

FAIRVIEW URBAN RENEWAL PLAN



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TIBERIUS
SOLUTIONS

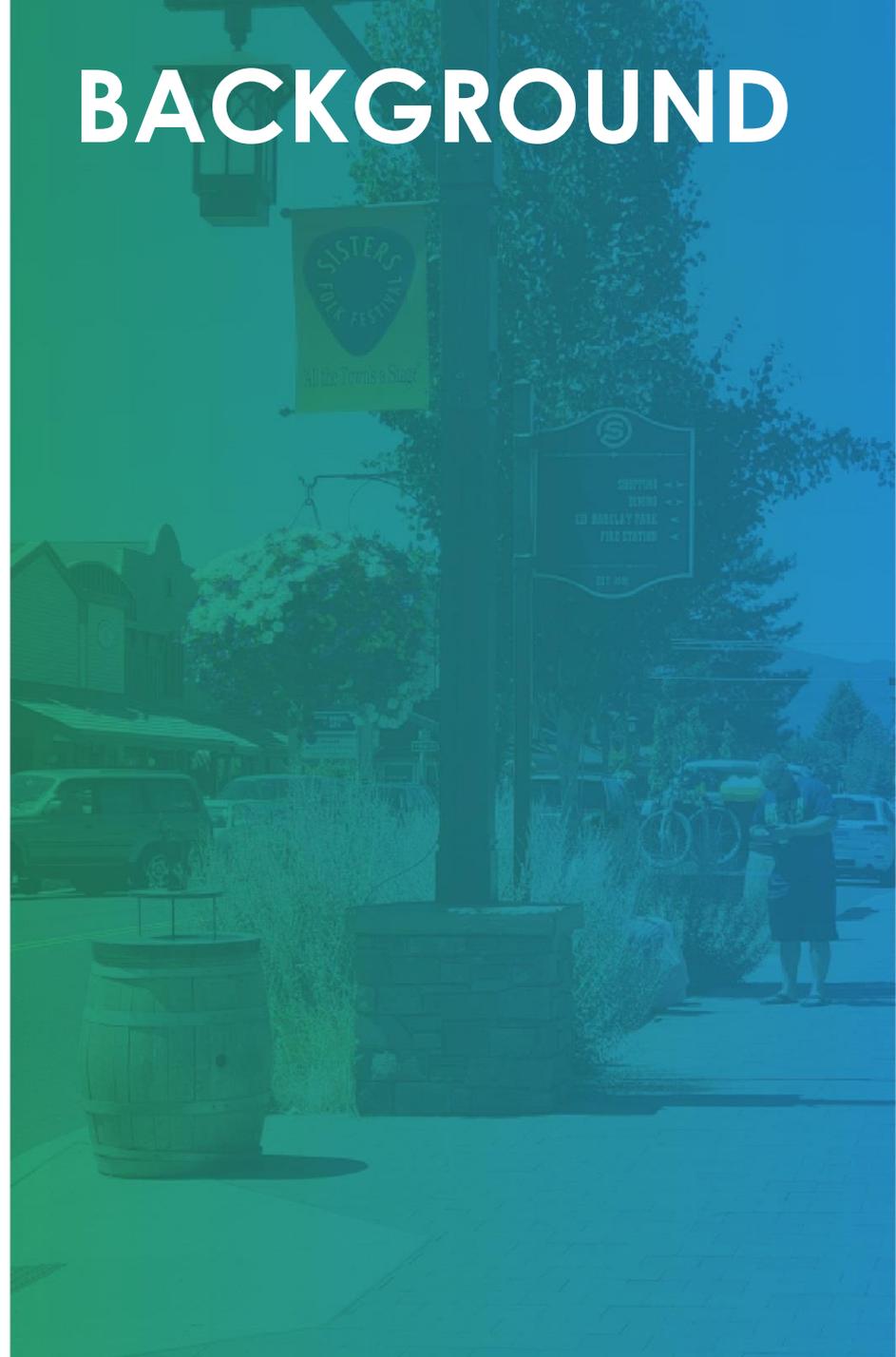
ROADMAP

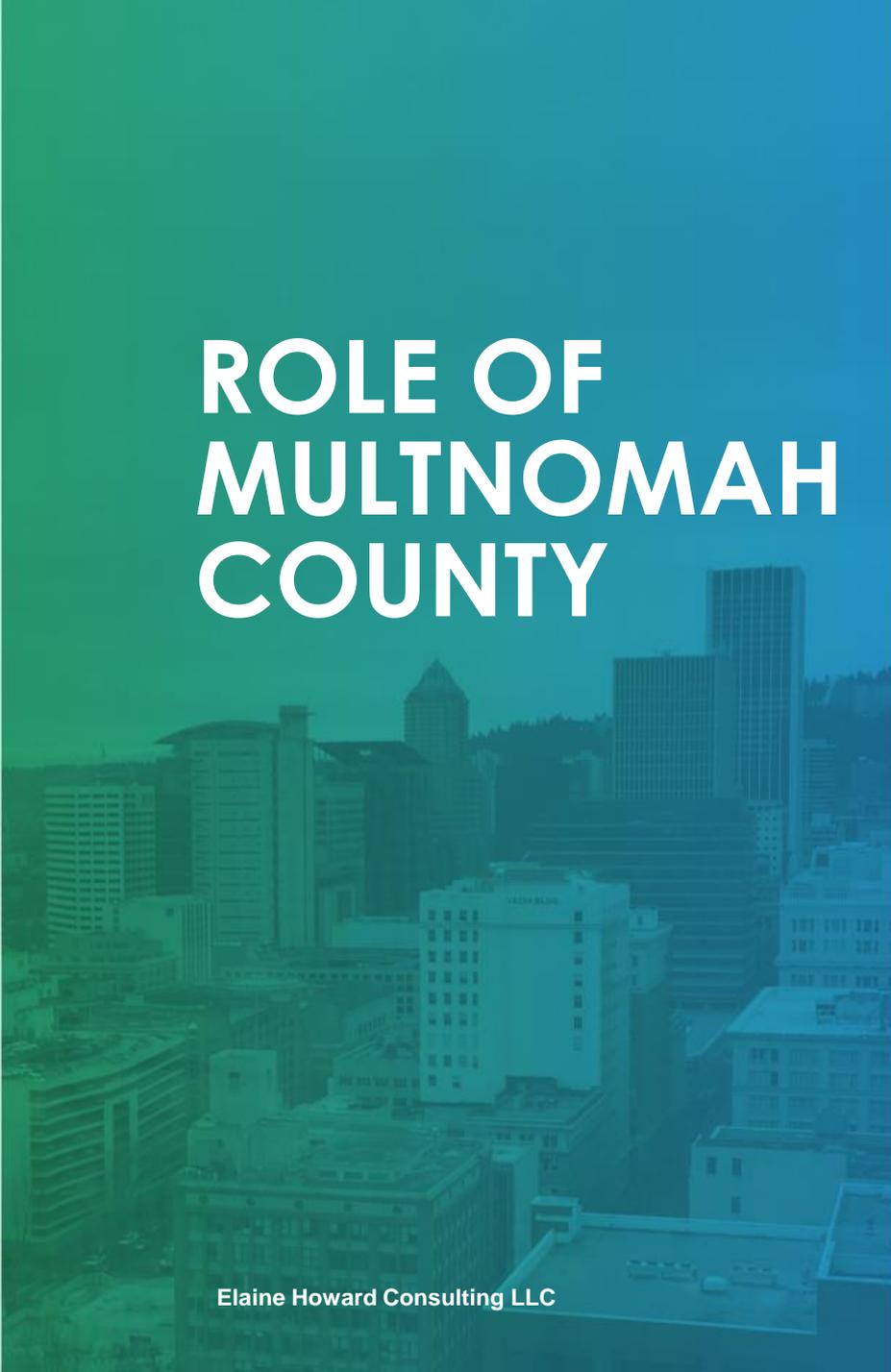
A photograph of a person sitting on a wooden bench, reading a newspaper. The image is overlaid with a blue and green gradient, making it semi-transparent. The person is wearing a light-colored jacket and a hat. The background shows a building with windows.

