City *of* Tigard

Tigard Business Meeting –Agenda

TIGARD CITY COUNCIL, LOCAL CONTRACT REVIEW BOARD & TOWN CENTER DEVELOPMENT AGENCY

MEETING DATE AND TIME:	JUNE 13, 2023 - 6:30 p.m. Business Meeting
MEETING LOCATION:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223 - See PUBLIC NOTICE below

PUBLIC NOTICE: In accordance with Oregon House Bill 4212 this will be a hybrid meeting where some Council, staff or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments before noon the day before the meeting.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue. We ask that you plan on limiting your testimony to three minutes.
- You may comment through video through the Teams app. Go to this link to learn how to participate by video: June 13, 2023 Council Meeting (https://www.tigard-or.gov/Home/Components/Calendar/Event/3468/372).

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: 503-718-2419 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

VIEW LIVESTREAM ONLINE: https://www.tigard-or.gov/boxcast

CABLE VIEWERS: The City Council meeting will be shown live on Channel 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

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1. BUSINESS MEETING **6:30 p.m.**

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

2. PROCLAMATIONS AND RECOGNITION

   A. PROCLAIM JUNE 19, 2023 AS JUNETEENTH DAY IN TIGARD **6:35 p.m. estimated time**

   B. PROCLAIM RECOGNITION FOR VIETNAMESE HERITAGE AND FREEDOM FLAG **6:40 p.m. estimated time**

3. PUBLIC COMMENT **6:45 p.m. estimated time**

   A. Follow-up to Previous Public Comment

   B. Tigard Area Chamber of Commerce

   C. Tigard High School Student Envoy

   D. CONSIDER RESOLUTION ACKNOWLEDGING AND COMMENDING KAYLA KUMM FOR HER SERVICE AS TIGARD HIGH SCHOOL STUDENT ENVOY TO THE CITY OF TIGARD

E. Update from Police Chief McAlpine

F. Public Comment – Written

G. Public Comment – In Person

H. Public Comment – Phone-In

I. Public Comment – Video

4. CONSENT AGENDA: (Local Contract Review Board) The Consent Agenda is used for routine items including approval of meeting minutes, contracts or intergovernmental agreements. Information on each item is available on the city's website in the packet for this meeting. These items may be enacted in one motion without separate discussion. Council members may request that an item be removed by motion for discussion and separate action.

A. LOCAL CONTRACT REVIEW BOARD: BUSINESS LOAN FUND AGREEMENT WITH BUSINESS IMPACT NW

- *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*

5. PUBLIC HEARING: RIGHT-OF-WAY VACATION FOR A PORTION OF SW ROSHAK ROAD **7:05 p.m. estimated time**

6. PUBLIC HEARING: ADOPT 2024 FEES AND CHARGES SCHEDULE **7:25 p.m. estimated time**

7. PUBLIC HEARING: CERTIFY THAT THE CITY OF TIGARD PROVIDES SERVICES QUALIFYING FOR STATE SHARED REVENUES **7:35 p.m. estimated time**

8. PUBLIC HEARING: DECLARE THE CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING **7:45 p.m. estimated time**

9. PUBLIC HEARING: ADOPT THE BUDGET, MAKING APPROPRIATIONS, DECLARING THE AD VALOREM TAX LEVY AND CLASSIFYING THE LEVY AS PROVIDED **7:55 p.m. estimated time**

10. TCDA PUBLIC HEARING: ADOPT THE TCDA FY 2024 BUDGET WITH ADJUSTMENTS, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES **8:05 p.m. estimated time**

11. CITY CENTER TIF PLAN UPDATE **8:15 p.m. estimated time**

12. NON-AGENDA ITEMS

13. ADMINISTRATIVE REPORT **8:55 p.m. estimated time**

14. EXECUTIVE SESSION: The Tigard City Council 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.

15. ADJOURNMENT **9:00 p.m. estimated time**

AIS-5236 **2. A.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 5 Minutes

Agenda Title: Juneteenth Proclamation

Authored By: Alexandra Richardson

Presented By: Terra Wheeler, Risk Management Analyst, will provide a team report

Item Type:

Public Hearing
Legal Ad Required?:

Publication Date:

Information

EXPLANATION OF ISSUE

This proclamation acknowledges the significance of Juneteenth. Juneteenth, recognized and observed as an official holiday federally, in the State of Oregon, and in the City of Tigard, commemorates the emancipation of enslaved African Americans. It is observed on June 19 annually and celebrates African American culture, resilience, and pride. With City facilities closed, the Juneteenth holiday also provides teammates the day to learn and reflect.

ACTION REQUESTED

The Tigard team asks the Mayor to proclaim June 19, 2023 as Juneteenth in Tigard and asks for the proclamation to be read in its entirety at City Council.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

City Council issued a proclamation in support of Juneteenth in 2022, and at that time, Council also voted to begin annually recognizing Juneteenth as an official City holiday.

Public Involvement

The City will co-present a Juneteenth Freedom Day event with Tigard-Tualatin School District (TTSD) on Saturday, June 17 from 3-6PM in Cook Park at Shelter 2. This event features food, entertainment, games, and joyful connection. The City and TTSD incorporated input from affinity groups, board and committee members, and students into the planning of the Juneteenth event. Social media and other marketing efforts will keep both the holiday and event top of mind for the community.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

In keeping with the city's Strategic Vision to become an equitable community that is walkable, healthy and accessible for everyone; and stated in our community promises for: EQUITY: we will ensure just and fair inclusion where all can participate, prosper, and reach their full potential, ENGAGEMENT: we will involve all voices in our community while building trusting relationships, and EXCELLENCE: we will set high standards and strive to exceed community expectations; recognition of Juneteenth as a day of remembrance may help foster a discussion about the trauma that has resulted from the enslavement of 4 million people for more than 250 years.

ALTERNATIVES & RECOMMENDATION

The Mayor could choose not to issue the proclamation, but City teammates and our partners in the Tigard-Tualatin School District recommend its issuance to reaffirm our commitment to racial equity.

ADDITIONAL RESOURCES

https://www.tigard-or.gov/explore-tigard/community-events/juneteenth

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Attachments

Juneteenth Proclamation

Proclamation

City *of* Tigard

In Honor of JUNETEENTH 2023
June 19, 2023

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the enslaved people in Confederate territory free, and formally abolishing slavery in the United States of America; and

WHEREAS, notification of the signing of the Emancipation Proclamation was delayed 2½ years to June 19, 1865, in reaching authorities and Black Americans in Texas and the Southern states; and

WHEREAS, June 19th celebrates the emancipation of enslaved Black Americans and the importance of fighting for freedom and justice; and

WHEREAS, Juneteenth recognizes that the struggle for freedom and civil rights of Black Americans is an important part of our shared history for which we must continue to fight; and

WHEREAS, our community is enriched when we consider these challenges and proactively work for a more equitable and just world; and

WHEREAS, in partnership with the Tigard-Tualatin School District, the City of Tigard celebrates the freedom of Tigard's Black community members at the Juneteenth event Saturday, June 17.

NOW THEREFORE BE IT RESOLVED, the City of Tigard Mayor does hereby proclaim her support for designating June 19, 2023 as

JUNETEENTH

in Tigard, Oregon. Let this day be an opportunity for the city and its residents to gather and acknowledge our country's painful history while we celebrate our vibrant community and continue to build a culture of inclusion and acceptance.

Dated this ___th day of 2023

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Tigard to be affixed.

_____
Heidi Lueb, Mayor
City of Tigard

Attest:

_____
Carol A. Krager, City Recorder

AIS-5257 **2. B.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 5 Minutes

Agenda Title: Proclamation Recognizing the Vietnamese Heritage & Freedom Flag

Authored By: Joanne Bengtson

Presented By: Mayor Heidi Lueb

Item Type: Proclamation

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

Thao Duc Tu, President of Vietnamese Community of Oregon emailed Mayor Lueb to request a proclamation recognizing the Vietnamese American Heritage and Freedom Flag as the official flag of Vietnamese Americans in the City of Tigard.

ACTION REQUESTED

Mayor Lueb is being asked to issue a proclamation recognizing the Vietnamese American Heritage & Freedom Flag as the official flag of Vietnamese American in Tigard.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

This is the first proclamation request for this subject.

Public Involvement

The President of the Vietnamese Community of Oregon requested this proclamation. The flag of the former Republic of Vietnam, officially known as the Vietnamese American Freedom and Heritage Flag – has three red stripes on a yellow background to represent the three regions of Vietnam and symbolizes freedom and democracy and represents the cultural heritage of Vietnamese-Americans.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

Issuing this proclamation continues to build upon engagement efforts to involve all voices in our community.

ALTERNATIVES & RECOMMENDATION

Mayor Lueb could decide not to issue the proclamation. Teammates recommend issuing it as Mr. Thao requested.

ADDITIONAL RESOURCES

Mr. Thao will attend the meeting and hopes for a photo with City Council and the signed proclamation.

Attachments

Vietnamese Heritage & Freedom Flag

Proclamation

City *of* Tigard

RECOGNIZING THE VIETNAMESE HERITAGE & FREEDOM FLAG

WHEREAS, Vietnamese refugees have proudly resided in the City of Tigard, and the State of Oregon since the conclusion of the Vietnam War on April 30*, 1975; and

WHEREAS, Vietnamese Americans have put forth their full toiling energy building the City of Tigard, in a multitude of prominent areas including industry, economy, culture, education, and military service; and

WHEREAS, Vietnamese Americans have counted on Tigard and Oregon as being their second heart, mind, and family homeland; and

WHEREAS, Vietnamese Americans have embraced Vietnamese customs and traditions that have been continually practiced through generations; and

WHEREAS, many of Oregon's Vietnamese Americans respectfully embrace the yellow and three red striped Heritage and Freedom flag as a symbol of the Vietnamese American community; and

WHEREAS, it is the ultimate will and honorable desire from the Vietnamese Community of Oregon and its community members, that the Vietnamese American Heritage and Freedom Flag be recognized as the official flag of their organization in the City of Tigard, Oregon.

NOW THEREFORE BE IT RESOLVED, Mayor Heidi Lueb of the City of Tigard, Oregon does hereby proclaim Tigard's recognition for

THE VIETNAMESE HERITAGE & FREEDOM FLAG

as the official flag of Vietnamese Americans in the City of Tigard and encourage residents to recognize the cultural reverence and respect afforded the Vietnamese Heritage and Freedom Flag.

Dated this 13th day of June 2023

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Tigard to be affixed.

_____
Heidi Lueb, Mayor
City of Tigard

Attest:

_____
Carol A. Krager, City Recorder

AIS-5260 **3. D.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 5 Minutes

Agenda Title: Consider Resolution Acknowledging and Commending Kayla Kumm for her Service as Tigard High School Student Envoy to the City of Tigard

Authored By: Carol Krager

Presented By: City Recorder Carol Krager

Item Type: Motion Requested
Resolution

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

The Council will consider a resolution commending Kayla Kumm for her service as Tigard High School Student Envoy.

ACTION REQUESTED

Consider approval of the resolution.

BACKGROUND INFORMATION

For the 2022-23 school year Kayla Kumm has served as Tigard High School Student Envoy and she or her designee reported out to the Tigard City Council monthly. These reports kept the Council informed of student activities and events at Tigard High. Council appreciated this connection to the youth of Tigard and hearing updates on various academic, sport, club, events and compassionate efforts made at fundraising and offering support in other ways.

At the end of the school year, the Council traditionally presents the THS Student Envoy with a resolution recognizing and thanking them for their service.

ALTERNATIVES & RECOMMENDATION

Staff recommends approval of the resolution.

ADDITIONAL RESOURCES

N/A

Attachments

Resolution

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-

A RESOLUTION ACKNOWLEDGING AND COMMENDING KAYLA KUMM FOR HER SERVICE AS TIGARD HIGH SCHOOL STUDENT ENVOY TO THE TIGARD CITY COUNCIL

WHEREAS, the Tigard City Council desires to connect with students and stay informed of activities and events at Tigard High School; and

WHEREAS, City of Tigard officials appreciated the monthly updates from Student Envoy Kayla Kumm; and

WHEREAS, activities coordinated by Kayla Kumm and her fellow student leaders benefitted students and the Tigard community.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City of Tigard Council and team members hereby convey their gratitude to Kayla Kumm for her exemplary service as Tigard High School Envoy.

SECTION 2: The City of Tigard Council and team members hereby extend congratulations and best wishes for future health and success to Kayla Kumm.

SECTION 3: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

AIS-5247 **4. A.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): Consent Item

Agenda Title: Business Loan Fund Agreement with Business Impact NW

Authored By: Lloyd Purdy

Presented By: Economic Development Manager Purdy

Item Type: Motion Requested
Local Contract Review Board

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

In February 2022, City Council allocated $400,000 in funding for the creation of a revolving loan fund to support business growth in Tigard. Through a request for proposal (RFP) process, four nonprofit community development financial institutions (CDFIs) were invited to respond to this opportunity to serve as a lending partner -- using City of Tigard funds to make at least $1.2M in loans to Tigard businesses over a 10-year period.

The Tigard business loan fund is coming online when lending from traditional financial institutions (retail banks) is contracting and commercial interest rates are rising. Small-business loan approval rates at large banks declined for the ninth consecutive month in February 2023. The Tigard business loan fund will improve access to lending capital for Tigard firms at a very opportune time.

This new economic development program improves the City's ability to support local businesses with a financial tool that complements existing business advising, business incubator, and workforce development programs. Tigard's business loan fund aligns with the City's Strategic Vision – especially its focus on equity and access. Similarly, it supports the Equity, Economy, and Excellence goals of Tigard's Community Promise.

ACTION REQUESTED

Authorize the City Manager to sign a loan finance agreement, promissory note, and scope of work with Business Impact NW, a nonprofit community development finance institution (CDFI), to administer a $400,000 business-focused revolving loan fund on behalf of the City of Tigard for up to ten years.

BACKGROUND INFORMATION

In early 2020, the City of Tigard created a loan program with CDFI partners Craft3 and Micro Enterprise Services of Oregon (MESO) to support businesses impacted by the COVID-19 economic crisis. This program granted $150,000 in City funds to these two nonprofit lenders to cover administrative costs and create a loan loss reserve; resulting in $700,000 in lending capacity. During the COVID-19 pandemic, the City of Tigard was recognized as an innovator for using a city-funded loan program to assist businesses. The use of City funds as a loan loss reserve and the fact that funds were disbursed to the CDFIs without the expectation of capital preservation increased the amount of lending capital available to Tigard

businesses.

In February 2022, Tigard City Council committed $400,000 from its American Rescue Plan Act (ARPA) allocation to continue lending support for Tigard's small businesses. A loan program is a more sustainable business assistance solution than grant making and a better mechanism for offering financial support because it works with the existing commercial lending system. In partnership with a CDFI like Business Impact NW, it is also a tool to help underbanked and historically underserved entrepreneurs including women, minority, and BIPOC business owners. This business loan fund is an economic mobility program that complements Tigard's $1.5M housing loan fund, also created with ARPA funding.

A business-focused loan fund will encourage equitable business growth in many sectors of the economy; ensure access to business lending for an economically and demographically diverse community; and leverage the expertise of professional loan makers to support entrepreneurism in Tigard.

The non-profit CDFI Business Impact NW's mission is to serve underbanked entrepreneurs through coaching, classes, and access to capital; with an emphasis on working with traditionally underserved populations – entrepreneurial low/moderate income earners, women, BIPOC, veterans, immigrants, and members of the LGBTQ+ community. Business Impact NW also hosts the newly created Oregon Minority Business Development Agency funded by the U.S. Department of Commerce to support underbanked business owners - especially minority-owned businesses.

Business Impact NW's proposal was reviewed by the City's Economic Development Manager, two economic development staffers from neighboring jurisdictions, the manager of the Small Business Development Center's Capital Access Team, and a consultant experienced in creating and administering loan funds in the Portland region. Business Impact NW's proposal earned high marks for their strong interest in serving Tigard businesses, their network of local bank connections, and their history of service to socially and economically disadvantaged entrepreneurs.

Business Impact NW will provide the following information, as the loan administrator, to ensure this program meets the City's strategic vision and Community Promise goals of equity, access, and economic stewardship:

- Summary of loans closed, business details, amounts, loan purpose (use of funds), source of capital (e.g., from third parties) and business demographics.
- Status of each loan made to Tigard businesses.
- Business impact including revenue growth, employment growth, and qualitative update on businesses supported with loans.

Business Impact NW will provide fund administration, loan origination, and annual reporting. The City of Tigard business loan fund, managed by Business Impact NW, will include a $400,000 capital investment in the form of a Promissory Note under terms that include:

- 5-year term with an option, exercised by the City, to renew for 5 additional years. 0.5% annual interest paid annually to the City of Tigard.
- A 10% Loan administration fee for Business Impact NW collected at the end of the term.
- Balloon payment to the City of Tigard of $360,000 at the end of first term or optional second term (Promissory note amount less a 10% loan administration fee).
- An option after one year to renegotiate the use of any funds not yet disbursed.

By investing $400,000 with Business Impact NW for 10 years, Business Impact Northwest's lending department can distribute approximately $1.2 million in loans to Tigard businesses. The City's initial

$400,000 will be able to revolve about 3 times over a 10-year period.

Loan funding is intended for economically and socially disadvantaged business owners, including women and minority entrepreneurs who have historically been unable to secure growth financing from a traditional bank. Lending capital may only be used to make commercial loans subject to the following requirements:

- No more than $100,000 may be allocated to any one business. Loan term to each business must be 5 years or less.
- Business must be located in Tigard.
- Loans should primarily be used for the purposes of growing revenues or attracting businesses to Tigard.
- Refinancing of other loans is not encouraged and will be limited to instances where refinancing will free up sufficient cashflow to service a broader growth capital loan.

After 12 months of operation, the economic development team and Business Impact NW will review the performance of the business loan fund and make program adjustments based on the amount of capital disbursed as loans. Adjustments could include:

- Reduce the interest rate the city receives in order to reduce costs to borrowers, redirect funding into loan origination costs, and
- cover program/administration costs if additional third-party funding is available for loan making. Additionally, after the first five-year term, the City may decide to recover its principal investment, less the 10% administration fee, and use the funds for an alternative program.

Additionally, after the first five-year term, the City may decide to recover its principal investment, less the 10% administration fee, and use the funds for an alternative program.

ALTERNATIVES & RECOMMENDATION

Staff recommends working with Business Impact NW to create a business-focused lender-managed loan fund as proposed by the attached loan agreement, promissory note, and scope of work.
Alternatives for this business support program include starting a new request for proposal process to search for a different lending partner or work with Business Impact Northwest to develop a different lending program leveraging City of Tigard funds. For example, an alternative loan program could cover $220,000 in Business Impact NW operating cost, including sales and marketing, in Tigard and fund a $180,000 loan loss reserve. Business Impact NW would use external non-city funds to make $1.2M in loans. Loan loss reserve that is not drawn down to cover bad debt would be returned to City after 5 years. This alternative maximizes near-term lending over the initial three-year period and supports Business Impact NW's entry into the Tigard marketplace. This alternative provides very limited preservation of the City of Tigard's initial capital investment of $400,000.

ADDITIONAL RESOURCES

The draft loan agreement, promissory note, and scope of work for Business Impact NW are attached.

Fiscal Impact

Fiscal Information:

Authorizing this loan agreement will use $400,000 allocated by Council in Q3 2022, in what was originally ARPA funds, to create a business loan fund with $1.2M in lending capacity administered by CDFI Business Impact NW.

Economic Development and Finance teammates will review quarterly and annual financial and performance submissions from Business Impact NW. The Assistant Finance Director will work with the contractor and monitor the small business loan fund's financial activities.

Attachments

Loan Fund Agreement

Business ImpactNW 2022 Report

Business ImpactNW Summary

LOAN AGREEMENT

THIS LOAN AGREEMENT ("Loan Agreement") is made this _____ day of _____ 2023, by and between **Business Impact NW**, an Oregon non-profit corporation ("Borrower") and **City of Tigard**, an Oregon municipal corporation ("City").

RECITALS

A. On January 17, 2023, the City of Tigard received responses to a Request for Proposal ("RFP") from entities engaged in small business lending with the intent of establishing a Small Business Loan Fund to be administered by appropriate community entities for the purpose of providing capital to businesses in the City, with a focus on supporting socially and economically disadvantaged entrepreneurs.

B. Borrower submitted a proposal in response to the RFP to develop a qualifying Small Business Loan Fund within guidelines required by City.

C. City has selected Borrower's proposal and intends to provide a Loan to Borrower, as set forth in this Loan Agreement and related documents, in the amount of Four Hundred Thousand Dollars ($400,000.00).

AGREEMENT

NOW THEREFORE, the parties agree as follows:

1. **DEFINITIONS**.

Capitalized terms not otherwise defined in the body of this instrument shall be defined within this section.

"**Fiscal Year**" means the period beginning on the first day of July of each year and ending on the last day of June.

"**Financing Statement**" means the UCC Financing Statement between Borrower, as the debtor, in favor of City of Tigard, as the secured party and filed with the Oregon Secretary of State.

"**Loan Documents**" means this Loan Agreement, the Note, the Scope of Work, the UCC Financing Statement, and any other agreement executed by Borrower in connection with this Loan Agreement.

"**Note**" means the promissory note executed by Borrower in favor of City and evidencing the loan set forth in this Loan Agreement, as the same may be amended, restated, or replaced from time to time.

"**Maturity Date**" means that date set forth as the Maturity Date in the Note.

"**Program**" means administration of a revolving loan fund as defined by the Loan Agreement, Scope of Work, and Promissory Note.

2. LOAN GENERALLY

2.1 Loan. On the terms and conditions of this Loan Agreement, City agrees to make a loan to Borrower in the maximum principal amount of $400,000.00 (the "Loan"). The Loan is evidenced by and repayable with interest in accordance with this Loan Agreement and the Note. The Loan is repayable in accordance with the terms of the Note and this Loan Agreement. All payments and prepayments of principal and interest on the Loan and all other amounts payable hereunder by Borrower to City will be made to:

City of Tigard
Attn: Finance Department
13125 SW Hall Blvd
Tigard, OR 97223

or at such other address as City may specify in writing.

2.2 Interest. Interest will accrue on the outstanding balance of the Loan as provided in the Note. Amounts past due, whether by late payment, maturity, acceleration, or otherwise, will bear interest at the Default Rate set forth in the Note.

2.3 Initial Disbursement. Provided that all the obligations of Borrower under the Loan Documents are satisfied, City will disburse $400,000.00 of the Loan to Borrower upon closing and execution of the Loan Documents (the "Initial Disbursement"), into a loan fund of Borrower acceptable to City of Tigard ("Loan Account").

3. CONDITIONS PRECEDENT TO DISBURSEMENT.

Prior to disbursement of City Loan funds:

3.1 Each of Borrower's representations and warranties contained in the Loan Documents must be true and correct in all material respects as if made on and as of the date of such disbursement;

3.3 No Event of Default may have occurred and be continuing under this Loan Agreement, including without limitation, a failure to perform any covenant set forth in Section 4 or any other Loan Document, and no event may have occurred that, with the giving of notice or passage of time or both, would constitute an Event of Default;

3.4 Borrower must not be in default with any other loan with a third party and no event may have occurred that, with the giving of notice or passage of time or both, would constitute a default;

3.5 At all times during the term of the Loan, Borrower must maintain a loan loss reserve fund, acceptable and subject to review upon request by City; and

3.6 City funds disbursed under this Loan Agreement are to be used solely for the purpose of making sub-recipient loans as part of the Program. Borrower may not use any portion of the Loan proceeds for operating expenses, provided, however, that Borrower may use the proceeds of any interest Borrower earns on sub-recipient loan receipts for Borrower operating expenses, but only

to the extent that such proceeds exceed the amount necessary to pay Borrower's obligation on the amount of the Loan attributable to the sub-recipient loan from which such interest proceeds derive.

4. COVENANTS OF BORROWER

Borrower covenants as follows with respect to the Program, unless City has waived compliance in writing:

4.1 City and its agents and representatives have the right at any reasonable time and upon reasonable notice to inspect any or Borrower's documents or work related to the Program.

4.3 All funds disbursed hereunder will be used by Borrower solely for the purpose of making sub-recipient loans as part of the Program.

4.4 Borrower agrees to provide City, upon City's request, a report that shows how City funds have been deployed.

5. BORROWER'S REPRESENTATIONS AND WARRANTIES

Borrower represents and warrants to City as follows:

5.1 **Status; Business**. Borrower is a non-profit corporation duly organized and validly existing under the laws of the State of Oregon and has the power and authority to enter into the Loan Documents.

5.2 **No Violations or Default**. Borrower is not in default under or in violation of any indenture or agreement to which it is a party or by which it is bound, or any order, regulation, ruling, or requirement of a court or other public body or authority. No creditor has given Borrower notice or threatened to give it any notice of default under any material agreement.

5.3 **Litigation**. No action, suit, investigation, or proceeding is pending against Borrower or with respect to the Program before any court or administrative agency, (a) the outcome of which, by itself or taken together with other such litigation, might have a material adverse effect on the business, assets, operations, or financial condition of Borrower, or (b)which purports to affect the legality, enforceability, or validity of any Loan Document

5.4 **Tax Returns and Taxes**. All federal, state, and other tax returns of Borrower required by law to be filed have been filed. All other taxes applicable to Borrower, including real property taxes (to the extent not abated in accordance with applicable law), are current.

5.5 **Compliance With Laws**. Borrower is in material compliance with all federal, state, and local laws, rules, regulations, ordinances, and orders applicable to it or the Program, and the operation thereof.

5.6 **Financial Statements**. All financial statements delivered by Borrower to City will, as of the date thereof, be true, correct, and complete, fairly present the financial condition of Borrower, the Loan Account, and the Program at the dates thereof; and be prepared in accordance with generally accepted accounting principles and practices in the United States, consistently applied. Since the

date of the most recent financial statements delivered to City, there has been no material adverse change in the financial condition of Borrower or Program.

6. **AFFIRMATIVE COVENANTS**

At all times during the term of this Loan Agreement and until all amounts and obligations owing hereunder and under any other Loan Document have been paid and performed, Borrower covenants and agrees as follows:

6.1 **Licenses; Maintenance of Business**. Borrower will remain a non-profit corporation validly existing under the laws of Oregon.

6.2 **Performance of Obligations**. Borrower will pay the principal of and interest on the Loan in accordance with the terms of the Note and this Loan Agreement and will pay when due all other amounts payable by Borrower hereunder or under any Loan Document.

6.3 **Compliance with Laws and Use Restrictions**. To the extent that Borrower is able, Borrower will comply with all laws, ordinances, statutes, rules, regulations, orders, injunctions, or decrees of any government agency or instrumentality applicable to Borrower.

6.4 **Other Obligations**. To the extent that Borrower is able, Borrower will pay and discharge before the same becomes delinquent, all indebtedness, taxes, and other obligations for which it is liable or to which its income or property is subject and all claims for labor and materials or supplies which, if unpaid, might become by law a lien. If Borrower fails to discharge any such claim or lien, City may, in its sole discretion and without waiving the default, pay the same, which payment will, at City's option, be added to the amount outstanding under the Note.

6.5 **Indemnity**. Borrower will indemnify and hold City, its officers, employees, elected officials, agents, and insurers harmless from and against any and all liabilities, claims, losses, damages, or expenses (including attorney fees and title costs and expenses) which any of them may suffer or incur in connection with (a) the inaccuracy of any of the representations and warranties made herein, or (b) any transaction contemplated by this Loan Agreement or any other Loan Document.

6.6 **Financial Information**. No later than 90 days following the end of each Fiscal Year, Borrower will provide City annual audited financial statements, which must meet the requirements of Section 5.7 above.

6.7 **Additional Payments; Additional Acts**. From time to time, Borrower will execute and deliver all such instruments, provide such additional information, and perform all such other acts as City may request to carry out the transactions contemplated by the Loan Documents.

6.8 **Financial Condition of Borrower.** Borrower must remain compliant with the following financial covenants:

- Financial Health: 2-Year Net Income Ratio (Net Revenues / Net Expenses) > 1
- Leverage: Senior Debt to Equity Ratio < 4
- Portfolio Performance: 2 Year Loss Rate Ratio [Total Charge offs / Average Loan Portfolio] < 10%

7. **EVENTS OF DEFAULT**

Any of the following may be an event of default ("Event of Default") under this Loan Agreement:

7.1 **Failure to Pay Obligations Under Note When Due**. Borrower fails to pay any sum due under the Note within thirty (30) days after the date it is due, or fails to pay any other amount required to be paid by Borrower pursuant to the Loan Documents (including, without limitation, taxes, assessments, insurance and any other payment necessary to prevent filing or imposition of any liens), within thirty (30) days after written notice of nonpayment from City specifying the default.

7.2 **Failure to Comply with Covenants**. Borrower fails to perform or abide by any other covenant in this Loan Agreement or in the Loan Documents and such failure, to the extent curable, is not cured within thirty (30) days after written notice from City specifying the default or, if such breach cannot with due diligence be cured within such period, if Borrower fails within such thirty (30) day period to commence cure of the failure and thereafter diligently prosecute to completion such cure (which cure in any event must occur within sixty (60) days after the default notice).

7.3 **Failure to Obtain City's Consent to Transaction**. Borrower engages in a sale, transfer or assignment, or uses Loan proceeds, in violation of the terms of the Note, or the Loan Documents, or changes the use of the Property without City's prior written consent.

7.4 **Failure to Comply**. Borrower fails to perform any of its obligations under the Note, this Loan Agreement, or any of the Loan Documents and fails to cure the default within the applicable cure period, if any, set forth therein.

7.5 **Failure to Pay General Debts When Due**.

(a) Borrower or any guarantor of the Loan (i) applies for or consents to the appointment of, or the taking of possession by, a receiver, custodian, trustee, or liquidator of itself for of all or a substantial part of its property, (ii) admits in writing its inability to pay, or generally is not paying its debts as they become due, (iii) makes a general assignment for the benefit of creditors, (iv) commences a voluntary action under the United States Bankruptcy Code (as now or hereafter in effect), (v) is adjudicated as bankrupt or insolvent, (vi) files a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding up, or composition or adjustment of debts, (vii) fails to controvert in a timely or appropriate manner, or acquiesces or consents in writing to, any petition filed against it, in an involuntary action under the United States Bankruptcy Code, or (viii) takes any action for the purpose of effecting any of the foregoing.

(b) A proceeding or case is commenced against Borrower, without its consent, in any court of competent jurisdiction seeking the liquidation, reorganization, dissolution, windup, or composition or readjustment of the debts of Borrower, (ii) a receiver, trustee, custodian, liquidator, or the like is appointed for Borrower or for all or a substantial part of its assets, or (iii) relief is granted to Borrower under any law relating to bankruptcy, insolvency, reorganization, winding up, or composition or adjustment of debts, and such proceeding or case continues undismissed, or (iv)an order, judgment, or decree approving or ordering any of the foregoing is entered and continues unstayed and in effect for any period of 60 days, or an order for relief against Borrower is entered in an involuntary case under the United States Bankruptcy Code.

7.6 **Failure to Disclose Material Facts**. Borrower fails to disclose any fact material to the making of any loan to Borrower, or upon discovery by City of any misrepresentation by, or on behalf of, or for the benefit of Borrower.

7.7 **Default Under Other Loans**. Borrower defaults under any other loan and fails to cure such default within any applicable cure period set forth in the loan documents relating to such loan. If Borrower cures a default under any other loan, that cure constitutes a cure under the Note, or the Loan Documents, provided Borrower is not in default of any other provision of the Note, or the Loan Documents.

8. RIGHTS AND REMEDIES ON DEFAULT

Upon the occurrence of an Event of Default and at any time thereafter City may, at its option, exercise any one or more of the following rights and remedies:

8.1 **Acceleration**. City may declare the entire remaining unpaid balance of principal and unpaid accrued interest and other charges payable by Borrower pursuant to the Note or any other Loan Document, to be immediately due and payable in full.

8.2 **Other Remedies**. Upon the occurrence of any Event of Default, City, in addition to all remedies conferred by law and by the terms of the Loan Documents or any other documents serving as security for Borrower's indebtedness, may accelerate maturity of the Note, and demand payment of the principal sums due thereunder with interest, advances and costs, and in default of said payment or any part thereof, may exercise the power of sale, if given and available, and pursue any or all of its other rights and remedies under the Loan Documents.

8.3 **Action on Note**. The Note and other Loan Documents are separate and distinct instruments separately or collectively enforceable in accordance with their terms.

8.4 **Rights and Remedies**. City has any other right or remedy provided in the Note, the Loan Documents, or any other instrument delivered by Borrower in connection therewith, or available at law, in equity, or otherwise in such order and manner as it may select.

8.5 **Interest on Default**. Upon the occurrence of any Event of Default, interest under the Note will accrue interest on the unpaid principal balance from the date of the Event of Default, or if the Event of Default is a payment default, from the date the first unpaid payment was due, at a rate (the “Default Rate”) equal to the lesser of four (4) percentage points above the then-current rate stated in the Note, as applicable, or the maximum interest which may be collected from the holder of the Note under applicable law. If the unpaid principal balance and all accrued interest are not paid in full on the Maturity Date, the unpaid principal balance and all accrued interest will bear interest from the Maturity Date at the Default Rate.

8.6 **Rights and Remedies Cumulative**. All rights and remedies described in this Section 8 are cumulative and in addition to any other remedy City may have by agreement, at law, or in equity. Partial exercise of any right or remedy may not limit or restrict City’s subsequent exercise of such

right or remedy nor restrict City's contemporaneous or subsequent exercise of any other right or remedy.

8.7 **No Waiver**. No failure or delay of City in exercising any right hereunder may operate as a waiver of that right or any other right.

8.8 **Payment of Costs of Collection**. In case of a default, or in case litigation is commenced to enforce or construe any term of the Note, or any other Loan Document, the losing party will pay to the prevailing party such amounts as may be sufficient to cover the cost and expense of collection or enforcement, including, without limitation, reasonable attorney fees and costs prior to and at any arbitration proceeding or at trial, on appeal, or in any bankruptcy proceeding

9. **MISCELLANEOUS**

9.1 **Indemnity**. Borrower will indemnify and hold City, its officers, employees, elected officials, agents, and insurers harmless from and against any and all liabilities, claims, losses, damages, or expenses (including attorney fees and title costs and expenses) which any of them may suffer or incur in connection with this Loan Agreement or any other Loan Document including, without limitation, any claim based on the inaccuracy of any of the representations and warranties made herein.

9.2 **Insurance**. Borrower will carry commercial general liability insurance, subject to City's review and approval, showing City of Tigard as an Additional Insured. Borrower must maintain such insurance for the life of the Loan and provide City with insurance certificates naming the City of Tigard as Additional Insured for amounts not less than Lender's Loan.

9.3 **Ownership/Change in Control**. Borrower may not sell or transfer any beneficial interest in Borrower without the written approval of City, such approval may not unreasonably be withheld.

9.4 **Counterparts**. This Loan Agreement may be executed in any number of counterparts, and any single counterpart or set of counterparts signed by the parties will constitute a full and original instrument.

9.5 **Survival**. All agreements, representations, and warranties will survive the execution and delivery of this Loan Agreement, any investigation at any time made by City or on its behalf, the making of the Loan, and the delivery of the Note.

9.6 **Notice**. Any notice required or permitted under this Loan Agreement must be in writing and deemed effective: (1) when actually delivered in person, (2) one business day after deposit with a commercial courier service for "next day" delivery, (3) two business days after having been deposited in the United States mail as certified or registered mail, or (4) when transmitted by facsimile (answer back or receipt confirmed), addressed to the parties as follows:

If to Borrower:

Business Impact NW
Attn: Joe Sky-Tucker, President
12720 Gateway Dr S #207
Tukwila, WA 98168

If to City of Tigard:

City of Tigard
Attn: Lloyd Purdy, Economic Development Manager
13215 SW Hall Blvd
Tigard, OR 97223

With a copy to:

City of Tigard
City Attorney
13215 SW Hall Blvd
Tigard, OR 97223

9.7 **Successors and Assigns**. This Loan Agreement is binding upon and will inure to the benefit of the parties and their respective permitted successors and assigns.

9.8 **Governing Law**. This Loan Agreement and the other Loan Documents will be governed by and construed under Oregon law.

9.9 **Assignment**. Borrower may not assign this Loan Agreement without the prior written consent of City.

9.10 **Modification; Prior Loan Agreements; Headings**. This Loan Agreement may not be modified or amended except by an instrument in writing signed by Borrower and City. This Loan Agreement, taken together with the other Loan Documents, reflects and sets forth the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes all prior agreements and understandings relating to such subject matter. The headings in this Loan Agreement are for the purpose of reference only and may not limit or otherwise affect any of the terms hereof.

9.11 **Validity; Severability**. If any provision of this Loan Agreement is held to be invalid, such event may not affect the validity of the remainder of this Loan Agreement, which will be construed so as to carry out the intent of the parties to the extent possible without the invalid provision.

9.12 **Exhibits**. Any exhibits attached to this Loan Agreement and referred to herein are incorporated in this Loan Agreement as if they were fully set forth in the text hereof.

9.13 **Time of Essence**. Time is of the essence of this Loan Agreement and each of the Loan Documents.

IN WITNESS WHEREOF, the parties hereto have caused this Loan Agreement to be executed by their duly authorized representatives as of the date first above written.

[Signature Page to Follow]

Business Impact NW	**City of Tigard**
By: _____	By: _____
Name: Joe Sky-Tucker	Name: Steve Rymer
Title: President	Title: City Manager
Date: _____	Date: _____

Exhibit A

Scope of Work

Summary

Work under this Loan Agreement includes the administration of a business-focused lender-managed loan fund, fund creation, administration, loan origination, and annual reporting for a loan fund created to serve businesses in Tigard leveraging $400,000 in City funding. Business Impact NW will use the funds for small business loans in the Tigard city limits.

The City of Tigard business loan fund will include a $400,000 capital investment in the form of a Promissory Note.

- 5-year term with an option exercised by the City to renew for 5 additional years.
- 0.5% annual interest paid annually to the City of Tigard.
- A 10% Loan administration fee for Business Impact NW collected at the end of the term.
- Balloon payment to the City of Tigard of $360,000 at the end of term or optional second term (Promissory note amount less a 10% loan administration fee).
- An option after one year to renegotiate the use of any funds not yet disbursed.

By investing $400,000 with Business Impact NW for 10 years, Business Impact Northwest's lending department can distribute approximately $1.2 million in loans to Tigard businesses. The City's initial $400,000 will be able to revolve about 3 times over a 10-year period.

Business Impact Northwest Obligations

1. Participate, on an as needed basis, in relevant outreach and loan origination activities.
2. Receive loan referrals from the City and other referral partners.
3. Confirm with economic development manager that prospective clients operate in the City.
4. Conduct initial meetings with referred clients to assess if their loans are a good fit, answer questions, or direct them to technical assistance resources as needed.
5. Accept loan applications and provide technical assistance as appropriate.
6. Underwrite loan applications.
7. Negotiate and close loans that are approved.
8. Service loans.
9. Provide or refer technical assistance as needed.
10. Meet reporting requirements set forth in this scope of work.

Business Impact Northwest Reporting Requirements

The following reports are required from Business Impact Northwest over the term of the promissory note:

- **Closing Report** (Quarterly on the calendar year) – Summary of loans closed, business details, amounts, loan purpose (use of funds), source of capital (e.g. from third parties) and business demographics.
- **Portfolio Report** (Annually on the anniversary of this Loan Agreement) – Status of each loan made to Tigard businesses.
- **Business Success Outcomes** (Annually on the anniversary of this Loan Agreement) – impact including revenue growth, employment growth, and qualitative update on businesses supported with loans.
- **Business Impact NW Annual Audited Financial Statements** (Annually)

Exhibit B

Promissory Note

BORROWER: Seattle Economic Development Fund

dba Business Impact Northwest

DATE OF AGREEMENT: June 15, 2023

MATURITY DATE: June 15, 2028 (or June 15, 2033 with extension)

LENDER: City of Tigard

PRINCIPAL AMOUNT: $ 400,000.00

This Loan Agreement is between Seattle Economic Development Fund dba Business Impact Northwest ("Borrower") and City of Tigard ("Lender").

Draw Window. Borrower must submit a draw request from the City for funds within 90 days of signing the Loan Agreement. Interest accrual begins when funds are deposited.

Promise to Pay. Borrower promises to pay to Lender, in lawful money of the United States of America, the principal amount set forth above, or so much as may be outstanding, with interest until paid in full.

Interest Rate. The principal balance shall bear interest at one half percent (0.5%) per annum, until fully paid. Lender may waive this rate and require the Borrower to pass that savings on to commercial loan recipients.

Term. The term of this Loan Agreement will begin on the date of this Loan Agreement and end on the Maturity Date set forth above. The Lender may extend to a second five-year term by mutual agreement of the parties, in writing, at least 60 days prior to the Maturity Date.

After 12 months of operation, Lender and Borrower may revise this Promissory Note to redefine how funds not yet committed to business loans may be used.

Payments. Borrower will make interest only payments each year and one (1) balloon payment of the outstanding principal minus 10%, accrued interest and any fees on the Maturity Date of this Loan Agreement.

Borrower will make periodic payments due on the anniversary date of this Loan Agreement. In the event any periodic payment is not paid within thirty (30) days of the due date, Borrower will pay a late fee in the amount of one hundred dollars ($100) per day.

Borrower will pay Lender at Lender's principal office or at such other place as Lender may designate in writing. Unless otherwise agreed or required by applicable law, payments will be

applied first to fees, then to interest, then to principal, and any remaining amount to any unpaid collection costs and late charges.

USE OF FUNDS Lending capital may only be used to make commercial loans to Tigard businesses and subject to the following requirements:

- No more than $100,000 may be allocated to any one business.
- Loan term must be 5 years or less.
- Loans should primarily be used for the purposes of growing revenues or attracting businesses to Tigard. Refinancing of other loans is not encouraged and will be limited to instances where refinancing will free up sufficient cashflow to service a broader growth capital loan.

Business Impact NW	**City of Tigard**
By: _____	By: _____
Name: Joe Sky-Tucker	Name: Steve Rymer
Title: President	Title: City Manager
Date: _____	Date: _____



Jeanette Macias and Lyzbeth Bartolome, owners of Seeking Ferments, 2022 Celebrating Dreams Showcase and Digital Accelerator Program graduates.

2022 Annual Report

BusinessImpactNW

businessimpactnw.org

25 YEARS

INTEGRITY
COMMUNITY
INCLUSIVITY
CELEBRATION

Table of Contents

03 Message from the CEO and Board Chair

04 Our Clients

05 Client Testimonials

06 Our IMPACT

08 New Programs

09 Military Connected

10 New Lending Products

11 2022 Board of Directors

12 Access to Market Opportunities

13 2022 Financial Report

14 Our Valued Partners



Benita Ki, owner of Civic Roasters and 2022 IMPACT Pitch finalist and Audience Favorite Video Award winner.



Deanna Leatherman, owner of Journey Bound Counseling, 2022 Celebrating Dreams Showcase Business and IMPACT Pitch finalist.



Gina Grey, owner at OOliva, 2022 Celebrating dreams Showcase Business and Digital Accelerate Program graduate.

Message from the CEO and Board Chair



Business Impact NW President & CEO, Joe Sky-Tucker and Zachary Pierce, owner at RainBroCrafts LLC and 2022 IMPACT Pitch finalist.

Business Impact NW celebrated 25 years in August 2022. Looking back on this year (and on the last twenty-five), we are so proud of what we have accomplished and of the thousands of entrepreneurs who have seized their dreams.

We don't do it alone! From the dozens of community partners and dedicated staff who put their all into increasing equity in small business, to those who take the risk of starting their own businesses, this is a shared journey, and a shared dream.

Please join us in celebrating the entrepreneurs who made big strides for their small businesses in 2022 as we embark on serving even more over the next 25 years!



Joe Sky-Tucker
President & CEO



John Zmolek
Board Chair

Our Clients



Gracie Santos, Owner of Grayseas Pies and 2022 Celebrating Dreams Showcase Business

A Filipina-American with a passion for food and a love for baking.

Grayseas Pies offers handmade pies to personally connect with friends, old and new, one pie at a time!

Gracie started baking in 2020 at the start of the lockdown and found that baking brings her joy. Raising donations for causes and organizations that she believes in also brings Gracie joy, so she holds at least one fundraiser pop-up per month to raise awareness for social issues.

Efrem Fesaha, owner of Boon Boona Coffee and 2022 Washington Small Business Person of the Year

An exclusively African Coffee Roaster based in Renton, Washington. In keeping with the spirit of East African coffee shops, they work to foster a community environment at their café, and are proud to provide an inclusive space for BIPOC, LGBTQ+, and other marginalized individuals.

Efrem has participated in a variety of offerings at Business Impact NW. Just three months before he opened the doors to his first shop, he had won Best Community of Color-Owned Business at Business Impact NW's Impact Pitch 2018.



Client Testimonials



NAsh Ganapathiraju
Owner, Ojaswe Co

"I'm very grateful for the opportunity for my business to participate in the booth sponsored by Business Impact NW.
On the whole, the market was a huge success we gave away more than 1000 samples and sold out of our inventory. 😊 "

Ash Ganapathiraju
Owner, Ojaswe Co
Business Impact NW Gobble Up Scholarship awardee



Nathanael Engen
Founder, Black Forrest Mushrooms

"A special thank you to Grub (Garden-Raised Bountyland) and Business Impact NW for their unwavering support from our early days. Thank you from the bottom of our mushy 🍄 hearts! Our adventure has only just begun!"

Nathanael Engen
Founder, Black Forrest Mushrooms
2022 IMPACT Pitch Community Impact Awardee, top 10 Finalist and 2022 Operation Entrepreneur Spotlight Business

"I was blown away by the value of the Launch & Grow class. The class provided great resources and step-by-step guidance for launching my business. The assignments combined with the coaching gave me the accountability to move my business forward. Ericka was a fantastic instructor and coach. She and this class have given me the confidence to launch my business, and I am so, so thankful!"

Meredith Cambre
Owner, Geaux Geaux Gumbo and Goodies
Launch & Grow Class Graduate

"I just wanted to say thanks for the class. The material was good, but the personal insight and stories were great. I look forward to taking the business plan class."

Christopher Duran
CEO, Pacific Green Consulting LLC
Boots to Business JBLM Class Graduate

Our Impact

At Business Impact NW, we remove barriers and expand opportunities for entrepreneurs from underserved communities to start and grow businesses by providing compassionate loans and technical assistance services in Washington, Oregon, Alaska, and Idaho.

Our mission is to grow businesses that create jobs in underserved communities. Our vision is for all business owners to have an equal opportunity to succeed.

