CURD PROJECTS																	
11	Streetscape improvements in Town Center																	
11d	Tualatin-Sherwood Road: Nyberg Road to Boones Ferry Road - Streetscape Improvements	\$ 2,500,000	Traditional Option, includes Gateway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				
	SUBTOTAL	\$ 2,500,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				
	UNCOMPLETED CURD PROJECTS																	
11	Streetscape improvements in Town Center																	
11j	East Commons	\$ 4,000,000	Widen Martinazzi from TSR to BF RD for bikes, includes Nyberg from TSR to Martinazzi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
1	Commons Landmark	\$ 1,090,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
	SUBTOTAL	\$ 5,090,000																
	POTENTIAL PROJECTS																	
*	West Commons Sanitary Sewer	\$ 100,000	Sewer line from 84th to Boones Ferry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
9	Red Lot Parking Garage (4 level, 454 spaces)	\$ 14,050,000	Construction, ROW, Engineering. Assumes buying 2 buildings and land, relocating businesses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 14,150,000																
	TOTAL	\$ 21,740,000																

CURD Maximum Indebtedness 7/13/09
Staff Suggested Short List

Map Code	EAST TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/ Property Owners
	UNCOMPLETED CURD PROJECTS																	
6	Eastside Downtown	\$ 11,810,000	Construction, ROW, Engineering. No building acquisition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 11,810,000																
	POTENTIAL PROJECTS																	
3	Pedestrian Trails along Tualatin River (both sides of river)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	Option 1	\$ 5,100,000	Deck system along Tualatin River at apartments															
10	Pedestrian Bridge	\$ 2,390,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
9	I-5 Pedestrian Trail			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Option 2	\$ 7,500,000	Tunnel under Nyberg Street															
13	Eastside Downtown Parking Garage	\$ 11,950,000	Does not include land acquisition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 26,940,000																
	TOTAL	\$ 38,750,000																
	NORTH TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes															
	UNCOMPLETED CURD PROJECTS																	
5	Boones Ferry Road – Martinazzi to Upper-Lower Boones Ferry Road	\$ 11,760,000	Widen Roadway to 5-lanes with streetscape enhancements, new bridge	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 11,760,000																
	POTENTIAL PROJECTS																	
7	Tualatin Road Extension	\$ 33,340,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 33,340,000																
	TOTAL	\$ 45,100,000																

CURD Maximum Indebtedness 7/13/09
Staff Suggested Short List

Map Code	WEST TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/Property Owners
	FUNDED CURD PROJECTS																	
**	Train Horn Noise Mitigation (Nyberg/Boones Ferry Rd)	\$ 1,300,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		
	SUBTOTAL	\$ 1,300,000																
	TOTAL	\$ 1,300,000																
	SOUTH TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes															
	TOTAL	\$ -																
Map Code	GENERAL AESTHETICS/MISC. INVESTMENTS	Cost 3/2/2009	Notes															
	POTENTIAL PROJECTS																	
	General Aesthetic Projects	\$ 500,000	Projects with pizzazz (aesthetics, night-time, winter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
26	Signal coordination and split phasing	\$ 980,000	\$70,000 each intersection, 14 intersections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
	SUBTOTAL	\$ 1,480,000																
	TOTAL	\$ 1,480,000																
	TOTAL FUNDED PROJECTS	\$ 3,800,000																
	TOTAL UNCOMPLETED PROJECTS	\$ 28,660,000																
	TOTAL POTENTIAL PROJECTS	\$ 75,910,000																
	GRAND TOTAL (ALL)	\$ 108,370,000																

