

FAIRVIEW URBAN RENEWAL PLAN



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CONSULTING, LLC



TIBERIUS
SOLUTIONS

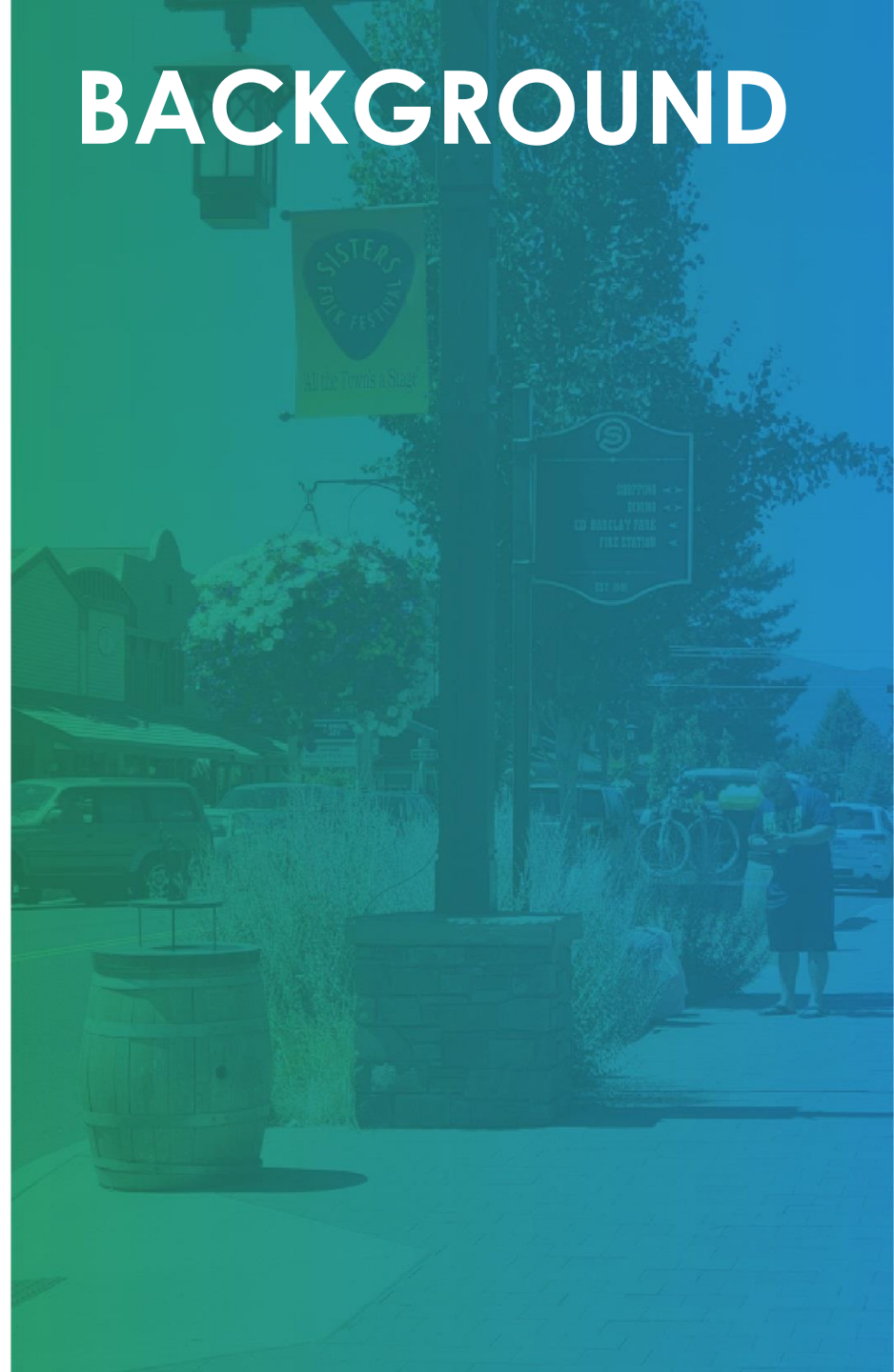
ROADMAP


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