521
Jobs Created

4,000
Jobs Retained

3, 647
Unique Clients Served

309
Training sessions provided

3,566
Number of 1:1 Coaching Hours Provided

$12,827,834
Increase in Sales for Technical Assistance clients

226
Loans Disbursed

$15.9M
Amount Disbursed

$70,200.00
Average Loan Size



Monika Mathews, Owner of QueenCare and Business Impact NW Urban Craft Uprising Winter Show Scholarship awardee



Linda Sholberg, CEO of Linda Sholberg Art and Design, 2022 Celebrating Dreams Showcase business and Digital Accelerator Program Graduate

Who We Serve

- BIPOC: 74.3%
- Women: 64%
- Rural: 42.3%
- Immigrant & Refugee: 27.4%
- LGBTQ+: 33.1%
- Veteran: 36.5%
- Hispanic Ethnicity: 14.4%
- Startup: 13.6%

Income Level

- Extremely Low: 21.8%
- Very Low: 11.4%
- Low: 25.9%
- Moderate: 7.7%
- Moderate: 7.7%
- Upper: 33.2%

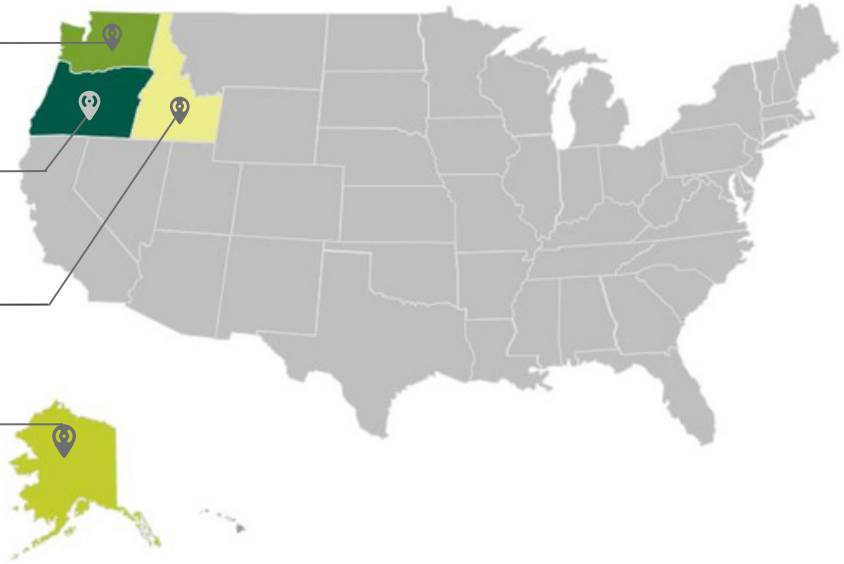
Our Impact by State

WASHINGTON
Unique Clients Served: 2,680
Loans Disbursed: 185

OREGON
Unique Clients Served: 215
Loans Disbursed: 25

IDAHO
Unique Clients Served: 41

ALASKA
Unique Clients Served: 129
Loans Disbursed: 10



Top Industries We Work With

- Accommodations & Food Services: 122 businesses
- Professional, Scientific & Technical Services: 171 businesses
- Service Establishments: 114 businesses
- Retail Trade: 170 businesses
- Construction: 122 businesses
- Arts & Entertainment: 74 businesses
- Health Care & Social Assistance: 130 businesses



Tamara Zenobia is a vocal sound healer and energy alchemist for her business Butterfly Jazz Intuitive Arts. She offers psychic consulting, Kundalini and Yin Restorative Yoga classes, movement therapy, and is a performing artist.

New Programs

Alaska Lending

Since June 2022, Business Impact NW has been licensed to lend in Alaska. We are the first SBA Microloan lender in the state offering many small business owners access to capital from the SBA program that cannot be found by any other lender. From June until December 2022, we were able to assist 10 businesses, with a total of $345,000.00 in loans.

Alaska Women's Business Center

Business Impact NW celebrated the opening of the Alaska Women's Business Center (AWBC), powered by the U.S. Small Business Administration with a ribbon-cutting ceremony on October 11, 2022.



Our CEO & President Joe Sky-Tucker and the AWBC Director Lisa Noland in the ribbon-cutting ceremony in Anchorage, AK.

Based in Anchorage, the center helps to increase opportunities and recovery solutions for women entrepreneurs and includes outreach efforts to diverse communities, such as rural-based and Native American and Indigenous-owned small businesses.

Since opening, in 2022, the AWBC served 74 unique clients, retained 102 jobs, provided counseling to 36 clients, and trained 33 clients.

Oregon MBDA Business Center

Business Impact NW was awarded a grant from the U.S. Department of Commerce to establish the Oregon Minority Business Development Agency Business Center (MBDA). This is the first and only MBDA Business Center serving the state of Oregon.

The services provided by the Oregon MBDA Business Center include individual business coaching, contracting and certification assistance, industry-specific business accelerator programs, access to capital, connection to procurement and marketplace opportunities, and referral to additional service partners. The Oregon MBDA Business Center will be officially opening its doors in April 2023.

Military Connected

ASPIRE Program

ASPIRE is a 4-week program designed for active or former military spouses and veteran women that introduces the topics of entrepreneurship within a virtual class setting.

During this program, students have the opportunity to explore, develop and expand business ideas while learning about business basics such as value creation, market research, and financial sustainability. The program also provides full access to one-on-one business coaching support.

In 2022, 54 students completed the Aspire Program.

Veteran Loan Fund

Business Impact NW is honored to be one of twelve Community Development Financial Institutions (CDFI) that announced the creation of the Veteran Loan Fund, with Bank of America as the lead capital investor.

The Veteran Loan Fund aims to fill the financial and training gap that underserved Veterans face when building a small business.

During 2022, Business Impact NW provided a total of $1.038MM, for capital to 15 businesses.



Makieda Hart, owner of SGT Hart's BBQ Sauce, 2021 IMPACT Pitch finalist and 2022 Small Business Accelerator Program graduate.



Jens Hansen, Owner of UVA Furem Winery and 2022 IMPACT Pitch Best Established' Business Award Winner

New Lending Products

ITIN Loan

Business Impact NW offered the ITIN loan to create a financing option for established small business owners utilizing ITIN numbers living in Washington, Oregon, and Alaska.

We are a direct lender not confined by strict lending guidelines and therefore able to offer a loan where neither citizenship nor a social security number is required. In 2022, we helped one business owner with a loan of $50,000.00.



Franco Mendiola, owner of Tacos Mirrey,, Business Impact NW client, received financial assistance and guidance for his business.

IMPACT Loan

Business Impact NW also offered the Impact Loan to help our clients grow their businesses and gain access to the financial support they need to thrive.

The Impact Loan provides small business owners an opportunity to borrow money to refinance debt incurred during the pandemic or for working capital, without having to put up assets as security for repaying the loan.

During 2022, we provided capital to 36 Business owners for $1.8MM.



Cordae Mcafee & Nolan Musga, owners of SOIE. Their products are a mixture of streetwear fashion and hair care product. Business Impact NW has connected Soie to business plan advisors and lenders who have helped with the scaling process.



Juanita Chaves, Owner of Baby Chavs and Celebrating Dreams Showcase Business

Small Business Flex Fund & Small Business Capital Access Program

During 2022 Business Impact NW was a proud participant in the Small Business Flex Fund loan program. Supported by the Washington State Department of Commerce, the Flex Fund was a collaborative partnership of local and national community finance organizations, including Business Impact NW, to support businesses and address the needs of historically under-resourced and underbanked communities. During 2022, we provided 97 loans, for a total of $8.65M.

In addition, eligible Seattle businesses that qualified for the Flex Fund loan program could apply to receive a Capital Access Program award through the City of Seattle. The Capital Access Program was intended to lower the cost of Washington State Small Business Flex Fund loans for eligible small businesses by paying down 25% of the loan principal. The program ended on February 28, 2023.



Our board member KD Hall (right side) with Neambi Thompson, CEO of IAMB and Digital Accelerator Program Graduate (left side) and Tyra Majors (middle), news anchor and reporter at KOMO 4.

2022 BOARD OF DIRECTORS

John Zmolek, Chair
Jessica Enzi, Vice-Chair
Kellen Ball, Secretary/Treasurer
Tom Berquist
Lorri Wallace
Paul Kirkbride
KD Hall
Peter Ha
Munzer Sukhun
Marcus Harjani
Heyward Watson



Cecilia CeCe Smith is the proud owner of Ideas by CeCe, where she creates fun and unique party ideas and gifts. Business Impact NW was able to offer CeCe courses to help expand her knowledge on being an entrepreneur. The first class she took was the Launch and Grow class series. Recently she participated in our Digital Accelerator Program.

Access to Market Opportunities

2022 Holiday Shopping Opportunities Program

To support small businesses throughout the Greater Seattle Area, Business Impact NW presented for the first time a Holiday Pop-Up event on December 14, 2022.

15 businesses that completed all six weeks of the Small Business Accelerator Program, in partnership with Amazon, were eligible to participate in the Holiday Shopping Opportunities Program.

In addition to selling products in person, businesses were promoted through Business Impact NW, and other partners' digital channels in anticipation of Small Business Saturday.

This free-to-attend event was possible, thanks to the support from Amazon, the City of Seattle, the Small Business Administration, and Seattle Restored.

Urban Craft Uprising Scholarship

In partnership with Urban Craft Uprising, Business Impact NW offered a number of free vending opportunities to new and emerging craft businesses. Additionally, broad business support was provided to help vendors plan and meet the high demands of these opportunities. We received over 30 applications and were able to provide scholarships to five businesses.

- GOBBLE UP SEATTLE, the Urban Craft Uprising's Premier Northwest Food Show took place on November 19, where two Business Impact NW clients were awarded the scholarship.
- URBAN CRAFT UPRISING WINTER SHOW was a 3-day show that took place on December 2-4, where three Business Impact NW clients were awarded scholarships.

A Year in Review

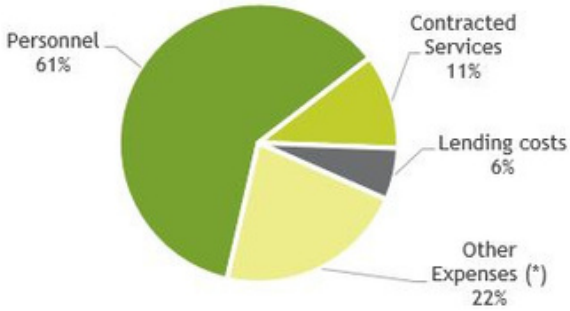


2022 IMPACT Pitch winners

2022 financial report

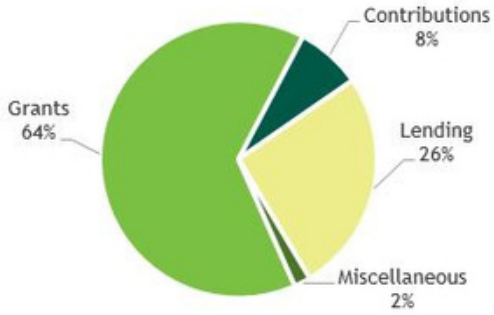
FY22 Total Revenue: $7,300,000 *
FY22 Total Expenses: $6,715,559 **
FY22 Net Income: $626,647 ***

Operating Expenses



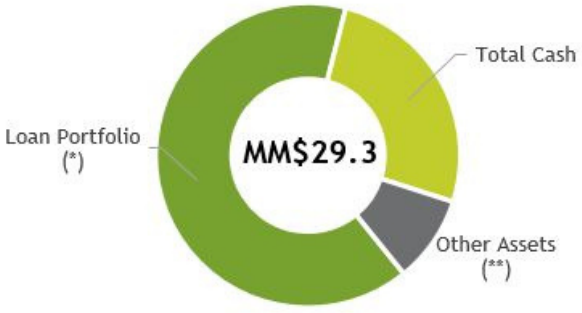
Note: doesn't include revenue from sale of building

Operating Revenue



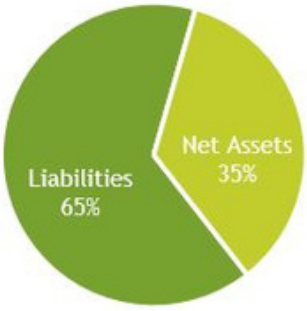
(*) Travel/Occupancy/G&A

Assets



(*) excludes building loan
(**) Mostly Accounts Receivable & Servicing Rights)

Liabilities / Net Asset



Notes:
**does not include gain on sale of building.*
***does not include sale of building expenses/depreciation.*
****Net Income is higher than usual due to the sale of buildings. The gain will be used as loan capital and lent back to small businesses.*

Our Valued Partners

Our sustaining partners make our work possible by providing the capital and operating support that powers our mission. We are proud to work with these partners who share our vision for a Pacific Northwest where all business owners have an equal opportunity to succeed.

WSECU

Verity Credit Union

BECU

sound credit union

POWERED BY SBA U.S. Small Business Administration

Harborstone Credit Union

Columbia Bank

USDA

Connect with us
(206) 324-4330
www.businessimpactnw.org



businessimpactnw.org

BusinessImpactNW

Our Mission

Grow businesses that create jobs in underserved communities

Our Vision

All business owners have an equal opportunity to succeed









309 Jobs Created

93 New Business Starts

4517 Total Clients Served

381 Funders & Donors

68 Loans Disbursed

$3,500,000 in New Loan Originations with an average loan size of around **$50,000**

Over **$12,000,000** in Current Assets

Over **$3,000,000** Current Annual Budget

Data for 2019

Small Business Services: Coaching, Classes, and Capital for Underserved Entrepreneurs

Nonprofit CDFI since 1997 • Serving Washington, Oregon, Idaho and Alaska



Programs

Washington Women's Business Center (WWBC)

WWBC equips women and their families in Washington State with the resources to successfully start and run their businesses.

Veterans Business Outreach Center (VBOC)

VBOC equips veteran, active duty service members, and their spouses with the resources to successfully start and run their businesses in Washington, Oregon, Idaho and Alaska.

Food Business Resource Center (FBRC)

FBRC provides food-related business entrepreneurs access to skills, resources, networks, and marketplace opportunities needed to start, run, and grow.

Small Business Lending

Business Impact NW is a compassionate small business lender offering loans ranging from $5,000 to $350,000 to any-stage business owners in Washington and Oregon. Our average loan is around $50,000.

About Us

Business Impact NW is a nonprofit Community Development Financial Institution (CDFI) dedicated to serving under-banked entrepreneurs. We provide coaching, classes and access to capital to community small businesses, with an emphasis on working with traditionally underserved populations – entrepreneurial low/moderate income earners, women, people of color, veterans, immigrants or members of the LGBTQ community. We have been serving the community since 1997.

Our organization was founded as Seattle Economic Development Fund and was previously known as Community Capital Development. Business Impact NW is a certified, rated and regulated financial institution. It is not a U.S. or state government agency.

Business Impact NW's objective is to provide financial and technical support to entrepreneurs in economically marginalized communities who would not otherwise have access to financial services. Our lending guidelines are more flexible than traditional banks because of our community impact mission, allowing for carefully considered risk on underserved small businesses.

Our lending services are offered in Washington and Oregon. Additionally we offer free training, coaching and classes in Washington, Oregon, Idaho and Alaska through various technical assistance programs, including the Washington Women's Business Center (WWBC), Veterans Business Outreach Center (VBOC), and Food Business Resource Center (FBRC).

Sustaining Partners: Harborstone Credit Union, BECU, Verity Credit Union, USDA, SBA U.S. Small Business Administration

Business Impact NW

CDFI | WWBC Washington Women's Business Center | Lending Business Impact NW | VBOC Veterans Business Outreach Centers | FBRC Food Business Resource Center

AIS-5111 **5.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 20 Minutes

Agenda Title: Public Hearing: Right-of-way Vacation for a portion of SW Roshak Road

Authored By: Joe Wisniewski

Presented By: Joe Wisniewski

Item Type: Motion Requested
Ordinance
Public Hearing

Public Hearing Legal Ad Required?: Yes

Publication Date: 06/01/2023

Information

EXPLANATION OF ISSUE

The Public Works Engineering Division received an application for Street Right-of-Way Vacation for a portion of SW Roshak Road. The proposed right-of-way vacation is needed for the Planned Development of River Terrace Town Center approved by the City on January 31, 2022, as PDR2021-00004. The request includes vacation of a twenty-foot wide portion of SW Roshak Road (County Road No. 3282). The right-of-way vacation is being requested to minimize impact to the reconstructed stream channel, vegetated corridor, and mitigation area approved with construction of a previous development known as Polygon at Roshak Ridge, located directly south of the River Terrace Town Center site. Vacation of the right-of-way will also permit construction of stormwater facilities to serve the Town Center Development and enhancement of a trail corridor located along the southern boundary of the site.

ACTION REQUESTED

City Engineer Wisniewski will request Council to consider approval of the Ordinance presented during the public hearing for vacation of a portion of SW Roshak Road.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

No previous council actions on this topic. The Vacation is associated with the Planned Development known as River Terrace Town Center approved by the City on January 31, 2022, as PDR2021-00004.

ALTERNATIVES & RECOMMENDATION

N/A

ADDITIONAL RESOURCES

N/A

Attachments

Ordinance

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
ORDINANCE NO. 23-

AN ORDINANCE CONCERNING THE VACATION OF A TWENTY-FOOT-WIDE PORTION OF PUBLIC RIGHT OF WAY BETTER KNOWN AS SW ROSHAK ROAD (COUNTY ROAD NO. 3282) ALONG THE SOUTH PROPERTY LINE OF TAX LOT 3300 ON MAP 2S106 IN THE CITY OF TIGARD.

WHEREAS, the twenty-foot-wide portion of public right of way had previously been dedicated to the public; and

WHEREAS, the applicant, Stanton Street Building Company, LLC., has requested that the City of Tigard vacate a portion of public right of way better known as SW Roshak Road as described and shown in Exhibit A; and

WHEREAS, the purpose of this vacation is to vacate an unimproved portion of SW Roshak Road that is no longer needed for future public use; and

WHEREAS, in accordance with Tigard Municipal Code Section 15.08 and ORS 271.110, notice of the public hearing was published in the newspaper once each week for two consecutive weeks prior to the hearing; and

WHEREAS, the owners of the majority of the area affected have not objected in writing; and

WHEREAS, the council having considered the request on May 9, 2023, finds that it is in the public interest to approve the request to vacate that certain portion of the public street right of way for SW Roshak Road because the public interest will not be prejudiced by this vacation as provided by ORS 271.120 and Tigard Municipal Code Section 15.08.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1: The Tigard City Council hereby orders the vacation of that certain portion of public street right of way, as described on the attached Exhibit A (map and legal description of the area to be vacated) and by this reference made part hereof.

SECTION 2: This ordinance shall be effective 30 days after its passage by the council, signature by the mayor, and posting by the city recorder.

PASSED: By _____ vote of all council members present after being read by number and title only, this _____ day of _____, 2023

_____
Carol A. Krager, City Recorder

APPROVED: By Tigard City Council this _____ day of _____, 2023.

Heidi Lueb, Mayor

Approved as to form:

City Attorney

Date

DocuSign Envelope ID: 7AE54DF5-8738-4D2D-8741-91DC953A8641

PACIFIC COMMUNITY DESIGN

EXHIBIT A

February 10, 2022

LEGAL DESCRIPTION Job No. 148-005
Right-of-Way Vacation

A Right-of-Way Vacation of a portion of SW Roshak Road (County Road No. 3282 Transfer of Jurisdiction), in the Southeast Quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, State of Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of the plat of "Polygon at Roshak Ridge", Washington County Plat Records;

thence along the northerly boundary line of said plat of "Polygon at Roshak Ridge", South 89°20' 24" West, a distance of 1249.70 feet to a point on a line being parallel with and 51.00 feet easterly from the centerline of SW Roy Rogers Road (County Road No. 3150);

thence along said parallel line, North 01°45' 31" West, a distance of 20.00 feet to a point on the northerly Right-of-Way line of said SW Roshak Road;

thence along said northerly Right-of-Way line of SW Roshak Road, North 89°20' 25" East, a distance of 1250.31 feet to a point on the westerly boundary line of the plat of "Tuscany", Washington County Plat Records;

thence along said westerly boundary line of the plat "Tuscany", South 00°00' 18" West, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 24,998 square feet, more or less.

Basis of bearings being plat of "Polygon at Roshak Ridge", Washington County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:
Travis Jansen
33B5EFEA87B641B...

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2023

12564 SW Main Street, Tigard, OR 97223 ♦ [T] 503-941-9484 [F] 503-941-9485

DocuSign Envelope ID: 7AE54DF5-8738-4D2D-8741-91DC953A8641

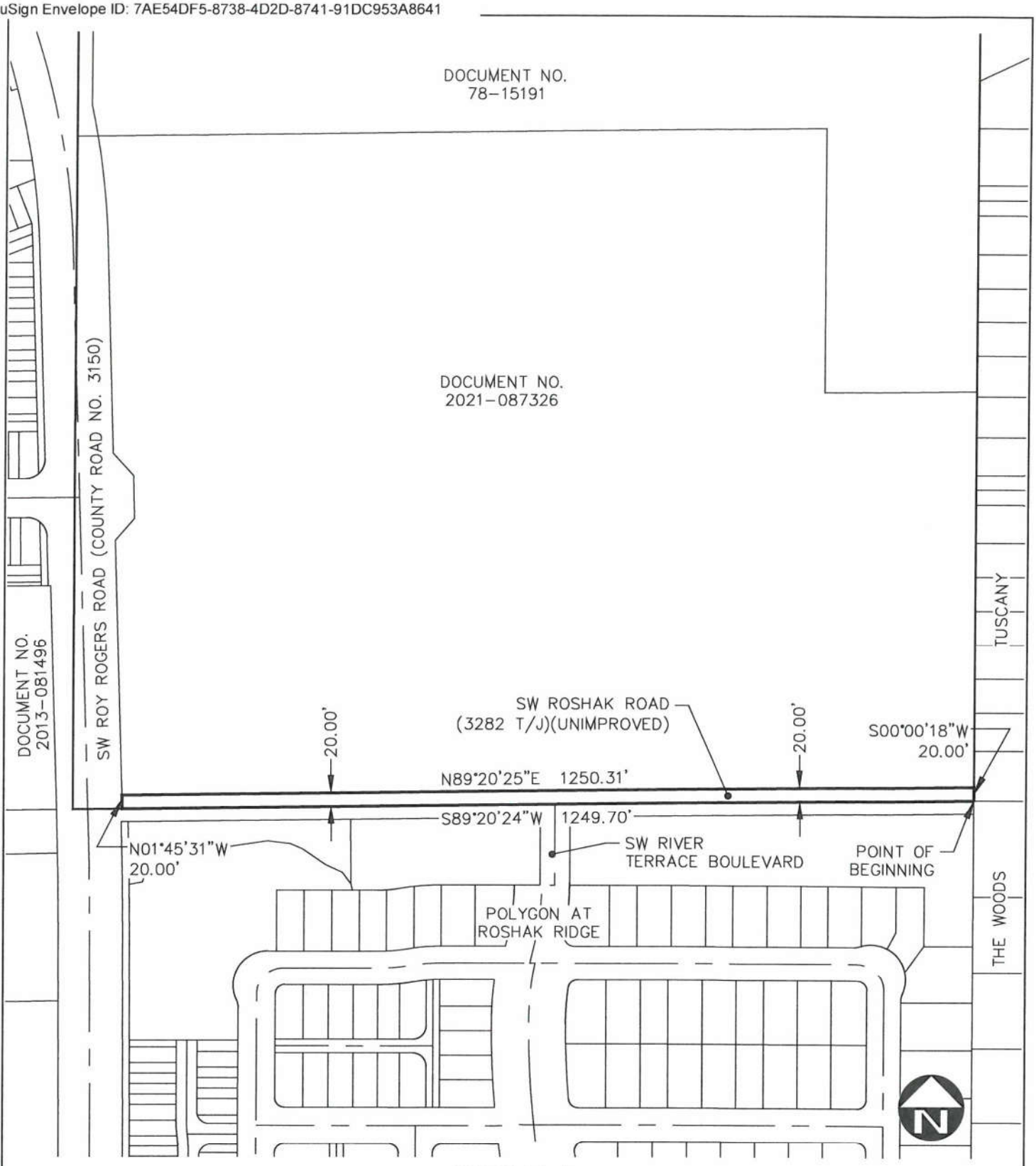


EXHIBIT A
RIGHT-OF-WAY VACATION

DRAWN BY: JRH DATE: 2/10/2022
REVIEWED BY: TCJ DATE: 2/10/2022
PROJECT NO.: 148-005
SCALE: 1"=200'

PACIFIC COMMUNITY DESIGN
12564 SW Main St
Tigard, OR 97223
[T] 503-941-9484
[F] 503-941-9485

N:\proj\148-005\09 Drawings\06 Survey\Legals\148005.legal.ROW Vacation.dwg - SHEET: ROW Vacation Feb. 10, 22 - 10:14 AM jacob

AIS-5230 **6.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 10 Minutes

Agenda Title: Public Hearing: Adopt 2024 Fees and Charges Schedule

Authored By: Kalena Plath

Presented By: Rosie McGown, Management Analyst

Item Type: Motion Requested
Resolution
Public Hearing

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

The City Council may hold an Informational Public Hearing to consider a resolution to adopt the City's Fees and Charges Schedule for FY 2024 by replacing Resolution 22-12 and subsequent amendments. As part of the annual budget process, the City Council has the opportunity to adjust fees and charges related to city services.

ACTION REQUESTED

Finance recommends that City Council approve the resolution adopting the City's Fees and Charges Schedule for FY 2024.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations
N/A

Background Information
Every fiscal year, a revised Fees and Charges Schedule is submitted to the City Council, as directed by TMC 3.32.050, for approval along with the citywide operating budget. The attached schedule includes fee updates for most departments as several fees are adjusted annually using applicable indices.

Also attached, please find the FY 2024 Fees and Charges Summary of Changes Report, which serves as a crosswalk of the proposed changes to the fees and charges; the basis of the change; the authority for proposing the change; and where that change can be found in the actual schedule.

Key Changes:
Rate increases for the Parking Permits and Fines, Business License Fee, and Tigard Sanitary Sewer Surcharge are based on CPI-U West, which was 8%. Solid Waste Collection Rates are typically tied to the CPI-U west; however, a rate study is in process as an 8% increase in solid waste rates would be the largest annual increase in recent City history. Staff recommendation for rate study is outlined in Memo to Council dated April 15, 2023. Existing rates are in place through 12/31/2023.

Certain fees and charges are driven by specific industry indices and, as such, if those indices are high, then those fees and charges may increase higher than standard cost of living increases.

- Seattle Construction Cost Index (CCI) – 3.7%
  - Development Planning Fees and Charges
  - Fire Service Connection Fee
  - Tigard Sanitary Sewer Surcharges
  - Parks SDC is increasing by 8.4%, based on weighted combination of year over year Seattle Construction Cost Index (CCI) (50%) and Washington County Land Acquisition Cost (50%).

- Oregon Monthly Asphalt Cement Material Price Index (OMACMP) – -13.2% (negative)
  - Transportation SDC is increasing by 2.0%, based on weighted combination of year over year Seattle CCI (90%) and OMACMP (10%).
  - Street Maintenance Fee (SMF) is increasing by 7%, which is based on 2-yr Rolling Average with a cap of 7% and uses weighted combination of Seattle CCI (85%) and OMACMP (15%). Note: The 2-year Rolling Average was 12.7% and OMACMP was 52.5% in April 2022.

Water System Development Charge decreases are based on Resolution 22-29. New downtown special event fees were established to accommodate downtown events resulting from the development of Universal and Rotary plazas. The current event fee structure is "park-centric" and does not account for many of the new issues that will arise with downtown events. Downtown events lead to road closures, traffic plans, parking issues, and impacts on other businesses. The fees are intended to offset the cost of supporting these events, not generate excess revenue, and will be evaluated annually.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
The fees and charges help fund council strategies, including the City's Strategic Plan.

ALTERNATIVES & RECOMMENDATION

The City Council may choose to alter only fees that are set by other agencies or reevaluate the adjustment index for fees that have an annual adjustment formula.

ADDITIONAL RESOURCES

N/A

Attachments

FY24 Fees and Charges Resolution

Exhibit A - Fees and Charges Schedule

FY 24 Fees and Charges Summary of Changes

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-

A RESOLUTION AMENDING THE CITYWIDE FEES AND CHARGES SCHEDULE WHICH WAS ADOPTED UNDER RESOLUTION NO 22-12 AND SUBSEQUENT AMENDMENTS.

WHEREAS, the City of Tigard has a Fees and Charges Schedule that was adopted during the last budget hearing as Resolution 22-12; and

WHEREAS, city staff has reviewed fees and services provided; and

WHEREAS, city staff has proposed new fees and changes to certain fees to recover costs or due to previously approved annual adjustment formulas; and

WHEREAS, the city's Fees and Charges Schedule include fees and charges set by other agencies; and

WHEREAS, Tigard Municipal Code (TMC) 3.32.050 requires that the City Council review fees and charges annually

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The fees and charges for the City of Tigard are enumerated and set as shown in the attached schedule (Exhibit A).

SECTION 2: City staff is authorized to make updates to the Fees and Charges Schedule (Exhibit A) when fees and charges that are set by other agencies become available.

SECTION 3: This resolution is effective July 1, 2023 and implemented as soon as administratively practicable.

PASSED: This _____ day of _____ 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

Exhibit A

City of Tigard, Oregon

Fees & Charges Schedule

Fiscal Year 2023 - 2024

Revised
June 6, 2023

Department	Revenue Source	Fee or Charge	Effective Date
CITYWIDE			
	Attorney Time	Current attorney billing rate	1999
	4GB Flash Drives	$11.00 each	7/1/2011
	Candidate Nomination Petition Fee	$50.00	7/1/2008
	DVD/CD	$10.00	7/1/2015
	Faxes for Public	$2.00 /first page $1.00 /each additional page	7/1/2007
	Microfiche Sheet Copies	$1.00 /sheet up to 50 sheets plus staff time	7/1/2007
	Photocopies		
	8-1/2 x 11	$0.25 /page	1999
	8-1/2 x 14	$0.50 /page	1999
	11 x 17	$1.00 /page	7/1/2005
	17 x 24	$1.50 /page	7/1/2007
	36 x 36	$2.50 /page	7/1/2007
	Oversized Copies	$2.50 /page	7/1/2011
	Photographs	Actual Cost	1999
	Recording of Documents	Actual Cost	1999
	Research Fee	Staff hourly rate + Citywide Overhead Fee + Materials	2/7/2002
	Staff Hourly Rate for Miscellaneous Billing and Reimbursement Agreements	Staff hourly rate + benefits + paid time off + administrative time + department overhead + citywide overhead as determined by most recent A-87 Indirect Cost Study Based on the agreement, all, or part, of the components of the A-87 Indirect Cost Study may be used.	7/1/2015
ADMINISTRATIVE SERVICES/RECORDS			
	Tigard Municipal Code (TMC) (Titles 1 - 17) or TMC/CDC (Titles 1-18)		
	Compact Disk (CD)	$10.00	7/1/2009
CITY MANAGEMENT			
	Claims Application Fee (TMC 1.21.050 & 1.22; Ord. 08-09)	$1,000.00 /deposit*	6/24/2008

Department	Revenue Source	Fee or Charge		Effective Date
	* Claim fee shall be actual cost incurred by the city to process claim. Any funds remaining from the deposit after the claim has been processed will be refunded to the claimant. Payment of any costs exceeding the amount of the deposit is required prior to issuance of a final decision by the city on the claim.			
CITYWIDE-PARKING	**Parking Permits ~~and Fines~~***			
	Downtown Parking Permit	~~$39~~	/month	~~7/1/2022~~
		$41		7/1/2023
	Construction Parking Permit	$7	/day/space in 2-hour zone	7/1/2022
		~~$4~~	/day/space in 4-hour zone	~~7/1/2022~~
		$5		7/1/2023
	Residential Parking Permit		Annual Resident Owned Vehicle	
		~~$21~~	Permit (one permit per vehicle)	~~7/1/2022~~
		$23		7/1/2023
		$0	Guest permit (with purchase of resident permits)	7/1/2021
	~~Overtime Parking Violation~~	~~$55~~		~~7/1/2022~~
	~~Disabled Parking Violation***~~	~~$165~~	~~first offense~~	~~2/2/2018~~
	~~All other Parking Violations~~	~~$55~~		~~7/1/2022~~

** Adjusted annually in conjunction with the West Consumer Price Index (CPI) -If index is insufficient to increase fee in whole dollar, increase will compound into the next year. TMC 3.32.050*

*~~** All violations have a minimum of 50% of that listed.~~*

*~~*** Disabled Parking Violation fine is bound to the State of Oregon statutory limit.~~*

Department	Revenue Source	Fee or Charge	Effective Date
~~CITY MANAGEMENT~~			
	~~Claims Application Fee (TMC 1.21.050 & 1.22; Ord. 08-09)~~	~~$1,000.00 /deposit*~~	~~6/24/2008~~
	~~* Claim fee shall be actual cost incurred by the city to process claim. Any funds remaining from the deposit after the claim has been processed will be refunded to the claimant. Payment of any costs exceeding the amount of the deposit is required prior to issuance of a final decision by the city on the claim.~~		
~~ADMINISTRATIVE SERVICES~~			
MUNICIPAL COURT			
	Municipal Court Presumptive Fees		
	Traffic School and Compliance Program Fee		
	Traffic School	See Court Rule 6	10/3/2022
	Criminal	$150.00	5/15/2023
	~~Juvenile non-traffic~~	~~$130.00~~	~~7/1/2017~~
	~~Traffic School~~	~~Equal to the relevant fine provided for the violation in the Violations Bureau Fine Schedule~~	~~8/28/2008~~
	Traffic Safety Education Class (In addition to course fee)		10/3/2022
	Class B	$200.00	
	Class C	$115.00	
	Class D	$89.00	
	Civil Compromise	$150.00	~~8/28/2008~~ 5/15/2023
	Copies	$0.25 per page	5/15/2023
	License Reinstatement	~~$15.00~~ No Fee	~~8/28/2008~~ 7/1/2023
	Payment Agreement Administrative Fee	~~$15.00~~ No Fee	~~8/28/2008~~ 7/1/2023
	Collection rate	25%	9/27/2022
	Failure to Appear at Arraignment	$25.00	9/27/2022
	Failure to Appear at Trial	$100.00	9/27/2022
	Failure to Comply	$30.00	9/27/2022
	Fix-It Ticket	$40.00	9/27/2022
	~~Overdue Payment Letter~~	~~$10.00~~	~~8/28/2008~~
	Show Cause Hearings - Court Costs		5/15/2023

Department	Revenue Source	Fee or Charge	Effective Date
	Non-compliance	$25.00	~~8/28/2008~~
	Non-payment - fees paid prior to hearing	No Fee	5/15/2023
	Warrant Fee	$50.00	5/15/2023
	Wedding Fee for City Hall	$75.00	5/15/2023
~~ADMINISTRATIVE SERVICES/RECORDS~~			
	~~Tigard Municipal Code (TMC) (Titles 1 - 17) or TMC/CDC (Titles 1-18)~~		
	~~Compact Disk (CD)~~	~~$10.00~~	~~7/1/2009~~
	Presumptive Fine Schedule*		
	Standard		
	Class A Violation	$440.00	5/15/2023
	Class B Violation	$265.00	5/15/2023
	Class C Violation	$165.00	5/15/2023
	Class D Violation	$115.00	5/15/2023
	Traffic Violation in Special Zone		
	Class A Violation	$875.00	5/15/2023
	Class B Violation	$525.00	5/15/2023
	Class C Violation	$325.00	5/15/2023
	Class D Violation	$225.00	5/15/2023
	Special Traffic Violations		
	Speeding 100 mph or greater	$1,150.00	5/15/2023
	Careless Driving		
	injury or death of vunerable user	Mandatory apperance	5/15/2023
	Helmet Violations	$25.00	5/15/2023
	Tigard Municipal Code		
	Miscellaneous non-parking violations (TMC 10.32)	$265.00	5/15/2023
	Abandoned Vehicle (TMC 7.60)	$265.00	5/15/2023
	Jaywalking (TMC 10.32.235)	$115.00	5/15/2023
	Parking Violations (TMC 10.28)	$53.00	5/15/2023
	Citation dismissal *(as permitted in Court Rule 3)*	$40.00	5/15/2023
	** Court may impose reduced fines as outlined in Court Rule 2.*		

Department	Revenue Source	Fee or Charge	Effective Date
FINANCIAL ~~& INFORMATION~~ SERVICES			
	Assessment Assumption	$50	4/22/1985
	Budget or Annual Comprehensive Financial Report Documents		
	Compact Disk (CD)	$10	7/1/2007
	Paper	$50	
	Business License		
	Annual Fee*		
	0-2 employees	~~$102~~ /per year	~~7/1/2022~~
		$110	7/1/2023
	3-5 employees	~~$138~~ /per year	~~7/1/2022~~
		$149	7/1/2023
	6-10 employees	~~$483~~ /per year	~~7/1/2022~~
		$522	7/1/2023
	11-20 employees	~~$792~~ /per year	~~7/1/2022~~
		$855	7/1/2023
	21-50 employees	~~$908~~ /per year	~~7/1/2022~~
		$981	7/1/2023
	51-75 employees	~~$990~~ /per year	~~7/1/2022~~
		$1,069	7/1/2023
	greater than 75 employees	~~$1,340~~ /per year	~~7/1/2022~~
		$1,447	7/1/2023
	** Adjusted annually in conjunction with the West Consumer Price Index (CPI-U).*		
	Pro-Rated Fee Schedule		
	Issued January 1 - June 30	See Fee Schedule above	
	Issued July 1 - December 31	1/2 the annual fee	
	Temporary License	$25	1/1/2008
	Duplicate License/Change of Ownership Fee		
	Change in ownership or name only	$10	1/1/2008
	Copy/replacement of license	$10	1/1/2008
	Delinquency Charge		
	Whenever the business license fee is not paid on or before the delinquent date, a delinquency charge equal to ten percent (10%) of the original business license fee due and payable shall be added for each calendar month or fraction thereof that the fee remains unpaid. The total amount of the delinquency penalty for any business license year shall not exceed one hundred percent (100%) of the business license fee due and payable for such year.		
	~~**Annual Comprehensive Financial Report**~~	~~$0.00~~	~~2/7/2002~~

Department	Revenue Source		Fee or Charge	Effective Date
	Franchise Fee (for existing franchises)			
	Electricity**	(Owns facility in ROW and provides service to customers within Tigard)	~~5% of gross revenue or $4,000 minimum fee, whichever is greater~~	1/9/2015
			5% of gross revenue or a $4,120 minimum fee, whichever is greater	7/1/2023
	Electricity**	(Owns facility in ROW and provides ***no*** service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~	~~7/1/2022~~
			$3.04/linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	7/1/2023
	Electricity	(Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	1/9/2015
	Natural Gas**	(Owns facility in ROW and provides service to customers within Tigard)	~~5% of gross revenue or a $4,000 minimum fee, whichever is greater~~	~~1/9/2015~~
			5% of gross revenue or a $4,120 minimum fee, whichever is greater	7/1/2023
	Natural Gas**	(Owns facility in ROW and provides ***no*** service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~	~~7/1/2022~~
			$3.04/linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	7/1/2023
	Natural Gas	(Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	1/9/2015
	~~Telecom *~~	(Owns facility in ROW and provides service to customers within Tigard)	~~5% of gross revenue or $4,000 minimum fee, whichever is greater~~	1/9/2015
	Communication Services */**		5% of gross revenue or a $4,120 minimum fee, whichever is greater	
	~~Telecom **~~	(Owns facility in the ROW and provides no service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~	~~7/1/2022~~
	Communication Services */**		$3.04/linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	7/1/2023
	~~Telecom *~~	(Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	1/9/2015
	Communication Services *			
	Stormwater	(Owns facility in ROW and provides service to customers within Tigard)	5% of gross revenue or a $4,000 minimum fee, whichever is greater	7/1/2020
	Stormwater **	(Provides ***no*** service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~	~~7/1/2022~~
			$3.04/linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	7/1/2023

Department	Revenue Source		Fee or Charge	Effective Date
	Stormwater	(Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	7/1/2020
	Utility Franchise Application Fee**		~~$2,000.00~~ $2,060.00	~~8/8/2006~~ 7/1/2023
	~~*Telecom includes all Communication Services as defined in TMC 15.06~~ ~~** Fees for Franchise Fee - Linear foot fee and minimum fee will increase 3% (three percent) annually on July 1, beginning on July 1, 2023~~			
	Solid Waste Disposal (See TMC 11.04)		5% of gross revenue	7/1/2013
	Wireline Cable TV (See TMC 5.12) *Application filed with MACC (email macc@maccor.org)*		5% of gross revenue	1/26/1999
	Right of Way Usage Fee (See TMC 15.06)			
	Electricity**	(Owns facility in ROW and provides service to customers within Tigard)	~~5% of gross revenue or $4,000 whichever is greater~~ 5% of gross revenue or a $4,120 minimum fee, whichever is greater	~~2/5/2019~~ 7/1/2023
	Electricity**	(Owns facility in ROW and provides ***no*** service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~ $3.04/linear foot of installation in right-of-way or $4,120 minimum fee, whichever is greater	~~7/1/2022~~ 7/1/2023
	Electricity	(Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	2/5/2019
	Natural Gas**	(Owns facility in ROW and provides service to customers within Tigard)	~~5% of gross revenue or $4,000 whichever is greater~~ 5% of gross revenue or a $4,120 minimum fee, whichever is greater	~~2/5/2019~~ 7/1/2023
	Natural Gas**	(Owns facility in ROW and provides ***no*** service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~ $3.04/linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	~~7/1/2022~~ 7/1/2023
	Natural Gas	(Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	2/5/2019
	~~Telecom **~~	(Owns facility in ROW and provides service to customers within Tigard)	~~5% of gross revenue or $4,000 whichever is greater~~	~~2/5/2019~~
	Communication Services */**		5% of gross revenue or a $4,120 minimum fee, whichever is greater	7/1/2023
	~~Telecom **~~	(Owns facility in the ROW and provides no service to customers within Tigard)	~~$2.95/linear foot of installation in right-of-way or $4,000 minimum fee, whichever is greater~~	~~7/1/2022~~

Department	Revenue Source	Fee or Charge	Effective Date
	Communication Services */**	$3.04/linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	7/1/2023
	~~Telecom **~~ (Using a non-owned facility in ROW and provides service to customers within Tigard)	5% of gross revenue	2/5/2019
	Communication Services *		
	Small Wireless Facilities***	~~$750.00~~ per year per installation	~~7/1/2022~~
		$772.50	7/1/2023
	Right-of-Way Application fees** (excluding small cell providers) Includes five-year license	~~$300.00~~	~~7/1/2020~~
		$309.00	7/1/2023
	Right-of-Way License Renewal** (excluding small cell providers) for a five-year license	~~$250.00~~	~~7/1/2020~~
		$257.50	7/1/2023
	Small Cell Wireless provider right-of-way application fee: Includes a five-year license	~~$50.00~~	~~7/1/2020~~
		$51.50	7/1/2023
	Small Cell Wireless provider right-of-way license renewal	~~$50.00~~	~~7/1/2020~~
		$51.50	7/1/2023

**~~Telecom includes all~~ Communication Services as defined in TMC 15.06*

*** Franchise Fees and Right of Way Usage Fees - Linear foot fee, minimum fee, and small cell application and license renewal fees will increase 3% (three percent) annually on July 1, beginning on July 1, 2*

**** Small Wireless Facility Fee will escalate annually by 3% per department policy ~~to offset annual cost increases~~.*

Lien Search Fee — $35.00 — 2/1/2004

Overhead Fee

Added to charges for property damage/repair — 10% of total charge

Returned Check Fee — $20.00 — 10/9/2001

Sewer Reimbursement District Loans

Interest Rate — Applicable Federal Rate (AFR), Table , Long-term, semiannual for the month the loan is approved

System Development Charge Financing (other than Sewer Reimbursement District Loans)

Application Fee — $25.00

Interest Rate — Prime rate as published in the Wall Street Journal as of the date of the application plus 4%

Department	Revenue Source	Fee or Charge	Effective Date
LIBRARY			
	Flash Drive	$5.00 each	7/1/2013
	~~**Headphones**~~	~~$2.50 each~~	~~7/1/2020~~
	Library Card Fee (non-residents only)	$140.00 per year	8/1/2017
	Lost Items	Replacement cost	3/1/2019
	Overdue Items		
	Daily Charge	No Fee	1/26/2021
	(Adult and Young Adult Materials - Not Including Juvenile Materials)		
	Realia Charge	No Fee	1/26/2021
	(Wi-Fi Hotspots, potentially other new Library of Things)		
	Maximum Charge	No Fee	1/26/2021
	Public Copier and Printer Charges		
		$0.10 /page for black & white	2001
		$0.50 / page for color	7/1/2011
	Replacement Library Card Fee	No Fee	1/26/2021

Department	Revenue Source	Fee or Charge	Effective Date
POLICE			
	Alarm Permit Fee (Residential & Commercial)		
	(Government agencies, disabled residents or over the age of 60 are exempt)	$25.00	7/1/2009
	Late payment of fees/fines (after 60 days)	$50.00	7/1/2020
	Expired, Reinstatement Fee, Once Revoked (After 90 days past due)	$100.00	7/1/2014
	Non-permitted or Revoked Alarm Permit	$500.00	7/1/2013
	False Alarm Fines		
	1st false alarm	*No Charge*	7/1/2013
	2nd false alarm	*No Charge*	7/1/2013
	3rd false alarm	$100.00	7/1/2013
	4th false alarm	$150.00	7/1/2013
	5th false alarm	$200.00	7/1/2013
	6 or more false alarms	$250.00	7/1/2013
	Fingerprint Card	$15.00 per card	7/1/2012
	Good Conduct Background/Letter	$10.00	7/1/2012
	Law Enforcement Officers Safety Act Qualification Fee	$25.00	7/1/2006
	Liquor License	$25.00	7/10/2001
	Police Services Fees		
	CD/DVD/Audio/VHS/Video/~~Blu Ray~~ Digital Evidence Copies	$20.00 or hourly rate ~~in excess of one half hour~~ plus material	7/1/2012
	Police Documents/Reports	$10.00 /for the first 15 pages and $0.30 /page thereafter	7/1/2008
	~~Police Digital Photo CD Copies~~	~~$10.00 /CD~~	~~7/1/2005~~
	~~Police Photograph Copies~~	~~$10.00 /roll~~	~~7/1/2003~~
	Body Worn Camera Footage	Per hour rate in excess of one half hour plus material	
	Materials		
	Link	$20.00	7/1/2022
	CD/DVD/Blue Ray	~~$10.00~~	~~7/1/2022~~
		$20.00	7/1/2023
	4-8 GB Flash Drive	$11.00	7/1/2022