Town Center

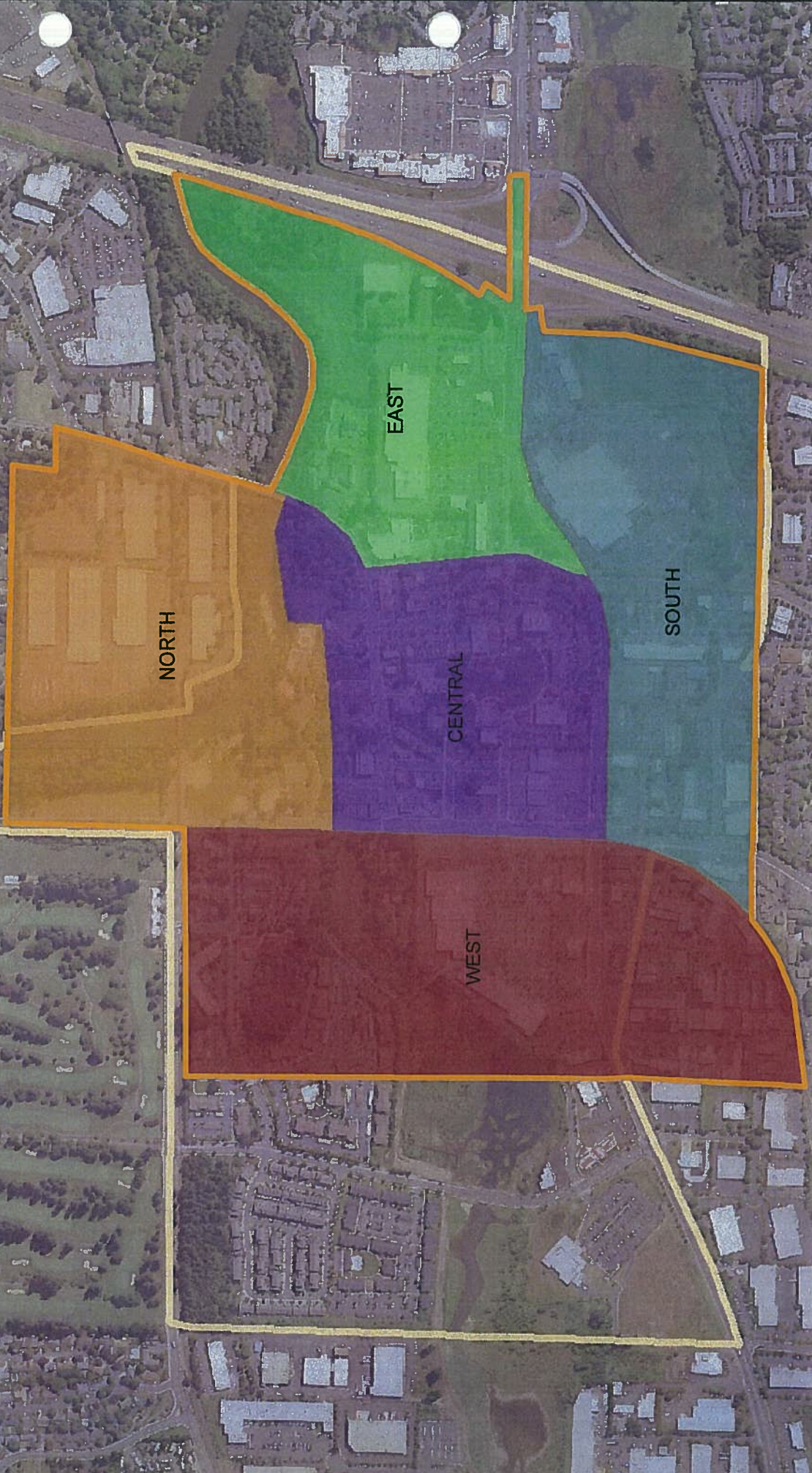


Urban Renewal Area



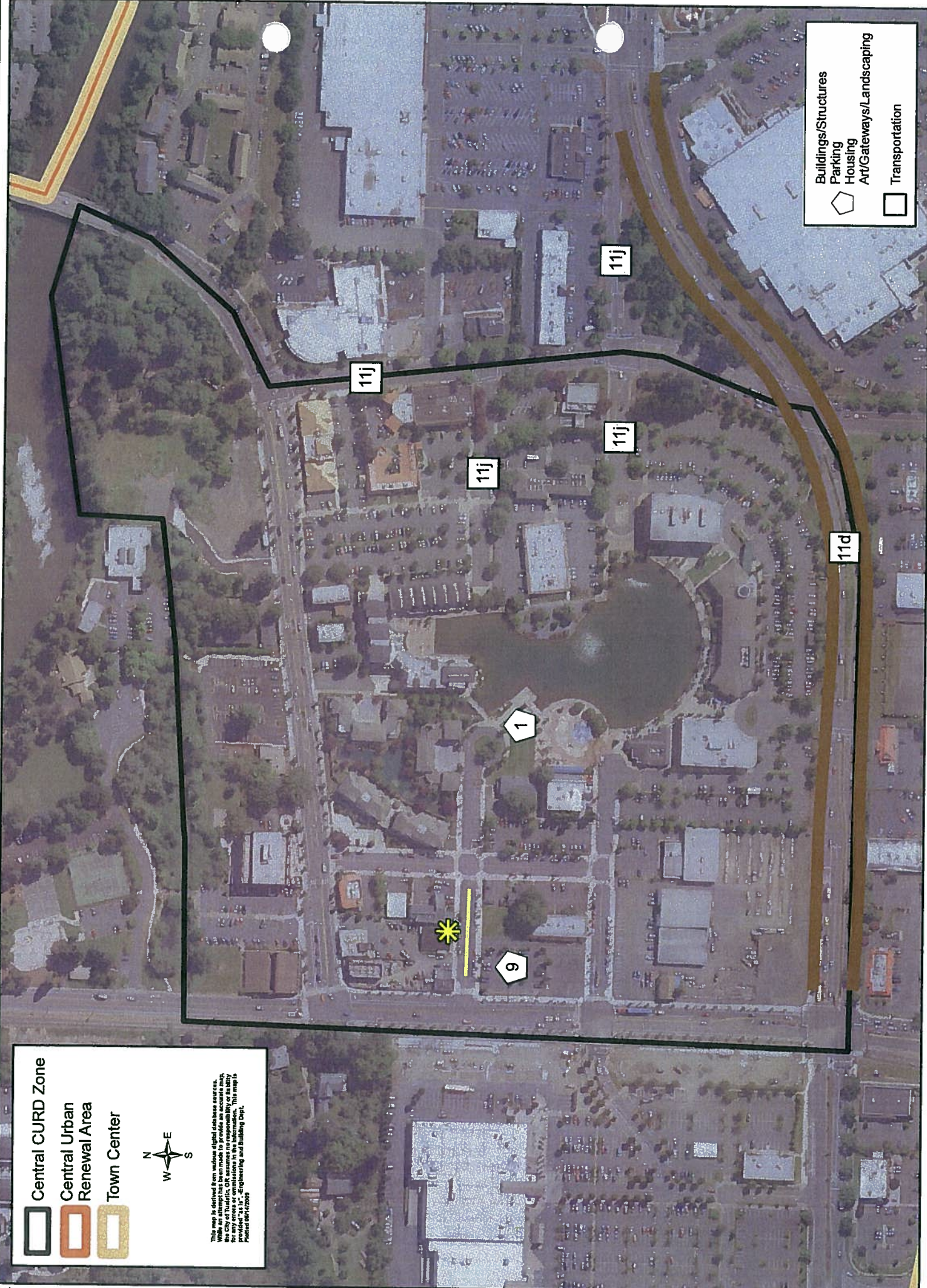
RF 12,000

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Proposed Community Project - Round 5 (Central CURD Zone)

Aerial Photo: June 2008

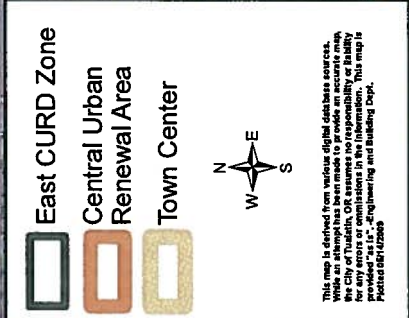


- Central CURD Zone
- Central Urban Renewal Area
- Town Center



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualgis, OR assumes no responsibility or liability for the use of this map. The map is provided "as is". Engineering and Building Dept. Printed 06/12/2008