1. Background - Mayor Ted Tosterud
2. Role of Multnomah County
3. Plan Basics
4. Boundary
5. Financing
6. Projects
7. Impacts to Taxing Districts
8. Next Steps

- Planning background:
 - Main Streets on Halsey Plan
 - Fairview 20.30.40 Community Vision
- Public Input
 - Urban Renewal Advisory Committee
 - Open House
 - Meeting with East County Recreation Board chair
 - Meeting with Economic Development Advisory Committee
 - Planning Commission
 - City Council

BACKGROUND





ROLE OF MULTNOMAH COUNTY

- ORS 457 requires a city brief the county on a new urban renewal plan and on the maximum indebtedness of the plan.

PLAN BASICS

Maximum Indebtedness

\$51,000,000

Amount to spend in 2018\$ on projects

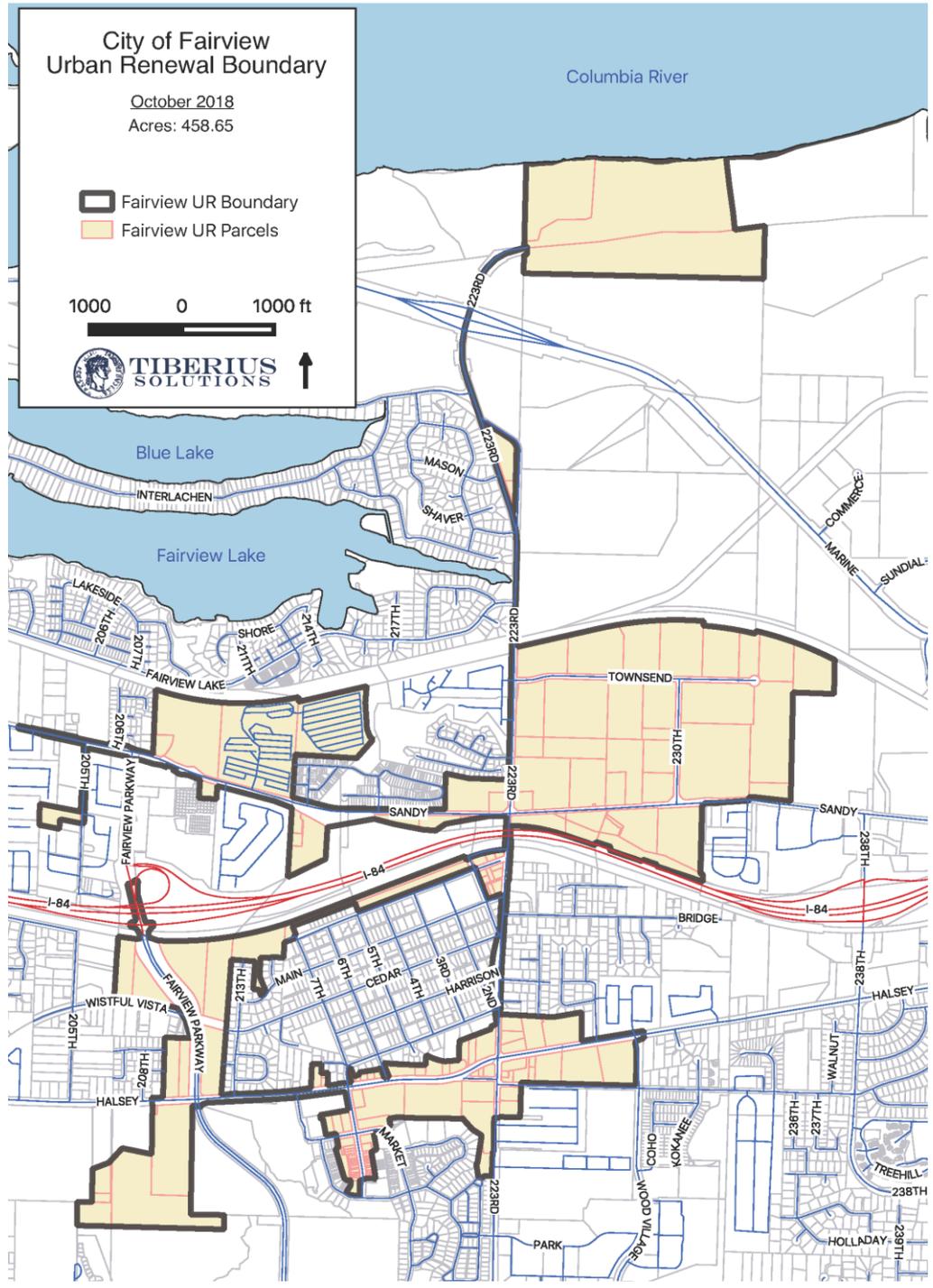
\$34.3M

25 year plan

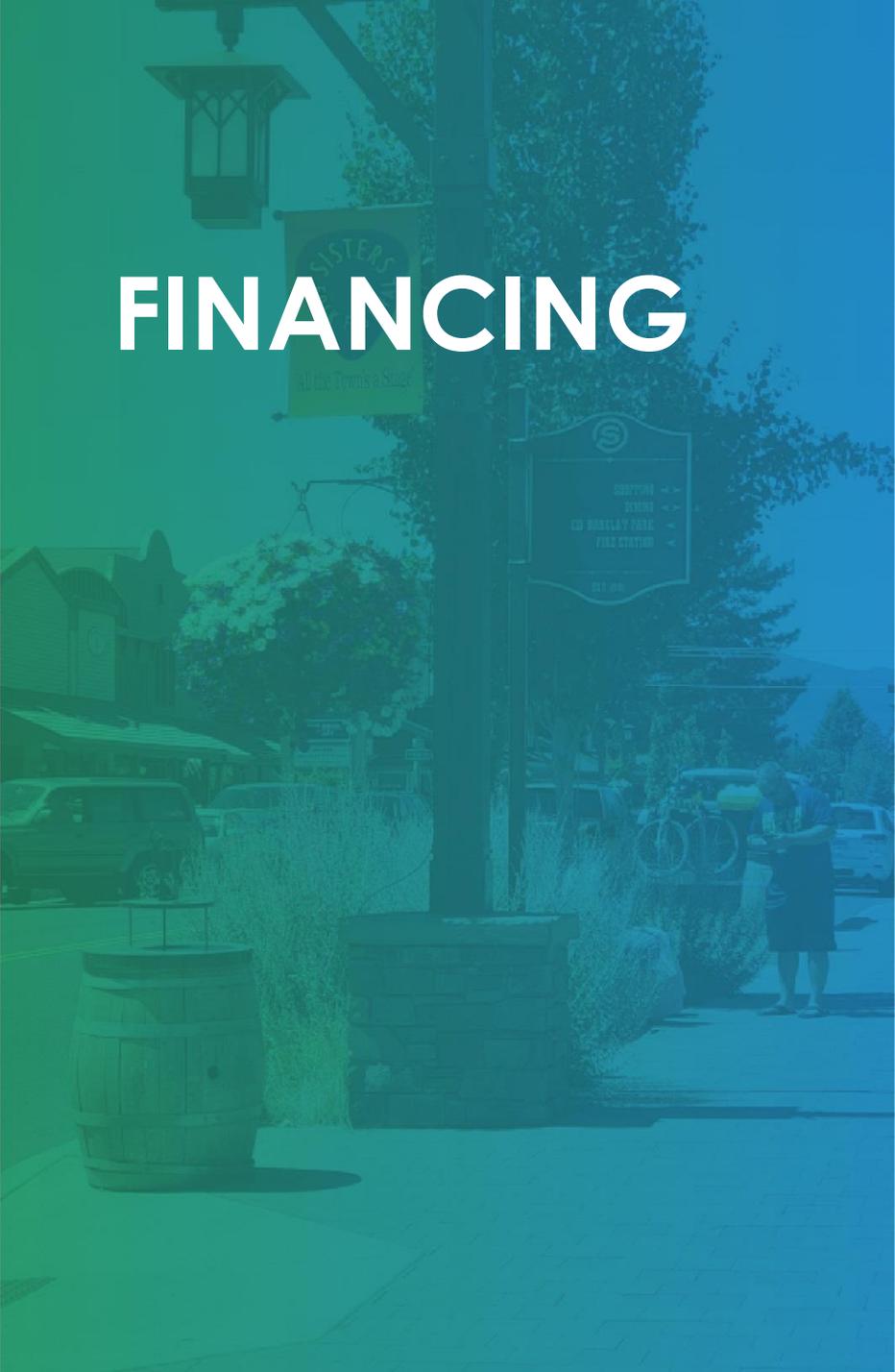
City of Fairview Urban Renewal Boundary

October 2018
Acres: 458.65

-  Fairview UR Boundary
-  Fairview UR Parcels



FINANCING



- Maximum Indebtedness
\$51,000,000
- \$\$ Needed \$59,875,756
- City provides upfront bridge loan of \$650,000
- One bond will be impacted for one year: estimated impact on \$100K of assessed value: 7 cents



PROJECTS

- Incentives and assistance to private developers
- Public Infrastructure
- Economic Development
- Administration

INCENTIVES AND ASSISTANCE TO PRIVATE DEVELOPERS

- A. Private Development Loan-to-Grant Program
- B. Utility System Development Charges Assistance

PUBLIC INFRASTRUCTURE



- A. Water System Well #10
- B. Reservoir #1 Rehabilitation
- C. Street Improvements Including Pedestrian and Bicycle Improvements
- D. Round-a-bout Features on Halsey Street's Major Intersections
- E. Streetscape Improvements on Halsey
- F. Sandy Sewer Trunk Line
- G. Streetscape Improvements on Fairview Parkway
- H. Trails Next to Rails
- I. Fairview Village Parking