Department	Revenue Source	Fee or Charge	Effective Date
POLICE			
	16-32 GB Flash Drive	$13.00	7/1/2022
	64 GB Flash Drive	$18.00	7/1/2022
	128 GB Flash Drive	$32.00	7/1/2022
	External Hard Drive	Price varies based on size	7/1/2022
	Property Forfeiture for Criminal Activity	Varies	5/25/1999
	Second Hand Dealers and Transient Merchant License		
	Occasional	$40.00	7/1/2010
	Full-Time	$100.00	7/1/2010
	Reporting Forms	$0.80 each	7/1/2010
	Social Gaming License		
	Annual fee due January 1st	$100.00	1/1/2014
	If a business applies on or after July 1st	$50.00	7/1/2014
	Vehicle Release Fee	$125.00	7/1/2013

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - BUILDING			
	Building Permit Fees		
	(New Commercial)		10/1/2009
	Total Valuation:		
	$0.00 to $500.00	$51.09 /minimum	
	$500.01 to $2,000.00	$51.09 /for the first $500 and	
		$2.69 /for each additional $100 or fraction thereof.	
	$2,000.01 to $25,000.00	$91.44 /for the first $2,000 and	
		$10.76 /for each additional $1,000 or fraction thereof	
	$25,000.01 to $50,000.00	$338.92 /for the first $25,000 and	
		$8.06 /for each additional $1,000 or fraction thereof	
	$50,000.01 to $100,000.00	$540.42 /for the first $50,000 and	
		$5.38 /for each additional $1,000 or fraction thereof	
	$100,000.01 and over	$809.42 /for the first $100,000 and	
		$4.49 /for each additional $1,000 or fraction thereof	
	(New Single Family & Multi-Family)		10/1/2009
	Total Valuation:		
	$0.00 to $2,000.00	$66.25 /minimum	
	$2,000.01 to $25,000.00	$66.25 /for the first $2,000 and	
		$11.48 /for each additional $1,000 or fraction thereof	
	$25,000.01 to $50,000.00	$330.29 /for the first $25,000 and	
		$8.75 /for each additional $1,000 or fraction thereof	
	$50,000.01 to $100,000.00	$549.04 /for the first $50,000 and	
		$6.25 /for each additional $1,000 or fraction thereof	
	$100,000.01 to $250,000.00	$861.54 /for the first $100,000 and	
		$4.46 /for each additional $1,000 or fraction thereof	
	$250,000.01 to $500,000.00	$1,530.54 /for the first $250,000 and	
		$4.42 /for each additional $1,000 or fraction thereof	
	$500,000.01 to $1,000,000.00	$2,635.54 /for the first $500,000 and	
		$4.10 /for each additional $1,000 or fraction thereof	

Department	Revenue Source	Fee or Charge	Effective Date
	$1,000,000.01 to $2,000,000.00	$4,685.54 /for the first $1,000,000 and $3.33 /for each additional $1,000 or fraction thereof	
	$2,000,000.01 and over	$8,015.54 /for the first $2,000,000 and $3.18 /for each additional $1,000 or fraction thereof	
	(Additions, Alterations, and Demolitions for Single Family, Multi-Family, Commercial, & Industrial)		10/1/2009
	Total Valuation:		
	$0.00 to $500.00	$53.27 /minimum	
	$500.01 to $2,000.00	$53.27 /for the first $500 and $3.39 /for each additional $100 or fraction thereof	
	$2,000.01 to $25,000.00	$104.12 /for the first $2,000 and $15.21 /for each additional $1,000 or fraction thereof	
	$25,000.01 to $50,000.00	$453.95 /for the first $25,000 and $11.02 /for each additional $1,000 or fraction thereof	
	$50,000.01 to $100,000.00	$729.45 /for the first $50,000 and $7.53 /for each additional $1,000 or fraction thereof	
	$100,000.01 to $500,000.00	$1,105.95 /for the first $100,000 and $6.04 /for each additional $1,000 or fraction thereof	
	$500,000.01 to $1,000,000.00	$3,521.95 /for the first $500,000 and $5.09 /for each additional $1,000 or fraction thereof	
	$1,000,000.01 and over	$6,066.95 /for the first $1,000,000 and $3.39 /for each additional $1,000 or fraction thereof	
	Building Plan Review Fee	65% of base building permit fee	9/26/2000
	Deferred Submittals Plan Review	$200.00 minimum fee plus 65% of building permit fee based on valuation of the particular portion or portions of the project.	9/24/2002
	Phased Permitting Plan Review	$200.00 plus 10% of building permit fee based on total project valuation not to exceed $1,500 for each phase	9/24/2002

Department	Revenue Source	Fee or Charge		Effective Date
	Photovoltaic Solar Panel System	$180.00	(includes plan review and administrative fees) plus 12% state surcharge of permit fee	1/1/2011
	Electrical Fees			10/1/2009
	New residential, single or multi-family per dwelling unit; service included:			
	1000 square feet or less	$168.54		
	Each additional 500 square feet or portion thereof	$33.92		
	Limited energy, residential or multi-family (with above sq ft)	$75.00		
	Each manufactured home or modular dwelling service or feeder	$67.84		
	Services or feeders; installation, alterations or relocation:			
	200 amps or less	$100.70		
	201 amps to 400 amps	$133.56		
	401 amps to 600 amps	$200.34		
	601 amps to 1000 amps	$301.04		
	Over 1000 amps or volts	$552.26		
	Reconnect only	$67.84		
	Temporary services or feeders; installation, alteration or relocation:			
	200 amps or less	$59.36		
	201 amps to 400 amps	$125.08		
	401 amps to 600 amps	$168.54		
	Branch circuits; new, alteration or extension per panel:			
	With purchase of service or feeder - each branch circuit	$7.42		
	Without purchase of service or feeder			
	First Branch Circuit	$56.18		
	Each addit. Branch circuit	$7.42		
	Miscellaneous (service or feeder not included):			
	Each pump or irrigation circuit	$67.84		
	Each sign or outline lighting	$67.84		
	Signal circuit(s) or a limited energy panel, alteration or extension	$75.00		
	Each additional inspection over the allowable in any of the above			
	Per Inspection	$66.25	/hour (min 1 hour)	
	Per Hour	$66.25	/hour (min 1 hour)	
	Industrial Plant Inspection	$78.18	/hour (min 1 hour)	

Department	Revenue Source	Fee or Charge	Effective Date
	Renewable Energy Electrical Fees:		
	5 kva or less	$100.70	7/1/2012
	5.01 to 15 kva	$133.56	7/1/2012
	15.01 to 25 kva	$200.34	7/1/2012
	Wind generation systems in excess of 25 kva:		
	25.01 to 50 kva	$301.04	7/1/2012
	50.01 to 100 kva	$552.26	7/1/2012
	>100 kva the permit fee shall be calculated in accordance with OAR 918-309-0040.		
	Solar generation systems in excess of 25 kva:		
	Each additional kva over 25	$7.42	7/1/2012
	>100 kva no additional charge		
	Each additional inspection over allowable in any of the above:		
	Each additional inspection will be charged at an hourly rate (1 hr minimum)	$66.25/hr	7/1/2012
	Misc. fees at an hourly rate (1 hr minimum)	$90.00/hr	7/1/2012
	Electrical permit plan review fee	25% of the electrical permit fee	
	Fire Protection Systems		10/1/2009
	(Commercial Fire Suppression - Sprinkler, Alarm and Type I-Hood systems based on project valuation)		
	Total Valuation:		
	$0.00 to $500.00	$51.09 /minimum	
	$500.01 to $2,000.00	$51.09 /for the first $500 and $2.69 /for each additional $100 or fraction thereof	
	$2,000.01 to $25,000.00	$91.44 /for the first $2,000 and $10.76 /for each additional $1,000 or fraction thereof	
	$25,000.01 to $50,000.00	$338.92 /for the first $25,000 and $8.06 /for each additional $1,000 or fraction thereof	
	$50,000.01 to $100,000.00	$509.42 /for the first $50,000 and $5.38 /for each additional $1,000 or fraction thereof	
	$100,000.01 and over	$809.42 /for the first $100,000 and $4.49 /for each additional $1,000 or fraction thereof	
	Fire Life Safety Plan Review (Commercial Only)	40% of base building permit fee	9/26/2000

Department	Revenue Source	Fee or Charge	Effective Date
	Fire Protection Systems		10/1/2009
	(Residential Fire Suppression)		
	Stand Alone System		
	Square Footage:		
	1 to 2,000	$198.75	
	2,001 to 3,600	$246.45	
	3601 to 7,200	$310.05	
	7,201 and over	$404.39	
	Multipurpose or Continuous Loop System		
	Square Footage:		
	0 to 2,000	$121.90	
	2,001 to 3,600	$169.60	
	3,601 to 7,200	$233.20	
	7,201 and over	$327.54	
	Manufactured Dwelling Installation	$305.50	9/24/2002
	(Fee includes placement permit $275.50 and state administration fee $30.00)		
	Manufactured Dwelling and Mobile Home Parks, Recreation Camps, and Organizational Camps	Per OAR	9/24/2002
	Mechanical Fees		10/1/2009
	(1 & 2 Family Dwellings for New, Additions, or Alterations)		
	Heating/Cooling:		
	Air conditioning	$46.75	
	Furnace 100,000 BTU (ducts/vents)	$46.75	
	Furnace 100,000+ BTU (ducts/vents)	$54.91	
	Heat pump	$61.06	
	Duct work	$23.32	
	Hydronic hot water system	$23.32	
	Residential boiler (radiator or hydronic)	$23.32	
	Unit heaters (fuel-type, not electric), in-wall, in duct, suspended, etc.	$46.75	
	Flue/vent for any of above	$23.32	
	Other	$23.32	

Department	Revenue Source	Fee or Charge	Effective Date
	Other fuel appliances:		
	Water heater	$23.32	
	Gas fireplace	$33.39	
	Flue/vent for water heater or gas fireplace	$23.32	
	Log lighter (gas)	$23.32	
	Wood/pellet stove	$33.39	
	Wood fireplace/insert	$23.32	
	Chimney/liner/flue/vent	$23.32	
	Other	$23.32	
	Environmental exhaust and ventilation:		
	Range hood/other kitchen equipment	$33.39	
	Clothes dryer exhaust	$33.39	
	Single-duct exhaust (bathrooms, toilet compartments, utility rooms)	$23.32	
	Attic/crawlspace fans	$23.32	
	Other	$23.32	
	Fuel piping:		
	First four	$14.15	
	Each additional	$4.03	
	Minimum permit fee	$90.00	
	Mechanical plan review fee	25% of Permit Fee	
	Mechanical Permit Fees		10/1/2009
	(Commercial and Multi-family)		
	Total Valuation:		
	$0.00 to $500.00	$69.06 /minimum	
	$500.01 to $5,000.00	$69.06 /for the first $500 and	
		$3.07 /for each additional $100 or fraction thereof	
	$5,000.01 to $10,000.00	$207.21 /for the first $5,000 and	
		$2.81 /for each additional $100 or fraction thereof	
	$10,000.01 to $50,000.00	$347.71 /for the first $10,000 and	
		$2.54 /for each additional $100 or fraction thereof	
	$50,000.01 to $100,000.00	$1,363.71 /for the first $50,000 and	
		$2.49 /for each additional $100 or fraction thereof	
	$100,000.01 and over	$2,608.71 /for the first $100,000 and	
		$2.92 /for each additional $100 or fraction thereof	
	Plan Review	25% of permit fee	9/24/2002

Department	Revenue Source	Fee or Charge	Effective Date
	Plumbing Fees		10/1/2009
	(Commercial, Industrial, Residential, & Multi-Family)		
	New One & Two Family Dwellings		
	1 bath	$312.70	
	2 bath	$437.78	
	3 bath	$500.32	
	Each additional bath/kitchen fixture	$25.02	
	Site Utilities		
	Catch basin or area drain	$18.76	
	Drywell, leach line, or trench drain	$18.76	
	Footing drain, first 100'	$50.03	
	Each additional 100' or part thereof (footing drain)	$37.52	
	Manufactured home utilities	$50.03	
	Manholes	$18.76	
	Rain drain connector	$18.76	
	Sanitary sewer, first 100'	$62.54	
	Storm sewer, first 100'	$62.54	
	Water service, first 100'	$62.54	
	Each additional 100' or part thereof (sanitary, storm, water service)	$37.52	
	Fixture or Item		
	Backflow preventer	$31.27	
	Backwater valve	$12.51	
	Clothes washer	$25.02	
	Dishwasher	$25.02	
	Drinking fountain	$25.02	
	Ejectors/sump	$25.02	
	Expansion tank	$12.51	
	Fixture/sewer cap	$25.02	
	Floor drain/floor sink/hub	$25.02	
	Garbage disposal	$25.02	
	Hose bib	$25.02	
	Ice maker	$12.51	
	Interceptor/grease trap	$25.02	
	Medical gas (value: $)	*see table*	
	Primer	$12.51	
	Roof drain (commercial)	$12.51	
	Sink/basin/lavatory	$25.02	
	Solar units (potable water)	$62.54	
	Tub/shower/shower pan	$12.51	

Department	Revenue Source	Fee or Charge	Effective Date
	Urinal	$25.02	
	Water closet	$25.02	
	Water heater	$37.52	
	Water Piping/DWV	$56.29	
	Other:	$25.02	
	Minimum permit fee	$72.50	
	Plumbing plan review	25% of permit fee	
	Medical Gas Systems		9/24/2002
	Total Valuation:		
	$1.00 to $5,000.00	$72.50 /minimum	
	$5,000.01 to $10,000.00	$72.50 /for the first $5,000 and	
		$1.52 /for each additional $100 or fraction thereof, to and including $10,000.	
	$10,000.01 to $25,000.00	$148.50 /for the first $10,000 and	
		$1.54 /for each additional $100 or fraction thereof, to and including $25,000.	
	$25,000.01 to $50,000.00	$379.50 /for the first $25,000 and	
		$1.45 /for each additional $100 or fraction thereof, to and including $50,000.	
	$50,000.01 and over	$742.00 /for the first $50,000 and	
		$1.20 /for each additional $100 or fraction thereof.	
	Restricted Energy		6/27/2000
	Residential Energy Use, for all systems combined	$75.00	
	Commercial Energy Use, for each system	$75.00	
	Sanitary Sewer Inspection Fee		6/6/2000
	Residential	$35.00	
	Commercial	$45.00	
	Industrial	$75.00	
	Site Work/Grading Permit Fees		10/1/2009
	Based on project valuation - See Building Permit Fees (New Commercial).		

Department	Revenue Source	Fee or Charge		Effective Date
	Miscellaneous Fees			
	Administrative fee to change issued permits, including but not limited to:			
	Address change (minimum charge - one-half hour)	$90.00	per hour	7/1/2014
	Contractor change (minimum charge - one-half hour)	$90.00	per hour	7/1/2014
	Process and handling fee to mail permits with plans	$5.00		7/1/2014
	Fee paid inspections for residential structures pursuant to Title 14, Chapter 16			6/27/2000
	Single & Two Family Dwellings	$100.00		
	Apartment Houses & Social Care Facilities	$160.00	/plus $7 for each dwelling unit in excess of 3	
	Hotels	$160.00	/plus $5 for each dwelling unit in excess of 5	
	Information Processing & Archiving (IPA) Fee	$2.00	/sheet larger than 11" X 17"	7/1/2010
		$0.50	/sheet 11" X 17" and smaller	
	Investigation Fee	$90.00	per hour (average cost)	1/1/2014
	(minimum charge: one-half hour)			
	Phased Occupancy	$200.00		6/27/2000
	Permit or Plan Review Extension	$90.00		
	Temporary Occupancy	$90.00		
	Other Inspections & Fees:			
	1. Inspections outside of normal business hours (minimum charge - 2 hours)	$90.00	per hour	10/1/2009
	2 Reinspection fees	$90.00	per hour	10/1/2009
	3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour)	$90.00	per hour	10/1/2009
	4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour)	$90.00	per hour	10/1/2009

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed above.

Department	Revenue Source	Fee or Charge		Effective Date
COMMUNITY DEVELOPMENT - DEVELOPMENT SERVICES PLANNING				
	Accessory Dwelling Unit*	~~$343~~		~~7/1/2022~~
		$356		7/1/2023
	Adjustment*	~~$489~~		~~7/1/2022~~
		$507		7/1/2023
	Annexation (Quasi-Judicial)*	~~$4,600~~		~~7/1/2022~~
		$4,771		7/1/2023
	Appeal			
	Type II to Hearings Officer	$250	Fee set by state law	7/1/2011
	Expedited Review (Deposit)	$300	Fee set by state law	7/1/2016
	Type III*	~~$4,626~~		~~7/1/2022~~
		$4,798		7/1/2023
	Comprehensive Plan Map Amendment (Quasi-judicial)*	~~$5,786~~		~~7/1/2022~~
		$6,001		7/1/2023
	Conditional Use*	~~$9,158~~		~~7/1/2022~~
		$9,498		7/1/2023
	Development Code Review*			
	Residential**			
	Small Form Residential	~~$123~~	Per dwelling unit	~~7/1/2022~~
	(includes single detached houses, duplexes, triplexes, and attached accessory dwelling units)	$128		7/1/2023
	Detached Accessory Dwelling Unit	~~$123~~		~~7/1/2022~~
		$128		7/1/2023
	Rowhouse	~~$123~~	Per dwelling unit	~~7/1/2022~~
		$128		7/1/2023
	Quad	~~$400~~	Per Quad Development	~~7/1/2022~~
		$415		7/1/2023
	Cottage Cluster	~~$300~~	~~Plus $75 per dwelling unit~~	~~7/1/2022~~
		$311	Plus $78 per dwelling unit	7/1/2023
	Courtyard Unit	~~$300~~	~~Plus $75 per dwelling unit~~	~~7/1/2022~~
		$311	Plus $78 per dwelling unit	7/1/2023
	Accessory structures and additions that do not add dwelling units	~~$123~~		~~7/1/2022~~
		$128		7/1/2023

*** Residential development code review applies to new construction of, and additions to, dwelling units and structures including, but not limited to, garages, carports, porches, patios, decks, storage sheds, awnings, steps and ramps*

Department	Revenue Source	Fee or Charge		Effective Date
	Non-Residential and Mixed-Use	~~$489~~		~~7/1/2022~~
		$507		7/1/2023
	Tenant Improvements in Existing Development			
	Project Valuation under $5,000	$0		7/1/2022
	Project Valuation $5,000 - $74,999	~~$123~~		~~7/1/2022~~
		$128		7/1/2023
	Project Valuation $75,000 - $149,999	~~$307~~		~~7/1/2022~~
		$318		7/1/2023
	Project Valuation $150,000 and more	~~$489~~		~~7/1/2022~~
		$507		7/1/2023
	Director Determination*	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Downtown Development Review*			
	Type I	~~$168~~		~~7/1/2022~~
		$174		7/1/2023
	Type II			
	Under $1,000,000	~~$2,343~~	Plus 0.004 x project valuation	~~7/1/2022~~
		$2,430		7/1/2023
	$1,000,000 and more	~~$7,240~~	~~Plus 0.002 x project valuation~~	~~7/1/2022~~
		$7,509		7/1/2023
	Extension*			
	Type I	~~$489~~		~~7/1/2022~~
		$507		7/1/2023
	Type II	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Home Occupation Permit*			
	Type I	~~$169~~		~~7/1/2022~~
		$175		7/1/2023
	Type II	~~$411~~		~~7/1/2022~~
		$426		7/1/2023
	Land Partition*			
	2 Lots	~~$5,509~~		~~7/1/2022~~
		$5,713		7/1/2023
	3 Lots	~~$6,627~~		~~7/1/2022~~
		$6,873		7/1/2023
	Expedited	~~$7,734~~		~~7/1/2022~~
		$8,021		7/1/2023
	Final Plat	~~$1,539~~		~~7/1/2022~~
		$1,596		7/1/2023

Department	Revenue Source	Fee or Charge		Effective Date
	Lot Line Adjustment / Lot Consolidation*	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Marijuana Facility Permit*	~~$978~~		~~7/1/2022~~
		$1,014		7/1/2023
	Miscellaneous Land Use Review*			
	Adequate Public Facilities Exception (inside River Terrace)	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Historic Resource Designation/Removal of Designation	~~$7,160~~		~~7/1/2022~~
		$7,426		7/1/2023
	Historic Resource Construction/Alteration/Demolition	~~$1,074~~		~~7/1/2022~~
		$1,114		7/1/2023
	Transportation Mitigation (inside Tigard Triangle)	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Modification*			
	Type I	~~$411~~		~~7/1/2022~~
		$426		7/1/2023
	Type II	~~$4,422~~		~~7/1/2022~~
		$4,586		7/1/2023
	Planned Development*			
	Consolidated Concept and Detailed Plan	~~$12,738~~		~~7/1/2022~~
		$13,211		7/1/2023
	With Land Division (in lieu of Subdivision or Land Partition Fee)		~~Plus $104 per lot~~	~~7/1/2022~~
			Plus $108 per lot	7/1/2023
	Concept Plan	~~$12,738~~		~~7/1/2022~~
		$13,211		7/1/2023
	Detailed Plan	~~$4,422~~		~~7/1/2022~~
		$4,586		7/1/2023
	With Land Division (in lieu of Subdivision or Land Partition Fee)		~~Plus $104 per lot~~	~~7/1/2022~~
			Plus $108 per lot	7/1/2023
	Pre-Application Conference*			
	Type II	~~$411~~		~~7/1/2022~~
		$426		7/1/2023
	Type III	~~$986~~		~~7/1/2022~~
		$1,023		7/1/2023
	Project / Plat Name Change*	~~$561~~		~~7/1/2022~~
		$582		7/1/2023
	Sensitive Lands Review*			
	Type I	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Type II	~~$4,399~~		~~7/1/2022~~
		$4,562		7/1/2023

Department	Revenue Source	Fee or Charge		Effective Date
	Type III	~~$4,751~~		~~7/1/2022~~
		$4,927		7/1/2023
	Sign Permit*			
	New or Modified Sign	~~$276~~		~~7/1/2022~~
		$286		7/1/2023
	Temporary Sign	~~$87~~		~~7/1/2022~~
		$90		7/1/2023
	Site Development Review*			
	Type I			
	Under 13 Dwelling Units	~~$489~~		~~7/1/2022~~
		$507		7/1/2023
	13 Dwelling Units and over	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Type II			
	Residential Under 13 Dwelling Units	~~$1,200~~		~~7/1/2022~~
		$1,245		7/1/2023
	Residential 13 Dwelling Units and over	~~$2,000~~		~~7/1/2022~~
		$2,074		7/1/2023
	Non-Residential and Mixed Use			
	Under $1,000,000	~~$7,769~~		~~7/1/2022~~
		$8,057		7/1/2023
	$1,000,000 and over	~~$10,095~~	Plus $6 per each $10,000 over $1,000,000	~~7/1/2022~~
		$10,470		7/1/2023
	Subdivision*			
	Preliminary Plat	~~$12,196~~	~~Plus $104 per lot~~	~~7/1/2022~~
		$12,648	Plus $145 per lot	7/1/2023
	Expedited Preliminary Plat	~~$10,284~~	~~Plus $104 per lot~~	~~7/1/2022~~
		$10,666	Plus $145 per lot	7/1/2023
	Final Plat	~~$3,102~~		~~7/1/2022~~
		$3,217		7/1/2023
	Sublot Plat*			
	Preliminary Sublot Plat	~~$6,000~~	~~Plus $104 per lot~~	~~7/1/2022~~
		$6,223	Plus $145 per lot	7/1/2023
	Final Sublot Plat	~~$1,500~~		~~7/1/2022~~
		$1,556		7/1/2023

Department	Revenue Source	Fee or Charge		Effective Date
	Temporary Use Permit*			
	Type I	~~$489~~		~~7/1/2022~~
		$507		7/1/2023
	Special Exemption: Non-Profit Organization	$0		7/1/2022
	Special Rate: Mixed Use-Central Business District Zone			
	1st Temporary Use in a Calendar Year	~~$489~~		~~7/1/2022~~
	2nd Through 5th Temporary Use With Substantially the	$507		7/1/2023
	Same Site Plan Within A Calendar Year	~~$87~~		~~7/1/2022~~
		$90		7/1/2023
	Urban Forestry*			
	Plan Modification	~~$964~~	~~Plus $104 per lot~~	~~7/1/2022~~
		$1,000	Plus $145 per lot	7/1/2023
	Discretionary Plan Review (with concurrent Type III review)	~~$604~~	~~Plus $104 per lot~~	~~7/1/2022~~
		$626	Plus $145 per lot	7/1/2023
	Discretionary Plan Review (without concurrent Type III review)	~~$3,721~~		~~7/1/2022~~
		$3,859		7/1/2023
	Zoning Map Amendment*			
	Quasi-Judicial	~~$5,786~~		~~7/1/2022~~
		$6,001		7/1/2023
	Zoning Analysis Letter (Detailed)*	~~$1,004~~		~~7/1/2022~~
		$1,041		7/1/2023
	Zoning Inquiry Letter (Simple)*	~~$147~~		~~7/1/2022~~
		$152		7/1/2023

** Per ~~Ord~~ Res 03-59, fee is adjusted yearly based on the Construction Cost Index for the City of Seattle as published in the April issue of Engineering News Record.*

Department	Revenue Source		Fee or Charge		Effective Date
COMMUNITY DEVELOPMENT - MISCELLANEOUS FEES & CHARGES					
	~~Community Development Code~~				
	~~CD Rom~~		~~$10~~		~~7/1/2011~~
	GIS Maps				
	~~8-1/2" x 11"~~	~~Non Aerial~~	~~$2.50~~		~~7/1/2011~~
		~~Aerial~~	~~$4~~		~~7/1/2011~~
	~~11" x 17"~~	~~Non Aerial~~	~~$5~~		~~7/1/2011~~
		~~Aerial~~	~~$7~~		~~7/1/2011~~
	17" x 22"	Non Aerial	~~$11~~		~~7/1/2011~~
			$15		7/1/2023
		Aerial	~~$15~~		~~7/1/2011~~
			$20		7/1/2023
	34" x 44"	Non Aerial	~~$25~~		~~7/1/2011~~
			$35		7/1/2023
		Aerial	~~$30~~		~~7/1/2011~~
			$41		7/1/2023
	Custom Maps		Staff Hourly Rate		7/1/2011
	Information Processing & Archiving (IPA) Fee				
	Temporary Sign		$5		7/1/2010
	Type I Review		$18		7/1/2010
	Type II Review		$175		7/1/2010
	Type III Review		$200		7/1/2010
	Type IV Review		$200		7/1/2010
	Oversize Load Permit		$200		7/1/2005
	~~Planimetric Maps~~				
	~~Blueline print - quarter section~~		~~$5~~		~~7/1/2011~~
	~~Mylar - quarter section~~		~~$150~~	~~Plus reproduction cost~~	~~7/1/2011~~
	Public Notice Sign		~~$3.50~~		~~7/1/2018~~
			$7.50		7/1/2023
	Renotification for Hearing Postponement*		~~$528~~		~~7/1/2022~~
			$548		7/1/2023

Department	Revenue Source	Fee or Charge	Effective Date
	Retrieval of Materials Confiscated in ROW		
	Lawn and A-board signs	$40 per sign	7/1/2010
	Other signs and materials (based on size and value)	City Manager's Discretion (per TMC 6.03 Ord 12-02)	7/1/2010
	Tigard Comprehensive Plan	$75	7/1/2011
	Tigard Transportation System Plan	$75	7/1/2011

** Per ~~Ord~~ Res 03-59, fee is adjusted yearly based on the Construction Cost Index for the City of Seattle as published in the April issue of Engineering News Record.*

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - MISCELLANEOUS DEVELOPMENT			
	Fee in Lieu of Sewer	Based on actual cost of sewer connection, if sewer was available	1998
	(MU-CBD zone only)	the current Washington County Assessor-determined real market value of the land (not improvements) by 10%	
	Sanitary Sewer Connection Fee	~~$6,625~~ / DU or DUE	~~7/1/2022~~
	(This fee is determined by Clean Water Services. The City of Tigard receives 3.99% of fees collected.)	$6,824	7/1/2023
	Water Quality Facility Fee (Fee set by Clean Water Services)[1]		
	(City receives 100% of fees collected)		
	Residential Single Family	~~$288~~ /unit	~~7/1/2022~~
		$297	7/1/2023
	Commercial & Multi-family	~~$288~~ /2,640 sq. ft of additional impervious surface	~~7/1/2022~~
		$297	7/1/2023
	Water Quantity Facility Fee (Fee set by Clean Water Services)[1]		
	(City receives 100% of fees collected)		
	Residential Single Family	~~$353~~ /unit	~~7/1/2022~~
		$363	7/1/2023
	Commercial & Multi-family	~~$353~~ /2,640 sq. ft of additional impervious surface	~~7/1/2022~~
		$363	7/1/2023
	Metro Construction Excise Tax	~~12% of building permits for projects~~	7/1/2006
		0.12% of building permits for projects	
	(City will retain 5% for administrative expenses)	with a total valuation of $100,001 or more;	
	(Tax set by Metro, but collected by cities)	not to exceed $12,000.	
	School District Construction Excise Tax		
	(City will retain 4% for administrative expenses)		
	(Tax set by school districts based on ORS 320.170-189 and collected by cities)		
	Beaverton School District[2]	~~$1.45~~ /sq. ft. residential construction	~~7/1/2022~~
		$1.56	7/1/2023
		~~$0.72~~ /sq. ft. non-residential construction	~~7/1/2022~~
		$0.78	7/1/2023
		~~$36,100~~ Non-residential maximum per building permit or	~~7/1/2022~~
		$39,100.00 per structure, whichever is less	7/1/2023
	Tigard-Tualatin School District (TTSD)[2]	~~$1.45~~ /sq. ft. residential construction	~~7/1/2022~~
		$1.56	7/1/2023
		~~$0.72~~ /sq. ft. non-residential construction	~~7/1/2022~~

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - MISCELLANEOUS DEVELOPMENT			
		$0.78	7/1/2023
		~~$36,100~~ Non-residential maximum per building permit or	~~7/1/2022~~
		$39,100 per structure, whichever is less	7/1/2023
	Tigard Affordable Housing Construction Excise Tax*	(City will retain 4% for administrative expenses)	1/1/2020
	Residential	1% /Permit Valuation	
	Commercial	1% /Permit Valuation	
	** Permits of value less than $50,000 and other exemptions may apply per TMC 3.90*		
	Small Wireless Facility Planning Review Fee	$150 per application, up to 5 batched applications, then $45 per application over 5	2/5/2019
	Type II (Major) Modification Project Valuation Threshold[3]		
		~~$63,169~~	~~7/1/2022~~
		$65,513	7/1/2023
	Urban Forestry[3]		
	Hazard Tree Dispute Resolution Fee	~~$236~~ ~~Plus $61 each additional tree~~	~~7/1/2022~~
		$245 Plus $63 each additional tree	7/1/2023
	In Lieu of Planting Fees (Planting & 3 Year Maintenance)		
	Street Tree	~~$768~~ per tree	~~7/1/2022~~
		$796	7/1/2023
	Open Grown Tree	~~$768~~ per tree	~~7/1/2022~~
		$796	7/1/2023
	Stand Grown Tree	~~$547~~ per tree	~~7/1/2022~~
		$567	7/1/2023
	Tree Removal Permit		
	Simple	$0	7/1/2022
	Complex[4]	~~$420~~ per tree	~~7/1/2022~~
		$436	7/1/2023
	Tigard Triangle District Tree Removal Fee	~~$379~~ ~~per caliper inch DBH~~	~~7/1/2022~~
	(only applies in TMU Zone when removal approved through an adjustment)		
		$393 per caliper inch DBH	7/1/2023
	~~(only applies in TMU Zone when removal approved through an adjustment)~~		
	Tree Canopy Fee	$2.95 per square foot of tree canopy	3/1/2013
	Urban Forest Inventory Fees		
	Open Grown Tree	~~$212~~ ~~Plus $28 each additional tree~~	~~7/1/2022~~
		$220 Plus $29 each additional tree	7/1/2023
	Stand of Trees	~~$279~~ ~~Plus $44 each additional stand~~	~~7/1/2022~~
		$289 Plus $46 each additional stand	7/1/2023

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - MISCELLANEOUS DEVELOPMENT			
	Retroactive Tree Removal Permit Penalty	$250 Minimum	7/1/2023
	Tree Establishment Bond (Planting & Early Establishment)		
	Open Grown Tree in Land Use Applications other than Subdivisions or Land Partitions	~~$631~~ per tree	~~7/1/2022~~
		$654	7/1/2023
	Stand Grown Tree in Land Use Applications other than Subdivisions or Land Partitions	~~$501~~ per tree	~~7/1/2022~~
		$520	7/1/2023
	Vacation (Streets and Public Access)[3]		
	Deposit	~~$3,712~~ Plus actual costs	~~7/1/2022~~
		$3,850	7/1/2023
	Vertical Housing Development Zone[3]		
	Precertification Fee	~~$1,010~~	~~7/1/2022~~
		$1,047	7/1/2023
	Final Certification Fee	~~$1,516~~	~~7/1/2022~~
		$1,572	7/1/2023
	Annual Project Monitoring Fee	~~$379~~	~~7/1/2022~~
		$393	7/1/2023

[1] This fee is determined by Clean Water Services.

[2] BSD and TTSD Construction Excise Tax will be set by the school districts in June / July. Staff is authorized to update the schedule for the fees and charges set by other jurisdictions.

Department	Revenue Source	Fee or Charge		Effective Date
PUBLIC WORKS - DEVELOPMENT ENGINEERING				
	Addressing Assignment Fee	$50.00	/lot or suite (up to first 20)	8/1/2017
		$25.00	/lot or suite (for 21 and greater)	8/1/2017
	Early Addressing Request	$250.00	Prior to Plat Approval	8/1/2017
	Encroachments			
	Encroachment Permit - Furnishings	$25.00		7/1/2020
	Encroachment Permit	$250.00		7/1/2020
	Encroachment Permit Appeal	$250.00		11/1/2018
	Erosion Control Inspection Fee With Development			
	Construction Cost Estimate $0-$25,000	$80.70		7/1/2014
	Construction Cost Estimate $25,001-$50,000	$107.60		7/1/2014
	Construction Cost Estimate $50,001-$100,000	$161.40		7/1/2014
	Construction Cost Estimate over $100,000	$161.40	plus $75 per $100,000 or fraction thereof exceeding the first $100,000	7/1/2014
	Without Development			
	0-0.99acres	$322.80		7/1/2014
	1acre or greater	$322.80	plus $150 per acre or fraction thereof	7/1/2014
	Reinspection Fee	$96.84	per hour with a minimum of 1 hour	7/1/2014
	Plan Check		included in inspection fee	7/1/2014
	Plan Resubmittal Review	$96.84	per hour with a minimum of one-half hour	7/1/2014
	Fee In Lieu of Stormwater Quality (Fee set by Clean Water Services)[1]	$1.00	/per sq. ft. of unmanaged impervious area	8/1/2017
	Fee In Lieu Of Hydromodification (Fee set by Clean Water Services)[1]	$1.00	/per sq. ft. of unmanaged impervious area	10/1/2019
	Fee In Lieu Of Stormwater Quality and Hydromodification (Fee set by Clean Water Services)[1]	$1.50	/per sq. ft. of unmanaged impervious area	10/1/2019

Department	Revenue Source	Fee or Charge	Effective Date
	Fee In Lieu Of Undergrounding		
	Utility Portion (one or more, accumulative):		
	Electrical	$86.00 /linear foot	7/1/2022
	Cable	$16.00 /linear foot	7/1/2022
	Telecommunication	$26.00 /linear foot	7/1/2022
	Trench Cost (applied only once, per lineal foot)	$39.00 /linear foot	7/1/2022
	Other Inspections & Fees		
	1 Inspections outside of normal business hours (minimum charge - 2 hours)	135.00 per hour	7/1/2019
	2 Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	135.00 per hour	7/1/2019
	3 Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	135.00 per hour	7/1/2019
	4 Additional 0.5% added to PFI Plan Review Fee for each additional technical review after the third PFI plan review	0.5% of estimated cost of public improvements with a $300 minimum	7/1/2022
	Public Facility Improvement - LIDA* Permit	$300.00 /equivalent dwelling unit (EDU) for review and inspection of LIDA on single lots	8/1/2017
	* - LIDA + Low Impact Development Approaches per Clean Water Services Design and Construction Standards		
	Public Facility Improvement Permit	2% plan review plus	7/1/2009
		5% of estimated cost of public improvement with a $300.00 minimum	
		Advanced deposit of 10% of the above or minimum of $300.00	7/1/2005
		$0.00 Sidewalk repair or replacement up to 20 linear feet	7/1/2021
	Regional Stormwater Management Charge (RSMC) (Fee set by Clean Water Services)[1]		
	RSMC Unit Rate	~~$9.35~~ per cubic foot of requiredvolume management	~~7/1/2022~~
		$9.81	7/1/2023
	Residential RSMC = Lot size (sf) x percent impervious design factor x 0.131 cf/sf x RSMC unit rate*		
	Multi-family & non-residential RSMC = Actual impervious area (sf) x 0.131 cf/sf x RSMC unit rate*		
	* Percent impervious design factor and RSMC unit rate per Clean Water Services Rates and Charges		
	Reimbursement District Application Fee	$300.00	1/27/1998

Department	Revenue Source	Fee or Charge	Effective Date
	Reimbursement District Fee	Not to Exceed $6,000.00 unless reimbursement fee exceeds $15,000.00. Any amount over $15,000.00 shall be reimbursed by the owner; $6,000.00 limit valid for only 3 years from Council approval of district cost.	7/1/2001
	Streetlight Energy & Maintenance Fee	Based upon PGE Schedule #95 Option "B" for the first two years costs	1/27/2020
	Tigard Triangle Mixed Use Zone – Fees and Charges		
	Transportation Impact Study	Actual Cost of Study by City Transportation Consultant	7/1/2018
	Transportation Fee in Lieu of Construction	Estimated Cost of Improvements by City Engineer (determination based on an estimate to construct the required improvements using the average cost of the most recent capital improvement project itemized bid prices)	7/1/2018
	Plan Check Meeting	$300.00 /conference	7/1/2018

[1] This fee is determined by Clean Water Services.

Department	Revenue Source	Fee or Charge	Effective Date
PUBLIC WORKS - UTILITIES			
	Booster Pump Charge		
	Customer Classification		
	Single-Family Residential	$2.03 /monthly	7/1/2021
	Multi-Family Residential, Commercial, Industrial, Irrigation by Meter Size (diameter inches)		
	5/8 x 3/4	$1.49 /monthly	7/1/2021
	3/4 x 3/4	$2.24 /monthly	7/1/2021
	1	$3.74 /monthly	7/1/2021
	1.5	$7.47 /monthly	7/1/2021
	2	$11.96 /monthly	7/1/2021
	3	$23.91 /monthly	7/1/2021
	4	$37.36 /monthly	7/1/2021
	6	$74.73 /monthly	7/1/2021
	8	$119.56 /monthly	7/1/2021
	10	$171.87 /monthly	7/1/2021
	12	$252.21 /monthly	7/1/2021
	Customer Charge		
	(Basic fee charged to customers to have the City deliver water.)		
	Customer Classification		
	Single-Family Residential	~~$32.31 /monthly~~	~~7/1/2022~~
		$32.95 /monthly	7/1/2023
		$33.61 /monthly	7/1/2024
		$33.95 /monthly	7/1/2025
	Multi-Family Residential, Commercial, Industrial, Irrigation by Meter Size (diameter inches)		
	5/8 x 3/4	~~$32.31 /monthly~~	~~7/1/2022~~
		$32.95 /monthly	7/1/2023
		$33.61 /monthly	7/1/2024
		$33.95 /monthly	7/1/2025
	3/4 x 3/4	~~$46.54 /monthly~~	~~7/1/2022~~
		$47.47 /monthly	7/1/2023
		$48.42 /monthly	7/1/2024

Department	Revenue Source		Fee or Charge	Effective Date
			$48.90 /monthly	7/1/2025
		1	~~$72.48 /monthly~~	~~7/1/2022~~
			$73.93 /monthly	7/1/2023
			$75.41 /monthly	7/1/2024
			$76.16 /monthly	7/1/2025
		1.5	~~$191.41 /monthly~~	~~7/1/2022~~
			$195.24 /monthly	7/1/2023
			$199.15 /monthly	7/1/2024
			$201.14 /monthly	7/1/2025
		2	~~$310.57 /monthly~~	~~7/1/2022~~
			$316.78 /monthly	7/1/2023
			$323.12 /monthly	7/1/2024
			$326.35 /monthly	7/1/2025
		3	~~$611.31 /monthly~~	~~7/1/2022~~
			$623.54 /monthly	7/1/2023
			$636.01 /monthly	7/1/2024
			$642.37 /monthly	7/1/2025
		4	~~$1,161.21 /monthly~~	~~7/1/2022~~
			$1,184.44 /monthly	7/1/2023
			$1,208.13 /monthly	7/1/2024
			$1,220.21 /monthly	7/1/2025
		6	~~$1,302.02 /monthly~~	~~7/1/2022~~
			$1,328.06 /monthly	7/1/2023
			$1,354.62 /monthly	7/1/2024
			$1,368.17 /monthly	7/1/2025
		8	~~$2,033.50 /monthly~~	~~7/1/2022~~
			$2,074.17 /monthly	7/1/2023
			$2,115.66 /monthly	7/1/2024
			$2,136.81 /monthly	7/1/2025

Department	Revenue Source		Fee or Charge		Effective Date
		10	~~$3,752.31~~	~~/monthly~~	~~7/1/2022~~
			$3,827.36	/monthly	7/1/2023
			$3,903.90	/monthly	7/1/2024
			$3,942.94	/monthly	7/1/2025
		12	~~$5,309.27~~	~~/monthly~~	~~7/1/2022~~
			$5,415.45	/monthly	7/1/2023
			$5,523.76	/monthly	7/1/2024
			$5,579.00	/monthly	7/1/2025
	Final Notification Process Fee		$10.00	/per instance	10/19/2016
	Fire Hydrant Flow Test		$400.00	/test	7/1/2018
	Fire Hydrant Usage - Temporary				
	3" hydrant meter deposit*		$650.00		9/1/2002
	*Deposit is refundable if returned in good condition				
	Hook-up service		$50.00		2/27/2001
	Continued use		$50.00	/month	2/27/2001
	Consumption		~~$12.06~~	~~/100 cubic feet of water~~	~~7/1/2022~~
			$14.11	/100 cubic feet of water	7/1/2023
			$16.51	/100 cubic feet of water	7/1/2024
			$19.32	/100 cubic feet of water	7/1/2025
	Fire Rates (Sprinklers)				
	6" or smaller		~~$26.42~~	~~/monthly~~	~~7/1/2022~~
			$30.91	/monthly	7/1/2023
			$36.17	/monthly	7/1/2024
			$42.31	/monthly	7/1/2025
	8" or larger		~~$34.95~~	~~/monthly~~	~~7/1/2022~~
			$40.89	/monthly	7/1/2023
			$47.84	/monthly	7/1/2024
			$55.97	/monthly	7/1/2025
	Fire Service Connection*		~~$2,051~~	/+ 12% fee based on construction costs.	~~7/1/2022~~
			$2,127		7/1/2023

** Updated annually based on Seattle CCI per April 22, 2013 consultant study.*

Department	Revenue Source	Fee or Charge	Effective Date
	Meter Disconnection	Actual labor and material costs + 10%	9/1/2002
	Meter Installation Fees		
	5/8" x 3/4" Meter	$405.00	7/1/2018
	3/4" x 3/4" Meter	$463.00	7/1/2018
	1" Meter	$636.00	7/1/2018
	1 1/2" Meter	$983.00	7/1/2018
	2" Meter	$1,272.00	7/1/2018
	3" or more Meter	Actual labor & materials + 10%	9/1/2011
	Meter Out-of-Order Test	Meter calibration cost + actual labor and material costs + 10%	9/1/2002
	Sanitary Sewer Service (Fee set by Clean Water Services)		
	(City receives 20% of fees collected)		
	Base Charge	~~$34.36~~ /dwelling unit/month	~~7/1/2022~~
		$35.73	7/1/2023
	Use Charge	~~$2.27~~ /100 cubic feet/month for	~~7/1/2022~~
		$2.36 individual customer winter average	7/1/2023
	Tigard Sewer Surcharge*	~~$2.95~~ /dwelling unit/month	~~7/1/2022~~
	** Updated annually based on Seattle CCI.*	$3.06	7/1/2023
	Service Installation Fees		
	Single Trench - Single Residential Service	$3,815.00 includes labor & materials	7/1/2018
	1 1/2" Meter and greater	Actual labor and material costs + 10%	10/1/2011
	Storm and Surface Water (Fee set by Clean Water Services)		
	(City retains 75% of Service Charge fees collected)		
	(City retains 100% of its Surcharge fees collected)		
	Service Charge	~~$10.14~~ /ESU/month	~~7/1/2022~~
		$10.55	7/1/2023
	Tigard Stormwater Surcharge	$5.50 /ESU/month	1/1/2021
	Water After Hours Emergency Turn On Service*	$65.00	7/1/2017
	*Service Hours Outside of Monday through Friday 8:00 am - 5:00 pm		
	Water Bacteriological Quality Testing		
	Cost per test	$80.00	7/1/2018
	Water Disconnection Charge for Non-payment		
	During business hours	$50.00	2/27/2001