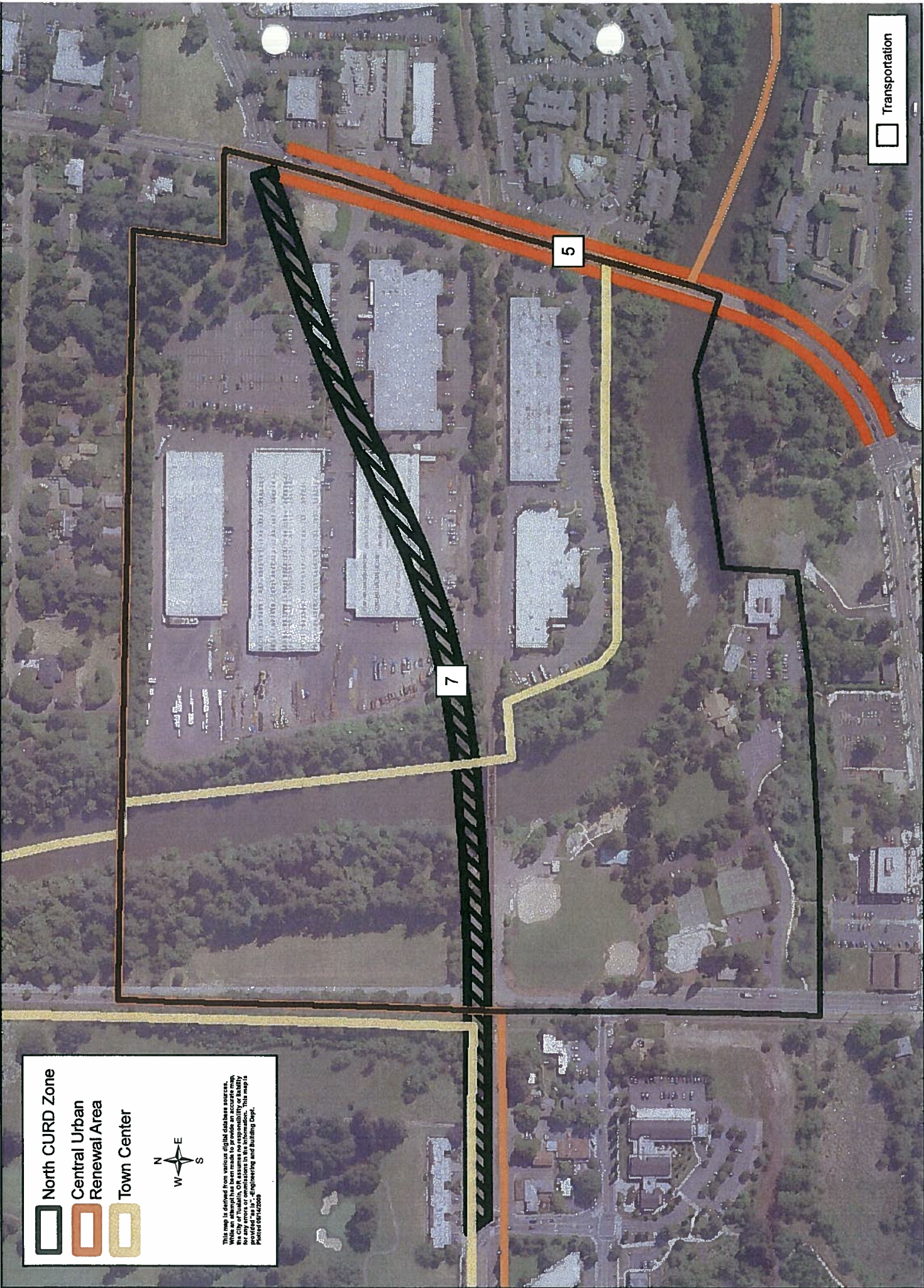
- Buildings/Structures
- Parking
- Housing
- Art/Gateways/Landscaping
- Transportation



Proposed Community Project - Round 5 (North CURD Zone)



Aerial Photo June 2003



- North CURD Zone
- Central Urban Renewal Area
- Town Center



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualgis, OR assumes no responsibility or liability provided "as is". Engineering and Building Dept. Printed 06/14/2009

Transportation

Proposed Community Project - Round 5 (West CURD Zone)



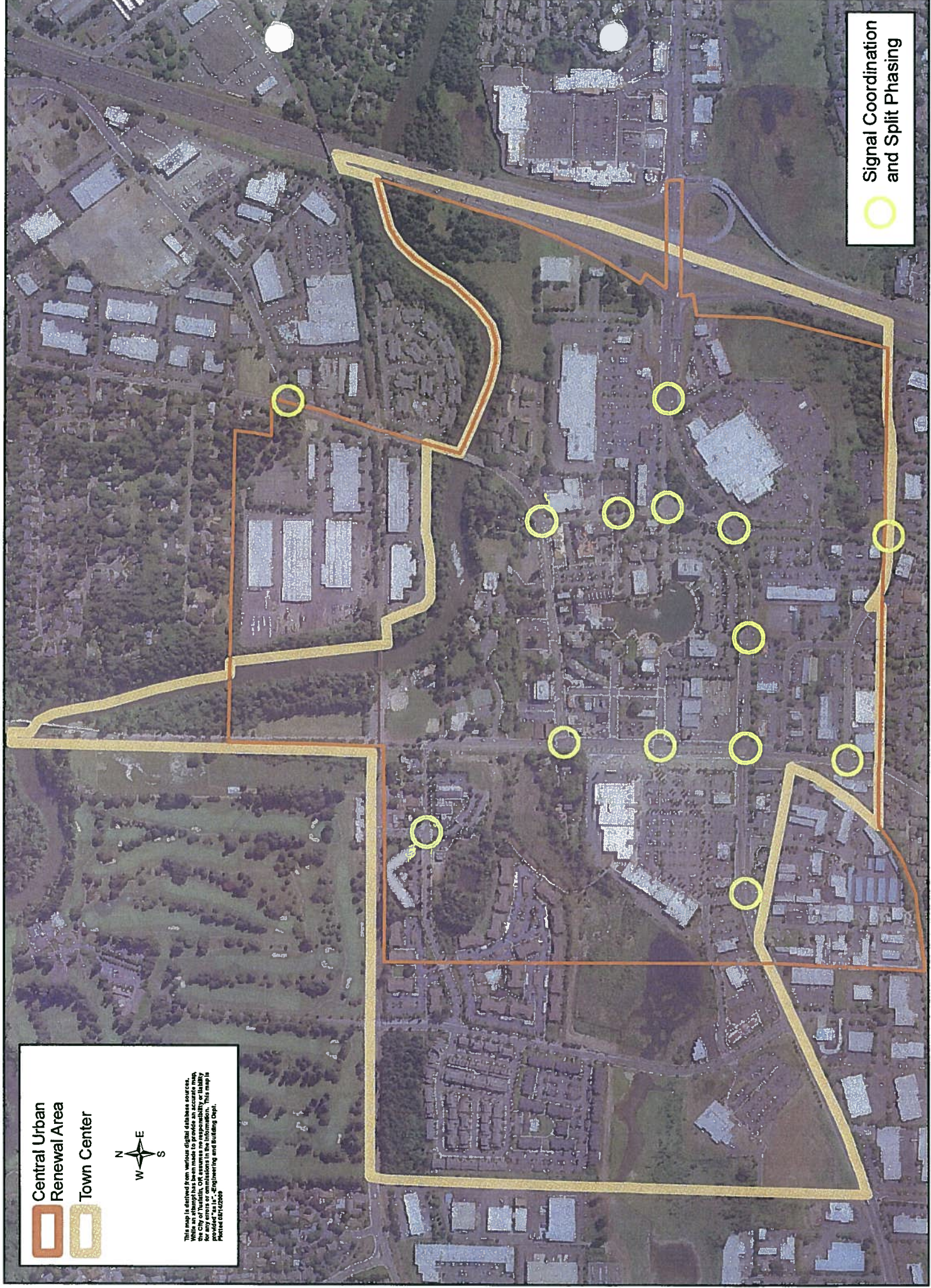
- West CURD Zone
- Central Urban Renewal Area
- Town Center