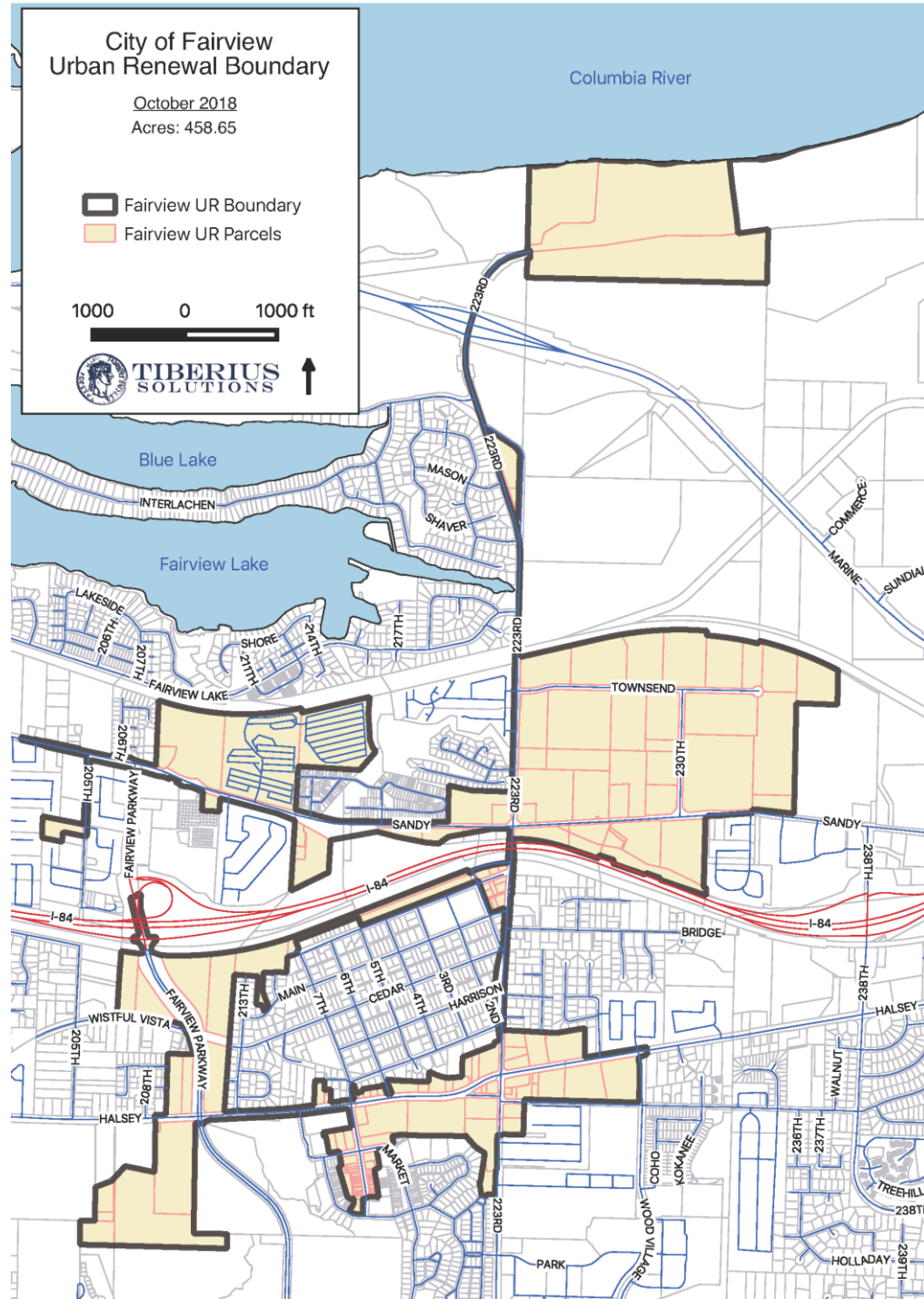
25 year plan

City of Fairview Urban Renewal Boundary

October 2018
Acres: 458.65

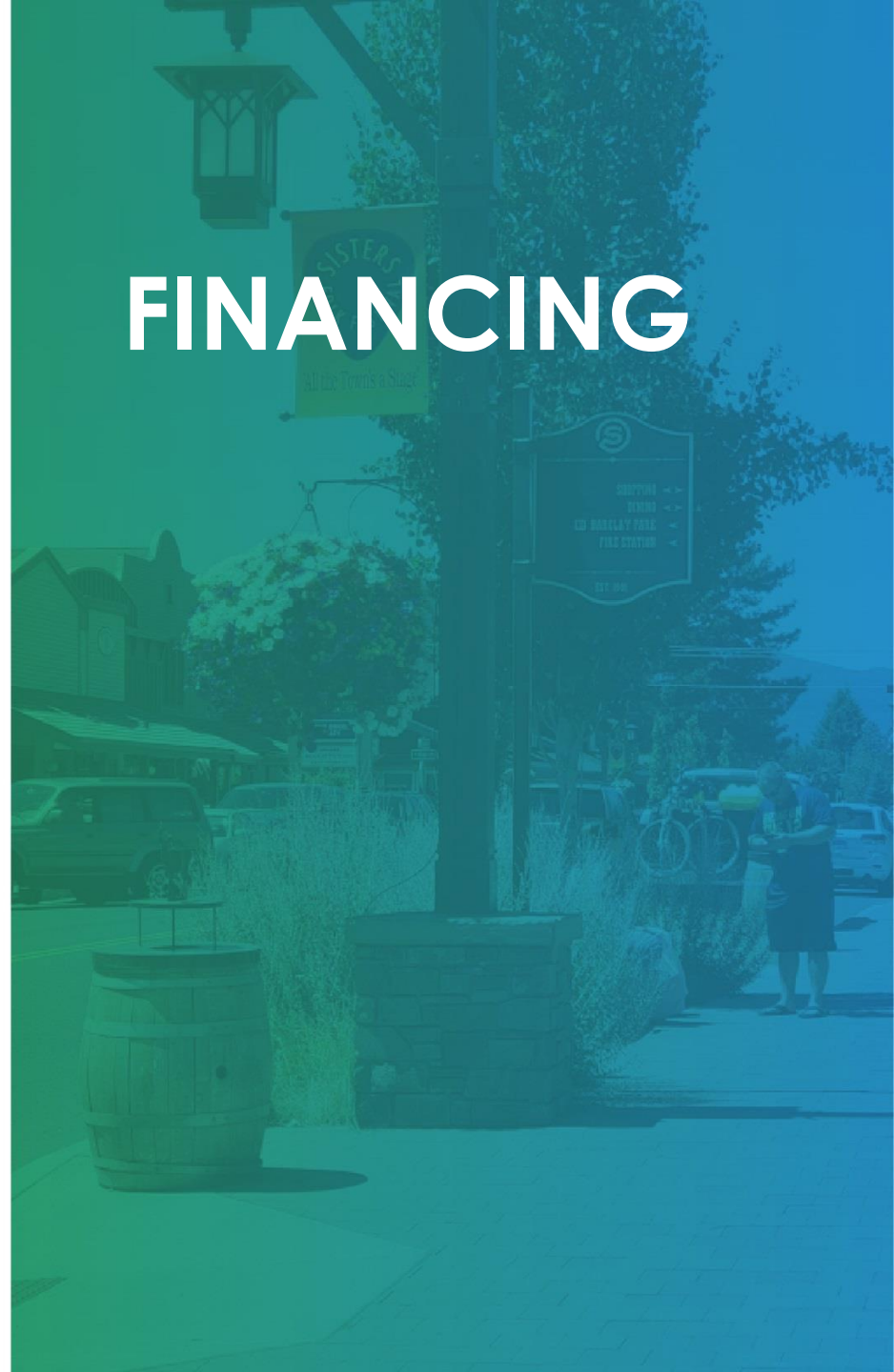
- Fairview UR Boundary
- Fairview UR Parcels

1000 0 1000 ft



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 YOE\$
- \$120,000 a year

PLAN ADMINISTRATION



IMPACTS TO TAXING DISTRICTS

Elaine Howard Consulting LLC

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**