Department	Revenue Source		Fee or Charge	Effective Date
	Water Line Construction - New Development		12% of Actual Cost	2/27/2001
	Water Main Extension			
	Designed and installed by others		12% of Actual Cost	9/1/2002
	Water Usage Charges			
	Residential			
		Tier 1	~~$4.50 /100 cubic feet of water~~	~~7/1/2022~~
			$4.59 /100 cubic feet of water	7/1/2023
			$4.68 /100 cubic feet of water	7/1/2024
			$4.77 /100 cubic feet of water	7/1/2025
		Tier 2	~~$6.56 /100 cubic feet of water~~	~~7/1/2022~~
			$6.69 /100 cubic feet of water	7/1/2023
			$6.83 /100 cubic feet of water	7/1/2024
			$6.97 /100 cubic feet of water	7/1/2025
		Tier 3	~~$7.52 /100 cubic feet of water~~	~~7/1/2022~~
			$7.67 /100 cubic feet of water	7/1/2023
			$7.82 /100 cubic feet of water	7/1/2024
			$7.98 /100 cubic feet of water	7/1/2025
	Multi-Family			
		Uniform Rate	~~$4.59 /100 cubic feet of water~~	~~7/1/2022~~
			$4.82 /100 cubic feet of water	7/1/2023
			$5.01 /100 cubic feet of water	7/1/2024
			$5.21 /100 cubic feet of water	7/1/2025
	Commercial			
		Tier 1	~~$4.53 /100 cubic feet of water~~	~~7/1/2022~~
			$4.59 /100 cubic feet of water	7/1/2023
			$4.66 /100 cubic feet of water	7/1/2024
			$4.71 /100 cubic feet of water	7/1/2025
		Tier 2	~~$6.60 /100 cubic feet of water~~	~~7/1/2022~~
			$6.70 /100 cubic feet of water	7/1/2023
			$6.80 /100 cubic feet of water	7/1/2024
			$6.86 /100 cubic feet of water	7/1/2025
		Tier 3	~~$7.54 /100 cubic feet of water~~	~~7/1/2022~~
			$7.65 /100 cubic feet of water	7/1/2023
			$7.77 /100 cubic feet of water	7/1/2024
			$7.85 /100 cubic feet of water	7/1/2025

Department	Revenue Source		Fee or Charge		Effective Date
	Industrial	Uniform Rate	$6.21 /monthly		1/1/2021
	Irrigation	Uniform Rate	$8.81 /monthly		1/1/2021
	Tiered Rate Structure Thresholds (100 cubic feet of water)				
	Customer Classification				
		Single-Family Residential	Tier 1	6 cc	7/1/2021
			Tier 2	15 cc	7/1/2021
			Tier 3	over 15 cc	7/1/2021
		Multi-Family Residential, Commercial, Industrial, Irrigation by Meter Size (diameter inches)			
		5/8 x 3/4	Tier 1	6 ccf	
			Tier 2	15 ccf	
			Tier 3	over 15 ccf	
		3/4 x 3/4	Tier 1	9 ccf	
			Tier 2	22 ccf	
			Tier 3	over 22 ccf	
		1	Tier 1	16 ccf	
			Tier 2	40 ccf	
			Tier 3	over 40 ccf	
		1.5	Tier 1	48 ccf	
			Tier 2	120 ccf	
			Tier 3	over 120 ccf	
		2	Tier 1	78 ccf	
			Tier 2	195 ccf	
			Tier 3	over 195 ccf	
		3	Tier 1	137 ccf	
			Tier 2	344 ccf	
			Tier 3	over 344 ccf	
		4	Tier 1	282 ccf	
			Tier 2	705 ccf	
			Tier 3	over 705 ccf	
		6	Tier 1	300 ccf	

Department	Revenue Source		Fee or Charge		Effective Date
			Tier 2	750 ccf	
			Tier 3	over 750 ccf	
		8	Tier 1	480 ccf	
			Tier 2	1,200 ccf	
			Tier 3	over 1,200 ccf	
		10	Tier 1	938 ccf	
			Tier 2	2,345 ccf	
			Tier 3	over 2,345 ccf	
		12	Tier 1	1,350 ccf	
			Tier 2	3,376 ccf	
			Tier 3	over 3,376 ccf	
	Street Maintenance Fee (TMC 15.20)*				
	Monthly Residential Rate - Single and Multi-Family		~~$7.96~~	/ unit	~~7/1/2022~~
			$8.52		7/1/2023
	Monthly Non-Residential Rate		~~$2.61~~	/per min required parking space	~~7/1/2022~~
			$2.79		7/1/2023
	Staff Review		No Charge		
	City Council Written Appeal Filing Fee		$300.00		
	** Street Maintenance Fee is adjusted by a 2-year rolling average of 85% Seattle Construction Cost Index and 15 % Oregon Monthly Asphalt Cement Material Price Index. However based on the TMC, a floor of two percent and a ceiling of seven percent will be applied.*				
	Tigard Transportation Utility Fee (River Terrace)		$5.00	/ month	10/1/2016
	Meter Maintenance Fee (TMC 12.01)		$50.00	per required service	7/1/2018

Department	Revenue Source		Fee or Charge		Effective Date
PUBLIC WORKS - PARKS & RECREATION					
	Community Garden Plot Rental				
		Large (>120 sq. ft.)	$60.00	/year	8/1/2017
		Medium (60-119 sq. ft.)	$40.00	/year	7/1/2018
		Small (<60 sq. ft.)	$30.00	/year	8/1/2017
		Non-resident fee (additional Metzger School Park)	$5.00	/plot/year	8/1/2017
	Park Reservation Fees				
	Application Fee	Resident	$25.00	/per event	7/1/2010
		Non-Resident	$50.00	/per event	7/1/2010
		Rental Change Fee	$15.00	/per event	7/1/2011
	Organized Group Event Processing Fee		$50.00	/per event	7/1/2012
	Event Monitor		$15.00	/hour	7/1/2012
	Special Use/Alcohol Permit Fee	*(Fee assessed at time of reservation)*	$25.00	/per event	7/1/2010
	Shelter Rental Fees (2 hour minimum)				
	Shelter #2	Resident	$35.00	/hour	7/1/2012
		Non-Resident	$70.00	/hour	7/1/2012
	Shelter #1, #3, #4, Bishop/Scheckla				
	Pavilion, & Summerlake	Resident	$25.00	/hour	7/1/2012
		Non-Resident	$50.00	/hour	7/1/2012
	Soccer/Ball Field Rental Fee (2 hour minimum)				
		Resident	$10.00	/hour	7/1/2010
		Non-Resident	$20.00	/hour	7/1/2010
	Court (Sports) Rental Fee	Resident	$10.00	/hour	7/1/2019
		Non-Resident	$20.00	/hour	7/1/2019
	Fanno Creek House Rental	Resident	$55.00	/hour	8/1/2017
		Non-Resident	$95.00	/hour	8/1/2017
		Resident	$385.00	/day	7/1/2018
		Non-Resident	$665.00	/day	7/1/2018
	Dirksen Nature Park				
	Meeting Room	Resident	$45.00	/hour	8/1/2017
		Non-Resident	$75.00	/hour	8/1/2017
		Resident	$315.00	/day	7/1/2018
		Non-Resident	$525.00	/day	7/1/2018

Department	Revenue Source		Fee or Charge		Effective Date
	Classroom	Resident	$40.00	/hour	8/1/2017
		Non-Resident	$70.00	/hour	8/1/2017
		Resident	$280.00	/day	7/1/2018
		~~Non-Resident~~	~~$500.00~~	~~/day~~	~~8/1/2017~~
		Non-Resident	$490.00	/day	7/1/2018
		(If this is 2nd Room - 50% discount)			
	Room Rental Monitor	For Hours Outside City Business Hours	$15.00	/hour	8/1/2017
	Refundable Security/Cleaning Deposit	May be required for some events to mitigate possible cleanup and/or damages.	Not to exceed $500		7/1/2018
	Special Event Permits				
	Special Event Permit Fee	First 3 hours	$25.00	0 to 25 people	11/12/2019
			$75.00	26 to 100 people	11/12/2019
			$175.00	101 to 200 people	11/12/2019
			$275.00	201 to 500 people	11/12/2019
			$475.00	501 to 2,000 people	11/12/2019
			$1,000.00	2,001 and more	11/12/2019
		Each Additional Hour	$10.00	0 to 25 people	11/12/2019
			$25.00	26 to 100 people	11/12/2019
			$55.00	101 to 200 people	11/12/2019
			$90.00	201 to 500 people	11/12/2019
			$155.00	501 to 2000 people	11/12/2019
			$330.00	2,001 and more	11/12/2019
	Special Event Permit Appeal		$100.00		8/13/2019
	Downtown Special Events Permits				
	Downtown Special Event Application Fee		$50.00	0 to 500 people	7/1/2023
			$150.00	501 people or more	7/1/2023
	Hourly Fee: 2-hour minimum - maximum 6-hour block				
	Universal Plaza	Resident private event (no public invite)	$150.00	/hour	7/1/2023
		Non-resident private event (no public invite)	$300.00	/hour	7/1/2023
		Resident public event	$300.00	/hour	7/1/2023
		Non-resident public event	$600.00	/hour	7/1/2023
	Rotrary Plaza	Resident private event (no public invite)	$100.00	/hour	7/1/2023
		Non-resident private event (no public invite)	$200.00	/hour	7/1/2023

Department	Revenue Source		Fee or Charge		Effective Date
		Resident public event	$200.00	/hour	7/1/2023
		Non-resident public event	$400.00	/hour	7/1/2023
	Liberty Park				
		Resident private event (no public invite)	$75.00	/hour	7/1/2023
		Non-resident private event (no public invite)	$150.00	/hour	7/1/2023
		Resident public event	$150.00	/hour	7/1/2023
		Non-resident public event	$300.00	/hour	7/1/2023
	Daily Fee: Public events over 10 hours				
	Universal Plaza	Resident public event	$3,000.00	/day	7/1/2023
		Non-resident public event	$6,000.00	/day	7/1/2023
	Rotary Plaza	Resident public event	$1,000.00	/day	7/1/2023
		Non-resident public event	$2,000.00	/day	7/1/2023
	Liberty Park	Resident public event	$750.00	/day	7/1/2023
		Non-resident public event	$1,500.00	/day	7/1/2023
	Refundable Security/Cleaning Deposit	May be required for some events to mitigate possible cleanup and/or damages per application			
	Universal Plaza		Not to exceed $250		7/1/2023
	Rotary Plaza		Not to exceed $250		7/1/2023
	Liberty Park		Not to exceed $250		7/1/2023
	Downtown District Event	*(does not include required deposits for parks if included in the event)*	Not to exceed $1,500		7/1/2023
	Special Use/Alcohol Permit Fee	*(Fee assessed at time of reservation)*	$25.00	/per event	7/1/2023
	Road Closure Fee				
	Intersection closure or restriction	per intersection	$175.00	/day	7/1/2023
		three or more intersections	$525.00	/day	7/1/2023

Department	Revenue Source	Fee or Charge	Effective Date
PUBLIC WORKS - PARKS			
	Parks & Recreation Fee (TMC 3.75)		
	Monthly Residential Rate - Single and Multi-Family	~~$8.28~~ / equivalent dwelling unit	~~7/1/2022~~
		$8.63	7/1/2023
	Monthly Non-Residential Rate	~~$8.28~~ / equivalent dwelling unit	~~7/1/2022~~
		$8.63	7/1/2023
	Reduction for Qualified Low Income Single Family	50%	4/1/2016

Notes:

1 Commercial EDU Calculation (rounded to nearest whole EDU):
(Billed Parking Stalls from Street Maintenance Fee * 0.76 Jobs Per Stall)/15 EDU Factor = EDUs

2 Industrial EDU Calculation (rounded to nearest whole EDU):
(Billed Parking Stalls from Street Maintenance Fee * 1.19 Jobs Per Stall)/15 EDU Factor = EDUs

Calculation of the annual Park Maintenance Fee Index (from FCS Group report "Tigard Parks Maintenance Fee: Report to Council for January 12, 2016 Public Hearing"

Cost Center	Annual Rate	Weight
Personnel	4.80%	0.60
Services/Utilities	3.00%	0.25
Materials/Internal Services	4.20%	0.15
Annual Index (Weighted Average)	**4.26%**	

TMC 3.75.050.D authorizes the establishment of a program to reduce the Park Maintenance Fee for low income individuals responsible for paying the utility bill.

The reduction will last for 12 billing cycles after which the fee reduction will end or the responsible party can reapply

To Qualify for the reduction, the responsible party:

1 Must be the individual(s) on the utility bill
2 Provide documented proof of income such as most recent tax statement or W-2.
3 Have an income at, or below, 50% of the Median Income for Oregon as set by the US Department of Housing and Urban Development (HUD).

Revenue Source	Fee or Charge	Effective Date
Solid Waste Collection Rates		
Residential Cart Collections		
Recycling only (carts & food waste and yard debris cart)	~~$14.98~~	~~1/1/2022~~
	$15.33	1/1/2023
(recycling cart only)	~~$8.03~~	~~1/1/2022~~
	$8.03	1/1/2023
(food waste and yard debris only)	~~$6.95~~	~~1/1/2022~~
	$7.30	1/1/2023
Mini cart (20 gal) with food waste and yard debris	~~$30.44~~	~~1/1/2022~~
	$30.79	1/1/2023
Food waste and yard debris exempt	~~$27.75~~	~~1/1/2022~~
	$27.75	1/1/2023
Cart (32 gal) with food waste and yard debris	~~$33.79~~	~~1/1/2022~~
	$34.14	1/1/2023
Food waste and yard debris exempt	~~$30.98~~	~~1/1/2022~~
	$30.98	1/1/2023
Cart (60 gal) with food waste and yard debris	~~$39.16~~	~~1/1/2022~~
	$39.51	1/1/2023
Cart (90 gal) with food waste and yard debris	~~$44.04~~	~~1/1/2022~~
	$44.39	1/1/2023
Recycle Plus Program (Per month)	$2.50	5/1/2023
Recycle plus program (Per pick up)	$9.25	5/1/2023
On-call service (mixed waste, recycling cart, food waste and yard debris)	~~$13.78~~	~~1/1/2022~~
	$14.13	1/1/2023
Overload Fee (Small Extra Bag)	~~$2.32~~	~~1/1/2022~~
	$2.32	1/1/2023
Commercial Cart Collections		
20 gallon	~~$30.44~~	~~1/1/2022~~
	$30.44	1/1/2023
32 gallon	~~$33.79~~	~~1/1/2022~~
	$33.79	1/1/2023

Revenue Source	Fee or Charge	Effective Date
60 gallon	~~$39.16~~	~~1/1/2022~~
	$39.16	1/1/2023
90 gallon	~~$44.04~~	~~1/1/2022~~
	$44.04	1/1/2023

	Weekly Collection Frequency						
	Every other Week	One	Two	Three	Four	Five	
One yard	~~$75.33~~	~~$123.81~~	~~$232.04~~	~~$336.21~~	~~$440.40~~	~~$544.84~~	~~1/1/2022~~
	$75.33	$123.81	$232.04	$336.21	$440.40	$544.84	1/1/2023
Each additional	~~$78.55~~	~~$151.51~~	~~$224.31~~	~~$297.13~~	~~$370.11~~	~~1/1/2022~~	
	$78.55	$151.51	$224.31	$297.13	$370.11	1/1/2023	
One and 1/2 yards	~~$89.30~~	~~$159.88~~	~~$296.02~~	~~$432.04~~	~~$568.08~~	~~$704.24~~	~~1/1/2022~~
	$89.30	$159.88	$296.02	$432.04	$568.08	$704.24	1/1/2023
Each additional	~~$108.78~~	~~$211.44~~	~~$314.08~~	~~$416.69~~	~~$519.37~~	~~1/1/2022~~	
	$108.78	$211.44	$314.08	$416.69	$519.37	1/1/2023	
Two yards	~~$105.17~~	~~$192.20~~	~~$360.07~~	~~$527.94~~	~~$695.79~~	~~$863.64~~	~~1/1/2022~~
	$105.17	$192.20	$360.07	$527.94	$695.79	$863.64	1/1/2023
Each additional	~~$139.08~~	~~$271.45~~	~~$403.87~~	~~$536.30~~	~~$668.64~~	~~1/1/2022~~	
	$139.08	$271.45	$403.87	$536.30	$668.64	1/1/2023	
Three yards	~~$137.00~~	~~$256.63~~	~~$488.15~~	~~$719.57~~	~~$951.02~~	~~$1,182.56~~	~~1/1/2022~~
	$137.00	$256.63	$488.15	$719.57	$951.02	$1,182.56	1/1/2023
Each additional	~~$199.44~~	~~$391.40~~	~~$583.34~~	~~$775.29~~	~~$967.26~~	~~1/1/2022~~	
	$199.44	$391.40	$583.34	$775.29	$967.26	1/1/2023	
Four yards	~~$168.85~~	~~$321.08~~	~~$616.31~~	~~$911.28~~	~~$1,206.25~~	~~$1,505.34~~	~~1/1/2022~~
	$168.85	$321.08	$616.31	$911.28	$1,206.25	$1,505.34	1/1/2023
Each additional	~~$260.50~~	~~$511.45~~	~~$762.87~~	~~$1,014.32~~	~~$1,265.91~~	~~1/1/2022~~	
	$260.50	$511.45	$762.87	$1,014.32	$1,265.91	1/1/2023	
Five yards	~~$200.55~~	~~$385.59~~	~~$744.25~~	~~$1,102.91~~	~~$1,461.56~~	~~$1,820.23~~	~~1/1/2022~~
	$200.55	$385.59	$744.25	$1,102.91	$1,461.56	$1,820.23	1/1/2023
Each additional	~~$320.30~~	~~$631.30~~	~~$942.33~~	~~$1,253.39~~	~~$1,564.38~~	~~1/1/2022~~	
	$320.30	$631.30	$942.33	$1,253.39	$1,564.38	1/1/2023	
Six yards	~~$232.41~~	~~$449.74~~	~~$872.09~~	~~$1,294.29~~	~~$1,716.50~~	~~$2,138.83~~	~~1/1/2022~~
	$232.41	$449.74	$872.09	$1,294.29	$1,716.50	$2,138.83	1/1/2023

Revenue Source	Fee or Charge						Effective Date
Each additional		~~$380.40~~	~~$751.00~~	~~$1,121.52~~	~~$1,492.10~~	~~$1,862.71~~	~~1/1/2022~~
		$380.40	$751.00	$1,121.52	$1,492.10	$1,862.71	1/1/2023
Eight yards	~~$295.96~~	~~$579.74~~	~~$1,129.17~~	~~$1,678.64~~	~~$2,228.07~~	~~$2,777.54~~	~~1/1/2022~~
	$295.96	$579.74	$1,129.17	$1,678.64	$2,228.07	$2,777.54	1/1/2023
Each additional		~~$502.29~~	~~$991.88~~	~~$1,481.56~~	~~$1,971.23~~	~~$2,460.83~~	~~1/1/2022~~
		$502.29	$991.88	$1,481.56	$1,971.23	$2,460.83	1/1/2023
		Weekly Collection Frequency					
		One	Two	Three	Four	Five	
1 yard compacted		~~$279.60~~	~~$524.13~~	~~$759.54~~	~~$993.77~~	~~$1,230.98~~	~~1/1/2022~~
		$279.60	$524.13	$759.54	$993.77	$1,230.98	1/1/2023
2 yard compacted		~~$434.48~~	~~$814.20~~	~~$1,193.95~~	~~$1,573.66~~	~~$1,953.39~~	~~1/1/2022~~
		$434.48	$814.20	$1,193.95	$1,573.66	$1,953.39	1/1/2023
3 yard compacted		~~$580.45~~	~~$1,104.42~~	~~$1,628.09~~	~~$2,151.90~~	~~$2,675.90~~	~~1/1/2022~~
		$580.45	$1,104.42	$1,628.09	$2,151.90	$2,675.90	1/1/2023
4 yard compacted		~~$726.50~~	~~$1,394.81~~	~~$2,062.55~~	~~$2,730.28~~	~~$3,407.27~~	~~1/1/2022~~
		$726.50	$1,394.81	$2,062.55	$2,730.28	$3,407.27	1/1/2023
Drop Box Collections							
10 Cubic Yard Container		~~$174.74~~					~~1/1/2022~~
		$174.74					1/1/2023
20 Cubic Yard Container		~~$174.74~~					~~1/1/2022~~
		$174.74					1/1/2023
30 Cubic Yard Container		~~$174.74~~					~~1/1/2022~~
		$174.74					1/1/2023
40 Cubic Yard Container		~~$174.74~~					~~1/1/2022~~
		$174.74					1/1/2023
All Compactors		~~$182.02~~					~~1/1/2022~~
		$182.02					1/1/2023
Delivery		~~$81.48~~					~~1/1/2022~~
normal business hours, Monday-Friday		$81.48					1/1/2023
Special Drop Box Service (added to delivery fee)		~~$50.00~~					~~1/1/2021~~

Revenue Source	Fee or Charge	Effective Date
Saturday delivery or collection, 4-day notification required	$50.00	1/1/2023
Demurrage		
20 Cubic Yard Container	~~$5.99 10/20 Yard Box after 48 hours~~	~~1/1/2022~~
	$5.99 10/20 Yard Box after 48 hours	1/1/2023
30 Cubic Yard Container	~~$7.91 30 Yard Box after 48 hours~~	~~1/1/2022~~
	$7.91 30 Yard Box after 48 hours	1/1/2023
40 Cubic Yard Container	~~$7.91 40 Yard Box after 48 hours~~	~~1/1/2022~~
	$7.91 40 Yard Box after 48 hours	1/1/2023
All Compactors		
Delivery	~~$9.59 Drop Box with Lid~~	~~1/1/2022~~
Service Fee plus actual disposal cost and franchise fee	$9.59 Drop Box with Lid	1/1/2023
Medical Waste Collections**		
On-Site Pick-up Charge	~~$37.76~~	~~1/1/2022~~
	$37.76	1/1/2023
Disposal Cost per up to 17 gallon unit	~~$24.27~~	~~1/1/2022~~
	$24.27	1/1/2023
Disposal Cost per 23 gallon unit	~~$26.42~~	~~1/1/2022~~
	$26.42	1/1/2023
Disposal Cost per 31 gallon unit	~~$26.42~~	~~1/1/2022~~
	$26.42	1/1/2023
Disposal Cost per 43 gallon unit	~~$33.46~~	~~1/1/2022~~
	$33.46	1/1/2023
** Rate is the on-site collection charge plus the disposal cost per medical container unit.		
Miscellaneous Service Rates		
Extra mixed waste per cart - overload fee (based on 32 gallon capacity)	~~$4.79 /occurrence~~	~~1/1/2022~~
	$4.79 /occurrence	1/1/2023
Extra yard debris (manual up to 32 gallon)	~~$3.60 /occurrence~~	~~1/1/2022~~
	$3.60 /occurrence	1/1/2023
Additional yard debris service (second 60 gallon cart)	~~$4.20 /occurrence~~	~~1/1/2022~~
	$4.20 /occurrence	1/1/2023

Revenue Source	Fee or Charge	Effective Date
Call back/return for pick up of inaccessible cart per service call	~~$14.38 /occurrence~~ $14.38 /occurrence	~~1/1/2022~~ 1/1/2023
Yard service rate - extra distance away from curb after first 5 feet	~~$4.79 /occurrence~~ $4.79 /occurrence	~~1/1/2022~~ 1/1/2023
Special service fees	~~$86.28 /hour~~ $86.28 /hour	~~1/1/2022~~ 1/1/2023
Account reinstatement fee	$30.00 /occurrence	7/1/2014
NSF check fee	$35.00 /occurrence	7/1/2014
Tire disposal	Hourly Rate + disposal fee	

Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - DEVELOPMENT SERVICES PLANNING		
Residential Park System Development Charge (SDC)[1]		
Single Family Detached Dwelling - Reimbursement	~~$1,887~~	~~7/1/2022~~
	$2,046	7/1/2023
Single Family Detached Dwelling - Improvement	~~$6,812~~	~~7/1/2022~~
	$7,384	7/1/2023
Single Family Detached Dwelling - Improvement for Neighborhood Parks		
Outside River Terrace	~~$2,526~~	~~7/1/2022~~
	$2,738	7/1/2023
Inside River Terrace	~~$3,131~~	~~7/1/2022~~
	$3,394	7/1/2023
Other Residential Dwelling - Reimbursement	~~$1,207~~	~~7/1/2022~~
	$1,308	7/1/2023
Other Residential Dwelling - Improvement	~~$5,129~~	~~7/1/2022~~
	$5,560	7/1/2023
Other Residential Dwelling - Improvement for Neighborhood Parks		
Outside River Terrace	~~$1,901~~	~~7/1/2022~~
	$2,061	7/1/2023
Inside River Terrace	~~$2,357~~	~~7/1/2022~~
	$2,555	7/1/2023
Non-Residential Park System Development Charge (SDC)[1]		
Charge per employee - Reimbursement	~~$107~~	~~7/1/2022~~
	$116	7/1/2023
Charge per employee - Improvement	~~$588~~	~~7/1/2022~~
	$637	7/1/2023

[1] See methodology report used to calculate the charges.

The Park System Development Charge (Park SDC) is a City of Tigard charge that is assessed on new development to support the acquisition and development of parks, greenways, and paved trails, all of which are used by residents of Tigard and by those who work here. The Park SDC is a one-time fee charged to new development to help pay a portion of the costs associated with building additional parks and trails to meet the needs created by both residential and commercial/industrial growth. The SDC revenues can only be used on capacity-increasing capital improvements and cannot be used to repair existing park facilities.

Revenue Source	Fee or Charge	Effective Date
	Park SDCs are assessed on new residential development on a per-unit basis and against commercial and industrial development on a per-employee basis. The amount of the charge for each land use category is adjusted each year, effective July 1st, in relation to two indices, one reflecting changes in development/construction costs and one reflecting changes in land acquisition costs. For more detailed/updated information on calculating Park SDC's see "Parks & Recreation System Development Charge Methodology Report," by FCS Group, May 19, 2015. Adopted by Ord. 15-09.	

Department	Revenue Source	Fee or Charge	Effective Date
PUBLIC WORKS - WATER			
	Water System Development Charge (SDC)*		
	~~5/8" x 3/4" Meter~~	~~$10,853~~	~~7/1/2022~~
	5/8" x 3/4" Meter	$5,973	7/1/2023
	~~3/4" x 3/4" Meter~~	~~$15,631~~	~~7/1/2022~~
	3/4" x 3/4" Meter	$8,603	7/1/2023
	~~1" Meter~~	~~$28,952~~	~~7/1/2022~~
	1" Meter	$15,934	7/1/2023
	~~1 1/2" Meter~~	~~$86,804~~	~~7/1/2022~~
	1 1/2" Meter	$47,774	7/1/2023
	~~2" Meter~~	~~$140,955~~	~~7/1/2022~~
	2" Meter	$77,576	7/1/2023
	~~3" Meter~~	~~$248,567~~	~~7/1/2022~~
	3" Meter	$136,802	7/1/2023
	~~4" Meter~~	~~$509,780~~	~~7/1/2022~~
	4" Meter	$280,564	7/1/2023
	~~6" Meter~~	~~$542,659~~	~~7/1/2022~~
	6" Meter	$298,659	7/1/2023
	~~8" Meter~~	~~$868,251~~	~~7/1/2022~~
	8" Meter	$477,853	7/1/2023

Water system connections greater than 8 inch diameter, City will forecast the demands on an average-day, peak-day, and peak-hour basis to determine SDC fees.

**As per ORS 223.304(8) Res. 10-76, the City will use ENR Seattle CCI for the month of April prior to the budget year imposed.*
~~*The ENR Seattle CCI for April 2021 is 12.0%. The multiplier 1.12 is used for all Water SDCs effective 7/1/2022.*~~
Res. 22-29 updated the Water SDC methodology effective 7/1/2023.

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - DEVELOPMENT SERVICES PLANNING			
	Residential Transportation System Development Charge (SDC)[1]		
	Single Family Detached Dwelling - Reimbursement	~~$448~~	~~7/1/2022~~
		$457	7/1/2023
	Single Family Detached Dwelling - Improvement	~~$7,760~~	~~7/1/2022~~
		$7,917	7/1/2023
	Single Family Detached Dwelling - River Terrace Overlay[2]	~~$3,796~~	~~7/1/2022~~
		$3,873	7/1/2023
	Other Residential Dwelling - Reimbursement	~~$261~~	~~7/1/2022~~
		$266	7/1/2023
	Other Residential Dwelling - Improvement	~~$4,527~~	~~7/1/2022~~
		$4,618	7/1/2023
	Other Residential Dwelling - River Terrace Overlay	~~$2,214~~	~~7/1/2022~~
		$2,259	7/1/2023
	Non-Residential Transportation System Development Charge (SDC)[3][4]		
	Charge per PHVT - Reimbursement	~~$596~~	~~7/1/2022~~
		$608	7/1/2023
	Charge per PHVT - Improvement	~~$10,330~~	~~7/1/2022~~
		$10,539	7/1/2023
	Charge per PHVT - River Terrace[2]	~~$1,273~~	~~7/1/2022~~
		$1,299	7/1/2023

[1]See Adopted Methodology Report used to calculate the charges.

[2]Based on 50% Credit Policy for the "local" elements of River Terrace Blvd.

[3]Non-residential SDCs will be based on average charges by Peak Hour Vehicle Trips (PHVT) and shall vary by land use type using procedures established in the Tigard SDC Administrative Procedures Guide.

[4]Non-residential SDCs charged to customers will not exceed 80% of the Transportation Development Tax (TDT) charged as set by Washington County. When the calculated amount does exceed 80% of TDT, the non-residential TSDC charged will be 80% of TDT.

For more detailed and updated information on calculating Transportation SDC's see "Transportation System Development Charge Methodology Report," by FCS Group, April 28, 2015.

Transportation SDC Annual Adjustment		7/1/2015
Transportation SDC fees shall be adjusted annually on July 1st of each year beginning in 2016. The index to be used for adjusting transportation SDCs will based on the weighted average of the year over year escalation for two measurements: 90 percent multiplied by the Engineering News Record Construction Cost Index for the Seattle Area percent change plus 10 percent multiplied by the Oregon Department of Transportation monthly asphalt price (annualized) percent change.		

Department	Revenue Source	Fee or Charge	Effective Date

Transit Oriented Development Potential Discount

Level	Potential Reduction
1	10%
2	17%
3	20%
4	25%

For full details of the TSDC Discount Criteria, see the adopted System Development Charge Administrative Procedures Guide.

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - DEVELOPMENT SERVICES ENGINEERING			
	Countywide Transportation Development Tax (TDT) - (*Example Land Uses and Charges)**		
	Single Family Detached	~~$9,998~~ /per dwelling unit	~~7/1/2022~~
		$10,599	7/1/2023
	Apartment	~~$6,542~~ /per dwelling unit	~~7/1/2022~~
		$6,935	7/1/2023
	Residential Condominium/Townhouse	~~$5,981~~ /per dwelling unit	~~7/1/2022~~
		$6,340	7/1/2023
	General Office Building	~~$10,494~~ (per TSFGGA**)	~~7/1/2022~~
		$11,125	7/1/2023
	Shopping Center	~~$13,731~~ (per TSFGGA**)	~~7/1/2022~~
		$14,556	7/1/2023
	Transportation Development Tax Financing		7/1/2023
	Application Fee	$25.00	
	Interest Rate	Prime rate as published in the Wall Street Journal as of the date of the application plus 4%	

The Countywide Transportation Development Tax (TDT) is a Washington County Tax approved by the voters in November, 2008, that is administered and collected by the City of Tigard. It went into effect on July 1, 2009, replacing the Traffic Impact Fee (TIF) program.

Like TIF, TDT is assessed on new development to help provide funds for the increased capacity transportation improvements needed to accommodate the additional vehicle traffic and demand for transit facilities generated by that development. It provides funds for these capacity improvements to county and city arterials, certain collectors, and certain state and transit facilities as listed in the County's Capital Improvements Project List. The TDT is categorized as an Improvement Fee: revenue must be dedicated to capital improvements that expand capacity and may not be used for maintenance, repair, or other non-capital improvements.

TDTs are assessed on new development on a per-unit basis. For residential uses the units are dwelling units, bedrooms, etc. For commercial and industrial uses the units are the square footage of the use or units unique to the use such as lanes, fueling positions, etc.

For information about the TDT regarding a specific project contact the City's Permits/Projects Coordinator at (503) 718-2426.

* For more detailed information on calculating TDT charges and a detailed list of Land Uses and TDT charges through 6/30/2013 see Appendix B to Washington County Engrossed Ordinance 691, August 29, 2008 and the Washington County Countywide Transportation Development Tax Manual.

** TSFGFA = thousand square feet gross floor area; TSFGLA = thousand square feet gross leasable area.

FY 2024 Proposed Fees & Charges Summary of Changes Report

Department	Fee Description	Schedule Page(s)	Basis of Change	Authority TMC 3.32.050
Citywide				
	City Management	2-3	Consolidated City Management with Citywide fees.	Format change
	Parking Permits and Fines	3	Adjusted annually in conjunction with the West Consumer Price Index (CPI-U) - 8%. If indices are insufficient to increase fee in whole dollar, increase will compound into the next year. Removed fines and moved to municipal court section.	TMC 10.28.139
Municipal Court				
	Municipal Court	4-5	Separated out section and included fine schedule to align with existing court rules adopted May 15, 2023.	Format change Court Rules
	Municipal Court Fees	4-5	Updated as outlined in Res. 22-27 including judicial discretion to waive or reduce fees.	Res. 22-27 Dept Policy
Finance				
	Financial Services	6	Format change and consolidation of ACFR document with budget for consistency.	Dept Policy
	Business License (Annual Fee)	6	Adjusted annually in conjunction with the West Consumer Price Index (CPI-U) - 8%.	TMC 5.04.160 TMC 5.04.200
	Franchise and Right of Way Usage Fees	6-9	Based on the study done by the ROW Consultant, staff is recommending to increase the Franchise and ROW Usage Fee by 3% annually beginning July 1, 2023.	TMC 15.06 Dept Policy
Library				
	Headphones	10	Removed, no demand for fee-based headphones, patrons now have three free options.	Dept. Policy
Police				
	Police Services Fee	11	Increased the cost for Body Worn and In Car Camera footage via CD or DVD to match existing fee for CD/DVD or other digital evidence copies for consistency when making requests from the Police Department. Hourly rates are also charged for compiling information. Due to the sensitive information contained in many PD reports or digital media, PD staff will be required to review and redact information before release, often a labor-intensive process.	Dept. Policy
Community Development				
	Development Planning Fees/Charges	22-31	Fees have been adjusted by 3.7% per the Seattle Construction Cost Index. Minor language adjustments for clarity.	Res. 03-59
	Miscellaneous Fees and Charges	27	Updating cost of maps and public notice sign.	Dept. Policy
	Sanitary Sewer Connection Fee	29	This fee is set by Clean Water Services. Increase of 3%	Clean Water Services
	Water Quality/Quantity Facility Fees	29	This fee is set by Clean Water Services. Increase of 3%	Clean Water Services
	Metro Construction Excise Tax	29	Updating error, listed as 12%, Metro tax set at 0.12%.	Metro

FY 2024 Proposed Fees & Charges Summary of Changes Report

Department	Fee Description	Schedule Page(s)	Basis of Change	Authority TMC 3.32.050
	School District Construction Excise Tax	29-30	This fee is set by School Districts based on ORS 320.170-189. Increase pending final School District adoptions.	School Districts ORS 320.170-189
	Urban Forestry	30-31	Fees have been adjusted by 3.7% per the Seattle Construction Cost Index including additional tree/stand costs.	Res. 03-59
	Retroactive Tree Removal Permit Penalty	31	Inclusion of urban forestry violation penalty as established in Tigard Municipal Code.	TMC 1.16.640 (3) Ord. 12-11
PW Engineering	Regional Stormwater Management Charge (RSMC)	33	This fee is set by Clean Water Services. Increase of 4.0%	Clean Water Services
Public Works	Utilities customer charge	35-39	Removal of calendar 2022 charges from fee schedule.	Clean up
	Fire Service Connection	37	Fee adjusted by 3.7% per the Seattle Construction Cost Index. Included documentation of annual escalation policy.	Dept. Policy
	Sanitary Sewer Service Fee (set by Clean Water Service)	38	This fee is set by Clean Water Services. Proposed 4.0% increase to fees to be adopted June 20, 2023.	Clean Water Services
	Tigard Sanitary Sewer Surcharge	38	Fee adjusted by 3.7% per the Seattle Construction Cost Index. Included documentation of annual escalation policy.	TMC 3.32.050
	Storm and Surface Water Fee (set by Clean Water Service)	38	This fee is set by Clean Water Services. Increase of 4.0%	Clean Water Services
	Street Maintenance Fee	41	Fee adjusted by 7%. Street Maintenance Fee is adjusted by a 2-year rolling average of 85% Seattle Construction Cost Index and 15 % Oregon Monthly Asphalt Cement Material Price Index. The calculation of 12.5% exceeded the 7% ceiling.	TMC 15.20
	Park Reservation Fees	43	Removal of error duplicating Dirkson Nature Park Classroom non-resident fee.	Error removal
	Downtown Special Events Permits	43-44	New downtown special event fees were established to accommodate downtown events resulting from the development of Universal and Rotary plazas. The current event fee structure is "park-centric" and does not account for many of the new issues that will arise with downtown events. Downtown events lead to road closures, traffic plans, parking issues, and impacts to other businesses. The fees are intended to offset the cost of supporting these events, not generate excess revenue and will be evaluated annually.	Dept Policy.
	Park and Recreation Fee	45	PARF fee increases by annual minimum of 4.26% on July 1st of each year. This increase is $0.35 per EDU.	TMC 3.75
	Solid Waste Collection Rates	46-50	Rate increase pending rate study as outlined in Memo to Council dated April 15, 2023. Current rates are established through 12/31/2023.	TMC 11.04

FY 2024 Proposed Fees & Charges Summary of Changes Report

Department	Fee Description	Schedule Page(s)	Basis of Change	Authority TMC 3.32.050
	Park System Development Charge (SDC)	51	Fees adjusted based on an equal combination of two indexes; the Seattle Construction Cost Index (3.7%) and the other index reflects changes in land acquisition costs (Type 42) provided by Washington County (13.0%.). Weighted index of 50% CCI Seattle and 50% WACO Land Acquisition Cost. Thus, FY 2024 Parks SDC charges are increasing by 8.4%.	Ord. 15-09
	Water System Development Charge	53	Rates updated per the Water System Development Charge Update report by FCS Group, adopted by Council in October 2022. Rates for FY 2024 are 55% lower than FY 2023 and will be increased by Seattle Construction Cost Index annually.	Res. 22-29
	Residential and Non-Residential Transportation System Development Charges	54	The residential transportation SDC's were adopted by council on April 28, 2015. Residential and Non-Residential transportation SDC will increase by 2.0% resulting from the combination of the Construction Cost Index-Seattle (3.7%) and the Oregon Monthly Asphalt Cement Material Price (OMACMP) Index (-13.2%). Weighted index is based on 90% of Seattle CCI and 10% of OMACMP.	Res. 15-15 Ord. 15-08
	Transportation Development Tax	56	This fee is determined by Washington County. TDT rates increased by roughly 6% for FY 2024.	Washington County
	Transportation Development Tax Financing	56	Addition of TDT financing option as required by Washington County Code.	Washington County Code 3.17.060

AIS-5231 **7.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 10 Minutes

Agenda Title: Public Hearing on Certifying that the City of Tigard Provides Services Qualifying for State Shared Revenues

Authored By: Kalena Plath

Presented By: Kalena Plath

Item Type: Motion Requested
Resolution
Public Hearing

Public Hearing Legal Ad Required?: Yes

Publication Date: 06/02/2023

Information

EXPLANATION OF ISSUE

As outlined under ORS 221.760 which outlines the prerequisites for cities to receive revenues from cigarette, gas and liquor taxes, the City of Tigard may certify that it provides services required.

ACTION REQUESTED

Recommend approval of the resolution certifying the City of Tigard provides services required to receive state shared revenues as outlined in ORS 221.760.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

N/A

Public Involvement

The State of Oregon requires the city to certify its eligibility to receive these revenues by stating that it provides more than four of the services listed in ORS 221.760. The city provides six of the seven required services and is therefore eligible for receiving the state shared revenues. The services that the city provides includes police services, street construction, maintenance and lighting, sanitary sewer and storm water management, planning, zoning and subdivision control and water quality. Approval of the attached resolution will meet the State of Oregon requirements for certification.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

This money will positively impact the General Fund and the Gas Tax Fund in FY 2024 budget.

ALTERNATIVES & RECOMMENDATION

The Council could choose not to approve the resolution and elect to not receive shared state revenues.

ADDITIONAL RESOURCES

Fiscal Impact

Fiscal Information:

Approximately $745,500 will be added into the General Fund, as budgeted.

Attachments

FY24 State Shared Revenues Resolution

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-

A RESOLUTION CERTIFYING THAT THE CITY OF TIGARD PROVIDES SERVICES QUALIFYING FOR STATE SHARED REVENUES.

WHEREAS, ORS 221.760 (1) provides as follows:

The officer responsible for disbursing funds to cities under ORS 323.455, 366.785 to 366.820, and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

(1) Police protection
(2) Fire protection
(3) Street construction, maintenance and lighting
(4) Sanitary sewers
(5) Storm sewers
(6) Planning, zoning and subdivision control
(7) One or more utility services; and

WHEREAS, City Officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City of Tigard hereby certifies that it provides the following six services enumerated in Section 1, ORS 221.760:

(1) Police protection
(2) Street construction, maintenance and lighting
(3) Sanitary sewers
(4) Storm sewers
(5) Planning, zoning and subdivision control
(6) Water utility

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

AIS-5232	**8.**
Business Meeting	
Meeting Date:	06/13/2023
Length (in minutes):	10 Minutes
Agenda Title:	Public Hearing: Declare the City's Election to Receive State Revenue Sharing
Authored By:	Kalena Plath
Presented By:	Kalena Plath
Item Type:	Motion Requested Resolution Public Hearing
Public Hearing Legal Ad Required?:	No
Publication Date:	

Information

EXPLANATION OF ISSUE

As outlined under ORS 221.770 titled Revenue Sharing to Cities, The City of Tigard may elect to receive state revenues.

ACTION REQUESTED

Recommend approval of the resolution electing to receive state revenues, as outlined in ORS 221.770.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

Budget Committee hearing on State Revenue Sharing for FY 2024 was held on May 8, 2023.

Public Involvement

There was no public comment regarding State Revenue Sharing at the hearing held on May 8, 2023.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

ORS 221.770 regarding State Sharing allocates a share if the state liquor tax to cities on a formula basis. The city is eligible to receive state shared revenues as outlined in ORS 221.760 by providing at least 4 of the services listed in this statute. Tigard provides police services, street construction; maintenance and lighting; sanitary sewer and storm water management; planning, zoning and subdivision control and water utility. Therefore, it's eligible to receive a portion of the state's revenue in cigarette tax, liquor/marijuana tax and state gas tax. The law requires cities to pass an ordinance or resolution to request state revenue sharing monies annually. The law also requires public hearings be held by the City and certification of these hearings is also required. The hearing on State Revenue Sharing was noticed and held as part of the Budget Committee meeting on May 8, 2023. In order to receive state revenue sharing in FY 2023-2024, the City must levy property taxes in the preceding year, which the City has done. The City estimates the receipt of $745,500 of state revenue sharing funds in the FY 2023-2024 budget.

ALTERNATIVES & RECOMMENDATION

The Council could choose not to approve the resolution and elect to not receive shared state revenues.

ADDITIONAL RESOURCES

Attachments

FY24 State Revenue Sharing Resolution

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-

A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING.

WHEREAS, State Revenue Sharing Law, ORS 221.770, requires cities to annually pass an ordinance or resolution requesting state revenue sharing money; and

WHEREAS, the law mandates public hearings be held by the city and certification of these hearings is required; and

WHEREAS, a public hearing was held on May 8, 2023 at Budget Committee to receive State Revenue Sharing; and

WHEREAS, in order to receive state revenue sharing in FY 2023-2024, the city must have levied property taxes the preceding year; and

WHEREAS, the city did levy property taxes in FY 2022-2023.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: Pursuant to ORS 221.770, the city hereby elects to receive state revenue sharing for the fiscal year 2023-2024.

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

AIS-5233 **9.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 10 Minutes

Agenda Title: Public Hearing on Adopting the Budget, Making Appropriations, Declaring the Ad Valorem Tax Levy and Classifying the Levy as Provided

Authored By: Kalena Plath

Presented By: Kalena Plath

Item Type: Motion Requested
Resolution
Public Hearing

Public Hearing Legal Ad Required?: Yes

Publication Date: 06/06/2023

Information

EXPLANATION OF ISSUE

Oregon local budget law requires that a budget be adopted by the City council prior to July 1, 2023, for the fiscal year 2023-24 following approval by the Budget committee and after a public hearing has been held before the City Council.

ACTION REQUESTED

The Finance team recommends adoption of the Approved FY 2023-24 budget with suggested carryforward and transfer adjustments.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

The Tigard Budget Committee composed of the City Council and five community members, held three meetings on the City Manager's Proposed FY 2023-24 budget on April 22, 2023, May 1, 2023, and May 8, 2023. At the May 8th meeting, the Budget Committee approved the Proposed Budget with adjustments, and forwarded the Approved Budget to the City council for Adoption.

Public Involvement

The public provided comments on the proposed budget at each meeting.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

The FY 2023-24 City of Tigard Approved Budget total requirements are $453,562,130 including appropriations of $294,225,272 as shown in Exhibit A-Schedule of Appropriations; the remaining $159,336,858 is the city's reserve for future expenditures.

Finance has included the following adjustments to operations totaling $294,481,202 in appropriations for council consideration. Adjustments to Operations:

- Carryforward Total – $255,930

If the Council approves the budget with the staff recommended adjustment, then the total requirements will be $453,562,130, including appropriations of $294,481,202 with the remaining $159,080,928 comprising the City's reserve for future expenditures. These adjustments do not increase any fund expenditures by over 10% in any fund.

ALTERNATIVES & RECOMMENDATION

Council can make additional changes to the Approved Budget up to 10% in any fund. By Oregon Law, the FY 2023-24 budget must be adopted by July 1, 2023.

ADDITIONAL RESOURCES

Attachments

FY24 Reso Adopt Budget

FY24 Budget Presentation for Adoption

Exhibit A- Schedule of Appropriations

Exhibit B- Fund/Program App change

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-

A RESOLUTION OF THE CITY OF TIGARD ADOPTING THE APPROVED BUDGET, WITH ADJUSTMENTS, MAKING APPROPRIATIONS, DECLARING THE AD VALOREM TAX LEVY, AND CLASSIFYING THE LEVY AS PROVIDED BY ORS 310.060(2) FOR FISCAL YEAR 2024.

WHEREAS, three hearings by the Tigard Budget Committee on the budget document, as proposed by the City Manager, were duly called and held on April 22, 2023, May 1, 2023 and May 8, 2023, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget; and

WHEREAS, the budget for the City of Tigard for the year beginning July 1, 2023 was duly approved and recommended to the City Council by the regularly constituted Budget Committee at its meeting on May 8, 2023, after proceedings in accordance with Chapter 294, Oregon Revised Statutes; and

WHEREAS, a summary of the budget as required by Chapter 294.438 was duly published in the Oregonian, a newspaper of general circulation in the city in accordance with Chapter 294.448; and

WHEREAS, a hearing by the Tigard City Council on the budget document as approved by the Budget Committee, was duly called and held on June 13, 2023, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget;

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The council adopts the budget for FY 2023-24 as approved by council following the budget hearing on June 13, 2023.