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the user should not rely on this map for any critical decisions. For any errors or omissions in this information, the user is responsible. This map is provided "as is". Engineering and Building Dept.
Project 06/05/2006

Proposed Community Project - Round 5 (General Aesthetic - Miscellaneous Investments)

Aerial Photo, June 2008



Proposed Community Project - Round 4 (Central CURD Zone)

Aerial Photo: June 2008

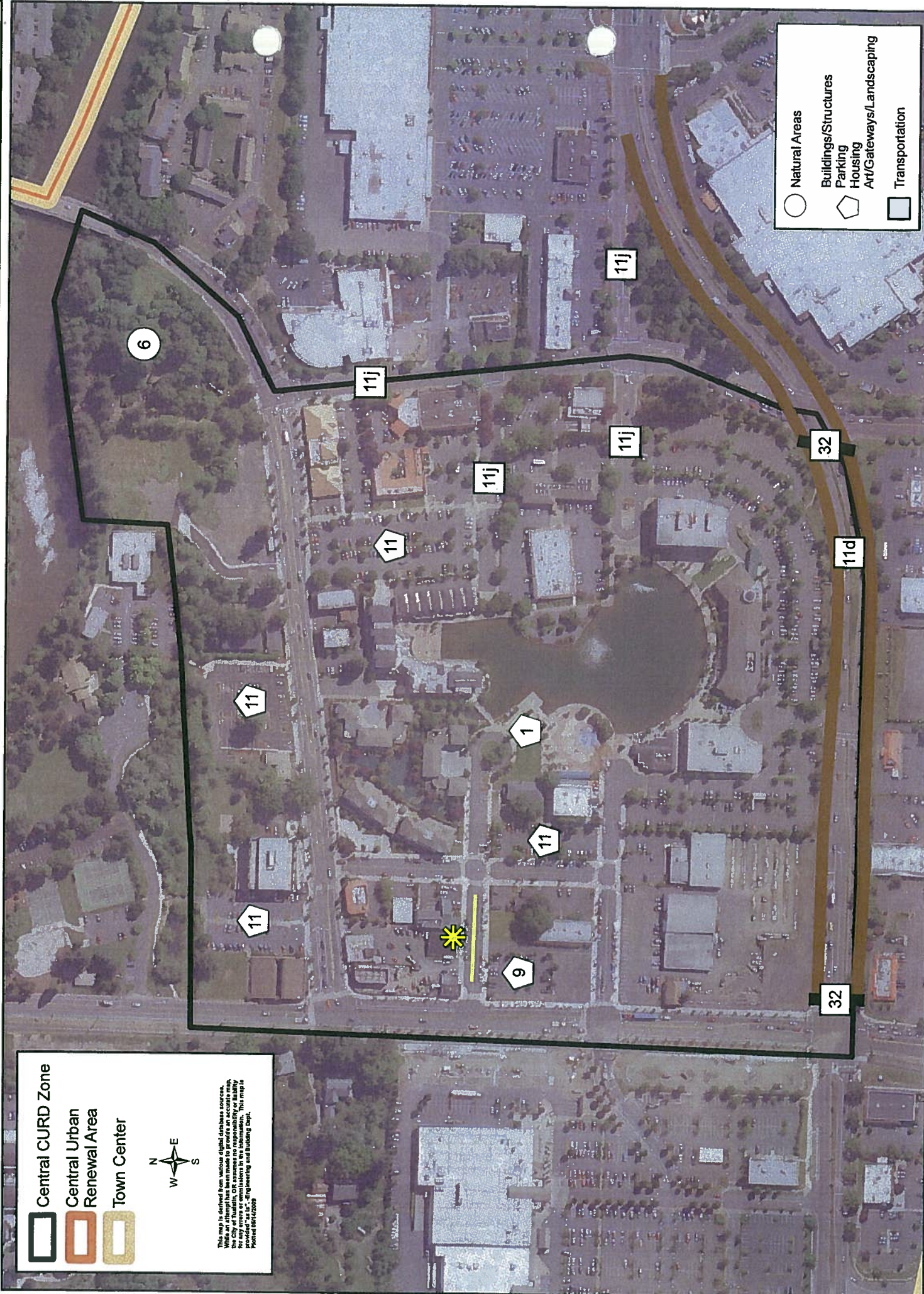