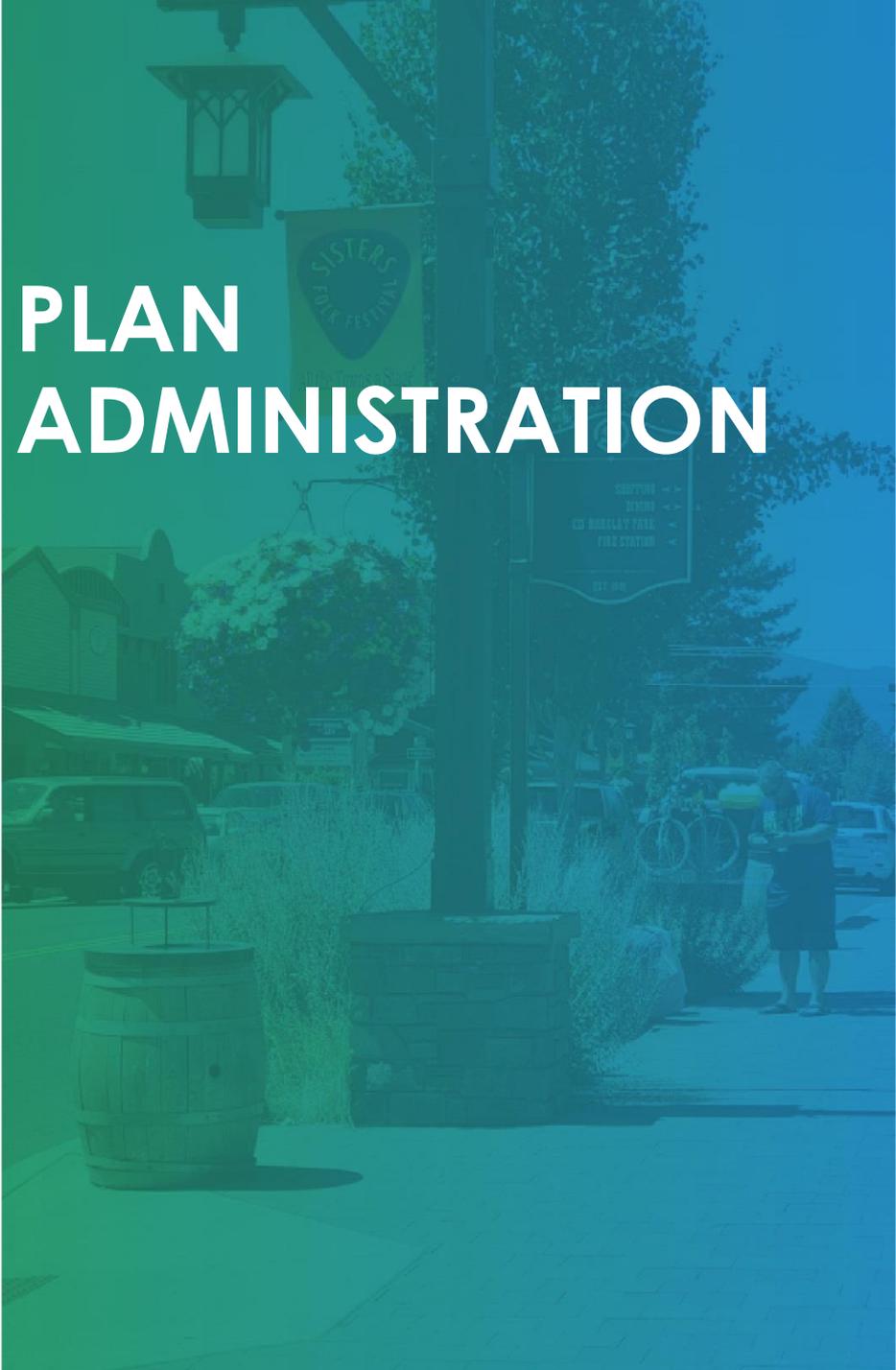
ECONOMIC DEVELOPMENT



- A. Incentivize Village Live Work Developments
- B. Park-n-Ride with Transit and Bike Hub on PPL Property
- C. Purchase and Resale of Property for Development or Redevelopment
- D. Public Art

- \$3,000,000 in 2018\$
- \$4,506,360 in YOES\$
- \$120,000 a year

PLAN ADMINISTRATION



IMPACTS TO TAXING DISTRICTS

FYE	Multnomah County Permanent
2020	\$ (21,330)
2021	\$ (109,456)
2022	\$ (258,999)
2023	\$ (322,670)
2024	\$ (387,570)
2025	\$ (455,620)
2026	\$ (526,954)
2027	\$ (558,636)
2028	\$ (590,432)
2029	\$ (623,182)
2030	\$ (656,914)
2031	\$ (691,658)
2032	\$ (727,445)
2033	\$ (764,305)
2034	\$ (802,271)
2035	\$ (841,376)
2036	\$ (881,654)
2037	\$ (923,140)
2038	\$ (965,871)
2039	\$ (1,009,884)
2040	\$ (1,055,217)
2041	\$ (1,101,910)
2042	\$ (1,150,005)
2043	\$ (1,199,541)
2044	\$ (1,152,932)
Total	\$ (17,778,972)



NEXT STEPS & SCHEDULE

1. Planning Comm briefing **October 9**
2. Ec. Dev Comm briefing **October 11**
3. Planning Comm meeting **October 23**
4. City Council Hearing **November 7**