SECTION 2: The amounts appropriated for each fund for the fiscal year beginning July 1, 2023, are shown on the attached – Exhibit A Schedule of Appropriations as approved by Budget Committee on May 8, 2023 with adjustments made by council during the hearing on June 13, 2023.

SECTION 3: The City of Tigard City Council hereby imposes the taxes provided for in the adopted budget at the rate of $2.5131 per $1,000 of assessed value for its permanent rate tax; plus an additional $0.29 per $1,000 local option levy property tax; and in the amount of $2,792,000 for debt service on general obligation bonds; and that these taxes are hereby imposed and categorized for tax year 2023-24 upon the assessed value of all taxable property in the city as follows:

	General Government Limit
Permanent rate tax	$2.5131/$1,000
	Local Option Levy
Local Option Levy tax	$0.29/$1,000
	Excluded from Limit
General Obligation Bond Debt Service	$2,792,000

SECTION 4: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard



CITY OF Tigard

Budget Hearing **June 13, 2023**

Key Dates from FY24 City of Tigard Budget

April 22- Present, Discuss and receive Public Comment on City's Proposed Budget

May 1- Present TCDA Proposed Budget, Discuss and receive Public Comment on City and TCDA Proposed Budget

May 8- Budget Committee Approved City and TCDA Budgets, along with Property tax, and State Revenue Sharing proposals

June 13- City Council review and adoption of Budgets for City and TCDA

CITY OF Tigard

Public Testimony

OPPORTUNITIES TO SUBMIT PUBLIC TESTIMONY:

- Before the meeting, community members submitted testimony using the input form on the city's website.
- Community members testimony
  - Please sign-in, if you haven't already.

CITY OF Tigard

Budget Hearing

- Consider Approved Budget: Total Appropriations $294,225,272 with 351.80 FTE.
- Adjustments as follows of $255,930 increasing Total Appropriation: $ 294,481,202

CITY OF Tigard

FY 23-24 Approved Budget

Carryforward and Transfer Adjustments

CITY OF Tigard

FY 23-24 Approved Budget Carryforward Adjustments

Changes to Appropriations via Carryforwards

(reduction in FY23 and moved into FY24 appropriations)

City Management

- $241,000 – Professional Services Contracts (Object:54001) Several needed service contracts were not fully completed during FY23 and will be rolling into FY24

Information Technology

- $14,930– Professional Services Contracts (Object:54001) Two service contracts were not fully completed during FY23 and will be rolling into FY24

CITY OF Tigard

FY 23-24 Approved Budget Technical Adjustment

Transfers of Appropriation:

Finance Operations to Utility Billing

- $40,000 Personnel Services- a portion of the Asst Finance Director should be charged towards the Utility Billing division; this was not showing in the Approved Budget.

CITY OF Tigard

FY 23-24 Approved Budget Adjusted

All Funds

Program	Approved	CM carryforward	IT carryforward	Asst Fin Director Allocation		Total Council Changes	Recommended Adopted
Mayor & City Council	$ 350,253	-	-	-	-	$ -	$ 350,253
City Attorney	$ 452,670	-	-	-	-	$ -	$ 452,670
City Recorder	$ 503,440	-	-	-	-	$ -	$ 503,440
Engagement & Innovation	$ 26,502,793	241,000.00	14,930.00	-	-	$ 255,930.00	$ 26,758,723
Investment & Infrastructure	$ 56,859,270	-	-	40,000.00	(40,000.00)	$ -	$ 56,859,270
Police	$ 25,986,330	-	-	-	-	$ -	$ 25,986,330
Capital Improvements	$ 87,269,156	-	-	-	-	$ -	$ 87,269,156
Transfer	$ 85,506,227	-	-	-	-	$ -	$ 85,506,227
Debt Service	$ 9,895,133	-	-	-	-	$ -	$ 9,895,133
Contingency	$ 900,000	-	-	-	-	$ -	$ 900,000
Total Fund	**$ 294,225,272**	**$ 241,000**	**$ 14,930**	**$ 40,000**	**$ (40,000)**	**$ 255,930.00**	**$ 294,481,202**

CITY OF Tigard

Budget Adoption

- Adoption of both the City of Tigard Budget
  & the Town Center Development Agency Budget
  - As Adopted
  - With Adjustments for:
    - Carryforward and Transfer Adjustments
    - Others?

CITY OF Tigard

Exhibit A

SCHEDULE OF APPROPRIATIONS

Fund	Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
General Fund						
	Mayor & City Council	406,253	(56,000)	350,253	-	350,253
	Investment & Infrastructure	6,118,632	189,000	6,307,632	-	6,307,632
	Engagement & Innovation	9,291,397	5,000	9,296,397	-	9,296,397
	Police	22,997,437	-	22,997,437	-	22,997,437
	Transfer	3,319,549	-	3,319,549	-	3,319,549
	Contingency	900,000	-	900,000	-	900,000
		43,033,268	138,000	43,171,268	-	43,171,268
Gas Tax Fund						
	Investment & Infrastructure	4,275,837	-	4,275,837	-	4,275,837
	Transfer	3,778,842	-	3,778,842	-	3,778,842
		8,054,679	-	8,054,679	-	8,054,679
City Gas Tax Fund						
	Transfer	775,299	-	775,299	-	775,299
		775,299	-	775,299	-	775,299
Transportation TNC Fund		N/C		N/C		N/C
Transient Lodging Tax Fund						
	Transfer	192,111	-	192,111	-	192,111
		192,111	-	192,111	-	192,111
Construction Excise Tax Fund						
	Investment & Infrastructure	400,000	141,481	541,481	-	541,481
	Transfer	864	-	864	-	864
		400,864	141,481	542,345	-	542,345
Electrical Inspection Fund						
	Transfer	253,437	-	253,437	-	253,437
		253,437	-	253,437	-	253,437
Building Fund						
	Investment & Infrastructure	3,075,252	-	3,075,252	-	3,075,252
		3,075,252	-	3,075,252	-	3,075,252
Criminal Forfeiture Fund						
	Police	604,223	-	604,223	-	604,223
	Transfer	12	-	12	-	12
		604,236	-	604,236	-	604,236

Exhibit A

SCHEDULE OF APPROPRIATIONS

Fund / Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
Urban Forestry Fund					
Transfer	151,682	-	151,682	-	151,682
	151,682	-	151,682	-	151,682
Parks Utility Fund					
Investment & Infrastructure	5,691,083	-	5,691,083	-	5,691,083
Transfer	54,447	-	54,447	-	54,447
	5,745,530	-	5,745,530	-	5,745,530
Police Levy Fund					
Police	2,384,669	-	2,384,669	-	2,384,669
	2,384,669	-	2,384,669	-	2,384,669
Pandemic Relief Fund					
Engagement & Innovation	1,682,755	(175,000)	1,507,755	-	1,507,755
Transfer	1,354,217	-	1,354,217	-	1,354,217
	3,036,972	(175,000)	2,861,972	-	2,861,972
Bancroft Debt Service Fund	N/C		N/C		N/C
General Obligation Debt Service Fund					
Debt Service	2,652,187	-	2,652,187	-	2,652,187
	2,652,187	-	2,652,187	-	2,652,187
Facilities Capital Projects Fund					
Capital Improvements	17,310,000	-	17,310,000	-	17,310,000
Transfer	36	-	36	-	36
	17,310,036	-	17,310,036	-	17,310,036
Transportation Development Tax					
Transfer	2,209,674	-	2,209,674	-	2,209,674
	2,209,674	-	2,209,674	-	2,209,674
Underground Utility Fund					
Transfer	26,891	-	26,891	-	26,891
	26,891	-	26,891	-	26,891
Street Maintenance Fund					
Capital Improvements	3,540,000	-	3,540,000	-	3,540,000
Transfer	346,110	-	346,110	-	346,110
	3,886,110	-	3,886,110	-	3,886,110

Exhibit A

SCHEDULE OF APPROPRIATIONS

Fund / Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
Transportation SDC Fund					
Transfer	6,306,224	-	6,306,224	-	6,306,224
	6,306,224	-	6,306,224	-	6,306,224
Parks Capital Fund					
Capital Improvements	12,620,156	-	12,620,156	-	12,620,156
	12,620,156	-	12,620,156	-	12,620,156
Parks Bond Fund	N/C		N/C		N/C
Parks SDC Fund					
Transfer	6,585,900	-	6,585,900	-	6,585,900
	6,585,900	-	6,585,900	-	6,585,900
Transportation CIP Fund					
Capital Improvements	12,181,500	-	12,181,500	-	12,181,500
	12,181,500	-	12,181,500	-	12,181,500
Sanitary Sewer Fund					
Investment & Infrastructure	3,487,593	-	3,487,593	4,464	3,492,057
Capital Improvements	435,000	-	435,000	-	435,000
Transfer	2,567,424	-	2,567,424	-	2,567,424
	6,490,017	-	6,490,017	-	6,490,017
Stormwater Fund					
Investment & Infrastructure	4,418,962	-	4,418,962	4,940	4,423,902
Capital Improvements	6,609,500	-	6,609,500	-	6,609,500
Transfer	467,763	-	467,763	-	467,763
	11,496,225	-	11,496,225	-	11,496,225
Water Quality/Quantity Fund	N/C		N/C		N/C
Water Fund					
Investment & Infrastructure	11,713,652	-	11,713,652	30,596	11,744,248
Transfer	45,367,734	-	45,367,734	-	45,367,734
	57,081,386	-	57,081,386	-	57,081,386
Water SDC Fund					
Transfer	8,888,011	-	8,888,011	-	8,888,011
	8,888,011	-	8,888,011	-	8,888,011

Exhibit A

SCHEDULE OF APPROPRIATIONS

Fund	Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
Water CIP Fund						
	Capital Improvements	34,573,000	-	34,573,000	-	34,573,000
		34,573,000	-	34,573,000	-	34,573,000
Water Debt Service Fund						
	Debt Service	7,242,946	-	7,242,946	-	7,242,946
		7,242,946	-	7,242,946	-	7,242,946
Central Services Fund						
	City Attorney	452,670	-	452,670	-	452,670
	City Recorder	643,440	(140,000)	503,440	-	503,440
	Engagement & Innovation	12,347,371	356,000	12,703,371	255,930	12,959,301
	Investment & Infrastructure	4,627,478	(160,000)	4,467,478	(40,000)	4,427,478
	Transfer	360,000	-	360,000	-	360,000
		18,430,959	56,000	18,486,959	215,930	18,702,889
Information Technology Replacement Fund						
	Engagement & Innovation	2,538,270	-	2,538,270	-	2,538,270
		2,538,270	-	2,538,270	-	2,538,270
Facilities Replacement Fund						
	Investment & Infrastructure	110,000	-	110,000	-	110,000
		110,000	-	110,000	-	110,000
Public Works Admin Fund						
	Investment & Infrastructure	2,996,873	-	2,996,873	-	2,996,873
		2,996,873	-	2,996,873	-	2,996,873
Public Works Engineering Fund						
	Investment & Infrastructure	4,643,026	-	4,643,026	-	4,643,026
	Transfer	2,500,000	-	2,500,000	-	2,500,000
		7,143,026	-	7,143,026	-	7,143,026
Fleet/Property Management Fund						
	Investment & Infrastructure	3,370,403	-	3,370,403	-	3,370,403
		3,370,403	-	3,370,403	-	3,370,403
Fleet/Vehicle Replacement Fund						
	Investment & Infrastructure	1,760,000	-	1,760,000	-	1,760,000
		1,760,000	-	1,760,000	-	1,760,000

Exhibit A

SCHEDULE OF APPROPRIATIONS

Fund	Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
Insurance Fund						
	Engagement & Innovation	457,000	-	457,000	-	457,000
		457,000	-	457,000	-	457,000
Library Donations and Bequests Fund		N/C		N/C		N/C
All Funds						
	Mayor & City Council	406,253	(56,000)	350,253	-	350,253
	City Attorney	452,670	-	452,670	-	452,670
	City Recorder	643,440	(140,000)	503,440	-	503,440
	Engagement & Innovation	26,316,793	186,000	26,502,793	255,930	26,758,723
	Investment & Infrastructure	56,688,789	170,481	56,859,270	-	56,859,270
	Police	25,986,330	-	25,986,330	-	25,986,330
	Capital Improvements	87,269,156	-	87,269,156	-	87,269,156
	Transfer	85,506,227	-	85,506,227	-	85,506,227
	Debt Service	9,895,133	-	9,895,133	-	9,895,133
	Contingency	900,000	-	900,000	-	900,000
		294,064,791	160,481	294,225,272	255,930	294,481,202

Exhibit B - Carryforward/Transfer Adjustments to Approved FY 2023-2024

All Funds

Program	Approved	CM carryforward	IT carryforward	Asst Finance Director Allocation		Total Recommended Council Changes	Recommended Adopted
Mayor & City Council	$ 350,253	-	-	-	-	$ -	$ 350,253
City Attorney	$ 452,670	-	-	-	-	$ -	$ 452,670
City Recorder	$ 503,440	-	-	-	-	$ -	$ 503,440
Engagement & Innovation	$ 26,502,793	241,000.00	14,930.00	-	-	$ 255,930	$ 26,758,723
Investment & Infrastructure	$ 56,859,270	-	-	40,000.00	(40,000.00)	$ -	$ 56,859,270
Police	$ 25,986,330	-	-	-	-	$ -	$ 25,986,330
Capital Improvements	$ 87,269,156	-	-	-	-	$ -	$ 87,269,156
Transfer	$ 85,506,227	-	-	-	-	$ -	$ 85,506,227
Debt Service	$ 9,895,133	-	-	-	-	$ -	$ 9,895,133
Contingency	$ 900,000	-	-	-	-	$ -	$ 900,000
Total Fund	**$ 294,225,272**	**$ 241,000**	**$ 14,930**	**$ 40,000**	**$ (40,000)**	**$ 255,930**	**$ 294,481,202**

500_Sani Sewer

Program	Approved	CM carryforward	IT carryforward	Asst Finance Director Allocation		Total Recommended Council Changes	Recommended Adopted
Mayor & City Council	$ -	-	-	-	-	$ -	$ -
City Attorney	$ -	-	-	-	-	$ -	$ -
City Recorder	$ -	-	-	-	-	$ -	$ -
Engagement & Innovation	$ -	-	-	-	-	$ -	$ -
Investment & Infrastructure	$ 3,487,593	-	-	4,464	-	$ 4,464	$ 3,492,057
Police	$ -	-	-	-	-	$ -	$ -
Capital Improvements	$ 435,000	-	-	-	-	$ -	$ 435,000
Transfer	$ 2,567,424	-	-	-	-	$ -	$ 2,567,424
Debt Service	$ -	-	-	-	-	$ -	$ -
Contingency	$ -	-	-	-	-	$ -	$ -
Total Fund	**$ 6,490,017**	**-**	**-**	**4,464**	**-**	**$ 4,464**	**$ 6,494,481**

510_Stormwater

Exhibit B - Carryforward/Transfer Adjustments to Approved FY 2023-2024

Program	Approved	CM carryforward	IT carryforward	Asst Finance Director Allocation		Total Recommended Council Changes	Recommended Adopted
Mayor & City Council	$ -	-	-	-	-	$ -	$ -
City Attorney	$ -	-	-	-	-	$ -	$ -
City Recorder	$ -	-	-	-	-	$ -	$ -
Engagement & Innovation	$ -	-	-	-	-	$ -	$ -
Investment & Infrastructure	$ 4,418,962	-	-	4,940	-	$ 4,940.00	$ 4,423,902
Police	$ -	-	-	-	-	$ -	$ -
Capital Improvements	$ 6,609,500	-	-	-	-	$ -	$ 6,609,500
Transfer	$ 467,763	-	-	-	-	$ -	$ 467,763
Debt Service	$ -	-	-	-	-	$ -	$ -
Contingency	$ -	-	-	-	-	$ -	$ -
Total Fund	**$ 11,496,225**	**-**	**-**	**4,940**	**-**	**$ 4,940.00**	**$ 11,501,165**

530_Water

Program	Approved	CM carryforward	IT carryforward	Asst Finance Director Allocation		Total Recommended Council Changes	Recommended Adopted
Mayor & City Council	$ -	-	-	-	-	$ -	$ -
City Attorney	$ -	-	-	-	-	$ -	$ -
City Recorder	$ -	-	-	-	-	$ -	$ -
Engagement & Innovation	$ -	-	-	-	-	$ -	$ -
Investment & Infrastructure	$ 11,713,652	-	-	30,596	-	$ 30,596.00	$ 11,744,248
Police	$ -	-	-	-	-	$ -	$ -
Capital Improvements	$ -	-	-	-	-	$ -	$ -
Transfer	$ 45,367,734	-	-	-	-	$ -	$ 45,367,734
Debt Service	$ -	-	-	-	-	$ -	$ -
Contingency	$ -	-	-	-	-	$ -	$ -
Total Fund	**$ 57,081,386**	**-**	**-**	**30,596**	**-**	**$ 30,596.00**	**$ 57,111,982**

600_Central Svs

Exhibit B - Carryforward/Transfer Adjustments to Approved FY 2023-2024

Program	Approved	CM carryforward	IT carryforward	Asst Finance Director Allocation		Total Recommended Council Changes	Recommended Adopted
Mayor & City Council	$ -	-	-	-	-	$ -	$ -
City Attorney	$ 452,670	-	-	-	-	$ -	$ 452,670
City Recorder	$ 503,440	-	-	-	-	$ -	$ 503,440
Engagement & Innovation	$ 12,703,371	241,000	14,930	-	-	$ 255,930.00	$ 12,959,301
Investment & Infrastructure	$ 4,467,478	-	-	-	(40,000)	$ (40,000.00)	$ 4,427,478
Police	$ -	-	-	-	-	$ -	$ -
Capital Improvements	$ -	-	-	-	-	$ -	$ -
Transfer	$ 360,000	-	-	-	-	$ -	$ 360,000
Debt Service	$ -	-	-	-	-	$ -	$ -
Contingency	$ -	-	-	-	-	$ -	$ -
Total Fund	**$ 18,486,959**	**241,000**	**14,930**	**-**	**(40,000)**	**$ 215,930.00**	**$ 18,702,889**

AIS-5234 **10.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 10 Minutes

Agenda Title: TCDA Public Hearing: Adopt the TCDA FY 2024 Budget with Adjustments, Making Appropriations, and Imposing and Categorizing Taxes

Authored By: Kalena Plath

Presented By: Budget Manager Kalena Plath

Item Type: Motion Requested
Resolution
Public Hearing
Town Center Development Agency

Public Hearing Legal Ad Required?: Yes

Publication Date: 06/02/2023

Information

EXPLANATION OF ISSUE

The Town Center Development Agency (TCDA) Board of Directors may adopt the Proposed Budget for FY 2024 prior to July 1, 2023 in accordance with Oregon budget law.

ACTION REQUESTED

Finance recommends adoption of the FY 2024 Proposed Budget as approved by the Town Center Development Agency budget committee on May 8, 2023.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

The Town Center Development Agency (TCDA) Budget Committee (made up of the Town Center Development Agency Board of Directors and five community members) reviewed the Executive Director's budget on May 1, 2023 and May 8, 2023. At the May 8th meeting, the budget committee approved the proposed budget and forwarded the budget to the Town Center Development Agency Board of Directors for adoption.

Public Involvement

A public comment period was available on both the May 1st and May 8th budget committee meetings. There was no public comment specific to the uses of the TCDA budgeted appropriations.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

The total FY 2024 Town Center Development Agency approved total requirements are $12,885,713 including appropriations of $10,977,750 with the remaining $1,907,963 comprising the agency's reserve for future expenditures.

ALTERNATIVES & RECOMMENDATION

By Oregon law, the FY 2024 budget must be adopted by the Town Center Development Agency Board of Directors prior to July 1, 2023.

ADDITIONAL RESOURCES

N/A

Attachments

FY24 TCDA Budget Resolution

FY24 TCDA Appropriations

CITY OF TIGARD, OREGON
TOWN CENTER DEVELOPMENT AGENCY
RESOLUTION NO. 23-

A RESOLUTION ADOPTING THE FISCAL YEAR 2023-2024 BUDGET, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES.

WHEREAS, one hearing by the Town Center Development Agency Budget Committee on the budget document, as proposed by the Executive Director, was duly called and held on May 1, 2023 and May 8, 2023, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget; and

WHEREAS, the budget for the Town Center Development Agency for the year beginning July 1, 2023 was duly approved and recommended to the Town Center Development Agency Board of Directors by the regularly constituted Budget Committee at its meeting on May 8, 2023, after proceedings in accordance with Chapter 294, Oregon Revised Statutes; and

WHEREAS, a summary of the budget as required by Chapter 294.438 was duly published in the Oregonian, a newspaper of general circulation in the city in accordance with Chapter 294.448; and

WHEREAS, a hearing by the Town Center Development Agency Board of Directors on the budget document as approved by the Budget Committee, was duly called and held on June 13, 2023, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget.

NOW, THEREFORE, BE IT RESOLVED by the Town Center Development Agency Board of Directors that:

SECTION 1: The Town Center Development Agency Board of Directors adopts the budget for FY 2023-24 as approved by Town Center Development Agency Board of Directors following the budget hearing on June 13, 2023.

SECTION 2: The amounts appropriated for each fund for the fiscal year beginning July 1, 2023, are shown on the attached – Exhibit A Schedule of Appropriations as approved by Budget Committee on May 8, 2023.

SECTION 3: The Town Center Development Agency Board of Directors certifies to the county assessor of the County of Washington, Oregon a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Articles IX of the Oregon Constitution and ORS Chapter 457.

SECTION 4: This resolution is effective immediately upon passage,

PASSED: This _____ day of _____ 2023.

_____
Chair – City of Tigard
Town Center Development Agency

ATTEST:

_____
City Recorder - City of Tigard Town Center Development Agency

SCHEDULE OF APPROPRIATIONS

Fund / Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
City Center Capital Improvements					
City Center URA	885,000	-	885,000	-	885,000
Tigard Triangle URA	-	-	-	-	-
Debt Service	-	-	-	-	-
Transfer	-	-	-	-	-
Capital Improvements	385,000	-	385,000	-	385,000
Contingency	-	-	-	-	-
	1,270,000	-	1,270,000	-	1,270,000
City Center Debt Service					
City Center URA	-		-		-
Tigard Triangle URA	-		-		-
Debt Service	574,750		574,750		574,750
Transfer	1,270,000		1,270,000		1,270,000
Capital Improvements	-		-		-
Contingency	-		-		-
	1,844,750		1,844,750		1,844,750
Tigard Triangle Capital Improvements					
City Center URA	-	-	-	-	-
Tigard Triangle URA	2,530,000	-	2,530,000	-	2,530,000
Debt Service	-	-	-	-	-
Transfer	-	-	-	-	-
Capital Improvements	3,958,000	-	3,958,000	-	3,958,000
Contingency	-	-	-	-	-
	6,488,000	-	6,488,000	-	6,488,000
Tigard Triangle Debt Service					
City Center URA	-	-	-	-	-
Tigard Triangle URA	-	-	-	-	-
Debt Service	745,000	-	745,000	-	745,000
Transfer	630,000	-	630,000	-	630,000
Capital Improvements	-	-	-	-	-
Contingency	-	-	-	-	-
	1,375,000	-	1,375,000	-	1,375,000
All Funds					
City Center URA	885,000	-	885,000	-	885,000
Tigard Triangle URA	2,530,000	-	2,530,000	-	2,530,000
Debt Service	1,319,750	-	1,319,750	-	1,319,750
Transfer	1,900,000	-	1,900,000	-	1,900,000
Capital Improvements	4,343,000	-	4,343,000	-	4,343,000
Contingency	-	-	-	-	-
	$ 10,977,750	$ -	$ 10,977,750	$ -	$ 10,977,750

AIS-5213 **11.**

Business Meeting

Meeting Date: 06/13/2023

Length (in minutes): 40 Minutes

Agenda Title: City Center TIF Plan Update

Authored By: Sean Farrelly

Presented By: Redevelopment Project Manager Sean Farrelly

Item Type: Update, Discussion, Direct Staff
Town Center Development Agency

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

Update on City Center TIF Plan.

ACTION REQUESTED

This is an update provided at the request of the Board. Later this summer, there will be a second meeting that will include a more detailed plan for short- and medium-term financing and implementation of City Center TIF District projects.

BACKGROUND INFORMATION

Downtown Vision

The current efforts to revitalize Downtown Tigard date to 2005 and the Council-approved Tigard Downtown Improvement Plan (TDIP). This plan reflected stakeholder's vision of a vibrant, mixed-use and pedestrian-friendly downtown.

In 2009, the TCDA engaged the University of Oregon's Portland Urban Architecture Research Laboratory to refine and visualize the Tigard Downtown Improvement Plan as a design vision. The document showed how Downtown could grow over 50 years within the framework of the TDIP.

In 2020 as part of the City Center Future Project, the Downtown vision was updated with new visualizations of a potential build out, showing the locations of Universal Plaza, a redeveloped Civic Center campus, a new City Hall, and the SW Corridor light rail station on Hall Blvd. The Tigard Downtown Vision depictions reflected previous planning and conversations with stakeholders. An updated vision statement was also developed with input from the TCAC and TCDA: "Our vision of Downtown Tigard is a vibrant, active, and welcoming city center at the heart of our community. It provides transportation, recreational, residential and business opportunities that are accessible to everyone."

Planning Framework

To recognize Downtown's importance, it has its own Comprehensive Plan chapter as a Special Planning Area. Downton is also a Plan District in the Tigard Development Code. It has more detailed design standards than other parts of the city to ensure that new development is high-quality and promotes walkability.

Downtown Reimagined is an in-progress planning effort that will propose updates to the Comprehensive Plan, Transportation System Plan and Development Code to better support Transit Oriented Development, meet local goals for equitable development, provide alternatives to single-occupancy vehicles, and create a vibrant community through strategic investments.

Downtown Tigard (together with the Tigard Triangle) is also designated as a Metro 2040 Town Center. This means it is a regionally designated area for growth and a prime candidate for more intensive development, and to receive better transit service, including SW Corridor light rail, should that project be revived.

TIF Plan History
To finance and implement the revitalization, the City Center TIF District Plan (CCTDP) was developed and approved by Tigard voters in 2006.

The CCTDP lists TIF eligible projects in the following categories:

- Street Improvements
- Streetscape Improvements
- Bike/Pedestrian Facilities
- Parks
- Public Spaces
- Public Facilities
- Planning and Development Assistance
- Property Acquisition
- Property Disposition

The original Plan duration was 20 years, with a maximum indebtedness (the amount of TIF revenue that can be spent) of $22 million. Compared to other TIF projects of cities of similar size, this was a modest amount of financing, particularly with the long list of projects.

The Plan was in its initial stages when the Great Recession of 2007 impacted the national economy. This slowed down new real estate and other business investment, which stalled TIF growth. It became clear that the District would not collect $22M by the original district expiration date. To address this, a substantial amendment was proposed to increase size of TIF District by 37.7 acres to generate additional TIF. The amendment was approved by the voters in 2017 (the Tigard Triangle TIF District was also approved.)

In 2020 the City Center Futures project considered options for increasing the capacity of the TIF District and extending its duration. The Board directed staff to prepare a substantial amendment for the May 2021 election. 2021 Substantial Amendment increased the maximum indebtedness to $42.8 million, extended the time to issue date to 2034 and updated the project list. The amendment was approved with 65% of the vote.

Since 2007 the following TIF projects have been completed, using TIF Funds or a combination of TIF and other sources:

- Universal Plaza
- Main Street Green Street Phase 1 and 2
- Burnham Street Improvement and Ash Avenue connection to Park and Ride Lot
- Main Street gateways and public art
- Fanno Creek restoration and park improvements
- Attwell Off Main public/private partnership

- Alongside Senior Apartments (nearing completion)
- The Knoll at Tigard affordable senior housing
- Main Street at Fanno site purchase, cleanup and sale to AVA
- Storefront and tenant improvements to thirty-one local businesses
- Tigard Street Heritage Trail, Rotary Plaza, and public restroom
- Tigard Skatepark
- Burnham Street public parking lot

There is $30.3 million remaining in City Center maximum indebtedness.

TIF Plan Implementation
The Downtown Development 5-Year Action Plan, completed in 2020, provides a roadmap to implement the City Center TIF District Plan. The strategy has three main categories of actions:

A. Encourage and Facilitate Redevelopment Projects Downtown
Seek opportunities to invest in public and private development that attract new residents and businesses to the Downtown, catalyze other development, and provide examples of affordable, mixed-use and transit oriented develop (T.O.D.) building types. The AVA project is a current example of the TCDA making sites available to accommodate this type of development. The building improvement grant program (with an increased maximum grant for eating and drinking establishments in FY24) assists owners to improve and rehabilitate Downtown properties.

B. Improve Fanno Creek Park and Develop an Open Space System in Downtown
Finish the public access improvements and restoration of natural areas in Fanno Creek Park, as the central open space amenity in the Downtown. The Park is envisioned as the "Green Heart" of the district, creating a network with other public plazas and walkable streetscapes. Universal Plaza will serve as a key neighborhood attractor and gathering space for events in the Downtown. The Nick Wilson Memorial Plaza will expand open space and build off Fanno Creek.

C. Develop Comprehensive Street and Circulation Improvements Downtown
Provide well designed streets that promote walking, biking and use of transit to attract development to the Downtown. A well-connected multi-modal street grid helps the district function as an integrated place for residents, workers, and visitors. Well-designed connections between Main Street and transit stations will help incentivize development on those corridors. Main Street Green Street Phase 2 is making major improvements in walking and use of transit.

Staff, working with the Town Center Advisory Commission and the TCDA Board, implements projects in line with available resources, as well as opportunities for public private partnerships that arise.

ALTERNATIVES & RECOMMENDATION
This is an update.

ADDITIONAL RESOURCES
N/A

Attachments

Presentation
City Center TIF Plan
2020 Redevelopment Strategy

City Center TIF District Update



Town Center Development
Agency Board
June 13, 2023

City Center TIF District Update

- Tonight: background; TIF District goals, projects, and implementation

- August Part 2: short- and medium-term financing and project implementation

Downtown Tigard

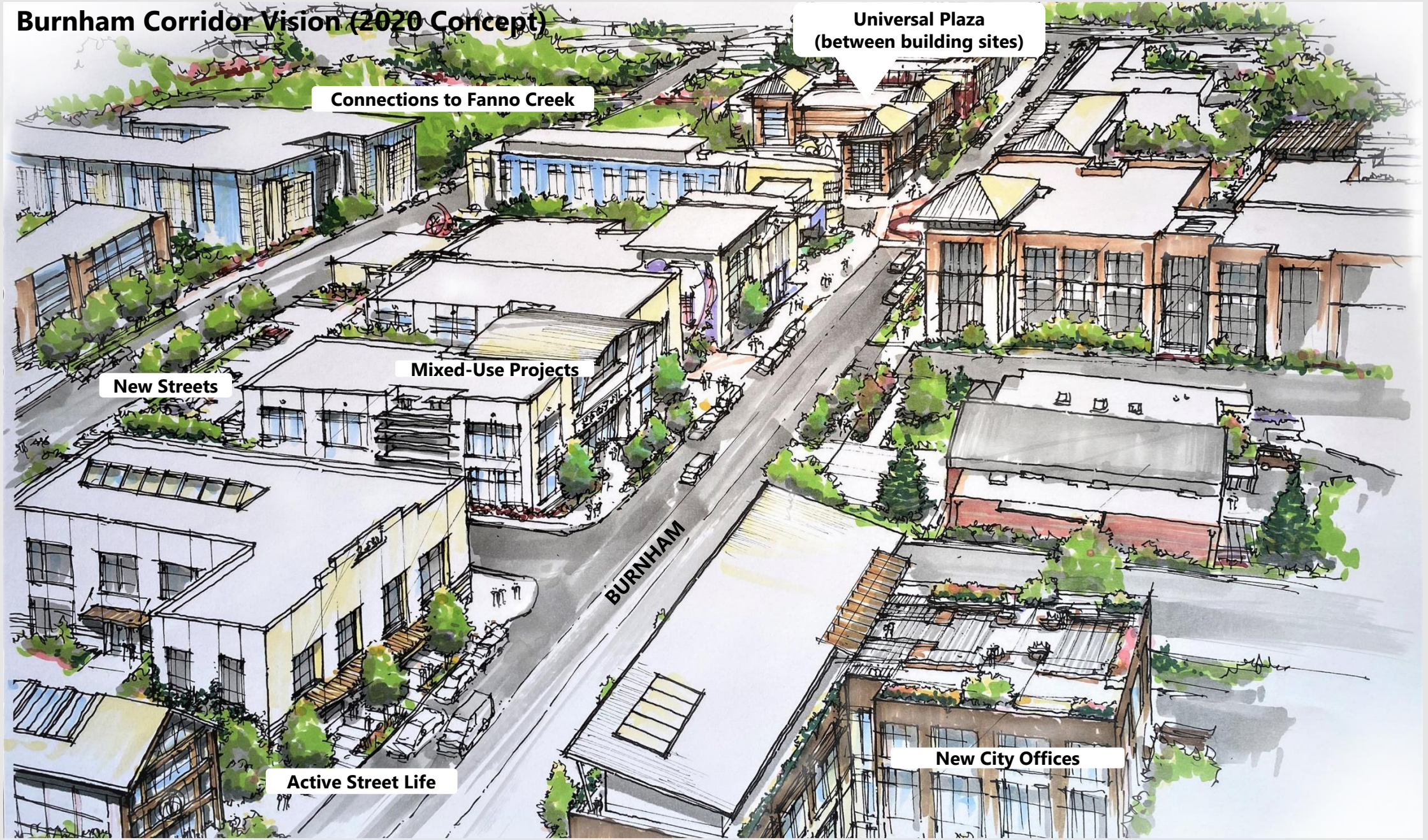


- Historic center
- TDIP: Residents preference for “an economically healthy and vital ‘green heart’ of the community”
- Opportunity for transit oriented development

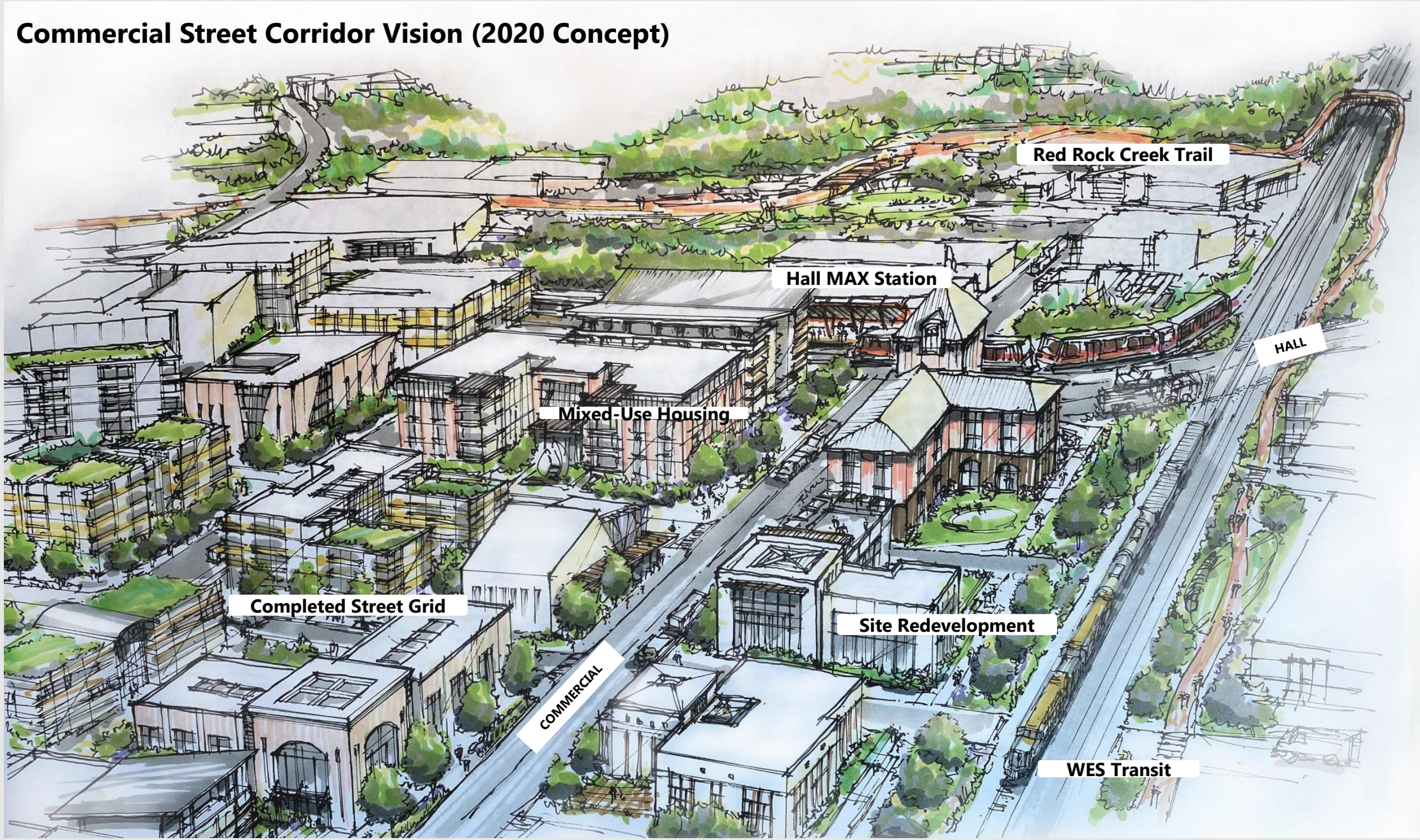
Downtown Planning Context

- Comprehensive Plan: Special Planning Area.
- Tigard Development Code: Plan District with detailed design standards to ensure new development is high-quality and promotes walkability.
- Downtown Reimagined: in-progress planning effort will propose updates to the Comprehensive Plan, Transportation System Plan and Development Code
- Metro 2040 Town Center (with Tigard Triangle)

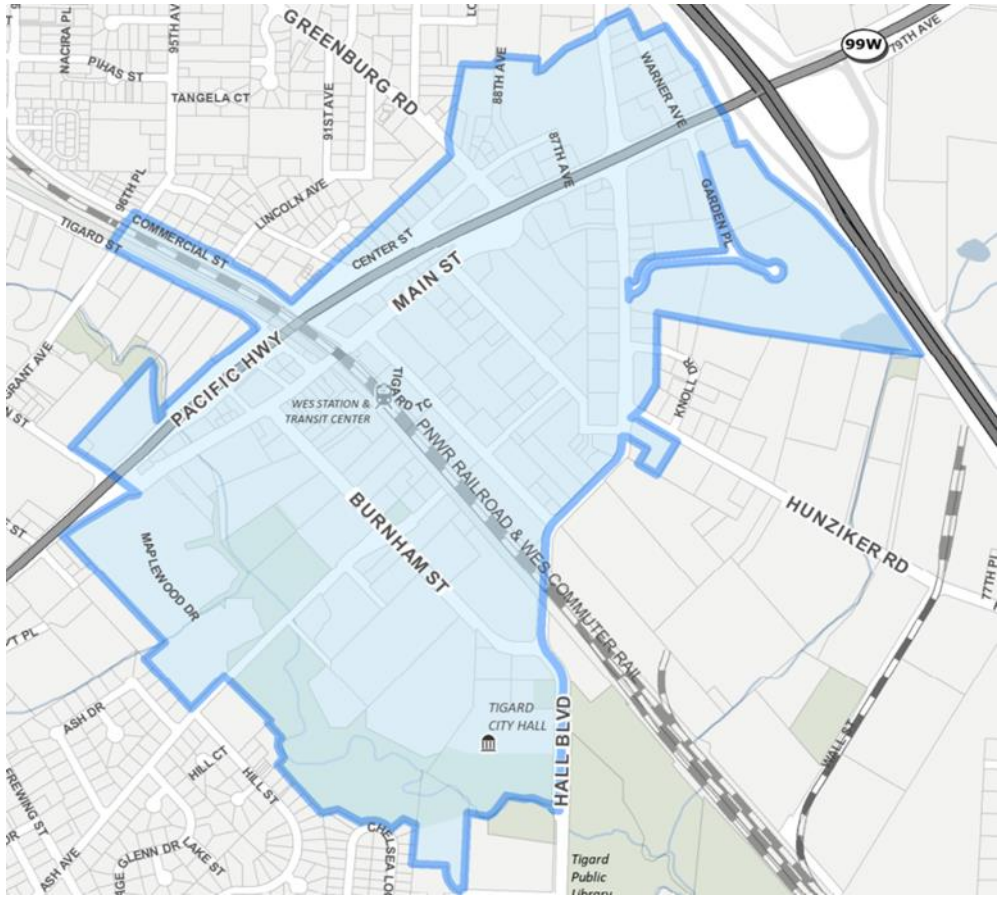
Burnham Corridor Vision (2020 Concept)



Commercial Street Corridor Vision (2020 Concept)



City Center TIF District



District Formation Date: May 2006

Substantial Amendments: 2017, 2021

District Size (acres): 228.96

Base Assessed Value: $117,552,911

Assessed Value (proj. FY24): $191,206,843

Annual Taxes Levied (proj. FY24): $848,511

Maximum Debt Limit: $42,800,000

Debt Issued (2006-2023): $12,502,980

Remaining Debt Limit (2023): $30,297,020

Principal Debt Outstanding (2023): $6,862,132

City Center TIF Plan Goals

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 2 – Capitalize on Commuter Rail and Fanno Creek as catalysts for future investment and development.

Goal 3 – Downtown's transportation system should be multi-modal, connecting people, places and activities safely and conveniently.

Goal 4 – Downtown's streetscape and public spaces should be pedestrian-friendly and not visually dominated by the automobile.

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.

City Center TIF Plan Projects

- Street Improvements
- Streetscape Improvements
- Bike/Pedestrian Facilities
- Parks
- Public Spaces
- Public Facilities
- Planning and Development Assistance
- Property Acquisition
- Property Disposition

TIF Plan Projects
Street/Streetscape Improvements

- Main Street Green Street Ph 1 & 2
- Burnham Street
- Ash Ave connector
- Main Street Gateways



TIF Plan Projects
Public Spaces

Universal Plaza Phase 1



TIF Plan Projects
Public Spaces

<u>Complete</u>

- Rotary Plaza
- Ash Ave Dog Park

<u>In progress</u>

- Nick Wilson Memorial Plaza



TIF Plan Projects
Planning and Development Assistance



Attwell Off Main

- Public/private partnership to redevelop city Public Works yard
- $31 million project
- 165 market rate units

Planning and Development Assistance



AVA Main Street Project

- Agency cleaned up and cleared site (Brownfield grant)
- Sold property for development
- Estimated completion: Spring 2024

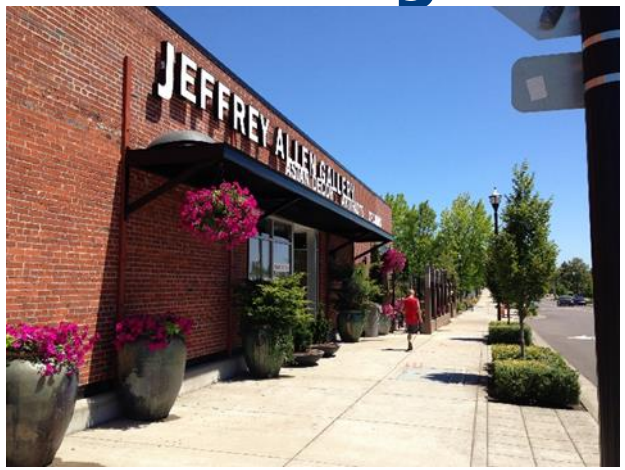
TIF Plan Projects
Planning and Development Assistance



Alongside Senior Housing

- 57 units of affordable housing
- No direct TIF, but Agency led
- Construction complete August 2023
- Currently accepting applications

TIF Plan Projects
Planning and Development Assistance







Building Improvement Grants

- 32 businesses assisted

TIF Plan Implementation

Downtown Development 5-Year Action Plan (2020)

A. Encourage and Facilitate Redevelopment Projects Downtown

B. Improve Fanno Creek Park and Develop an Open Space System

C. Develop Comprehensive Street and Circulation Improvements

City Center TIF District Update

- Tonight: background; TIF District goals, projects, and implementation

- August Part 2: short- and medium-term financing and project implementation

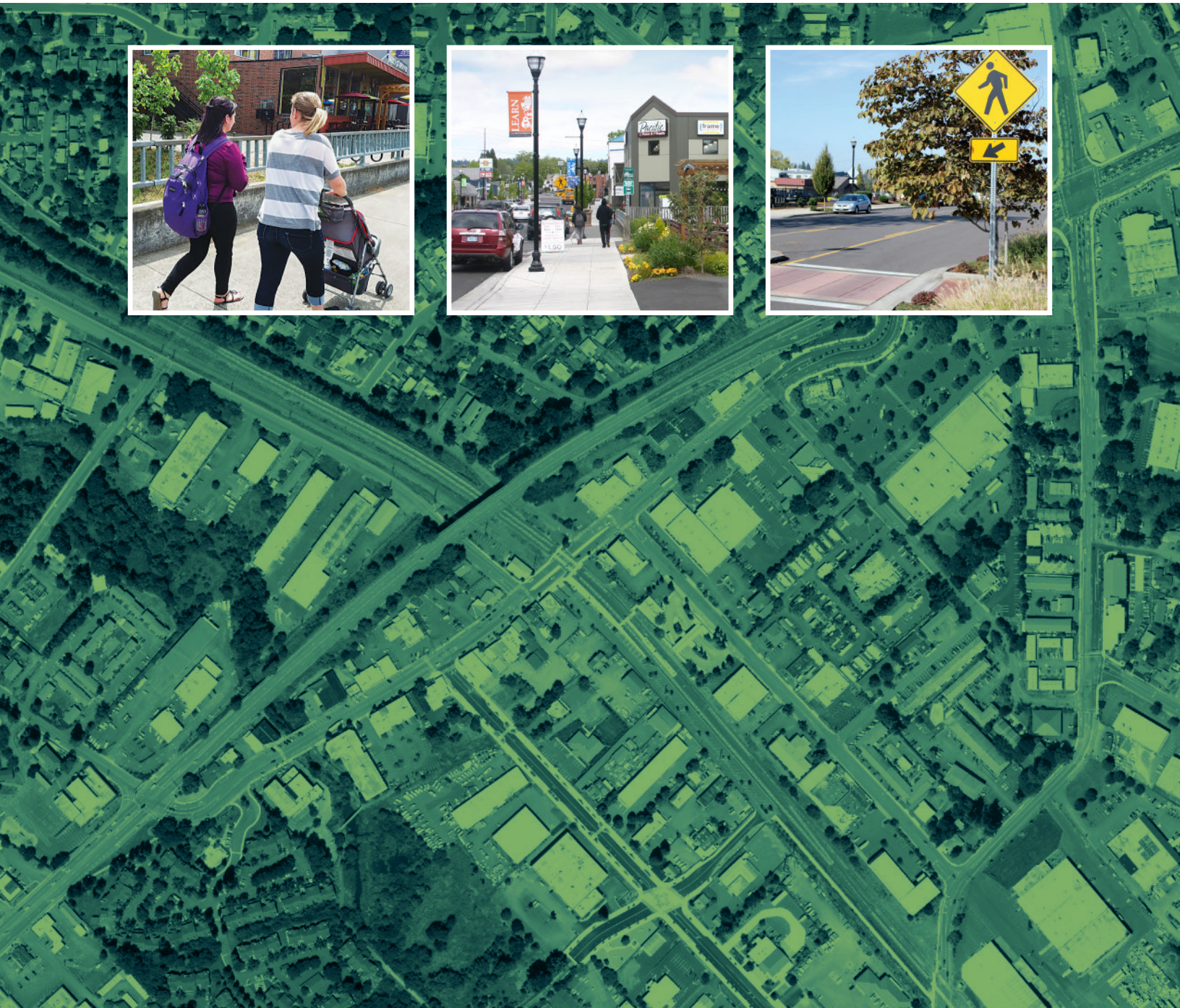
Questions and Discussion



City Center TIF District

City Center Urban Renewal Plan

Original Plan approved: May 16, 2006 | Substantial amendments approved: May 16, 2017 and May 18, 2021



City Center Urban Renewal Plan Amendments

The following are amendments to the adopted City Center Urban Renewal Plan.