- Central CURD Zone
- Central Urban Renewal Area
- Town Center



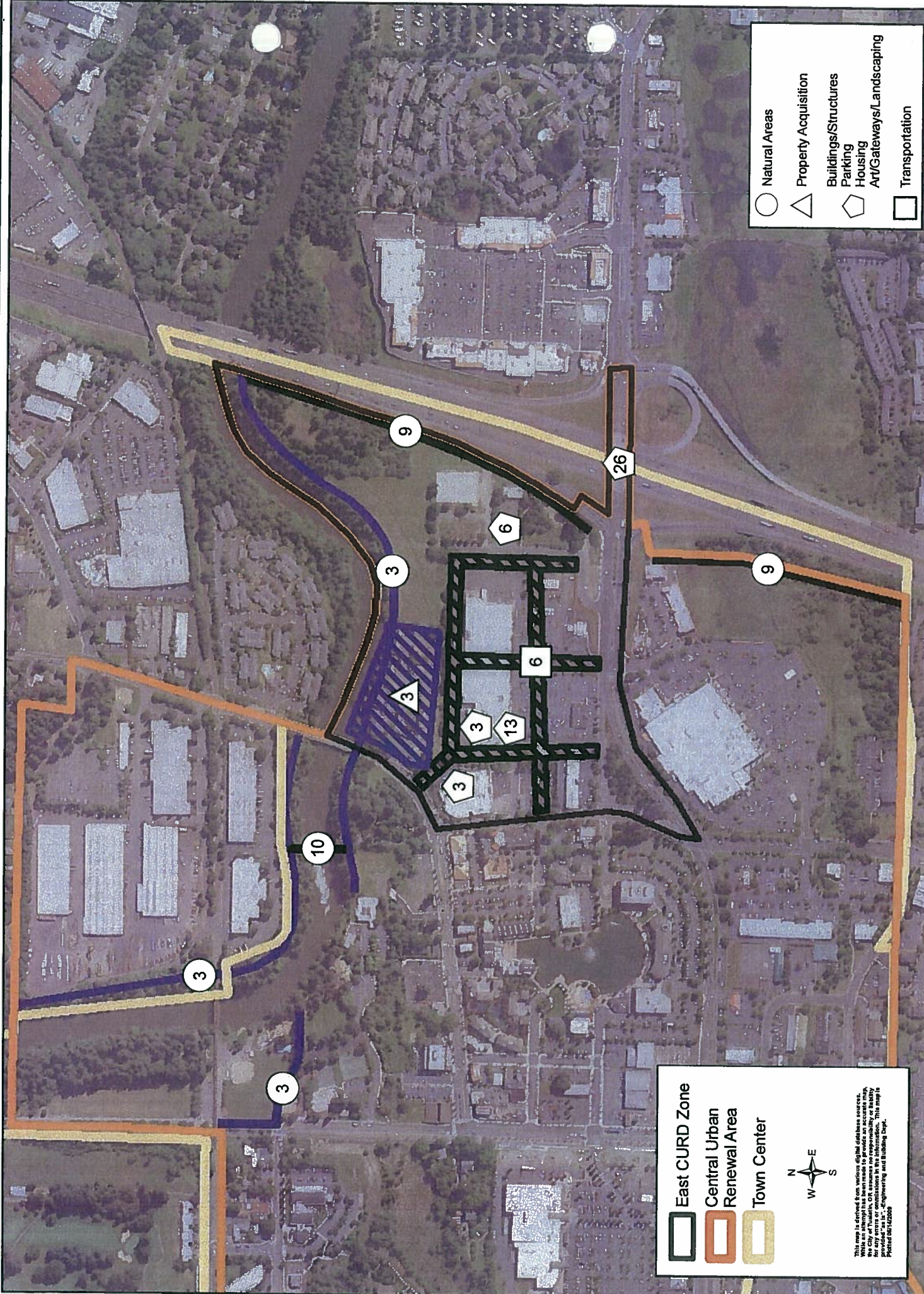
This map is derived from various digital database sources. The City of Tualgis, OR assumes no responsibility for any errors or omissions in the information. This map is dated 06/14/2009.

- Natural Areas
- Buildings/Structures
- Parking
- Housing
- Art/Gateways/Landscaping
- Transportation



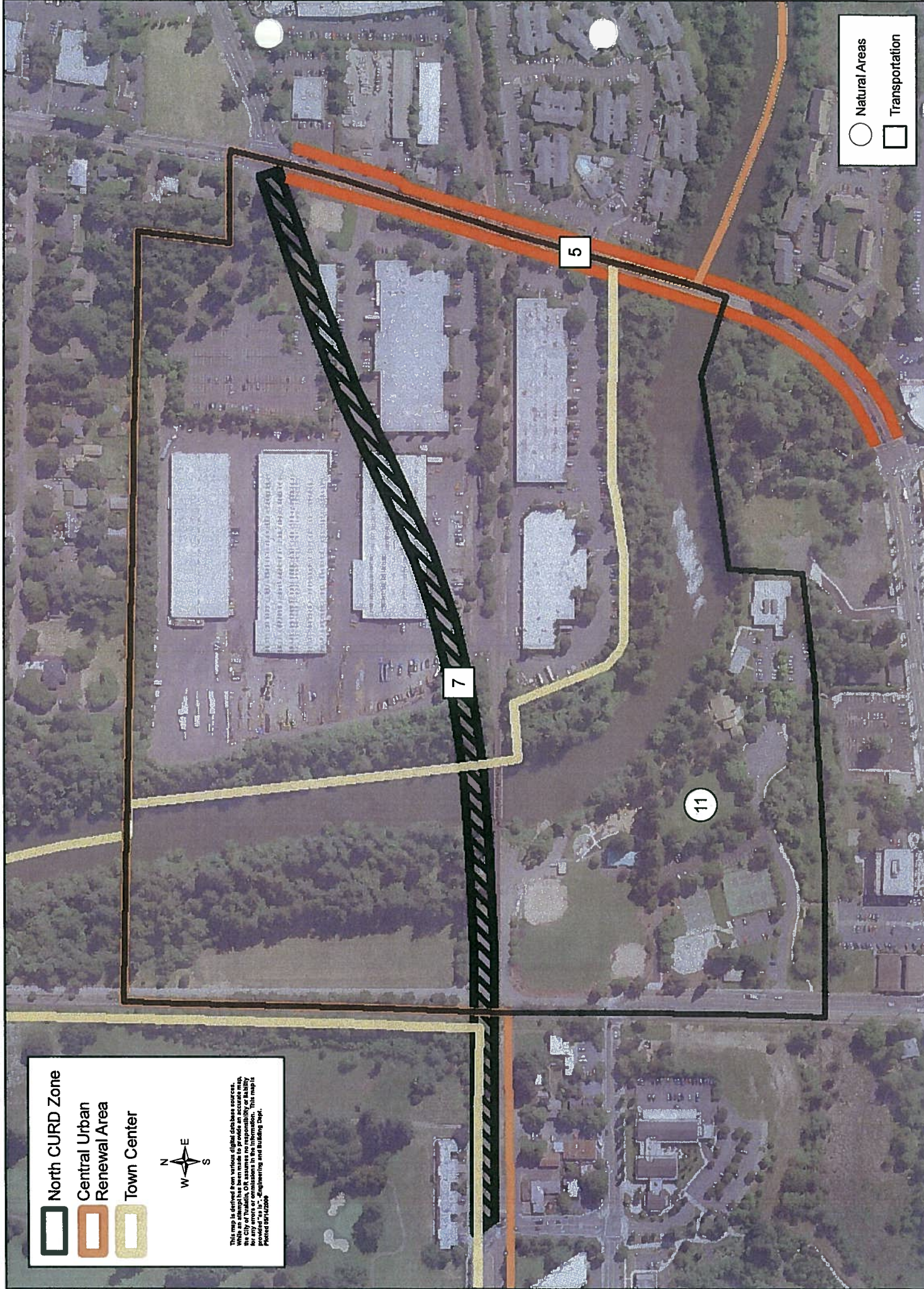
Proposed Community Project - Round 4 (East CURD Zone)