AMENDMENT NUMBER: 1 **RESOLUTION NUMBER:** Council 14-19 **EFFECTIVE DATE:** April 6, 2014	**PURPOSE:** Section V: Add Real Property Acquisition and Real Property Disposition as Projects under the Plan. Add Burnham Street Property, Taxlot ID 2S12AC-00202 as a property to be acquired.
AMENDMENT NUMBER: 2 **RESOLUTION NUMBER:** Council 15-13 **EFFECTIVE DATE:** April 14, 2015	**PURPOSE:** Section V: Add taxlots 2S102AD02800, 2S102AD02900, and 2S102AD03000 to the list of acquired properties under Project H: Real Property Acquisition and the list of properties to be disposed of under Project I: Real Property Disposition. (Burnham and Ash Avenue Properties).
AMENDMENT NUMBER: 3 **RESOLUTION NUMBER:** Council 15-51 **EFFECTIVE DATE:** November 24, 2015	**PURPOSE:** Section V: Add two Main Street Properties TAXLOT IDS 2S102AB02000 AND 2S102AB02100 (12533-12537 SW Main Street) to the list of acquired properties under Project H: Real Property Acquisition.
AMENDMENT NUMBER: 4 **SUBSTANTIAL AMENDMENT ORDINANCE:** Council 16-25 **EFFECTIVE DATE:** December 13, 2016 **APPROVED BY VOTERS:** May 16, 2017	**PURPOSE:** Amend the City Center Urban Renewal Area boundary, adding 37.7 acres.
AMENDMENT NUMBER: 5 **MINOR AMENDMENT TOWN CENTER DEVELOPMENT AGENCY RESOLUTION** 18-01 **EFFECTIVE DATE:** February 2, 2018	**PURPOSE:** Remove 1.6 acres of right-of-way from urban renewal area.
AMENDMENT NUMBER: 6 **RESOLUTION NUMBER:** Council 18-27 **EFFECTIVE DATE:** May 8, 2018	**PURPOSE:** Section V: Add two Main Street Properties TAX LOT IDs 2S102AB02000 AND 2S102AB02100 (12533-12537 SW Main Street) to the list of properties to be disposed under Project I: Real Property Disposition.

AMENDMENT NUMBER: 7 **MINOR AMENDMENT** **TOWN CENTER DEVELOPMENT AGENCY RESOLUTION:** 19-01 **EFFECTIVE DATE:** February 5, 2019	**PURPOSE:** Under the requirements of Section F: Public Facilities, the public restroom at Rotary Plaza public space is found to benefit the City Center Urban Renewal Area.
AMENDMENT NUMBER: 8 **RESOLUTION AMENDMENT:** 19-17 **EFFECTIVE DATE:** June 4, 2019	**PURPOSE:** Add an area of land adjacent to 12562 SW Main Street and a strip of land adjacent to 9270 SW Maplewood Drive to the list of properties to be acquired under Project H: Real Property Acquisition and the list of properties to be disposed of under Project I: Real Property Disposition.
AMENDMENT NUMBER: 9 **SUBSTANTIAL AMENDMENT ORDINANCE:** Council 21-04 **EFFECTIVE DATE:** February 9, 2021 **APPROVED BY VOTERS:** May 18, 2021	**PURPOSE:** Amend City Center Plan by adding projects, increasing maximum indebtedness by $20.8 million, and adding nine years to the duration of the plan.

Table of Contents

I. INTRODUCTION **1**
II. GOALS AND OBJECTIVES **2**
III. OUTLINE OF PROJECTS **4**
IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA **5**
V. URBAN RENEWAL PROJECTS **9**
A. Street Improvements 9
B. Streetscape Improvements 11
C. Bike/Pedestrian Facilities 12
D. Parks 14
E. Public Spaces 14
F. Public Facilities 15
G. Planning and Development Assistance 16
H. Real Property Acquisition 17
I. Real Property Disposition 17
J. Finance Fees and Plan Administration 17
VI. RELATIONSHIP TO LOCAL OBJECTIVES **18**
A. City of Tigard Community Development Code 18
B. Tigard Comprehensive Plan Goals and Policies 19
C. Transportation System Plan Goals and Policies 23
D. City of Tigard Park System Master Plan 24
E. Tigard Downtown Improvement Plan 24
F. Affordable Housing Plan 24
G. City of Tigard Strategic Plan 2020-2025 25
VII. PROPOSED LAND USES **26**
VIII. PROPERTY ACQUISITION AND DISPOSITION **27**
A. Property Acquisition – From Willing Sellers 27
B. Land Disposition 27
IX. RELOCATION METHODS **28**
X. TAX INCREMENT FINANCING OF PLAN **29**
A. General Description of the Proposed Financing Methods 29
B. Tax Increment Financing and Maximum Indebtedness 29
C. Prior Indebtedness 29
D. Impact of Tax Increment Financing on Public Schools 29
XI. DURATION OF PLAN **30**
XII. FUTURE AMENDMENTS TO PLAN **31**
A. Substantial Amendments 31
B. Council Approved Amendments 31
C. Minor Amendments 31
D. Amendments to the City of Tigard Comprehensive Plan and/or Development Code 31

I Introduction

The City Center Urban Renewal Plan (the "Plan") contains goals, objectives and projects for the revitalization of the City Center Urban Renewal Area (the "Area"). The Area, shown in Figure 1, is predominantly zoned for commercial use, encompassing lands in Tigard's Central Business District, General Commercial District and Professional Commercial District. In addition to commercial lands, residential property on the east side of Hall Boulevard and adjacent to Fanno Creek is located within the R-4.5 Low-Density Residential District, R-12 Medium-Density Residential District and R-25 Medium High-Density Residential District.

Under existing conditions, the Area is underdeveloped and lacks the mix of high quality commercial, office, residential and public uses suitable for the City's Central Business District. Information regarding conditions in the Area is provided in the Report accompanying the Plan (the "Report"). The purpose of the Plan is to use the tools provided by urban renewal to attract private investment and facilitate the Area's redevelopment. These tools include tax increment financing (*see Section X*), which generally means that the property taxes resulting from growth in property value within the Area can be used to finance improvement projects and programs. Urban renewal also allows for the Agency purchase of land from willing sellers and subsequent Agency sale for redevelopment as part of a public/private development partnership.

The Plan is administered by the City Center Development Agency ("Agency") which was established by the City Council of the City of Tigard as the City's Urban Renewal Agency. The Plan may be changed in the future, under the provisions of Chapter XII. The Original Plan had a duration of 20 years (*see Chapter XI*), meaning that no new debt would be incurred after Fiscal Year 2025/2026.

The first substantial amendment was developed in 2016 and went to voters in the May 2017 election. It amended the boundary and updated the plan as needed. The second substantial amendment was developed in 2020 and went to the voters in the May 2021 election. It added projects, increased the maximum indebtedness, and updated the plan as needed. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is Forty-Two Million Eight Hundred Thousand dollars and no cents ($42,800,000). No new debt will be incurred after Fiscal Year 2034/2035.







II Goals and Objectives

The goals of the Plan represent its basic purposes. The objectives for each goal generally illustrate how the goals are to be achieved. The urban renewal projects called for in Chapter IV of the Plan are the specific means of meeting the objectives.

GOAL #1

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

Objectives:

1A: Integrate open space and landscaping elements into the design and development of public improvement projects identified in the Plan to create a livable environment and provide opportunities for multimodal recreational use.

1B: Minimize the impact of public improvements and facilities projects on the natural environment through the integration of appropriate protective measures and mitigation strategies.

GOAL #2

Capitalize on Commuter Rail and Fanno Creek as catalysts for future investment and development.

Objectives:

2A: Support the development of transit-oriented residential, commercial, employment and recreational uses in the Central Business District that will benefit from and support commuter rail.

2B: Implement pedestrian and bicycle system improvements that will enhance connectivity between downtown and surrounding residential and commercial areas.

GOAL #3

Downtown's transportation system should be multi-modal, connecting people, places and activities safely and conveniently.

Objectives:

3A: Design and construct street improvements as consistent with the Tigard Downtown Improvement Plan and the Tigard Transportation System Plan.

3B: Concurrent with proposed street improvements, and in conformance with the Tigard Transportation System Plan (TSP), provide public and private parking facilities, bike lanes, sidewalks, pedestrian crossings and other pedestrian and bicycle facilities that promote multimodal usage, access and safety.



GOAL #4

Downtown's streetscape and public spaces should be pedestrian-friendly and not visually dominated by the automobile.

Objectives:

4A: Promote pedestrian-oriented, human-scale development in the Central Business District.

4B: Develop urban spaces that will provide active and passive recreational opportunities for pedestrians and attract residents and visitors to downtown.

4C: Provide pedestrian-oriented streetscape improvements, including street trees, street furniture, planters and other landscape enhancements, that will create a safe and visually appealing destination for pedestrians.

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.

Objectives:

5A: Provide development incentives and technical assistance programs that encourage business and property owners to develop projects that are consistent with the Tigard Downtown Improvement Plan vision, the 2019 Affordable Housing Plan, the City of Tigard Strategic Plan 2020-2025, and the Tigard Comprehensive Plan.

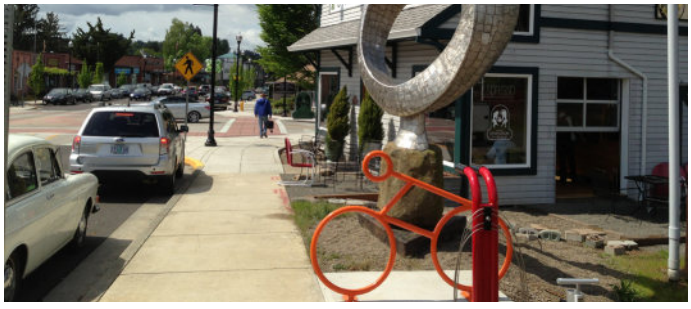
5B: Support the transition of existing nonconforming businesses from downtown to more suitable locations within the City of Tigard.

5C: Provide for property acquisition to support this goal.



Photo Courtesy of Doug Vorwaller





III Outline of Projects

The Plan identifies transportation projects, including street improvements, streetscape improvements and bicycle/pedestrian facilities improvements, which will increase multimodal connectivity throughout the Area and make downtown Tigard a safer and more accessible destination. The Plan also includes Parks, Public Spaces and Public Facilities projects that will beautify the Area, increase neighborhood livability and provide opportunities for residents, visitors and downtown workers to participate in a wide range of community and recreational activities.

Planning and Development Assistance Programs identified in the Plan will facilitate the development, redevelopment and rehabilitation of private property in the Area. The programs will encourage Area business and property owners to invest in projects that will increase the economic vitality of downtown Tigard, add affordable housing units to the Area and support the goals and objectives of the Tigard Downtown Plan and the City's Comprehensive Plan.



Photo Courtesy of Doug Vorwaller





IV Map and Legal Description of Urban Renewal Area

Figure 1: Shows the urban renewal area boundaries.

Exhibit A is a legal description of the Area.



FIGURE 1.

Exhibit A: City Center Urban Renewal Area Legal Description

A tract of land in Section 35 Township 1 South, Range 1 West and Sections 1 and 2 Township 2 South, Range 1 West Willamette Meridian City of Tigard, Washington County, Oregon.

Described as follows:

Beginning at the intersection of the southerly right-of-way of SW Greenburg Road with the southeast line of the John L. Hinklin DLC; thence N 07° 41' 55" W a distance of 100.77 feet to the north right-of-way of SW Greenburg Road; thence N 10° 32' 02" E a distance of 419.98 feet; thence S 88° 04' 51" E a distance of 168.91 feet; thence N 46° 34' 35" E a distance of 73.95 feet; thence S 85° 47' 11 E a distance of 190.07 feet; S 02° 45' 30" W a distance of 72.32 feet; thence N 75° 18' 06" E a distance of 36.45 feet; thence N 46° 48' 53" E a distance of 173.62 feet; thence N 64° 02" 12" E a distance of 177.40 feet to the westerly right-of-way of SW Hall Blvd.; thence N 36° 35' 04" E a distance of 83.84 feet to the easterly right-of-way of SW Hall Blvd.; thence N 64° 31' 19" E a distance of 148.06 feet; thence S 26° 03' 02" E a distance of 160.00 feet; thence N 64° 17' 30" E 148.04 feet to the southwesterly right-of-way of Highway 217; thence S 35° 21' 18" E, along said southwesterly right-of-way, a distance of 171.44 feet; thence S 42° 33' 04" E, along said southwesterly right-of-way, a distance of 99.48 feet; thence S 26° 55' 45" E, a distance of 225.54 feet to the northerly right of way of Highway 99 W; thence S 33° 05' 43" E, along said southwesterly right-of-way, a distance of 127.63 feet to the southerly right-of-way of Highway 99 W; thence S 18° 46' 14" E, along said southwesterly right-of-way, a distance of 123.73, more or less to the north line of Lot 1, Crow Park 217 and being point hereinafter referred to as "Point A"; thence S 18° 46' 14" E, along said southwesterly right-of-way, a distance of 33.80 feet; thence N 79° 41' 28" E, along said southwesterly right-of-way, a distance of 57.29 feet to an angle point on an offset spiral curve; thence S 33° 44' 44" E, along said southwesterly right-of-way, a distance of 221.73 feet (spiral curve chord); thence S 52° 02' 57" E, along said southwesterly right-of-way, a distance of 315.25 feet; thence S 41° 09' 43" E, along said southwesterly right-of-way, a distance of 302.54 feet; thence S 33° 34' 36" E, along said southwesterly right-of-way, a distance of 703.90 feet to the north line of the Wm. Graham D.L.C. and the southeast corner of Lot 2 Crow Park 217; thence N 81° 39' 34" W, along the south line of Crow Park 217, a distance of 963.07 feet to the northwest corner of said Wm. Graham D.L.C. and an angle point in said Lot 2; thence N 79° 02' 14" W, along said south line of Crow Park 217, a distance of 506.40 feet to the northeast corner of Lot 1 Knoll Acres; thence S 00° 42' 32" W, along the easterly line of Lots 1, 2, 3, & 4 Knoll Acres, a distance of 407.90 feet to the northeast corner of Lot 5 Knoll Acres; thence S 30° 16' 07" W, along the easterly line of said Lot 5, a distance of 149.08 feet to the northerly right-of-way of SW Hunziker Street; thence S 48° 40' 12" W a distance of 85.64 feet to the intersection of the southerly right-of-way of SW Hunziker Street with the easterly right-of-way of SW Hall Blvd.; thence N89° 25' 34" E, along the southerly right-of-way of SW Hunziker Street, 27.85 feet to an angle point; thence S 59° 29' 34" E a distance of 261.39 feet to the west line of Deed Doc. No. 89-14950, Washington County Deed Records (as depicted on SN 25,383); thence S 30° 30' 24" W, along last said west line a distance of 216.56 feet; thence N 59° 28' 54" W a distance of 120.00 feet; thence N 30° 27' 59" E a distance of 100.00 feet; thence N 59° 29' 34" W a distance of 133.60 feet; thence N 89° 17' 28" W a distance of 24.63 feet to the center line of SW Hall Blvd; thence along the center line of SW Hall Blvd. the following nine (9) courses; thence S 00°42' 32" W a distance of 35.34 feet to a point of curve of a curve to the right; thence along said curve to the right with a radius of 163.70 feet, a central angle of 44° 01' 33" (a chord which bears S 22° 43' 19" W, 122.71 feet) and a length of 125.79 feet to a point of tangency; thence S 44° 44' 05" W a distance of 455.02 feet to a point of curve of a curve to the left; thence along said curve to the left with a radius of 179.05 feet, a central angle of 42° 08' 24" (a chord which bears S 23° 39' 53" W, 128.74 feet) and a length of 131.69 feet to a point of tangency; thence S 02° 35' 41" W a distance of 510.56 feet to a point of curve of a curve to the left; thence along said curve to the left with a radius of 190.99 feet, a central angle of 40° 59' 58" (a chord which bears S 17° 54' 18" E, 133.77 feet) and a length of 136.67 feet to a point of tangency; thence S 38° 24' 17" E a distance of 62.89 feet to a point of curve of a curve to the right; thence along said curve to the right with a radius of 190.99 feet, a central angle of 40° 07' 28" (a chord which bears S 18° 20' 33" W, 131.03 feet) and a length of 133.75 feet to a point of tangency; thence S 01° 43' 11" W a distance of 704.79 feet; thence N 88° 16' 45" W a distance of 35.01 feet to the northeast corner of Parcel 1 Partition Plat 1992-069 on the westerly right-of-way of SW Hall Blvd; thence along the northerly and westerly

lines of said Partition Plat the following 7 courses; thence N 19° 59’ 47” W a distance of 36.96 feet; thence N 77° 33’ 03” W a distance of 39.55 feet; thence N 68° 35’ 31” W a distance of 63.16 feet; thence S 89° 17’ 05” W a distance of 56.25 feet; thence N 81° 13’ 33” W a distance of 92.73 feet; thence S 36° 40’ 28” W a distance of 116.84 feet; thence S 57° 58’ 03” W a distance of 43.20 feet; thence N 77° 47’ 58” W a distance of 110.95 feet; thence S 02° 30’ 20” W a distance of 422.27 feet to the northerly right-of-way of SW Omara Street; thence N 87° 45’ 14” W, along the northerly right-of-way, a distance of 19.65 feet; thence S 03° 57’ 44” W, along the westerly right-of-way of SW Omara Street a distance of 24.61 feet and a point on a non-tangent curve to the right; thence along said curve to the right with a radius of 145.90, a central angle of 67° 12’ 06” (a chord which bears N 28° 27’ 10” W, 161.48 feet) and a length of 171.12 feet to a point of tangency; thence N 05° 09’15” E a distance of 10.48 feet; thence N 87° 56’ 13” W a distance of 189.71 feet to the west line of Chelsea Hill; thence N 05° 09’ 16” E, along the easterly line of Chelsea Hill a distance of 219.78 feet to the northeast corner of Lot 10 Chelsea Hill; thence N 64° 24’ 41” W, along the northerly line of said Lot 10, a distance of 74.22 feet to the northwest corner of said Lot 10; thence S 49° 33’ 17” W, along the westerly line of said Lot 10, a distance of 89.36 feet to the south west corner of said Lot 10 and a point on a non-tangent curve to the left; thence along said curve to the left with a radius of 140.02, a central angle of 73° 14’ 45” (a chord which bears N 77° 04’ 28” W, 167.06 feet) and a length of 179.00 feet to the southeast corner of Lot 27 Chelsea Hill; thence N 60° 54’ 15” W, along the easterly line of said Lot 27, a distance of 149.70 feet to the northeast corner; thence S 76° 32’ 45” W, along the northerly line of Lots 27 and 28 Chelsea Hill, a distance of 90.00 feet to the northwest corner of said Lot 27 being on the northerly line of Chelsea Hill No. 2; thence N 41° 41’ 53” W, a distance of 365.61 feet to the southeasterly line of Duck Creek Homes; thence along the southeasterly and the northeasterly line of Duck Creek Homes the following 5 courses; thence N 44° 27’ 43” E a distance of 50.76 feet; thence N 25° 06’ 01” W a distance of 73.15 feet; thence N 05° 03’ 58” E a distance of 40.00 feet; thence N 66° 13’ 57” E a distance of 18.50 feet; thence N 42° 08’ 14” W a distance of 112.77 feet to the northwest corner of Duck Creek Homes; thence N 44° 27’ 43” E a distance of 20.57 feet; thence N 45° 36’ 55” W a distance of 359.09 feet to the northwesterly right-of-way of SW Ash Avenue; thence S 44° 27’ 43” W, along said northwesterly right-of-way of SW Ash Avenue, a distance of 258.18 feet to the southwest line of Lot 9 Burnham Tract; thence N 42° 08’ 14” W a distance of 380.48 feet to the most westerly corner of said Lot 9; thence N 50° 24’ 52” E, along the northwest line of said Lot 9, a distance of 143.90 feet; thence N 42° 59’ 15” W a distance of 821.63 feet, more or less, to the southeasterly right-of-way of SW Main Street, being a point on a non-tangent curve to the right; thence along said curve to the right with a radius of 1,870.00 feet, a central angle of 6° 35’ 46” (a chord which bears N 55° 58’ 35” E, 215.15 feet) and a length of 215.28 feet; thence N 59° 16’ 28” E, along said southeasterly right-of-way, a distance of 202.32 feet to a point of non-tangent curve to the left; thence along said right-of-way and said curve to the left with a radius of 180.29 feet, a central angle of 19° 44’ 52” (a chord which bears N 78° 43’ 27” E, 61.83 feet) and a length of 62.14 feet; thence N 52° 43’ 34” W a distance of 231.87 feet to the intersection point of the northwesterly right-of-way of HWY 99 W with the northerly right-of-way of SW Johnson Street; thence N 55° 27’ 12” W, along said northerly right-of-way of SW Johnson Street, a distance of 219.79 feet to the northwest line of Lot 53, Amended Plat of North Tigardville Addition; thence N 42° 05’ 45” E, along said northwest line of Lot 53, a distance of 645.17 feet to the westerly line of a Greenway Dedication as per Document No. 92014958, Washington County Deed Records; thence along said westerly line of Greenway Dedication the following four courses; thence S 32° 56’ 44” E a distance of 40.58 feet; thence S 03° 52’ 52” E a distance of 85.60 feet; thence S 0° 32’ 56” E a distance of 59.64 feet; and thence S 07° 33’ 33” E a distance of 151.19 feet to the northwesterly right-of-way of HWY 99 W; thence along said northwesterly right-of-way of HWY 99 W the following 5 courses; thence N 44° 08’ 14” E a distance of 48.33 feet; thence N 07° 33’ 33” W a distance of 27.78 feet; thence N 46° 23’ 16” E a distance of 366.71 feet; thence N 49° 49’ 08” E a distance of 29.37 feet; thence N 51° 23’ 28” E a distance of 295.46 feet to the southerly right-of-way of SW Tigard Street; thence N 62° 37’ 00” W, along the southerly right of way of SW Tigard Street, a distance of 20.82 feet; thence N 46° 55’ 01” E, along the southerly right of way of SW Tigard Street, a distance of 11.00 feet to a point 20.00 feet south of the center line of SW Tigard Street; thence N 49° 55’ 59” W, parallel with and 20.00 feet from the center line of SW Tigard Street(when measured at right angles), a distance of 99.33 feet; thence N 62° 33’ 24” W, parallel with and 20.00 feet from the center line of SW Tigard Street (when measured at right angles), a distance of 820.72 feet to a point at the extension of the westerly right-of-way; thence N 36° 24’ 01” E a distance of 240.58

feet to the point of intersection of the northerly right-of-way of SW Commercial Street, 30.00 feet from the center line of SW Commercial Street (when measured at right angles), with the extension of the westerly right-of-way of SW 95th Ave; thence S 62° 32' 35" E, parallel with and 30.00 feet from the centerline of SW Commercial Street (when measured at right angles), a distance of 594.81 feet to the east right-of-way of SW Lincoln Avenue to a point on a curve to the left; thence along said curve to the left with a radius of 9.49 feet, a central angle of 100° 21' 02" (a chord which bears S 14° 53' 25" E, 14.57 feet) and a length of 16.61 feet to the northerly right-of-way of SW Commercial Street; thence S 61° 24' 10" E, along said northerly right-of-way, a distance of 187.19 feet; thence S 55° 11' 17" E, along said northerly right-of-way, a distance of 54.14 feet; thence S 51° 43' 30" E, along said northerly right-of-way, a distance of 153.60 feet to the southeast line of the John L. Hinklin DLC; thence N 46° 44' 38" E, along said Hinklin DLC line, a distance of 1204.91 feet to point of beginning.

EXCEPTING THEREFROM, that tract of land being more particularly described as follows:

Commencing at the hereinabove described "Point A"; thence along said north line of Lot 1 Crow Park 217, S 64° 22' 46" W, a distance of 201.24 feet, more or less to the east right-of-way line of SW Garden Place and the True Point of Beginning of this exception area; thence along the easterly and southerly lines of said right-of-way, the following 17 courses, S 18° 46' 14" E, a distance of 339.42 feet to a point on a curve to the left; thence along said curve to the left with a radius of 641.49 feet, a central angle of 8° 34' 50" (a chord which bears S 23° 03' 39" E, 95.98 feet) and a length of 96.07 feet; thence S 27° 21' 04" E, 136.62 feet to a point on a curve to the left; thence along said curve to the left with a radius of 80.41 feet, a central angle of 33° 37' 42" (a chord which bears S 44° 09' 50" E, 46.52 feet) and a length of 47.19 feet to a point of compound curve to the left; thence along said curve to the left with a radius of 701.98 feet, a central angle of 10° 19' 57" (a chord which bears S 66° 08' 35" E, 126.42 feet) and a length of 126.59 feet to a point of compound curve to the left; thence along said curve to the left with a radius of 25.00 feet, a central angle of 50° 30' 14" (a chord which bears N 83° 26' 01" E, 21.33 feet) and a length of 22.04 feet to a point of reverse curve to the right; thence along said curve to the right with a radius of 50.00 feet, a central angle of 276° 18' 03" (a chord which bears S 16° 19' 49" E, 66.72 feet) and a length of 241.12 feet to a point of reverse curve to the left; thence along said curve to the left with a radius of 25.00 feet, a central angle of 46° 05' 41" (a chord which bears N 48° 34' 00" W, 19.57 feet) and a length of 20.11 feet to a point of reverse curve to the right; thence along said curve to the right with a radius of 751.98 feet, a central angle of 10° 05' 07" (a chord which bears N 66° 34' 16" W, 132.19 feet) and a length of 132.36 feet to a point of reverse curve to the left; thence along said curve to the left with a radius of 100.00 feet, a central angle of 29° 44' 13" (a chord which bears N 76° 41' 46" W, 51.32 feet) and a length of 51.90 feet; thence S 88° 44' 12" W, 137.33 feet to a point on a curve to the left; thence along said curve to the left with a radius of 975.00 feet, a central angle of 4° 10' 53" (a chord which bears S 86° 38' 45" W, 71.14 feet) and a length of 71.16 feet; thence S 84° 33' 19" W, 202.40 feet to a point on a curve to the left; thence along said curve to the left with a radius of 70.00 feet, a central angle of 82° 23' 34" (a chord which bears S 43° 21' 24" W, 92.21 feet) and a length of 100.66 feet to a point of reverse curve to the right; thence along said curve to the right with a radius of 100.00 feet, a central angle of 72° 01' 50" (a chord which bears S 38° 10' 29" W, 117.60 feet) and a length of 125.72 feet to a point of reverse curve to the left; thence along said curve to the left with a radius of 32.00 feet, a central angle of 74° 27' 28" (a chord which bears S 36° 57' 30" W, 38.72 feet) and a length of 41.59 feet to a point of cusp; thence S 89° 43' 33" W, 2.00 feet to the east right-of-way line of S.W. Hall Boulevard; thence along said east right-of-way line on a curve to the left with a radius of 5,759.58 feet, a central angle of 1° 03' 14" (a chord which bears N 0° 48' 36" W, 105.95 feet) and a length of 105.95 feet to a point of cusp and the north right-of-way line of SW Garden Place; thence along said north right-of-way line on a curve to the left with a radius of 25.00 feet, a central angle of 53° 07' 42" (a chord which bears S 64° 49' 00" E, 22.36 feet) and a length of 23.18 feet to a point of compound curve to the left; thence along said curve to the left with a radius of 30.00 feet, a central angle of 86° 28' 16" (a chord which bears N 45° 23' 48" E, 41.10 feet) and a length of 45.28 feet to a point of reverse curve to the right; thence along said curve to the right with a radius of 120.00 feet, a central angle of 82° 23' 33" (a chord which bears N 43° 21' 27" E, 158.07 feet) and a length of 172.56 feet; thence along N 84° 33' 19" E, 373.15 feet, more or less to the southeast corner of Lot 6 Tigard Road Gardens; thence N 13° 37' 02" E, 556.65 feet, more or less to the True Point of Beginning.

Total area equals 229.35 acres, more or less.

V Urban Renewal Projects

Urban renewal projects authorized under the Plan, which may be undertaken by the Agency, are described below. To preserve and enhance the Area's natural resources, projects will be designed and implemented with consideration for ecologically sensitive areas and to minimize the impacts of development on the environment. Property acquisition may be required for these projects. Further, some of the projects described herein will require participation of other public agencies.

A. Street Improvements

Street Improvements projects are designed to improve multimodal circulation and connectivity within downtown Tigard. The projects will also facilitate access between downtown and adjacent residential, commercial and employment areas. To create a pedestrian environment that encourages active uses such as shopping, entertainment and commercial business activity, utilities may be under-grounded concurrent with street improvements.

1. **Ash Avenue Extension, Scoffins to Burnham, Including RR Crossing**
   The extension of Ash Avenue from Burnham Street to Commercial Street is a project under the Plan. A new railroad crossing will be developed as part of the project.

2. **Scoffins Street/Hall Boulevard/Hunziker Re-Alignment**
   The re-alignment of the Scoffins Street/Hall Boulevard/Hunziker Road intersection is a project under the Plan. Currently, Scoffins Street and Hunziker are poorly aligned, which increases congestion and slows traffic at this three-way intersection.

3. **Hall Blvd/Highway 99W Intersection Improvements**
   Improvements to the intersection of Hall Boulevard/Highway 99W are a project under the Plan. The project will improve multimodal circulation and safety and reduce congestion at this major intersection, which serves as an important gateway to downtown.

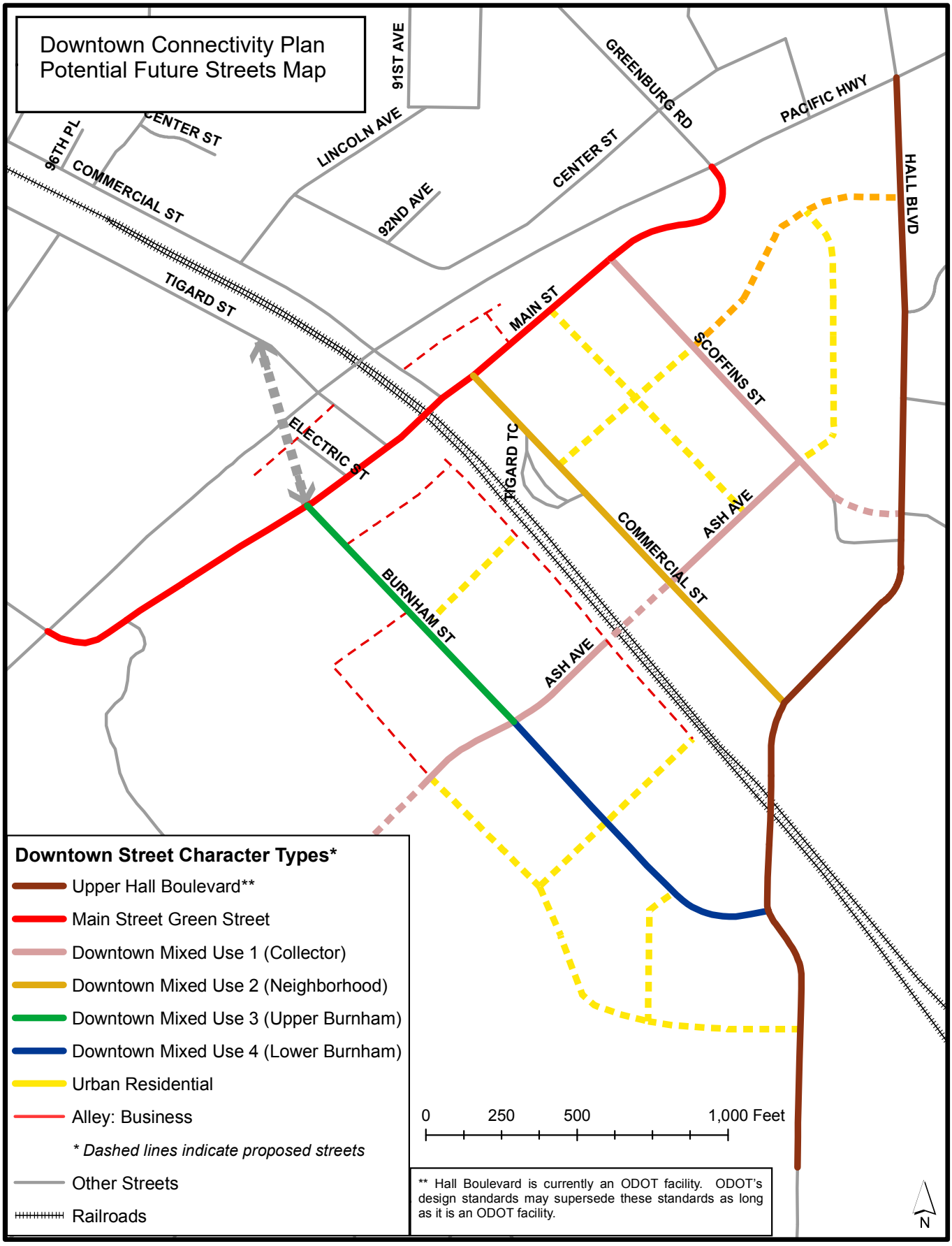
4. **Greenburg Road/Highway 99W Intersection Improvements**
   The City has recently commissioned a study that will determine what improvements will be needed to reduce congestion and increase multimodal circulation at the intersection of Greenburg Road and Highway 99W. Tax increment revenues may be used to finance recommended intersection improvements.

5. **Burnham Street Improvements**
   The reconstruction and widening of Burnham Street is a project under the Plan.



6. **Center Street Improvements**
   Upgrades and improvements to Center Street are a project under the Plan.

7. **Construction of New Streets**
   Construction of new streets to provide connectivity within the Area, as identified by hash marks on Figure 2.


Downtown Connectivity Plan
Potential Future Streets Map
91ST AVE
GREENBURG RD
PACIFIC HWY
CENTER ST
96TH PL
LINCOLN AVE
CENTER ST
HALL BLVD
COMMERCIAL ST
92ND AVE
TIGARD ST
MAIN ST
SCOFFINS ST
ELECTRIC ST
TIGARD TC
ASH AVE
COMMERCIAL ST
BURNHAM ST
ASH AVE
Downtown Street Character Types*
Upper Hall Boulevard**
Main Street Green Street
Downtown Mixed Use 1 (Collector)
Downtown Mixed Use 2 (Neighborhood)
Downtown Mixed Use 3 (Upper Burnham)
Downtown Mixed Use 4 (Lower Burnham)
Urban Residential
Alley: Business
* Dashed lines indicate proposed streets
Other Streets
Railroads
0
250
500
1,000 Feet
** Hall Boulevard is currently an ODOT facility. ODOT's design standards may supersede these standards as long as it is an ODOT facility.
N

B. Streetscape Improvements

The Tigard Downtown Improvement Plan identifies landscaping features, street trees and street furniture as improvements that will enhance the physical appearance of downtown and attract a broader range of users, including shoppers, tourists and commercial employers. Streetscape improvements on the following streets in the downtown area are a Project under the Plan:

1. **Main Street**
2. **Burnham Street**
3. **Commercial Street**
4. **Ash Avenue**
5. **Scoffins Road**
6. **Center Street**

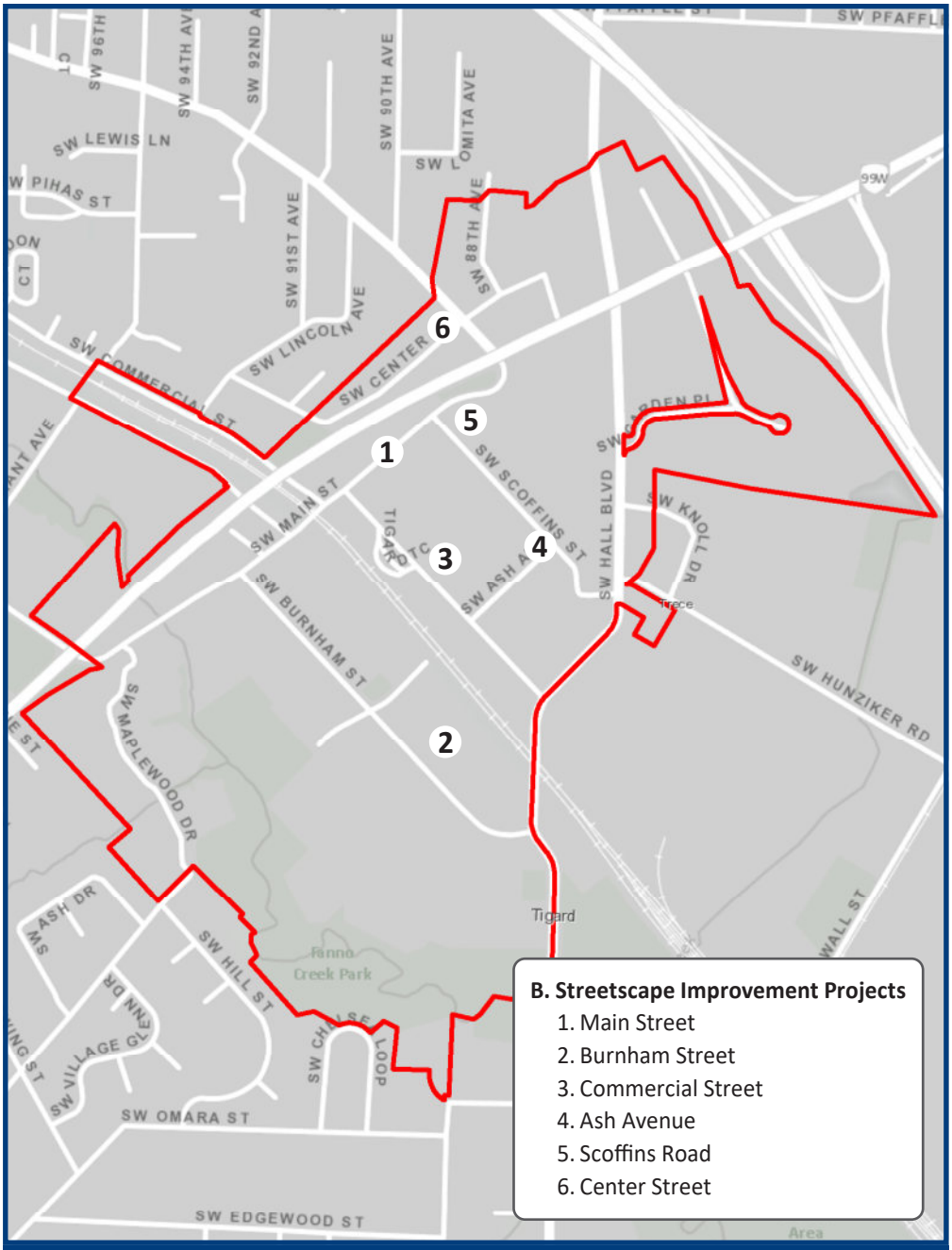


Figure 3: Urban Renewal Streetscape Improvement Projects

C. Bike/Pedestrian Facilities

Bike/Pedestrian Facilities are designed to facilitate safe and convenient multimodal access throughout the Urban Renewal Area.

1. **Commuter Rail Access**
   The provision of pedestrian access to the proposed downtown Tigard commuter rail station from Burnham Street is a project under the Plan.

2. **Hall Boulevard**
   This project will increase pedestrian access and safety by eliminating gaps in the sidewalk on the east side of Hall Boulevard and repairing sidewalks and curbs on both sides of Hall Boulevard as needed.

3. **Scoffins Street**
   The installation of bicycle lanes and sidewalks on Scoffins Street, which currently lacks pedestrian and bicycle facilities, is a project under the Plan.

4. **Tigard Street**
   This project will provide a new bike lane on the south side of Tigard Street and upgrade the existing bike lane on the north side to standard.

5. **Highway 99W**
   The installation of contiguous sidewalks on both sides of Highway 99W and a grade-separated bicycle/pedestrian crossing at Greenburg Road to increase pedestrian and bicycle safety is a project under the Plan.

6. **Center Street**
   The provision of sidewalks and bicycle lanes on Center Street is a project under the Plan.

7. **Enhanced Pedestrian Bridge over Fanno Creek Connecting to Ash Avenue**
   The design and construction of an enhanced pedestrian bridge over Fanno Creek, connecting to Ash Avenue, is a project under the Plan. This project will facilitate access between residential neighborhoods west of Fanno Creek and downtown and will be designed to minimize impacts to sensitive areas and preserve wetlands buffers.

8. **Conversion of Existing North Rail Corridor into a Multi-use Pedestrian Trail**
   The conversion of the existing north rail corridor into a multi-use pedestrian trail is a project under the Plan. This project will increase pedestrian access and provide new recreational opportunities for residents, workers and visitors to downtown. Key components of the project may include bio-swales, native vegetation, pervious pavement and low impact stormwater conveyance/treatment features that will distinguish downtown Tigard from other communities by promoting sustainable development.

9. **Tigard Street/Grant Bicycle/Pedestrian Crossing**
   The design and construction of a new at-grade bicycle/pedestrian crossing that will extend from the intersection of Tigard Street and Grant Street (south of the railroad) to the north side of the railroad tracks is a project under the Plan. The crossing will facilitate circulation and access to downtown by non-motorized vehicles. Automobiles and other motorized vehicles will be prohibited.

10. **Tigard Heritage Trail (Main Street to Hall Blvd.)**
    This project will increase pedestrian access and provide new recreational opportunities for residents, workers and visitors to downtown. The project will build a new path connecting Main Street to the existing multi-use trail that connects the Commuter Rail parking lot to Hall Boulevard, and include historical/educational installations and other amenities.

11. **Fanno Creek Trail Improvements**
    Improvements to the Fanno Creek Trail within the Area will include new trail connections, lighting, accessibility improvements, boardwalks and wayfinding.

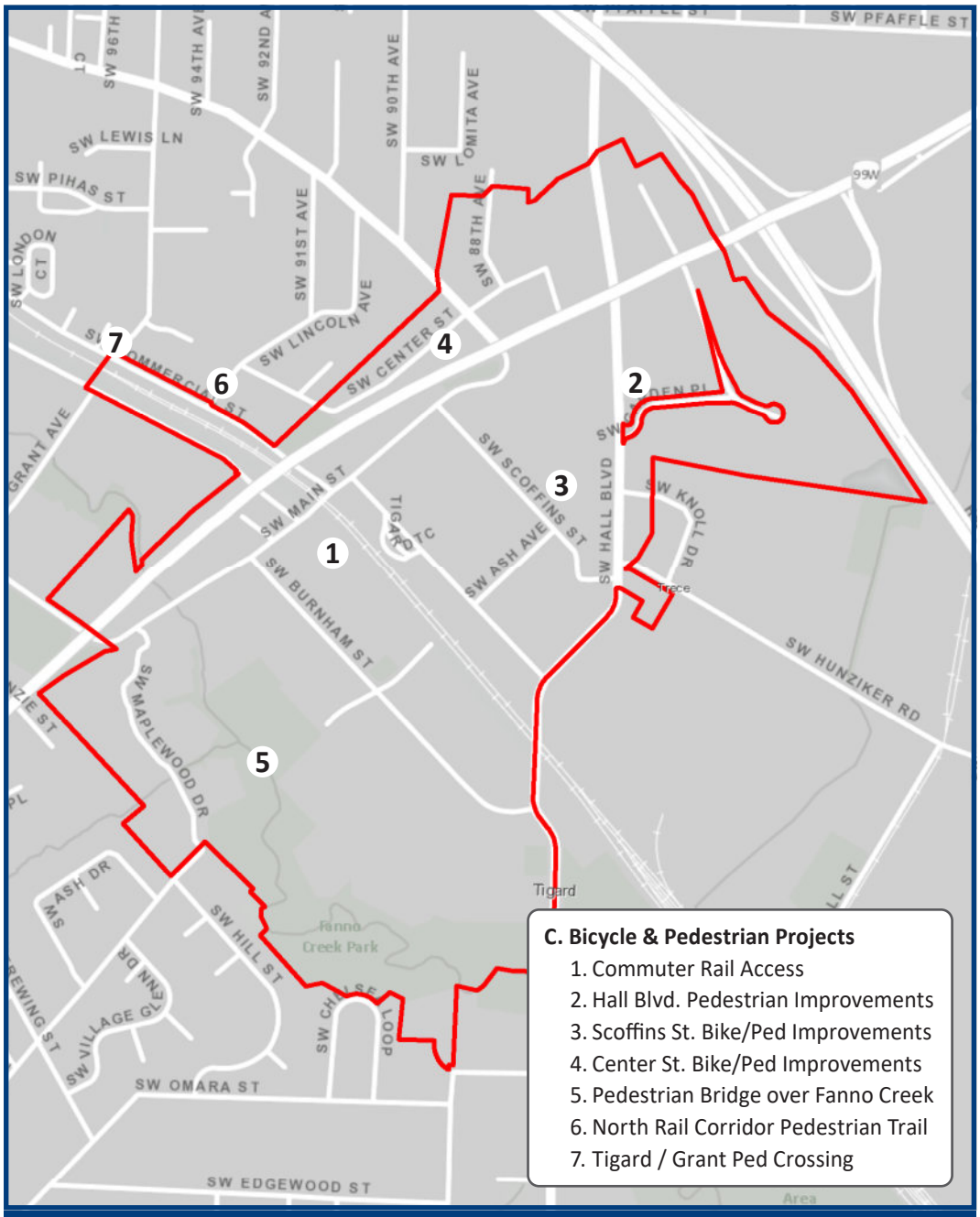


Figure 4: Urban Renewal Bicycle/Pedestrian Projects

D. Parks

1. **Fanno Creek Park Improvements**
   Upgrades and improvements to Fanno Creek Park, as well as the preservation and restoration of environmentally sensitive areas, is a project under the Plan.