Aerial Photo: June 2008



Proposed Community Project - Round 4 (North CURD Zone)

Aerial Photo June 2005



-  North CURD Zone
-  Central Urban Renewal Area
-  Town Center



This map is derived from various digital database sources. The City of Tualgis, OR assumes no responsibility or liability for any errors or omissions in the information. This map is printed 8/14/2009.

-  Natural Areas
-  Transportation

Proposed Community Project - Round 4 (West CURD Zone)

Aerial Photo June 2005

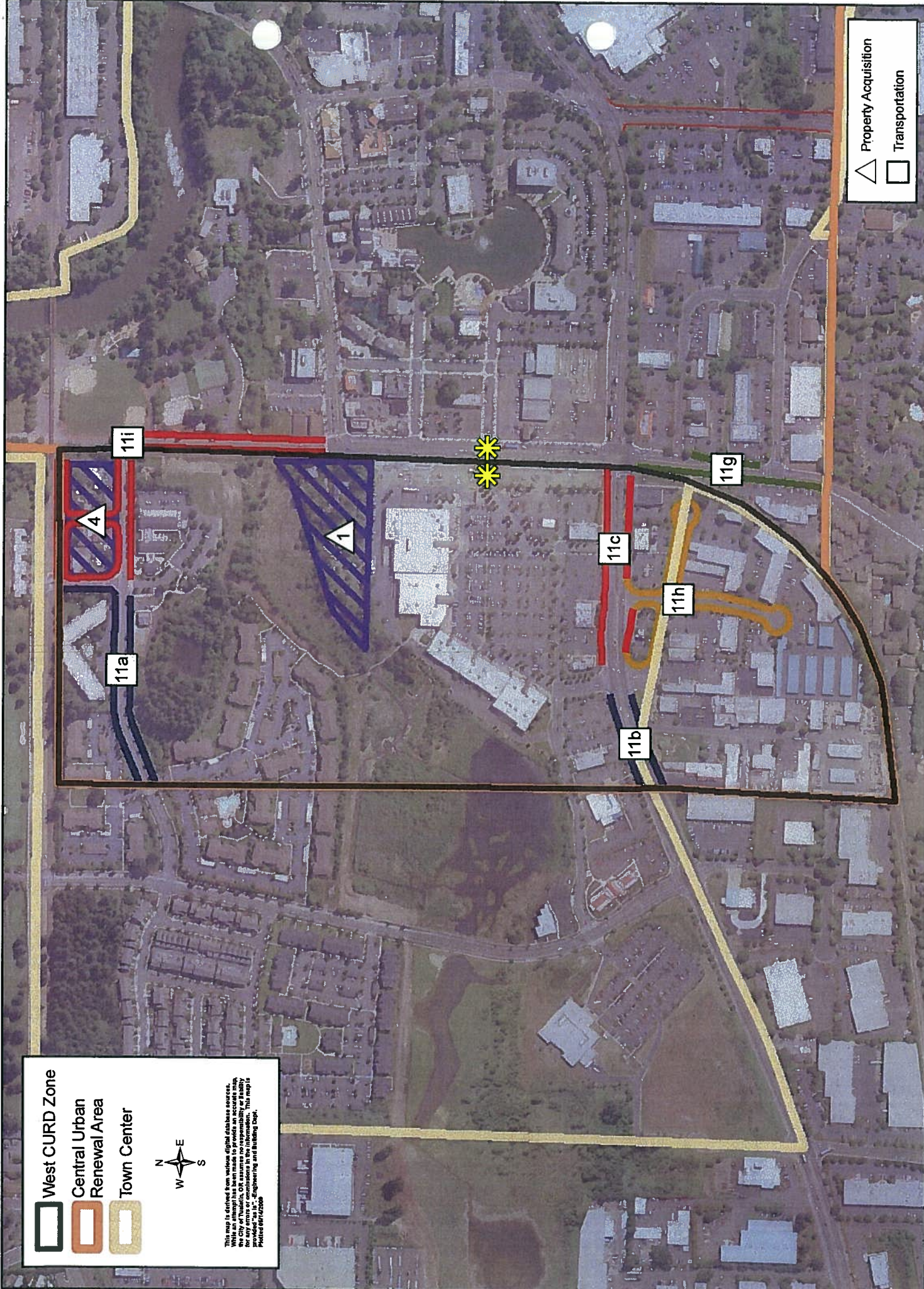


West CURD Zone

Central Urban Renewal Area

Town Center

This map is derived from various digital database sources. The City of Tualsis, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "AS IS" without warranty.