2. **Skateboard Park**
   The construction of a new skateboard park is a project under the Plan. The proposed location of the skateboard park is the City Hall parking lot.



E. Public Spaces

1. **Green Corridor/Urban Creek**

   The development of a green corridor/urban creek that will extend from the intersection of Highway 99W and Hall Boulevard through downtown and to Fanno Creek in a project under the Plan. Key components of the project may include bio-swales, native vegetation, pervious pavement and other low impact stormwater conveyance/treatment features.

2. **Plazas**

   The design and construction of public plazas that will serve as public gathering spaces is a project under the Plan. This project will encourage a broader range of active and passive recreational uses in downtown and attract more residents and visitors to the area. The Universal Plaza project will provide a large public space that includes a water feature, covered area, connection to the Fanno Creek Trail, restrooms, and other amenities.

3. **Urban Green Spaces**

   The development of high quality urban green spaces suitable for a range of recreational uses is a project under the Plan. Similar to the plazas project, this project will increase the overall livability and attraction of the downtown area. The urban green space will be designed to promote the preservation and restoration of environmentally sensitive areas.

4. **Public Market**

   The design and development of a public market in the proposed public use area near Fanno Creek is a project under the Plan.

F. Public Facilities

The Plan includes the following public facilities. Prior to the expenditure of tax increment revenues for any of these projects, the Agency will be required to adopt a Minor Amendment to the Plan (as provided in Section XII) explaining how the facility serves or benefits the Area, and further stating the proportion of the benefits of these facilities that will accrue to the Area and finding that the amount of the expenditure is proportional to the amount of benefit to the Area. Design and development will be a part of all proposed public facilities projects identified in the Plan.

1. Performing Arts Center

The design and construction of a performing arts center in downtown Tigard is a project under the Plan. This project, which is recommended in the Tigard Downtown Improvement Plan, will provide new entertainment and recreation opportunities that will attract residents and out-of-town visitors to downtown.

2. Public Parking Facilities

The design and construction of new public parking facilities is a project under the Plan. As new shopping, recreational and entertainment uses, including the proposed performing arts center and public market, are established in the downtown area, new public parking facilities will be needed to accommodate the anticipated increase in parking demand. This project includes structured parking that would jointly serve employment uses as well as visitors and customers to the downtown.

3. Post Office Relocation

The relocation of the existing downtown post office is a project under the Plan.

4. Public Market Area

The development of a public market area in the proposed public use area near Fanno Creek is a project under the Plan.

5. Public Restrooms

The provision of public restrooms in public gathering spaces is a project under the Plan.

G. Planning and Development Assistance

Offering the following types of planning and development assistance to support the development, redevelopment and rehabilitation of private property in the Area is a project under the Plan. Detailed rules and regulations for the administration of financial and technical assistance programs will be established by the Agency after adoption of the Plan in order to ensure that urban renewal funds are used in compliance with the Plan and for the agreed upon Plan purposes. The adoption and amendment of such programs, rules and regulations would not be considered changes to the Plan.

1. **Rehabilitation/Redevelopment Grant/Loan Program**
   The Urban Renewal Plan authorizes loans and/or grants for property rehabilitation and redevelopment. Property to be improved may be residential or commercial. Loans may be at or below market rates, and assistance can include direct loans or guarantees of loans made by third parties.



2. **New Development Grant/Loan Program**
   In addition to providing rehabilitation and redevelopment assistance, the Urban Renewal Plan authorizes loans and/or grants for new development. Property to be improved may be residential or commercial. Loans may be at or below market rates, and assistance can include direct loans or guarantees of loans made by third parties.



3. **Technical Assistance Program**
   The Urban Renewal Plan authorizes technical assistance in the form of site studies, market studies, feasibility analyses, engineering and design and other activities directly related to development of property in the urban renewal area. Examples of such technical assistance may include structural analysis of downtown building to promote rehabilitation of underutilized buildings and relocation strategies for existing downtown businesses seeking to move to an alternative site within the urban renewal area.

4. **Commercial Façade Improvement Loans**
   To create a distinct identity for downtown Tigard that is visually appealing and unified, the Urban Renewal Plan authorizes façade improvement loans for commercial development. Improvements will be used to enhance the architectural integrity and character of historic commercial buildings and storefronts in need of a "face lift."



5. **Affordable Housing Development Assistance**
   Grants and technical assistance to encourage new regulated affordable housing, and preservation of naturally occurring affordable housing.

H. Real Property Acquisition

In addition to acquisition of real property, or any interest in real property, in conjunction with the Projects identified in paragraphs A through G., real property may be acquired as determined by the Agency to be necessary to further the Goals and Objectives of the City Center Renewal Plan and as provided in Section VIII, paragraph A. This includes acquisition of real property from willing sellers to support development or redevelopment of retail, office, housing and mixed use projects within the Area.

1. Taxlot ID 2S12AC-00202; Burnham Street Property

2. Taxlots 2S102AD02800, 2S102AD02900, and 2S102AD03000; Burnham and Ash Avenue Properties

2. Taxlots 2S102AB0200 and 2S102AB02100 Main Street "Saxony Properties"

I. Real Property Disposition

In addition to disposal of real property, or any interest in real property, in conjunction with the Projects identified in paragraphs A through G., real property may be disposed of as determined by the Agency to be necessary to further the Goals and Objectives of the
City Center Renewal Plan and as provided in Section
VIII, paragraph A. This includes real property disposition to support development or redevelopment of retail, office, housing and mixed use projects within the Area.

1. Taxlots 2S102AD02800, 2S102AD02900, and 2S102AD03000; Burnham and Ash Avenue Properties

J. Finance Fees and Plan Administration

This category allows for repayment of costs associated with implementation of the Plan, including but not limited to ongoing administration and financing costs associated with issuing long- and short-term debt, relocation costs, and other administrative costs.

VI Relationship to Local Objectives

The Plan addresses local planning and development objectives contained in the City's Comprehensive Plan, Development Code, Transportation System Plan, Park System Master Plan and the Tigard Downtown Improvement Plan. Adopted in 1982 and last revised in January 2005, the Comprehensive Plan identifies goals and policy objectives that will promote growth that is both sustainable and supportive of the community's desire to maintain high livability standards. The City's Development Code is updated on an ongoing basis and the TSP was adopted in January 2002. The Park System Master Plan was adopted in July 1999.

Under the guidance of local residents, business owners and other community stakeholders, the City has undertaken the development of a long-range development plan for downtown Tigard. The Tigard Downtown Improvement Plan will provide a long range planning strategy for development in downtown Tigard.

A. City of Tigard Community Development Code

The City of Tigard Community Development Code establishes zoning districts, which govern allowed uses and contain development standards. The Area encompasses property within the City's commercial, industrial, and parks and recreation zoning districts.

According to the City's Development Code, the purpose of commercial zoning districts is to implement the goals and policies of the comprehensive plan related to land use planning and economic development by:

A. Ensuring that a full range of goods and services are available throughout the city so that residents can fulfill all or most of their needs within easy driving distance and, ideally, within easy walking and biking distance of their homes;

B. Ensuring that a full range of economic activities and job opportunities are available throughout the city; and

C. Minimizing the potential adverse impacts of commercial uses on residential uses by carefully locating and selecting the types of uses allowed in each commercial zone.

The purpose of Tigard's industrial zoning districts is to implement the goals and policies of the comprehensive plan related to land use planning and economic development by:

A. Ensuring that a full range of economic activities and job opportunities are available throughout the city; and

B. Minimizing the potential adverse impacts of industrial uses on nonindustrial uses by carefully locating and selecting the types of uses allowed in each industrial zone.

The purpose of Tigard's parks and recreation zoning district is to preserve and enhance publicly-owned open space and natural and improved parkland within the city. This zone is intended to serve many functions including:

A. Providing opportunities for both active and passive recreational facilities to meet neighborhood, community, and regional needs;

B. Providing contrast to the built environment;

C. Providing opportunities to strengthen community identity, improve public health, and foster interactions between citizens;

D. Providing economic development by creating a desirable public image and robust quality of life;

E. Recognizing that publicly-owned parks have a special relationship to the community and are an important resource;

F. Providing flexibility in the use and development of recreational facilities as the city responds to changes in demographics, program needs, and external regulatory requirements; and

G. Allowing for the efficient implementation of plans and improvements to parks, recreational facilities, and open areas with appropriate reviews where compatibility issues may arise.

A detailed description of commercial, industrial, and parks and recreation zoning districts within the Area and corresponding development standards are described in Section VII below.

The Plan implements the public investments necessary to generate development that is consistent with Mixed-Use Central Business District, General Commercial District, Industrial Park District, and Parks and Recreation District. Further, the Plan will help ensure that the Area develops efficiently, with high quality, attractive development that creates an identity and sense of place unique to downtown Tigard.

B. Tigard Comprehensive Plan Goals & Policies

(Revised 2017 Sub. Amendment)

NATURAL RESOURCES AND HISTORIC AREAS

The Comprehensive Plan identifies policies intended to preserve and enhance the City's natural areas, including wildlife habitat areas, wetlands sites and other environmentally sensitive areas. Further, natural features and open space policies call for the development of an adequate system of open space, recreation lands and facilities to maintain and improve community livability and the preservation and enhancement of historically and culturally significant resources.

Natural Areas policies supported by the Plan include:

Goal 5.1

Protect natural resources and the environmental and ecological functions they provide, and to the extent feasible, restore natural resources to create naturally functioning systems and high levels of biodiversity.

Policy 7

The City shall protect and restore riparian and upland habitats to the maximum extent feasible on public and private lands.

Goal 5.2

Goal 5.2: Promote the preservation and protection of historically and culturally significant resources.

The Plan identifies Parks, Public Spaces and Bicycle/Pedestrian Facilities projects, including but not limited to the Fanno Park Improvements, Urban Creek/Green Corridor and Urban Green Spaces projects, which will further the Comprehensive Plan's Natural Areas policy objectives. In addition to preserving and upgrading existing parks and natural areas such as Fanno Creek Park, the Plan will facilitate the creation of "green" amenities and pedestrian/bicycle facilities that will provide new active and passive recreational opportunities for residents, downtown workers and visitors and improve connectivity between downtown and adjacent neighborhoods.

PARKS, RECREATION, TRAILS, AND OPEN SPACE

The Comprehensive Plan adresses access to parks, recreation, trails, and open space that enhance the livability of a community and contributes to the well-being of its residents.

Parks policies supported by the Plan include:

Goal 8.1

Provide a wide variety of high quality park and open spaces for all residents, including both developed areas with facilities for active recreation and undeveloped areas for nature oriented recreation and the protection and enhancement of valuable natural resources within the parks and open space systems.

Policy 1

Tigard shall acquire, develop and maintain a diverse system of parks, trails, open space and recreational facilities that are safe, functional and accessible to all of its population.

Goal 8.2

Create a Citywide network of interconnected on-and-off-road pedestrian and bicycle trails.

Policy 1

The City shall create an interconnected regional and local system of on- and off-road trails and paths that link together neighborhoods, parks, open spaces, major urban activity centers and regional recreational opportunities utilizing both public property and easements on private property.

The Plan includes multiple projects that support the City's park system vision and recommendations. In particular, the Fanno Creek Park Improvements and Urban Green Spaces projects will upgrade and increase multimodal access to existing parks and open space areas and create new green space and recreational areas that will draw residents, shoppers and visitors to downtown Tigard. The Plan includes additional trail connections through the Tigard Heritage Trail and Fanno Creek Trail projects and the development of Universal Plaza, a central gathering place for residents and visitors to Tigard.

ECONOMIC DEVELOPMENT

The Comprehensive Plan identifies policies intended to diversify and improve Tigard's economic and employment base, including specific policies that address economic needs in the Central Business District.

Economic policies supported by the Plan include:

Goal 9.1

Develop and maintain a strong, diversified, and sustainable local economy.

Policy 1

The City shall establish strategies to retain and encourage the growth of existing businesses.

Policy 5

The City shall promote well-designed and efficient development and redevelopment of vacant and underutilized industrial and commercial lands.

One of the Plan's stated goals is to "Promote high quality development of retail, office and residential uses that support and are supported by public streetscape, transportation, recreation and open space investments." The Plan identifies intersection improvements, such as the Hall Blvd/99 W Intersection Improvements project, road widening and realignment projects and other street projects that will improve circulation and access in and around downtown. In addition, the Plan authorizes streetscape projects and pedestrian/bicycle improvements that will make downtown safer and more accessible to pedestrians and bicyclists by filling in gaps in the existing sidewalk system, providing new or upgraded bike lanes, and establishing new multiuse trails and pedestrian crossings. Finally, the Plan includes parks, public spaces and public facilities projects that will make downtown a more appealing place to do business and facilitate the transition of existing industrial and auto-oriented uses to locations outside of the Central Business District.

HOUSING

The Comprehensive Plan identifies the provision of high quality housing of varying densities, types and affordability levels as a critical long range planning goal.

Tax increment revenues generated under the Plan may be used to fund development and technical assistance programs that will facilitate residential development that meets the diverse housing needs of Tigard's citizens, as prescribed below:

Goal 10.1

Provide opportunities for a variety of housing types to meet the diverse housing needs of current and future City residents.

Policy 1

The City shall adopt and maintain land use policies, codes, and standards that provide opportunities to develop a variety of housing types that meet the needs, preferences, and financial capabilities of Tigard's present and future residents.

Policy 5

The City shall provide for high and medium density housing in areas such as town centers (Downtown), regional centers (Washington Square), and along transit corridors where employment opportunities, commercial services, transit, and other public services necessary to support higher population densities are either present or planned for in the future.

In addition to financing the programs described in Section IV, the Plan includes public improvements projects that will make the Area a more attractive and viable location for new, high quality medium- and high-density residential development in downtown Tigard.

TRANSPORTATION

The Comprehensive Plan identifies policies that are designed to provide safe and efficient multimodal circulation and access within downtown Tigard and between downtown and adjacent neighborhoods.

Transportation policies supported by the Plan include:

Goal 12.3

Provide an accessible, multi-modal transportation system that meets the mobility needs of the community.

Policy 4

The City shall support and prioritize bicycle, pedestrian, and transit improvements for transportation disadvantaged populations who may be dependent on travel modes other than private automobile.

Policy 6

The City shall require development adjacent to transit routes to provide direct pedestrian accessibility.

Policy 8

The City shall design all projects on Tigard city streets to encourage pedestrian and bicycle travel.

Goal 12.4

Maintain and improve transportation system safety.

Policy 2

The City shall coordinate with appropriate agencies to provide safe, secure, connected, and desirable pedestrian, bicycle, and public transit facilities.

In conjunction with proposed street improvements, the Plan provides for new bike lanes and sidewalks as well as upgrades to inadequate bicycle and pedestrian facilities. These projects will increase multimodal access and circulation throughout the Area. Further, to improve neighborhood livability and create a visually appealing streetscape environment that draws residents and visitors to downtown and promotes more active commercial, recreation and entertainment uses, landscape improvements, street trees, street furniture and other streetscape improvements are identified as key components of the Plan.

SPECIAL PLANNING AREAS – DOWNTOWN

The Comprehensive Plan identifies downtown Tigard and the Central Business District as a Special Area of Concern. Existing uses include a mix of older, substandard commercial and residential development, and industrial buildings that do not conform to the Comprehensive Plan's long term vision for downtown Tigard. To make downtown a more attractive destination for shopping, dining and a variety of entertainment and recreational activities, the Plan includes transportation, streetscape, public facilities and public spaces projects designed to create a visually distinct, unified character.

The Plan also supports development and technical assistance programs designed to help local business and property owners rehabilitate and upgrade substandard buildings and create new quality development in downtown. The Plan supports the following Special Area of Concern policies:

Goal 15.1

The City will promote the creation of a vibrant and active urban village at the heart of the community that is pedestrian oriented, accessible by many modes of transportation, recognizes natural resources as an asset, and features a combination of uses that enable people to live, work, play, and shop in an environment that is uniquely Tigard.

Goal 15.2

Facilitate the development of an urban village.

Policy 5

Downtown design, development and provision shall emphasize public safety, accessibility, and attractiveness as primary objectives.

Goal 15.4

Develop comprehensive street and circulation improvements for pedestrians, automobiles, bicycles, and transit.

Policy 1

The downtown shall be served by a complete array of multi-modal transportation services including auto, transit, bike, and pedestrian facilities.

Policy 5

Streetscape and public area design shall focus on creating a pedestrian friendly environment without the visual dominance by automobile-oriented uses.

Proposed pedestrian and bicycle improvements, such as the Commuter Rail Access and Tigard Street/Grant Pedestrian/Bicycle Crossing projects, will provide safe and convenient pedestrian access to local shops and transit. In addition, streetscape improvements along Main Street, Burnham Street, Commercial Street and other Area roadways will make downtown a more accommodating, pedestrian-oriented commercial district than it is today. Lastly, public facilities projects such as the Performing Arts Center and Public Market will generate support for new and existing businesses that provide entertainment and recreational options for downtown visitors.

C. Transportation System Plan Goals and Policies

(Revised 2017 Sub. Amendment)

Adopted in 2002, the TSP identifies goals and policy objectives intended to create a transportation system that enhances community livability and facilitates safe and convenient multimodal access to Tigard residents and visitors. The Plan's goals, objectives and transportation infrastructure projects directly address or correlate to planning needs identified in the TSP's goals and policies. Of particular relevance to the Plan are the following transportation system goals and policies, identified in Chapter 2 of the TSP:

TRANSPORTATION SYSTEM PLAN

Goal 2

Transportation Efficiency – Develop and maintain a transportation system for the efficient movement of people and goods.

Policy 4

The city shall design arterial routes, highway access, and adjacent land uses in ways that facilitate the efficient movement of people, goods, and services.

Policy 9

The city shall require the provision of appropriate parking in balance with other transportation modes.

Goal 3

Multi-modal Transportation System – Provide an accessible, multi-modal transportation system that meets the mobility needs of the community.

Policy 5

The city shall require development adjacent to transit routes to provide direct pedestrian accessibility.

Policy 7

The city shall design all projects on Tigard city streets to encourage pedestrian and bicycle travel.

Goal 4

Safe Transportation System – Maintain and improve transportation system safety.

Policy 2

The city shall coordinate with appropriate agencies to provide safe, secure, connected and desirable pedestrian, bicycle, and public transit facilities.





The Plan includes streetscape improvements and bicycle/pedestrian system improvements designed to encourage alternative modes of transportation to the automobile. By filling gaps in the existing sidewalk system, installing new bike lanes and upgrading existing bikeways to standard, the Plan will help create a complete system of bicycle and pedestrian facilities that enables pedestrians and bicyclists to commute safely and efficiently to and within downtown.

The Plan includes street improvements that will address motor vehicle needs in and around downtown Tigard. Projects such as the Scoffins Street/Hall Boulevard/Hunziker Realignment and Highway 99W intersection improvements will reduce congestion and improve circulation while creating a safer environment for drivers, pedestrians and bicyclists. The Plan includes trail connections through the Tigard Heritage Trail and Fanno Creek Trail projects and provides funding for the construction of new streets providing connectivity in the Area. The Plan also provides funding for a parking structure to serve employment uses as well as visitors and customers to the Downtown.

D. City of Tigard Park System Master Plan

The City of Tigard Park System Master Plan is guided by the following vision:

PARKS, RECREATION, TRAILS, AND OPEN SPACE

Goal 1

Provide a wide variety of high quality park and open spaces for all residents, including both:

- Developed areas with facilities for active recreation; and
- Undeveloped areas for nature-oriented recreation and the protection and enhancement of valuable natural resources within the parks and open space system.

Goal 2

Create a Citywide network of interconnected on- and off-road pedestrian and bicycle trails.

Goal 3

Provide Tigard residents with a broad range of recreational, cultural and educational activities.

The Plan includes multiple projects that support the City's park system vision and recommendations. In particular, the Fanno Creek Park Improvements and Urban Green Spaces projects will upgrade and increase multimodal access to existing parks and open space areas and create new green space and recreational areas that will draw residents, shoppers and visitors to downtown Tigard. The Plan includes additional trail connections through the Tigard Heritage Trail and Fanno Creek Trail projects and the development of Universal Plaza, a central gathering place for residents and visitors to Tigard.

Goal 8.2

Create a Citywide network of interconnected on- and off-road pedestrian and bicycle trails.

Policy 1

The City shall create and interconnected regional and local system of on- and off-road trails and paths that link together neighborhoods, parks, open spaces, major urban activity centers and regional recreational opportunities utilizing both public property and easements on private property.

The Plan includes multiple projects that support the City's park system vision and recommendations. In particular, the Fanno Creek Park Improvements and Enhanced Pedestrian Bridge, Urban Creek/Green Corridor and Urban Green Spaces projects will upgrade and increase multimodal access to existing parks and open space areas and create new green space and recreational areas that will draw residents, shoppers and visitors to downtown Tigard.

E. Tigard Downtown Improvement Plan

The Tigard Downtown Improvement plan is guided by four primary objectives:

"First and foremost, the TDIP seeks to carry out the City Council's goal to revitalize Downtown Tigard. Second, the TDIP is a downtown "improvement" plan, one that builds upon the good "bones" of the current Downtown area, and that builds upon the sound foundation of community-based planning to serve as the "master conceptual plan" for the area. Third, an overarching objective of the Plan is to ensure that Downtown Tigard will serve the community's stated future needs for an active, mixed use "urban village". Finally, the TDIP must meet the objectives of the Metro Functional Plan for a Town Center, as that plan designates Tigard's downtown area as a Town Center."

The Tigard Downtown Improvement Plan provides a vision, design guidelines and a series of catalyst projects that will foster development that is compatible with the "urban village" concept. The Plan supports projects and programs that will facilitate the implementation of the prescribed catalyst projects, many of which are included in the Urban Renewal Projects and Programs section.

F. Affordable Housing Plan

In 2019 the City of Tigard adopted the Affordable Housing Plan – Tigard Housing Strategy Implementation Plan. The purpose of the Tigard Housing Strategy Implementation Plan (THSIP) is to identify strategies and implementation steps needed to increase the supply and affordability of housing within the City of Tigard. The outcome of the project will be recommendations for adoption of housing strategies and policies, including amendments to municipal and development code, to implement an Affordable Housing Plan. The THSIP identified tools to assist in the development of affordable housing, one of which was tax increment funds.

The Plan includes a project category of Affordable Housing Development Assistance to provide grants and technical assistance to help encourage the development of affordable housing in the Area.

G. City of Tigard Strategic Plan 2020–2025

The City of Tigard Strategic Plan was adopted by City Council on September 22, 2020. The Vision of the Plan is: Tigard: An equitable community that is walkable, healthy, and accessible for everyone. These are the strategic priorities and supporting objectives and actions from the Strategic Plan that connect to the City Center Urban Renewal Plan:

Strategic Priority 2
Create a well-connected, attractive, and accessible pedestrian network.

2.1 *Create a well-connected pedestrian network that links all Tigard residents and businesses.*

2.1 C. *Identify and pursue new funding sources to build the pedestrian network.*

2.1 D. *Bring parks and trailheads within a 10-minute walk of every Tigard resident.*

2.1 E. *Expand the pedestrian network annually.*

2.2 *Tigard's pedestrian network is attractive accessible, safe and well-maintained.*

2.2 B. *Design the trail system to serve both recreational and active transportation purposes.*

Strategic Priority 3
Ensure development and growth support the vision.

3.1 *Pursue land development that maximizes public health benefits while increasing connection between people and community destinations.*

3.1 B. *Locate and grow businesses to support walkability, connectivity, and accessibility for all business locations.*

3.1 C. *Build mixed-use development that is inclusive of housing, shopping, employment, services and integrates transportation options.*

3.1 D. *Fully implement the City's Complete Streets policy.*

3.1 G. I*nvest in public spaces that equitably serve the city's diverse residents, workers, and visitors.*

3.2 *Focus development-associated resources in parts of the city that have the capacity to serve, house, employ and attract the most people with the least impact on Tigard's natural systems and the climate.*

3.2 B. *Facilitate Transit Oriented Development (TOD) that supports employment, housing, and community services.*

3.3 *Understand the effects of development on vulnerable Tigard residents and mitigate those impacts within projects and over time.*

3.3 C. *Support a balanced, diverse mix of business sectors and employment opportunities.*

3.3 D. *Ensure transportation investments and improvements are providing equitable benefits and impact to the entire population.*

3.3 E. *Advance equitable economic opportunity.*

3.4 *Proactively intervene as necessary to meet the housing needs of all community members.*

3.4 A. *Prioritize funds to support the creation and retention of affordable housing in Downtown Tigard, the Tigard Triangle and Washington Square.*

3.4 D. *Increase the housing mix in the city to meet the needs of smaller households, including singles, young families, and older adults.*

The City Center Urban Renewal Plan conforms to the City of Tigard Strategic Plan and implements many portions of the Strategic Plan. The Plan helps implement the strategic priority to "Create a well-connected and accessible pedestrian network" as projects provide funding for increased trails and fornew streets providing connectivity in the Area. The Plan helps implement the strategic priority "Ensure development and growth supports the vision" as it includes the development of the Universal Plaza, a central gathering place for Tigard residents. In addition, the Plan provides structured parking and assistance for new mixed-use development including affordable housing development.

VII Proposed Land Uses

Land uses within the Area are governed by the City of Tigard Development Code. The Development Code establishes zoning districts that implement the Tigard Comprehensive Plan. The districts govern the allowed uses and contain development standards.

General/Commercial CG

The C-G zone is designed to accommodate a full range of retail, office, and civic uses with a citywide and even regional trade area. Except where nonconforming, residential uses are limited to mixed-use developments. A wide range of uses, including but not limited to adult entertainment, automotive equipment repair and storage, mini-warehouses, utilities, heliports, medical centers, major event entertainment, and gasoline stations, are allowed conditionally.

Mixed Use Central Business District U-CBD

The MU-CBD zone is designed to provide a pedestrian-friendly urban village in downtown Tigard. A wide variety of commercial, civic, employment, mixed-use, apartments, and rowhouses are allowed.

Industrial Park I-P

The I-P zone provides appropriate locations for combining light manufacturing, office, and small-scale commercial uses, such as restaurants, personal services, and fitness centers, in a campus-like setting with no nuisance characteristics such as noise, glare, odor, or vibration.

Parks and Recreation Zone PR

The Parks and Recreation (PR) zone is applicable to all city-owned lands intended as parks, open space, and recreational facilities and may be applied within all comprehensive plan designations. City-owned parks, open space, and recreational facilities located in a plan district may retain or receive other than a PR zone designation if it better furthers the goals of the plan district. In addition, other public agencies may request a PR zone designation for areas that meet the purpose of the zone.

VIII Property Acquisition and Disposition

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. Tri Met property - tax lot numbers 2S102AA04800 and 2S102AA04801

A. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area, including fee simple interest, to support private redevelopment, only in those cases where the property owner wishes to convey such interests to the Agency. The Plan does not authorize use of the power of eminent domain to acquire property for private redevelopment.

Property acquisition for those public improvements projects authorized in Section IV will be required. The Agency is not granted eminent domain authority under the Plan. Therefore, it the Agency cannot acquire the property needed for the described public improvements through negotiation and voluntary sale, the acquisition will be undertaken by the City of Tigard or other public entity under its independent eminent domain authority.

Property acquisition from willing sellers may be required to support development of retail, office, housing and mixed use projects within the Area.

1.2S102AC00202 (Ferguson)

2.2S102AD02800 (Ash/Burnham)

3.2S102AD02900 (Ash/Burnham)

4.2S102AD03000 (Ash/Burnham)

5.2S102AB02000 (Main St. at Fanno)

6.2S102AB02100 (Main St. at Fanno)

7. Area of land adjacent to 12562 SW Main Street

8. Strip of land adjacent to 9270 SW Maplewood Drive

9. 2S102AA04800 (TriMet)

10.2S102AA04801 (TriMet)

B. Land Disposition

The Agency may dispose of property acquired under the Plan by conveying any interest in property acquired pursuant to Subsection VIII A. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Property disposition may be required to support development of retail, office, housing and mixed use projects within the Area.

1.2S102AD02800 (Ash/Burnham)

2.2S102AD02900 (Ash/Burnham)

3.2S102AD03000 (Ash/Burnham)

4.2S102AB02000 (Main St. at Fanno)

5.2S102AB02100 (Main St. at Fanno)

6. Area of land adjacent to 12562 SW Main Street

7. Strip of land adjacent to 9270 SW Maplewood Drive

IX Relocation Methods

As described in Section VIII, the Plan authorizes the acquisition of property by willing sellers only. Relocation benefits must be paid for any public acquisition, whether the acquisition is voluntary or involuntary. Therefore, before the Agency acquires any property, the Agency will adopt relocation regulations.

X Tax Increment Financing of Plan

Tax increment financing consists of using annual tax increment revenues collected by the Agency to make payments on debt incurred by the Agency, usually in the form of tax increment bonds. The proceeds of the bonds are used to pay for the urban renewal projects authorized in the Plan. Debt, including bonds, may be both long-term and short-term, and does not require voter approval.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in the total assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation ("GO") bonds and local option levies approved after October 6, 2001 are not included in tax increment revenues.)

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- Loans, grants, dedications or other contributions from private developers and property owners; and
- Any other source, public or private.

Revenues obtained by the Agency will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax Increment Financing and Maximum Indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Commission based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is Forty-Two Million Eight Hundred Thousand dollars and No Cents ($42,800,000). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Tigard in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. Impact of Tax Increment Financing on Public Schools

This Plan has been adopted with consideration of information in the Report accompanying the Plan regarding the impact of tax increment financing on the K-12 Public School system. Under current law providing for substantial state funding of K-12 schools, the tax increment financing of this Plan has minimal impacts on the revenues received by the Tigard Tualatin School District.

XI Duration of Plan

No new indebtedness to be repaid with tax increment revenues may be incurred after the twenty-ninth anniversary of the effective date of the Plan. As is common practice in urban renewal plans in Oregon, tax increment revenues may continue to be collected beyond this date. Collection may continue until it is found that deposits in the Commission's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the twenty years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness. Tax increment revenues collected after the twenty-ninth anniversary of the Plan (FY 2034/2035) may only be used to retire outstanding debt. The Plan will be effective on the date that the County certifies the results of the election at which the Tigard voters approve the measure that referred an ordinance approving an urban renewal plan to the Tigard voters.

XII Future Amendments to Plan

The Charter of the City of Tigard (Section 47) requires that the City Council refer to Tigard voters the ordinance approving an urban renewal plan at a regular or special City election held in May or November. It further requires that amendments to an urban renewal plan that "would or could involve the levying of a tax on properties outside the urban renewal area to pay the debts or obligations to be incurred in carrying out the plan" must be similarly approved by Tigard voters (Section 48). Though the tax increment financing of the Plan does not involve levying of a tax, amendments that increase the maximum amount of indebtedness may increase the amount of tax increment revenues. For this reason, such amendment is classified as a Substantial Amendment Requiring Voter Approval, as discussed in this section.

A. Substantial Amendments

Amendments that increase the maximum indebtedness of the Plan and add land to the urban renewal area that totals more than 1% of the total plan area are classified as substantial amendments.

1. **Substantial Amendments Requiring Voter Approval**

   Substantial Amendments Requiring Voter Approval consist of increasing the maximum amount of indebtedness. Such amendments shall require City Council approval by non-emergency ordinance and an affirmative vote when referred to Tigard voters for approval.

2. **Substantial Amendments Not Requiring Voter Approval**

   Substantial Amendments Not Requiring Voter Approval consist of adding land to the urban renewal area that totals not more than 1% of the original plan area.

Substantial amendments as described under Subsection XII A require the same notice, hearing and approval procedure required of the original urban renewal plan, including public involvement, 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.

B. Council Approved Amendments

Council-Approved Amendments consist solely of the following amendments:

- Material changes to the goals and objectives of the Plan.
- Addition or expansion of a project that adds a cost in 2005 dollars of more than $500,000 and is materially different from projects previously authorized in the Plan.
- Extending the duration of the Plan.

Council-Approved amendments require both the approval by the Agency by resolution and approval of the City Council. The City Council may approve the amendment by resolution.

C. Minor Amendments

Minor Amendments are amendments that are neither Substantial Amendments nor Council-Approved amendments. Minor amendments require approval by the Agency by resolution.

D. Amendments to the City of Tigard Comprehensive Plan and/or Development Code

Amendments to the City of Tigard Comprehensive Plan and/or Development Code that affect the Urban Renewal Plan and/or the Urban Renewal Area do not require separate approval by the Agency or City Council, but when such amendments are adopted, the Plan is deemed to have been revised to be consistent with such amendments.

List of Participants

in developing the City Center Urban Renewal Plan

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TIGARD CITY CENTER

Urban Renewal Plan









Tigard Downtown Development Strategy
Updated Five-Year Action Plan

Prepared for:
City of Tigard
Town Center Development Agency

JOHNSON ECONOMICS

SERA

October 2020

Contents

A 2020 Downtown Progress Report.....2
Development Opportunities and Constraints.....4
Market Snapshot.....10
Development Insights.....13
Development Strategy.....14
Appendix A: Market Overview
Appendix B: Interviews Summary
Appendix C: Development Opportunity Studies



Source: City of Tigard

A 2020 Downtown Progress Report



Source: SERA Architects

Significant transformation has occurred in Downtown Tigard since the adoption of the Downtown Improvement Plan in 2005. The community and City leaders have pursued a dedicated course of incremental improvements through public and private development over the past fifteen years. Major completed and on-going investments in streets, parks and trails have improved the public sphere, while major public/private development projects have brought hundreds of new residents to the Downtown and improved the business district.

Major accomplishments include:

- Extensive street and streetscape improvements on Main and Burnham Streets.
- Public street art and at Downtown gateways.
- Fanno Creek restoration and park improvements.
- Attwell Off Main public/private partnership, brings hundreds of new residents in dense, mixed-use development.
- The Knoll at Tigard brings affordable units for senior residents.
- Storefront and tenant improvements to nearly thirty local businesses.
- Main Street at Fanno site purchase, cleanup and development agreement for new development.
- Tigard Street Heritage Trail, Rotary Plaza, and public restroom.
- Tigard Skatepark.
- Site purchase and planning for Universal Plaza.
- New public parking lot.

Many more projects are underway or in planning, including completion of Universal Plaza, potential major redevelopment of the current City facilities, on-going street improvements, incentivizing new private development, and plans to leverage the future Southwest Corridor light rail station to be located at Hall Boulevard.

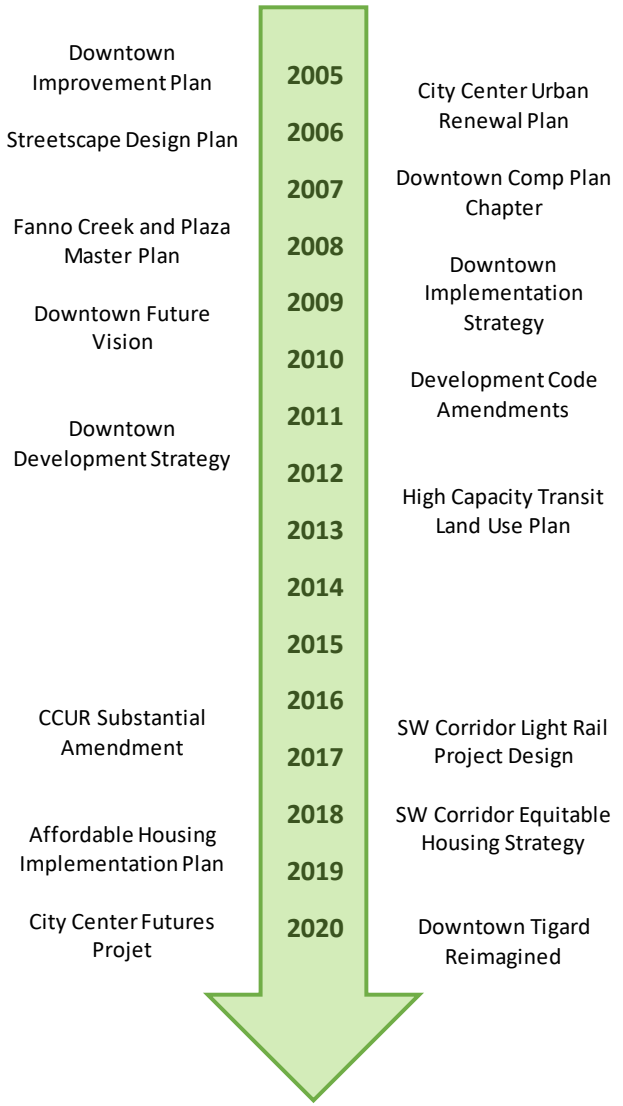
Even as Downtown Tigard has benefited from this steady progress, the unpredictable shifts of the economy and real estate market conditions have at times limited the available resources and opportunities. Much remains to be accomplished to achieve the Downtown Vision and meet the goals set forth in the Improvement Plan and the City Center Urban Renewal Plan. The Downtown area needs continued development of a full mix of residential, commercial, and civic/public land uses to continue to draw in new residents and businesses. More mixed-use and transit-oriented development (TOD) would best take advantage of allowed density, regional transit stations, and Downtown Tigard's walkable, bikeable street network.

As the Downtown finds itself at this crucial juncture between what has been achieved and what remains to be done, the City Center TIF District is approaching the end of its planned 20-year duration. The district has not generated the amount of tax increment revenue forecasted at the outset, largely due to the economic crash that began soon after adoption. That recession was led by the real estate and finance industries, and new development was cooled for many years following.

As of 2020, the table has been set for increased progress towards the Downtown Vision. Tax increment revenue in the district has now built to a substantial annual amount to contribute to the remaining major projects, while the anticipated connection of regional light rail service in 2027 will enhance the attractiveness of the area for new transit-oriented development.

This Development Strategy discusses strategies and action items to pursue in the next few years to build on the successes in Downtown Tigard, and plan for the future of the TIF district.

Downtown Tigard Planning Timeline



Development Opportunities and Constraints

This section discusses some on-going opportunities and challenges that may impact Downtown development activity in the future, from both planning and market perspectives. The following map (Figure 1) shows the Downtown area, noting both recent public and private projects, as well as potential future projects. It also notes potential areas of planning focus.

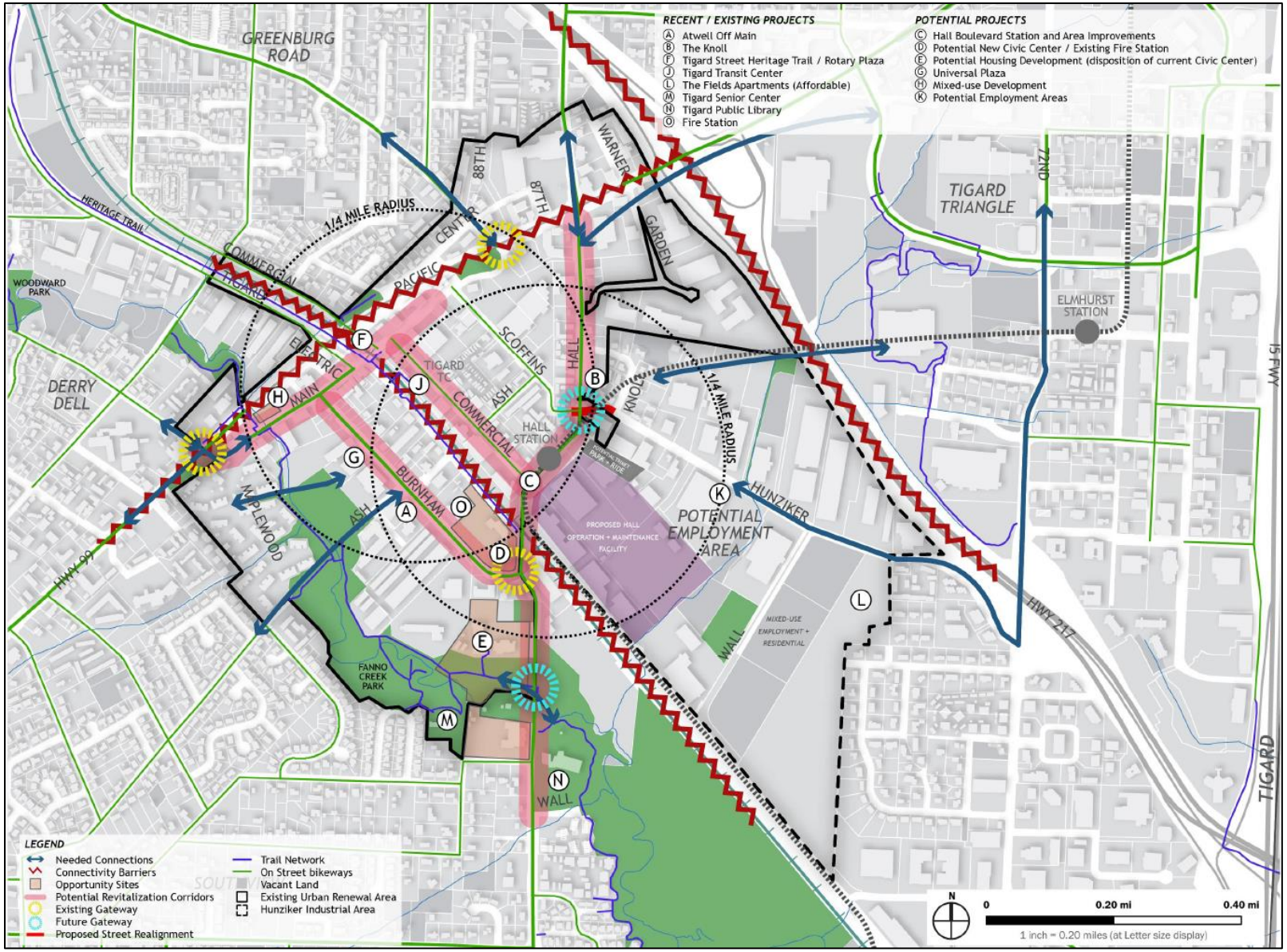
In comparison to the adopted Downtown Vision, the existing City Center TIF District remains underdeveloped as a fully integrated, self-sufficient mixed-use center. The area has significant remaining capacity for new development that can attract many more residents and employees to the district. Great strides have been made to enhance the public sphere, improve connectivity, and fully leverage the Fanno Creek natural area as a great livability amenity. These investments can attract more private investment to the area, while catalytic projects such as Attwell Off Main provide examples that mixed-use development works in Downtown Tigard.

COMMERCIAL ENVIRONMENT: Walkable, urban-serving businesses are generally concentrated along SW Main Street, with more automobile-oriented storefronts, warehouses, industrial uses, spread throughout the area. SW Main Street is home to many successful small businesses, and investments to the public streetscape and building facades have revitalized the corridor over the past decade. With this strong core, the street still contains gaps in development and could benefit from additional restaurants, shops, and gathering spaces to build a critical mass.



Recent streetscape improvements along SW Main and SW Burnham have helped improve connectivity and create a pleasant walking experience. Several recent housing projects, including Atwell Off Main (market rate apartments; map location “A”) and The Knoll (affordable senior living; map location “B”) have transformed previously sites and brought new clusters of residents to the city's core.

Figure 1: Downtown Tigard Projects, Opportunities and Constraints



The area near SW Hall and SW Commercial (map location "C") could become a secondary hub for small commercial businesses in the future as planned light rail service brings investment and foot traffic to the area. Numerous opportunities exist to transform this area for more active development, better street connections, open spaces, and public use opportunities particularly between the station area and SW Main.

HOUSING: Adding new residents has been a key goal of the TIF District, to continue to increase vitality, support Main Street businesses, and take advantage of the strong transit connections. The Downtown is home to many older apartment complexes clustered on the east side of the district, on or near Hall Boulevard. These properties range in size from a few units to hundreds of units. Along with the nearby mobile home park property, these older apartments provide an important source of "market rate" affordable housing to the community, as they charge lower rents than newer properties, but without formal rent subsidies. Another term for this type of housing is "Natural Occurring Affordable Housing" or NOAH.

As the district continues to attract new development and transition into a light rail station area, there may be increasing pressure on this stock of affordable rental properties to sell or redevelop. The "SW Corridor Equitable Housing Strategy" developed as part of the light rail planning project identified many of the dangers and potential remedies for the displacement of residents who rely on this NOAH housing in growing station areas. Strategies include encouraging and partnering on more affordable housing development, anti-displacement assistance to households, and programs for first-time home buyers.

There are also examples of new housing in the District that exemplify the types of new development that can begin to join older housing in the Downtown area. The Attwell Off Main is an example of the type of new multi-story mixed use development that can occur with the partnership of the TIF District. This project brought 165 new higher-end market rate units to the area and takes advantage of the local walkability and connection to Fanno Creek Park. The Knoll is an example of non-profit subsidized housing that will ensure units remain affordable for the long term. The proposed mixed-use project at Main and Fanno Creek will bring more urban-style apartments to the city center.

ZONING AND LAND USE: The Area is primarily zoned Mixed Use - Central Business District (MU-CBD), with adjacent areas of Commercial General near Highway 217 and Light Industrial to the southeast of the City Center. The MU-CBD zone is regulated by the Tigard Downtown Plan District, which includes development standards that encourage density and mixed uses, including minimum residential

densities, taller ground floor height requirements, reduced parking requirements, small maximum setbacks, and urban-feeling lot coverage and landscape requirements. The Atwell Off Main apartments were developed under these standards.

The City is exploring options to relocate the City facilities currently located off SW Hall Blvd. to the City's public works site near SW Hall and SW Burnham (map location "D"). This creates the opportunity both for modernized public facilities at a new City Hall and the reuse of the former City Hall site (map location "E") for large scale private development of housing and other uses.