Property Acquisition

Transportation

CURD Maximum Indebtedness 7/13/09
Consolidated List

Map Code	EAST TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/Property Owners
	UNCOMPLETED CURD PROJECTS																	
6	Eastside Downtown	\$ 11,810,000	Construction, ROW, Engineering. No building acquisition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 11,810,000																
	POTENTIAL PROJECTS																	
3	Pedestrian Trails along Tualatin River (both sides of river)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	Option 1	\$ 5,100,000	Deck system along Tualatin River at apartments															
	Option 2	\$ 6,000,000	Purchase of 4 apartment buildings															
10	Pedestrian Bridge	\$ 2,390,000																<input checked="" type="checkbox"/>
9	I-5 Pedestrian Trail			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Option 1	\$ 5,470,000	Path connects to Nyberg Street At Fred Meyer/K-Mart intersection															
	Option 2	\$ 7,500,000	Tunnel under Nyberg Street															
3	Hérons Landing Apartments Acquisition	\$ 4,300,000	Not an appraised value	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
26	Logo on I-5/Nyberg Street Over-crossing	\$ 250,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
13	Eastside Downtown Parking Garage	\$ 11,950,000	Does not include land acquisition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
3	New City Hall/Civic Center	\$ 9,560,000	Includes land value	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
6	Convention Center/Public meeting space	\$ 5,654,000	Includes land value	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 44,674,000																
	SUBTOTAL	\$ 47,604,000																
	TOTAL	\$ 56,484,000																
	TOTAL	\$ 59,414,000																

CURD Maximum Indebtedness 7/13/09
Consolidated List

	NORTH TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/ Property Owners
	UNCOMPLETED CURD PROJECTS																	
5	Boones Ferry Road – Martinazzi to Upper-Lower Boones Ferry Road	\$ 11,760,000	Widen Roadway to 5-lanes with streetscape enhancements, new bridge	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 11,760,000																
	POTENTIAL PROJECTS																	
7	Tualatin Road Extension	\$ 33,340,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11	Parks improvements	\$ 4,220,081	Roads, parking lots, structures, dog park, North sports field renovation, South sports field renovation, fencing, lighting.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
	SUBTOTAL	\$ 37,560,081																
	TOTAL	\$ 49,320,081																
Map Code	WEST TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes															
	FUNDED CURD PROJECTS																	
**	Train Horn Noise Mitigation (Nyberg/Boones Ferry Rd)	\$ 1,300,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		
	SUBTOTAL	\$ 1,300,000																
	POTENTIAL PROJECTS																	
11	Streetscape improvements in Town Center																	
11a	Sweek Drive	\$ 1,250,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
11i	Tualatin Road/86th/Cherokee	\$ 2,310,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
11b	Tualatin-Sherwood Road: 89th Ave. to URA Boundary	\$ 400,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
11c	Tualatin-Sherwood Road: Boones Ferry Road to 89th Ave.	\$ 918,500		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
11g	Boones Ferry Road: Tualatin-Sherwood Road to URA Boundary	\$ 1,880,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
11h	Mohave Court and Old Tualatin-Sherwood Road	\$ 2,240,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
1	Sweek House Acquisition	\$ 1,000,000	Not an appraised value	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
4	UR Block 23 (86th Avenue) Acquisition	\$ 2,178,980	Not an appraised value	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
	SUBTOTAL	\$ 12,177,480																
	TOTAL	\$ 13,477,480																

CURD Maximum Indebtedness 7/13/09
Consolidated List

	SOUTH TOWN CENTER INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/ Property Owners
	POTENTIAL PROJECTS																	
11	Streetscape improvements in Town Center																	
11e	Martinazzi Avenue: Warm Springs to Tualatin-Sherwood Road with Bike Lanes	\$ 2,050,000	Includes widening roadway for bike lanes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
11f	Tonka and Warm Springs Street	\$ 2,990,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
33	Bike Lanes on Martinazzi – Warm Springs to Boones Ferry	\$ 2,660,000	Bike lanes only	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
17	Nyberg Creek – greenway trail	\$ 3,400,000	Primarily a boardwalk system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
	SUBTOTAL	\$ 11,100,000																
	TOTAL	\$ 11,100,000																
Map Code	GENERAL AESTHETICS/MISC. INVESTMENTS	Cost 3/2/2009	Notes															
	POTENTIAL PROJECTS																	
20	Gateways	\$ 1,200,000	Does not include main gateway which is part of Tualatin-Sherwood Road project.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
	General Aesthetic Projects	\$ 500,000	Projects with pizzazz (aesthetics, night-time, winter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
26	Signal coordination and split phasing	\$ 980,000	\$70,000 each intersection, 14 intersections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
	SUBTOTAL	\$ 2,680,000																
	TOTAL	\$ 2,680,000																
	TOTAL FUNDED PROJECTS	\$ 3,800,000																
	TOTAL UNCOMPLETED PROJECTS	\$ 28,660,000																
	TOTAL POTENTIAL PROJECTS	\$ 134,341,561																
	TOTAL POTENTIAL PROJECTS	\$ 137,271,561																
	GRAND TOTAL (ALL)	\$ 166,801,561																
	GRAND TOTAL (ALL)	\$ 170,781,561																

Proposed Community Project - Round 4 (South CURD Zone)



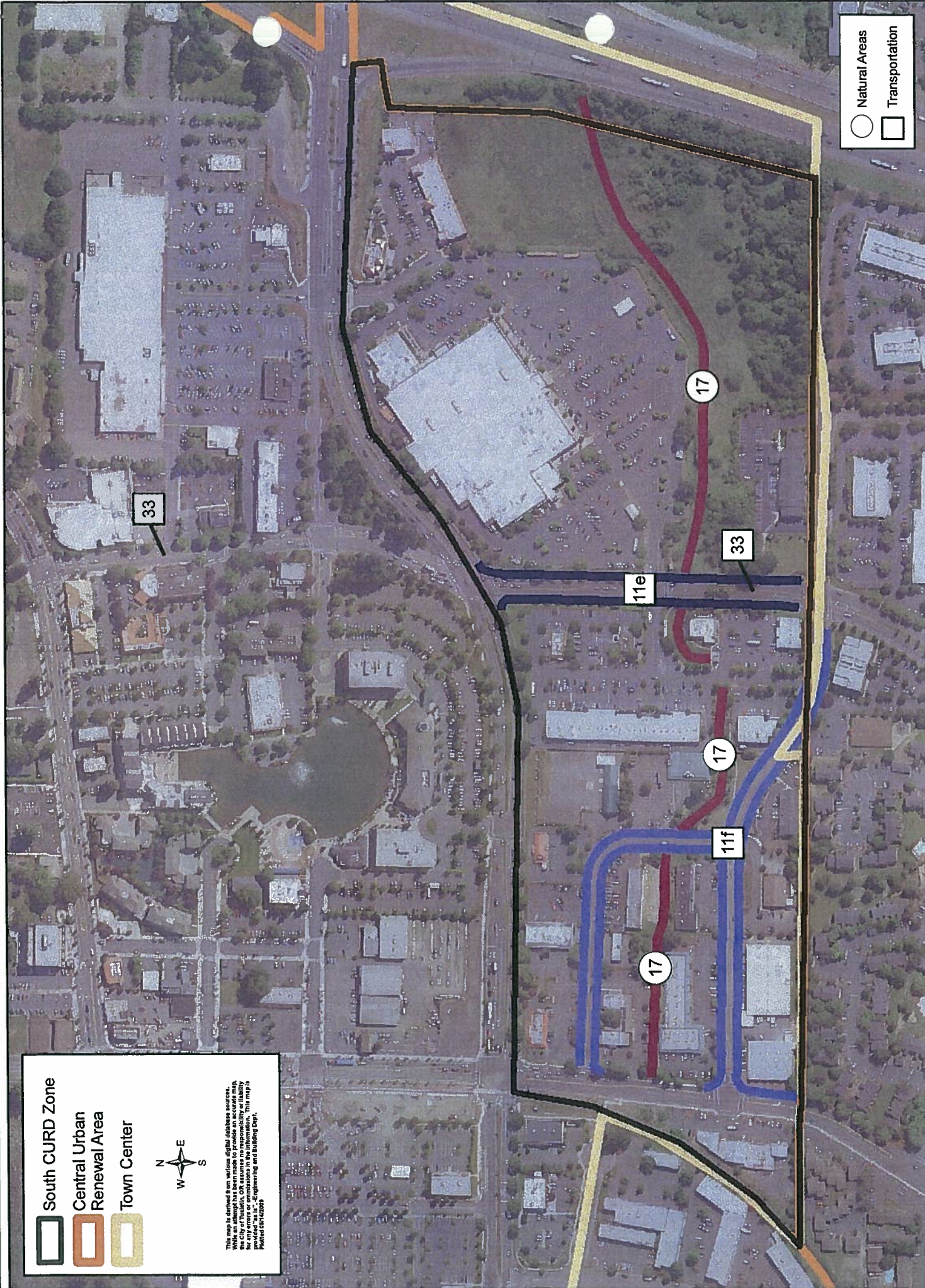
Aerial Photo June 2005

- South CURD Zone
- Central Urban Renewal Area
- Town Center



This map is derived from various digital database sources. The City of Tualatin, OR, assumes no responsibility or liability for any errors or omissions in the information. This map is posted 05/14/2005.

- Natural Areas
- Transportation



Proposed Community Project - Round 4 (General Aesthetic - Miscellaneous Investments)

Aerial Photo: June 2008



- Central Urban Renewal Area
- Town Center



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- Buildings/Structures
- Parking
- Housing
- Art/Gateways/Landscaping
- Transportation



CURD Maximum Indebtedness 7/13/09
Consolidated List

Map Code	CENTRAL DOWNTOWN INVESTMENTS	Cost 3/2/2009	Notes	2005 TC Vision	TT Vision 2007	2008 Council TC Vision	2008 Council Retreat	2009 TC Aspirations	Partnerships	TDC	City	WACO	Metro	CWS	ODOT	Tri Met	Durham	Developers/ Property Owners
	FUNDED CURD PROJECTS																	
11	Streetscape improvements in Town Center																	
11d	Tualatin-Sherwood Road: Nyberg Road to Boones Ferry Road - Streetscape Improvements	\$ 2,500,000	Traditional Option, includes Gateway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				
11d	Tualatin-Sherwood Road: Nyberg Road to Boones Ferry Road - Widen for Bicycle lanes and Streetscape Improvements	\$ 3,550,000	Includes widening roadway for bike lanes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				
	SUBTOTAL	\$ 2,500,000																
	SUBTOTAL	\$ 3,550,000																
	UNCOMPLETED CURD PROJECTS																	
11	Streetscape improvements in Town Center																	
11j	East Commons	\$ 4,000,000	Widen Martinazzi from TSR to BF RD for bikes, includes Nyberg from TSR to Martinazzi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
1	Commons Landmark	\$ 1,090,000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
	SUBTOTAL	\$ 5,090,000																
	POTENTIAL PROJECTS																	
*	West Commons Sanitary Sewer	\$ 100,000	Sewer line from 84th to Boones Ferry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
	Exploring one-way loop road		Internal staff issue															
32	Pedestrian Overcrossings (2) on Tualatin-Sherwood Road	\$ 10,600,000	Assumes buying McDonalds for one of the crossings.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes									
6	Acquisition and Open Spaces Expansion.	\$ 1,000,000	Brae property, Not an appraised value, 2.79 acres	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
9	Parking - Partnering with businesses		Internal staff issue															
9	Red Lot Parking Garage (4 level, 454 spaces)	\$ 14,050,000	Construction, ROW, Engineering. Assumes buying 2 buildings and land, relocating businesses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
10a	Create a long-term parking and funding plan for downtown Tualatin.		Internal staff issue															
10b	Increase parking as a component of development in downtown Tualatin, if necessary.		Internal staff issue															
11	Re-landscape Core Area Parking lots to provide color, interesting landscaping, illuminated signs	\$ 400,000	5 public parking lots	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
	SUBTOTAL	\$ 26,150,000																
	TOTAL	\$ 33,740,000																
	TOTAL	\$ 34,790,000																