The northern part of the district includes many highway-oriented shopping centers facing Pacific Highway (99W) that don't fit the desired downtown character nearby. This could be a long-term redevelopment opportunity to provide better connectivity and a finer grained land use pattern. Over time, these properties will be higher valued as redevelopment sites than as aging shopping centers.

TRANSPORTATION AND ACCESS: Pacific Highway runs along the northwest edge of the area and provides a regional connection for Tigard City Center. At the same time, this wide high-traffic corridor is a major barrier to connecting downtown to residential areas to the northwest and is uninviting for walking or biking.

Highway 217 provides several interchange exits to the edges of the Downtown area for vehicle access. SW Hall Boulevard is a key north-south local collector street linking City Center to area neighborhoods. The Fanno Creek Trail is a quality local open space amenity and active transportation route that links walkers and bikers from Tualatin to Washington Square and south Beaverton to the north. The recently constructed Tigard Street Heritage Trail which intersects with SW Main Street (map location "F") provides another active connection (in addition to historically themed art and a small plaza.) The City Center overall is challenging to get in and out of other than via a few key streets; options are limited.

New, safer crossings of Pacific Highway, Highway 217, and through Fanno Creek Park are some of the opportunities to better link downtown Tigard to the broader city and region.

Downtown Tigard is a well-served regional transit hub. WES Commuter Rail links Tigard to Tualatin and Wilsonville to the south and Beaverton to the north with peak-hour commuter rail service. The Tigard Transit Center links WES service and numerous bus lines running directly to Beaverton, Portland, Sherwood, Wilsonville, and local destinations. Southwest Corridor light rail service is planned for a station at SW Hall / SW Commercial that will increase multimodal connectivity from Portland to Tualatin.



Fanno Creek Park Master Plan

GREEN SPACE AND PUBLIC USES: Fanno Creek to the southwest of downtown is an excellent open space amenity but is the only large natural park or open space in the Area. The planned Universal Plaza along SW Burnham (map location "G") will be a major expansion of public space. The Fields Natural Area provides another open space amenity to the south of Downtown. Additional green space and urban landscape opportunities exist through site development and streetscape projects in the future.

KEY SUBAREAS AND CORRIDORS: Revitalization in Downtown Tigard is happening or planned across a group of subareas that still feel somewhat disconnected. These include the SW Main corridor with its mix of small businesses and offices (one site on SW Main near Fanno Creek is being explored for mixed-use development, map location "H"), the possible redevelopment of City facilities at SW Burnham and SW Hall, a future light rail station at SW Commercial and SW Hall, and redevelopment along Burnham, Commercial and Hall. Another specific site being studied for redevelopment is the Tigard Transit Center (map location "J") which may become available as the station area is reconfigured with arrival of the light rail service.

The need to connect these projects makes improvements along several key corridors all the more important. These include opportunities to bolster mixed-use and commercial development, public projects, and streetscape and connectivity improvements along:

- SW Main between SW Scoffins and Pacific Highway - a pedestrian-oriented historic main street environment with continuous building frontages, ground floor businesses, and residential options. Significant streetscape investments have been completed in recent years along SW Main.

- SW Burnham - medium-scale residential and mixed-uses, live-work, offices, retail, and civic uses. The streetscape along Burnham has been completely reconstructed in recent years, but development remains disjointed and constrained to auto-oriented uses.
- SW Hall between Pacific Highway and SW Burnham - a blend of building types and land uses, including commercial and residential options, especially taking advantage of good accessibility near Pacific Highway and SW Hall.
- SW Commercial between SW Main and SW Hall - higher density residential and employment uses including offices and retail businesses.
- Potential Employment Areas (map location "K") - the warehouse and industrial areas northeast of the rail tracks, south of Highway 217, and approximately east of SW Hall Blvd and SW Knoll Drive could be targeted for more mixed employment, commercial, and flexible work space, especially to take advantage of potential incoming light rail at the nearby Hall/Commercial station. Similarly, the development of the Fields Apartments with 260 housing units (map location "L") helps to build residential density in the area. This area is not within the TIF district boundary, but the development of the properties near the light rail station will have complimentary impacts on the Downtown, and vice versa.



Market Snapshot

The past decade has seen a strong rebound of economic growth from the 2008 recession. The Portland Metro area has fared even better than many regions by almost any measure, from population and employment growth, to income levels, to real estate development. The region has remained a popular and attractive destination for new residents, even throughout the recession, while benefiting from a strong and growing base of well-paying high-tech and professional jobs.

Real estate development activity fell precipitously during the recession, but the need for new housing and particularly rental housing soon became apparent. Development returned first to the urban core and has spread over the past decade to suburban communities, including Tigard. Since 2010, Tigard has seen the development of over 3,300 new housing units, with an estimated 43% being multifamily. The Downtown area has seen the development of over 200 rental units in the Attwell Off Main, and the nearby Knoll at Tigard.

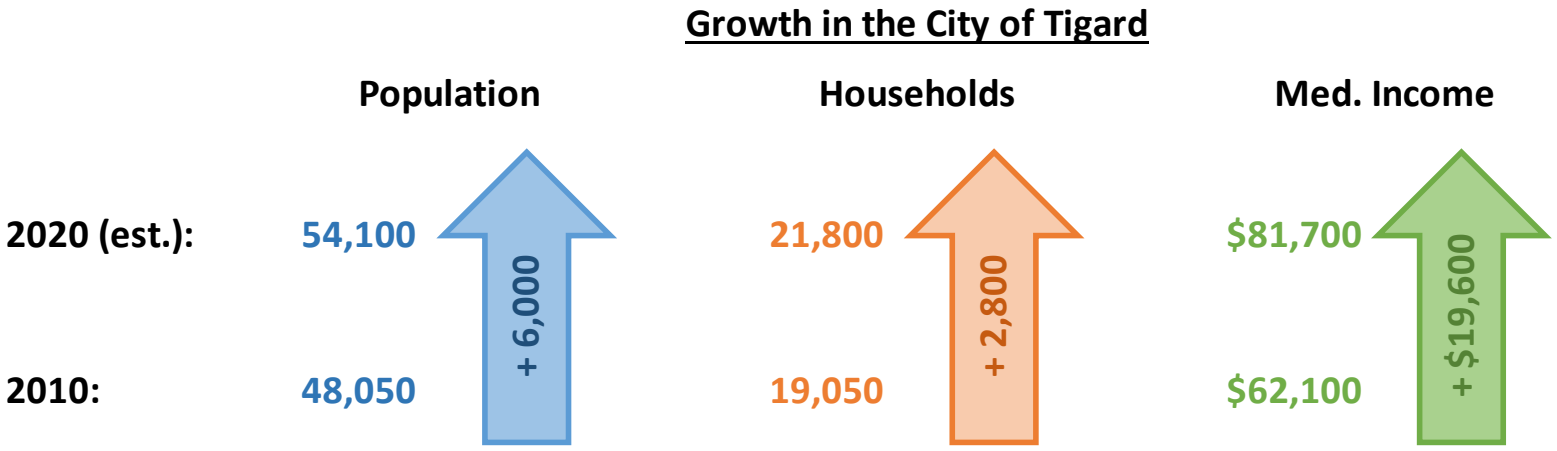


Table 1 (next page) summarizes the market conditions for real estate development in the Downtown Tigard area in recent years and in to early 2020. (This analysis assumes that these conditions represent the long-term trends in the area and are likely to return over a five-year planning period, despite current disruptions.)

Conditions are supportive of continued growth in residential and commercial real estate, and the development of denser building forms that support a mix of uses and take advantage of excellent nearby transit options.



Source: Development study, SERA Architects

Economic Impacts of Covid-19

As of early 2020, the national and regional economy was as strong as any period on record with record low unemployment, good job and income growth, a strong stock market, and continuing real estate development. By mid-2020, the quickly appearing public health emergency of Covid-19 essentially forced much economic activity to be put on hold as the situation unfolds. The duration and long-term impacts of the crisis are yet to be seen.

There is reason to believe that this is a temporary emergency, and economic activity may rebound well once residents and workers are able to return to more normal activity outside the home. Many of the underlying conditions that supported a charging economy at the beginning of the year are still present. Since planning efforts look at the long-term, the safest assumption is that conditions will return to something like the prior trend in coming years, even if the period of recession lasts one to two years.

Table 1: Real Estate Market Conditions, Downtown Tigard

Land Use	Market Conditions	Estimated Demand	Location	Feasible Development Forms
Rental Apts	**Moderate to strong:** The use with the strongest market potential currently, though increased supply in Tigard and surrounding areas is putting downward pressure on rents. We regard the current market potential to be moderate but expect strong conditions in 3-5 years. Current rent levels are generally supportive of new projects, especially at sites in pedestrian-friendly areas with good regional/freeway access.	**Strong:** There is an estimated 5-year demand for roughly 1,500 new market rate apartment units, or 300 units per year, in the Tigard market. New demand is concentrated in middle-income segments among young households and seniors. There is additional demand for regulated affordable units, reflecting the shortage of affordable housing in Washington County and the broader region.	**Good:** Downtown Tigard is a good location for rental residential use. The area combines walkable services, shopping and other amenities, with a pleasant residential character on adjoining streets and neighborhoods. The area further benefits from good regional access via I-5 and Highway 217.	**Four/Five-Story MFR or MU:** Currently, the densest market-feasible development form is likely to be a four- or five-story apartment building served by surface or limited tuck under parking. Structured parking is generally cost-prohibitive in this market, though tuck under and parking podium approaches are feasible.
Retail	**Moderate:** The market area has benefitted from low vacancy in recent years, but most of the new demand has been for auto-oriented retail. Demand for pedestrian-oriented retail has been dominated by eating and drinking places and by professional and medical service providers. Lease rates are highly dependent on access and visibility, and only sites with good exposure can support new construction.	**Moderate:** There is considerable demand for new retail space within a 3-mile radius of Downtown, estimated at more than 40,000 square feet per year over the next five years. However, auto-oriented retail formats will represent some of the demand. Nevertheless, a modest amount of pedestrian-oriented retail is feasible in areas that provide active urban environments.	**Good:** Downtown is a good location for small-to-mid retail uses, including eating/drinking places and commercial services. The area already has an established cluster of pedestrian-oriented amenities on Main Street, though capacity remains for more. Additional critical mass may be needed to attract the traffic and generate the rent levels needed for development of sites with secondary exposure.	**Low-Rise or MU:** Single-story retail might be feasible on peripheral sites along arterials with high traffic volumes. Mixed-use formats are a more likely development form in pedestrian-friendly areas. In both cases surface parking is most likely, though some tuck-under parking may be possible in mixed-use structures. The need for easy-access parking may limit the amount of commercial space in mixed-use projects.
Office	**Moderate to weak:** Suburban office markets have struggled over the past decade as demand has shifted to urban locations. The current vacancy rate in and around Tigard is high, at 11.8%, though most of the vacancy is at large business-park properties. Current demand is primarily driven by smaller population-serving establishments in professional or medical sectors.	**Moderate to weak:** Only limited demand growth is projected over the coming five years (40,000 SF total), with net declines over the near term followed by gains 3-5 years from now. Sites near existing commercial clusters and sites with retail-like exposure are best positioned to capture demand from population-serving users. Ground-floor suites in mixed-use buildings may accommodate some of this demand.	**Moderate to good:** Downtown is a good location for local population-serving establishments of moderate size and with limited parking needs. Sites along arterials and near established commercial clusters provide the best exposure to the local population. Sites without visibility are more difficult to utilize.	**Low-Rise or MU:** Standalone low-rise office buildings are most likely to be build-to-suit medical buildings. Other office uses generally do not generate the lease rates needed for new construction. However, smaller ground-floor suites in mixed-use buildings are likely feasible at sites with good exposure.

Development Insights

Developers, real estate professionals, and other stakeholders shared their thoughts on Tigard's City Center as a development location, and its future. Some key takeaways are summarized here.

Development Fundamentals

- Downtown Tigard has made good strides as a submarket. It is creating a sense of place and is building a critical mass of residents and businesses. But more is still needed to achieve its potential.
- At current rent levels, target development forms (dense, mixed use, transit-oriented) are close to feasibility. Unfortunately, costs have kept pace. 2020 may see a moderation in construction costs.
- After 2020, businesses, owners and employees who do not have to be in central Portland every day will have more options. They can go to part time commuting, flex options, or move to more distant office locations. This can benefit suburban markets like Tigard.
- National developers and businesses may need more education on Tigard's place in the Metro area.
- The trick in Downtown Tigard is finding land that works. Some sites may need City improvement or investment.
- Zoning needs to allow high density, so that development can accommodate enough units to justify construction.
- Parking is still the challenge. A development can use a hybrid of tuck-under and surface. Lower density "walk up" apartments with surface parking will not yield enough units to pencil. The parking ratio can go down as the district matures as a station area.
- Investors will want certainty that the light rail station area is going to be built. Development will not move too early in anticipation of it.

The Future Vision

- The City must continue to embrace proximity to transit and sell this vision to large developers and employers to locate in the district. In other locations rail has changed the achievable density, parking ratios, and pricing.
- In coming decades, Downtown Tigard should plan bigger, allowing for taller buildings, and high density. Reaching a critical mass of residents and businesses is key.
- Fanno Creek is a huge amenity. There should be connections to the creek throughout the district. This amenity can be leveraged.
- To make catalytic change, someone needs to control enough land to have a big impact and set the standard at the beginning. This may start with the City properties. The site should be master planned with careful eye to its impact on the rest of the district.
- The goal should be to create lasting stability and diversity over time. 2020 has been a challenge, but also an opportunity to look at the systems for equity we want to build for the future. It has exposed many cracks in the current system.

Uses of TIF and Other Resources

- Infrastructure is very important. The city can contribute to street, utilities, water and sewer and get properties served so they are ready to develop.
- However, the City must put thought into how avoid triggering prevailing wage. Prevailing wage can be the difference between feasible and infeasible projects. The City should employ strategies to avoid this, as it has in the past.
- Effective approaches are strategic land acquisition, gap funding, and complimentary programs like the Vertical Housing Development Zone tax abatement, and Opportunity Zone.

Development Strategy



The purpose of this Development Strategy is to prioritize actions and projects in the City Center TIF District over the next five years to attract new private development activity and achieve the Downtown Vision. The Development Strategy is an update of prior strategies (2007, 2008, 2011) that helped guide decision making on the most productive use of the community's available resources of funding, time, and effort.

This strategy presents four main categories of actions, based on these prior planning efforts and the current needs of the district in 2020:

A) Encourage and Facilitate Redevelopment Projects Downtown

Seek opportunities to invest in public and private development that attract new residents and businesses to the Downtown, catalyze other development, and provide examples of affordable, mixed-use and transit oriented develop (T.O.D.) building types. Facilitate making sites available to accommodate these types of development. Assist owners to improve and rehabilitate Downtown properties.

B) Improve Fanno Creek Park and Develop an Open Space System in Downtown

Finish the public access improvements and restoration of natural areas in Fanno Creek Park, as the central open space amenity in the Downtown. The Park is envisioned as the "Green Heart" of the district, creating a network with other public plazas and walkable streetscapes. The Universal Plaza will serve as a key neighborhood attractor and gathering space for events in the Downtown.

C) Develop Comprehensive Street and Circulation Improvements Downtown
Provide well designed streets that promote walking, biking and use of transit to attract development to the Downtown. A well-connected multi-modal street grid helps the district function as an integrated place for residents, workers, and visitors. Well-designed connections between Main Street and transit stations will help incentivize development on those corridors.

D) Pursue a Substantial Amendment to the City Center TIF District
Pursuing most of these strategies is dependent on the resources available to undertake projects. One key to meeting Downtown development goals in the next five years and beyond will be to determine the future plans for the TIF district itself and adopt changes if necessary.

Table 2 presents a matrix of potential Action Items and Projects to undertake in coming years. Recommendations are organized based on the four strategy categories shown above. This matrix includes a preliminary assessment of priority for discussion.

A) ENCOURAGE AND FACILITATE REDEVELOPMENT PROJECTS DOWNTOWN

Public Facilities		Description	In Progress	Planning	Not Started
A.1	Public Works Site (Civic Center and Parking)	Continue planning efforts to redevelop current Public Works property at the corner of SW Burnham and Hall, which may include: City functions consolidated on this site in modernized facility; Shared parking structure near new LRT station; potential additional public plaza or open space.		X	
A.2	Redevelop Current Civic Center Site	The Public Works project will potentially free the large Civic Center site for redevelopment with a mix of uses that will help achieve the Downtown Vision. These may include hundreds of housing units and new businesses. Complete master planning and a disposition strategy to ensure this property is fully utilized.		X	
A.3	Main St. at Fanno redevelopment	Continue development agreement implementation to ensure that the future mixed-use development takes full advantage of this key site and meets public goals. Facilitate near-term action on this development.	X		
A.4	Acquisition and Redevelopment of Tigard Transit Center	Plan for the eventual reuse of this large key site located on Commercial Avenue near Main Street.		X	
A.5	Other Property Acquisitions, Public-Private Partnerships	Acquire property from willing sellers in order to assemble land for redevelopment. Prioritize key sites and residential and transit-oriented development.	X		

A) ENCOURAGE AND FACILITATE REDEVELOPMENT PROJECTS DOWNTOWN (Cont.)

Public Facilities		Description	In Progress	Planning	Not Started
A.6	Public Parking Facilities	Search for additional opportunities to provide public parking in Downtown area.	X		
A.7	Public Restrooms	Provide additional restrooms in public areas.	X		
A.8	Post Office Relocation	Relocate the existing Post Office to create a development opportunity.			X
A.9	Community Center, Performing Arts Center	Performing arts center will provide new entertainment and recreation opportunities			X

Planning and Development Assistance		Description	On-Going	Planning	Not Started
A.10	Rehab/Redev. Grant/Loan Program	Loans and/or grants for property rehabilitation and beautification, including façade improvement grants.	X		
A.11	New Dev Grant/Loan Program	Loans and/or grants for new development, focused on desired types such as new housing, mixed uses or T.O.D.	X		
A.12	Technical Assistance Program	Technical assistance including development opportunity studies market studies, feasibility analysis, engineering and design related to development of property. May focus on desired development types, or key areas/corridors.	X		
A.13	Affordable Housing Assistance	Grants and technical assistance to encourage new regulated affordable housing, and preservation of naturally occurring affordable housing.	X		
A.14	Update Downtown Zoning	Consider updates to the Downtown zoning code to facilitate more transit oriented development, including reassessment of allowed densities and heights. (Agency and Council.)		X	

B) IMPROVE FANNO CREEK PARK AND DEVELOP AN OPEN SPACE SYSTEM IN DOWNTOWN

Parks		Description	On-Going	Planning	Not Started
B.1	Fanno Creek Park Improvements	Complete improvements to Fanno Creek Park, including trails, access points, and natural restoration.	X		
B.2	Fanno Creek Park/Main Street Connection	Finish design and begin construction of new Fanno Creek Trail connection and small public space near Main Street		X	

Public Spaces		Description	On-Going	Planning	Not Started
B.3	Universal Plaza	Complete planning and undertake construction of the Universal Plaza.		X	
B.4	Plazas/Urban Green Spaces	Finish design and begin construction of additional Downtown public space.		X	

C) DEVELOP COMPREHENSIVE STREET AND CIRCULATION IMPROVEMENTS DOWNTOWN

Street Improvements		Description	On-Going	Planning	Not Started
C.1	Ash Ave. Ext., Scoffins to Burnham, w/ RR Crossing	Complete improvements to Ash from rail to Scoffins. Complete rail crossing.	X		
C.2	Scoffins St./Hall Blvd./Hunziker Re-Alignment	Realignment of Scoffins and Hall, at Hunziker in coordination with LRT station construction.		X	
C.3	Implement Downtown Connectivity Plan	Build new streets identified in the Downtown Connectivity Plan, including public/private partnerships		X	
C.4	Center Street Improvements	Improve Center Street from Commercial Park to Greenburg Road.			X

Streetscape Improvements		Description	On-Going	Planning	Not Started
C.5	Main Street	Complete Green Street Phase II	X		
C.6	Commercial Street	Landscaping, street trees, sidewalk, street furniture			X
C.7	Ash Avenue	Landscaping, street trees, sidewalk, street furniture			X
C.8	Scoffins Road	Landscaping, street trees, sidewalk, street furniture			X
C.9	Center Street	Landscaping, street trees, sidewalk, street furniture			X

C) DEVELOP COMPREHENSIVE STREET AND CIRCULATION IMPROVEMENTS DOWNTOWN (Cont.)

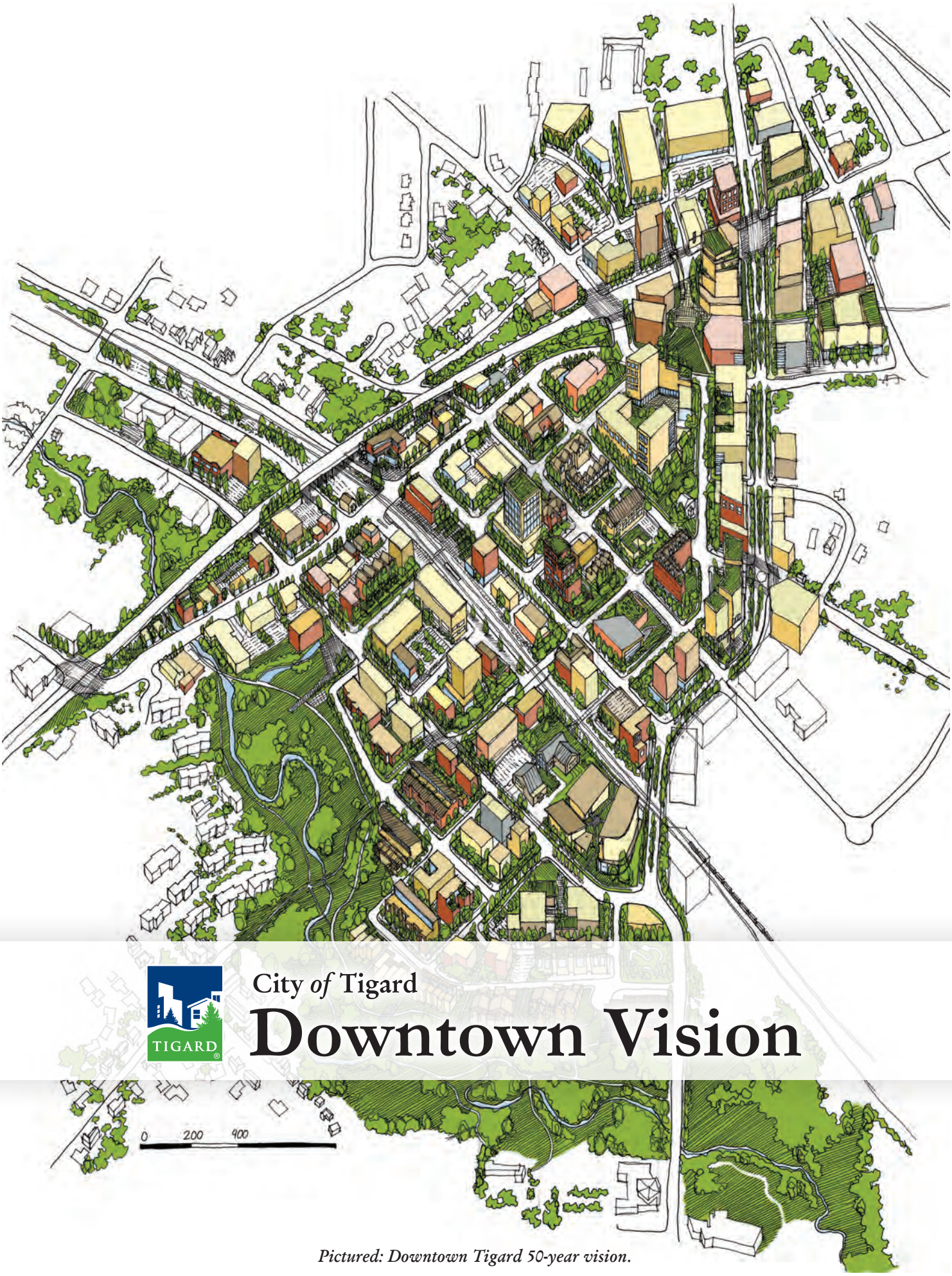
Bike / Pedestrian Facilities		Description	On-Going	Planning	Not Started
C.10	Hall Boulevard	Improved sidewalk, crossings, and bicycle facilities			X
C.11	Scoffins Street	Improved sidewalk, crossings, and bicycle facilities			X
C.12	Tigard Street	Improved sidewalk, crossings, and bicycle facilities			X
C.13	Highway 99w	Improved sidewalk, crossings, and bicycle facilities			X
C.14	Center Street	Improved sidewalk, crossings, and bicycle facilities			X
C.15	Tigard Street/Grant Bike/Ped Crossing	Improved sidewalk, crossings, and bicycle facilities			X
C.17	Tigard St. Heritage Trail- South	Continue Tigard Street Heritage Trail from Main Street south to Hall Blvd			X

DETERMINE THE FUTURE OF THE CITY CENTER TIF DISTRICT

TIF District Actions		Description	On-Going	Planning	Not Started
D.1	Conduct TIF District Feasibility Study	Complete a feasibility study of a substantial amendment to the CCUR Plan to increase maximum indebtedness.	X		
D.2	Extend Plan duration, adopt new projects	The TCDA may remove reference to Plan duration and update the TIF project list by resolution, and approval by City Council. This could be done concurrently with the Plan amendment.			X
D.3	Update TIF District Plan and Report	Prepare a substantial amendment to update the City Center TIF District Plan for adoption and voter approval.			X
D.4	Plan Amendment Educational Campaign	Prepare a public information campaign to explain the substantial amendment, prior to seeking voter approval.			X

City *of* Tigard

Downtown Vision



Pictured: Downtown Tigard 50-year vision.

The Tigard Downtown Vision

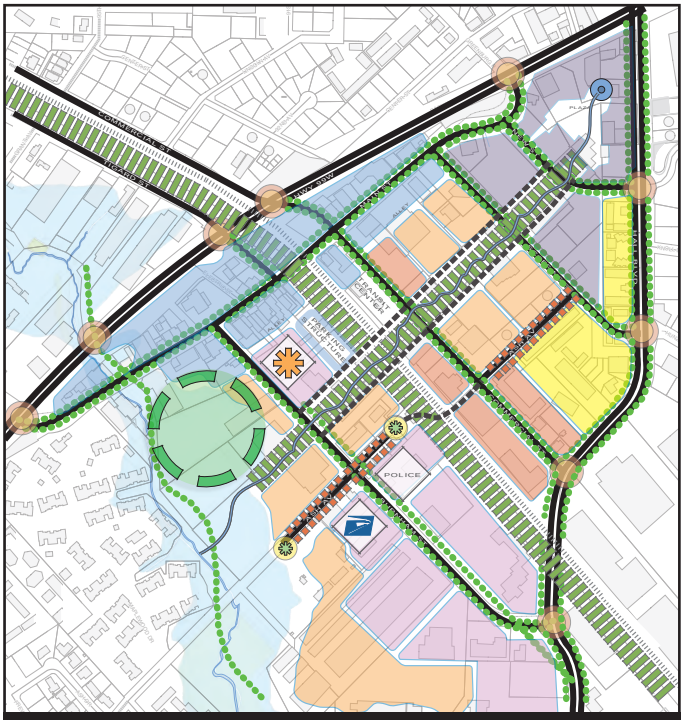
In 2004-05 the City of Tigard together with a citizen Downtown Task Force and a consulting team developed the Tigard Downtown Improvement Plan. Following the initial "grounding" and perception-sharing process, the consulting team worked with the Downtown Task Force in a workshop setting to develop a 20- to 30-year vision for Downtown Tigard. The following vision was generated by the task force:

"Our vision of Downtown Tigard is a vibrant and active urban village at the heart of our community that is pedestrian oriented, accessible by many modes of transportation, recognizes and uses natural resources as an asset, and features a combination of uses that enable people to live, work, play and shop in an environment that is uniquely Tigard."

Guiding Principles

To ensure the planning effort was focused toward achieving the vision, the task force developed a set of guiding principles reflecting desired outcomes. The guiding principles also served as criteria against which the task force evaluated the success of the various iterations of the concept plan. These guiding principles are as follows:

- The vision for an improved Downtown Tigard must reflect the community's values and cultures.
- Downtown Tigard should possess the qualities essential to successful downtowns, including:
  - Extended hours of operation… not "folding at 5 p.m."
  - A mix of employment, retail, housing and cultural/ entertainment uses.
  - Providing a unique experience not available elsewhere in the community.
  - Possessing a "sense of place" with a special identity.
  - Being seen as the "center" or the "heart" of the community.
  - A vibrant and compact core, accessible by all modes of transportation.
  - A feeling of accessibility and safety.
  - Accessibility in varied climatic conditions (e.g., throughout the various seasons of the year).
- Downtown should recognize the value that natural resources provide as both an amenity and as a distinct and special "place."



Tigard Downtown Improvement Plan Preferred Design Alternative

- Planning for Tigard's downtown should capitalize on commuter rail and Fanno Creek as catalysts for future investments and development.
- The downtown's transportation system should be multimodal; connecting people, places and activities safely and conveniently.
- Downtown Tigard's streetscape and public spaces should be pedestrian-friendly, and not visually dominated by the automobile.
- The Downtown Improvement Plan should be forward thinking, with objectives and actions that will set the community up for future successes.
- Downtown improvement projects should make creative use of unused and underutilized properties, while maintaining and building upon Tigard's history.
- The Downtown Improvement Plan should be outcomes-based and action-oriented, with an array of key signature projects capable of being carried out.
- City codes and regulations should enable the Downtown Improvement Plan's vision to be carried out, recognizing the difference between downtown and other commercial centers.

In 2009, the city engaged the University of Oregon's Portland Urban Architecture Research Laboratory to refine and visualize the Tigard Downtown Improvement Plan as a design vision. The following graphics are taken from the resulting Tigard Downtown Future Vision document.

1. Residential at Fanno Creek

The improvements to Fanno Creek Park will strengthen its position as a community amenity and also increase the desirability for new residential development bordering the park. The Public Works yard, when it is vacated, will be a 2.6 acre redevelopment site that could be transformed into a high amenity residential area of townhouses and low-rise multi-family buildings.

A. PARK TO RESIDENCE RELATIONSHIPS





The Downtown Design Standards will ensure that new development in proximity to the park does not overwhelm it. There will be reduced maximum heights for new development near the park, compared to the rest of Downtown. New streets or connections will open up the park to the rest of Downtown.

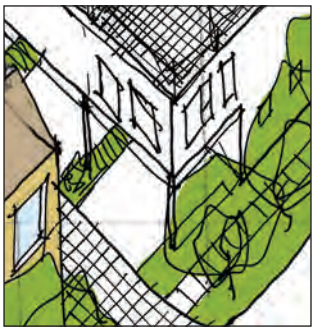
B. FRONT ENTRANCES



New residential development will be oriented to public streets or paths. This will provide "eyes on the street," while being set back enough to give residents a feeling of privacy.

C. GARAGES





Garages will be placed in the rear of the development so they will not dominate the streetscape.

D. BALCONIES & PATIOS

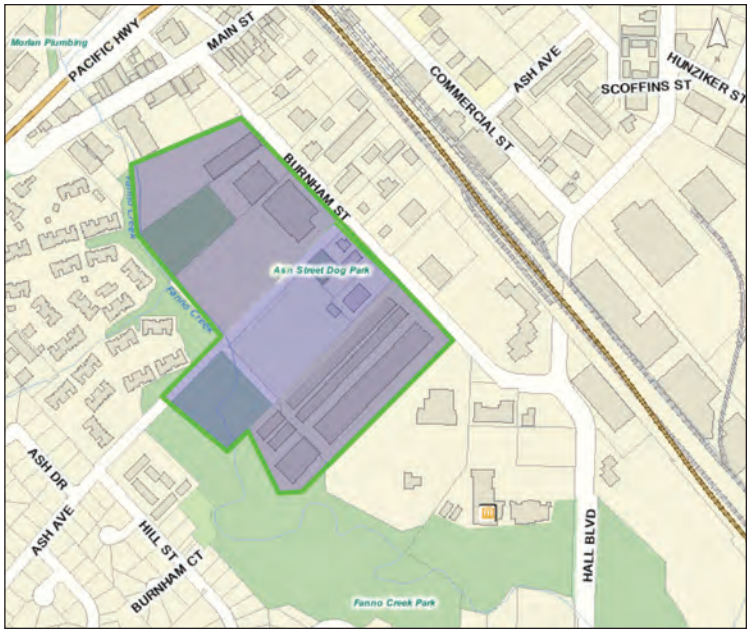




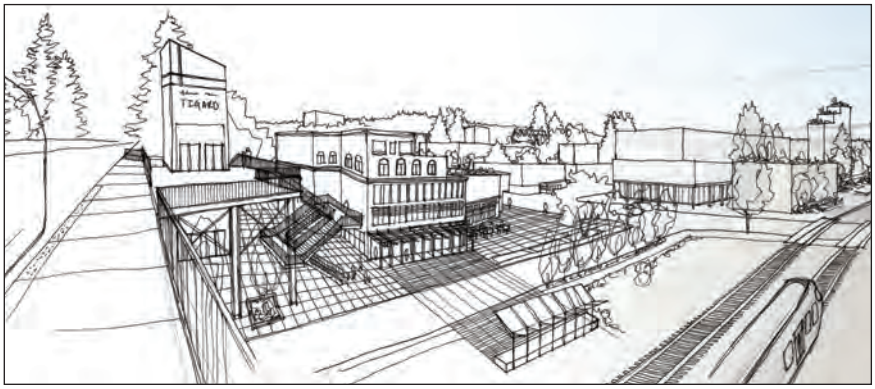
Balconies and patios will provide some private open space for these new developments.

Residential at Fanno Creek Detailed Opportunity Sites





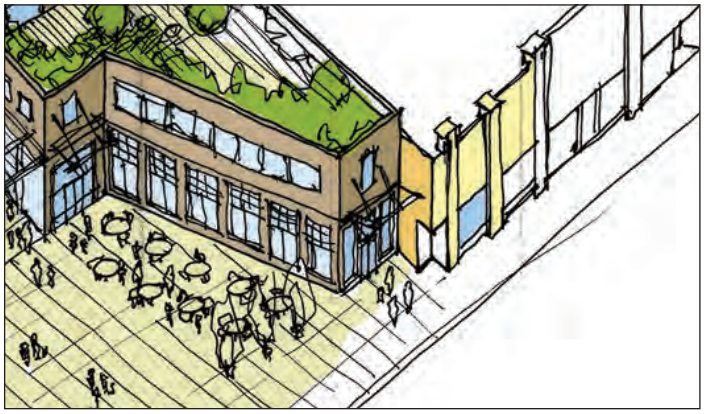
2. Main Street Connection





This location can be seen as a crossroads, where Main Street, the focus of Downtown, meets the commuter rail/freight rail corridor (with 99W viaduct nearby.) The Tigard Street Trail, a linear park with public space at Main Street, is envisioned for the area.

A. OLD & NEW BUILDING ADJACENCIES



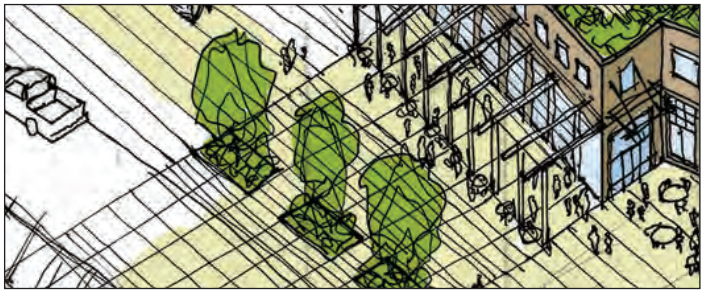
The Downtown Design Standards will assure that new buildings will fit into the pattern of small storefronts that exists on Main Street, reinforcing its pedestrian orientation.

B. GREEN STREETS



The Main Street Green Street project will result in the increase of planting areas and the use of pavement alternatives to reduce the harmful effects of stormwater runoff into Fanno Creek.

C. WEATHER PROTECTION



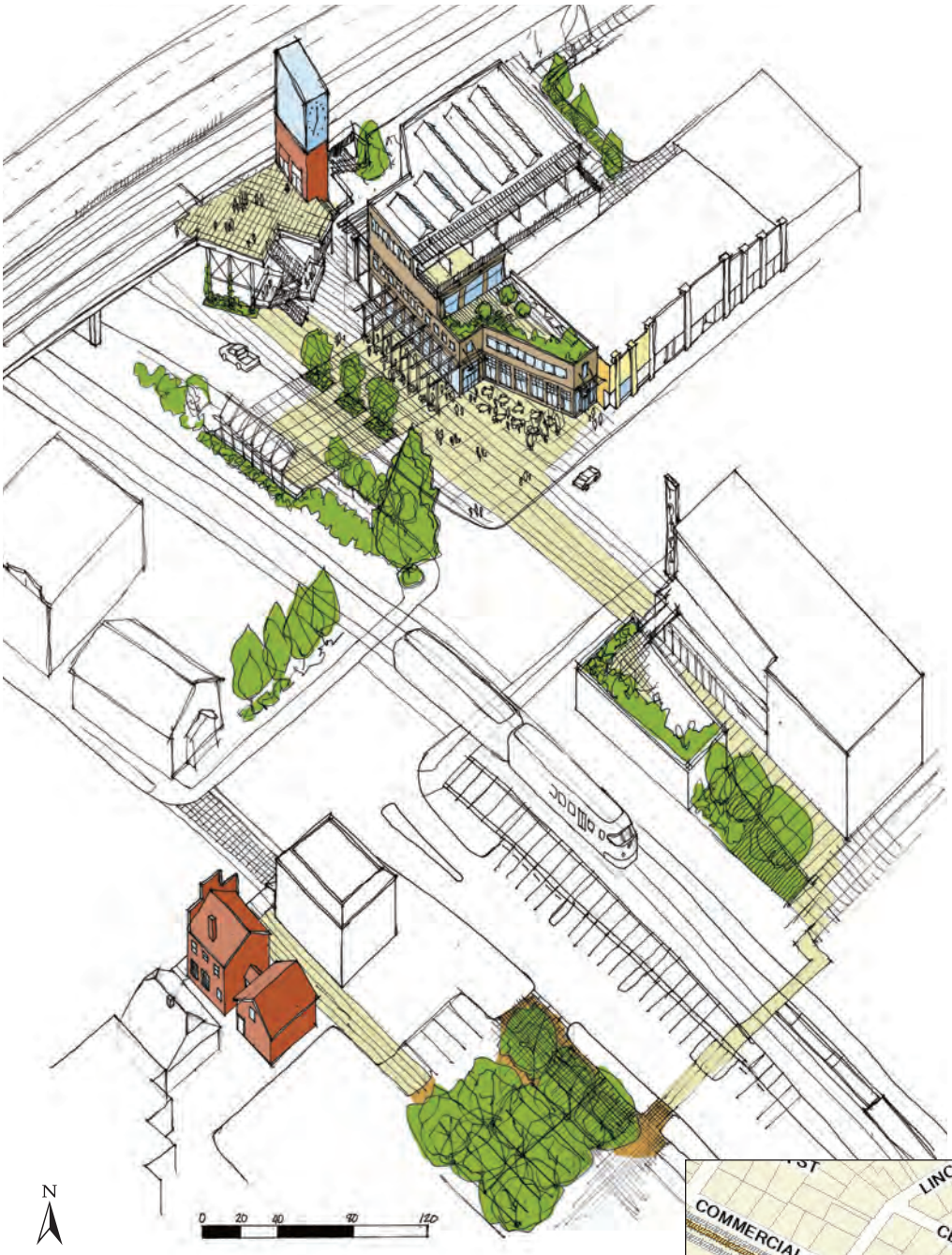
The design of buildings and their relationships to the sidewalk environment are critical factors in the development of an active pedestrian environment. The Downtown Design Standards will require new development to include awnings or other features to protect pedestrians from inclement weather.

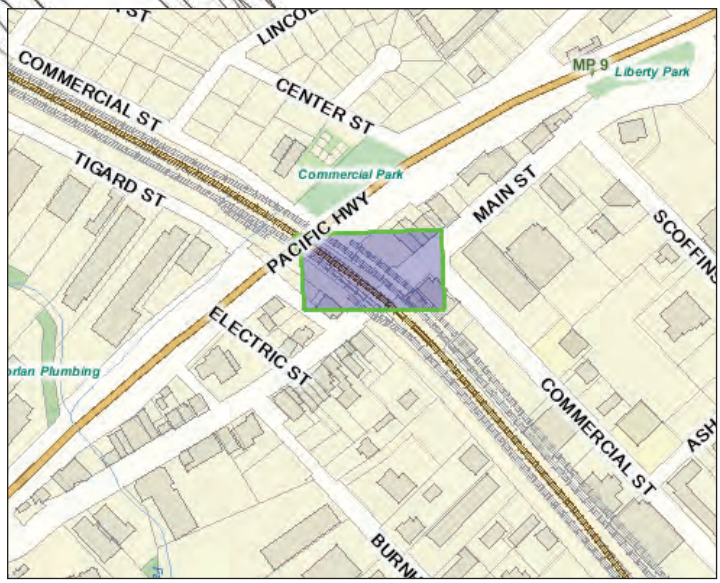
D. LANDMARKS



The potential construction of a new viaduct could create the opportunity to integrate a landmark. The pictured concept shows an elevator connecting a high capacity transit stop on the viaduct to the Downtown below (it could be integrated with a design feature such as a clock tower).

Main Street Connections Detailed Opportunity Sites



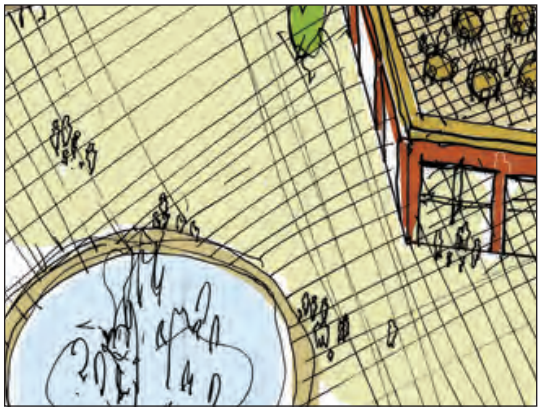


3. Four Corners Gateway at Hall Boulevard/99W

This location has been identified as a strategic development site, due to its location at two busy arterials. In this scenario, five new blocks of mixed use (residential, office and retail) development would be clustered around a future high capacity transit stop at the intersection of Hall Boulevard and 99W. A new plaza and street connection could present a view corridor to the rest of Downtown. New blocks of development would occur over structured parking.

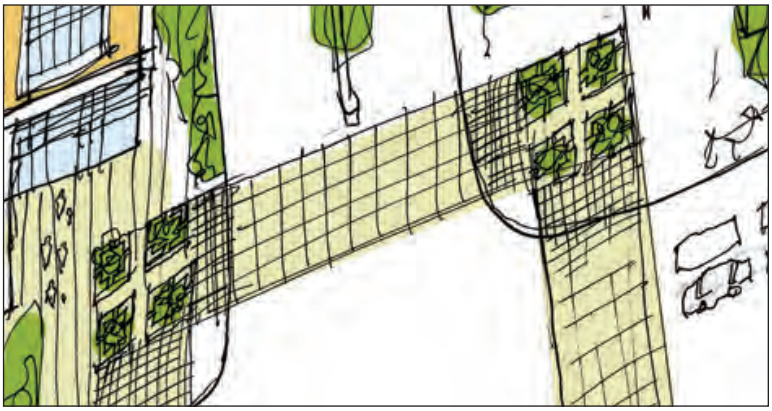


A. PLAZA AMENITIES



The TDIP calls for a plaza to be included as part of the private redevelopment of the Hall/99W area. This plaza would be a smaller bookend to the future plaza in the Downtown core. This open space could include seating, fountains, public art and space for programmed activities.

B. PEDESTRIAN CROSSINGS



The construction of high capacity transit in the 99W corridor, will increase pedestrian activity on the street. To connect the intense land uses on all four corners there will need to improvements in pedestrian safety and comfort. This could come in the form of enhanced at-grade crossings, or under and over crossings.

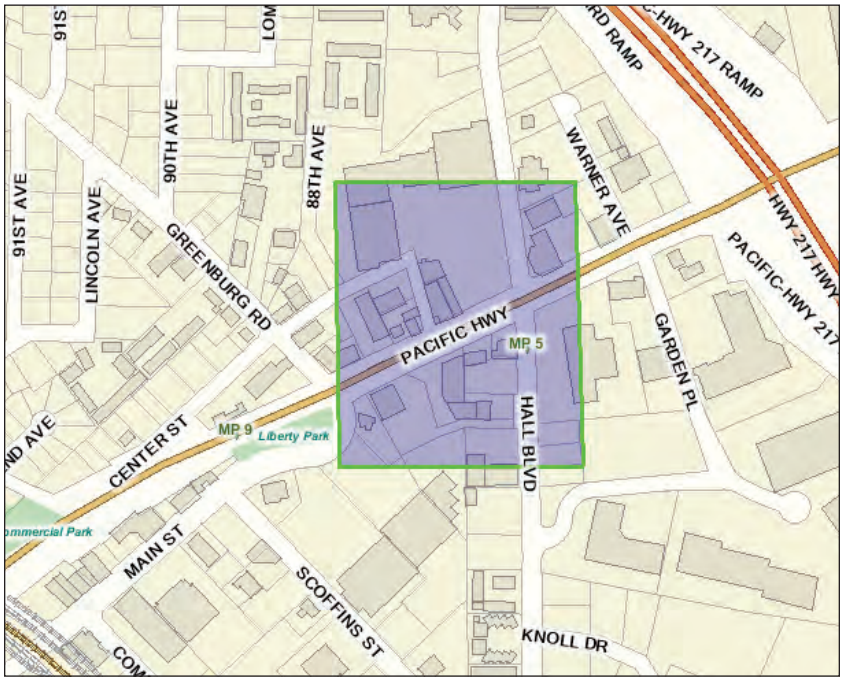
C. VIEWS



The site's relatively high elevation presents an opportunity for taller buildings that would have views of the surrounding Tualatin Valley. These 3–8 story buildings would also serve as landmarks to the entrance to Downtown.

Four Corners Gateway at Hall Boulevard/99W





TIGARD DOWNTOWN VISION

Prepared through the Tigard City Center Futures project

October 2020

TIGARD DOWNTOWN VISION

Prepared through the Tigard City Center Futures project

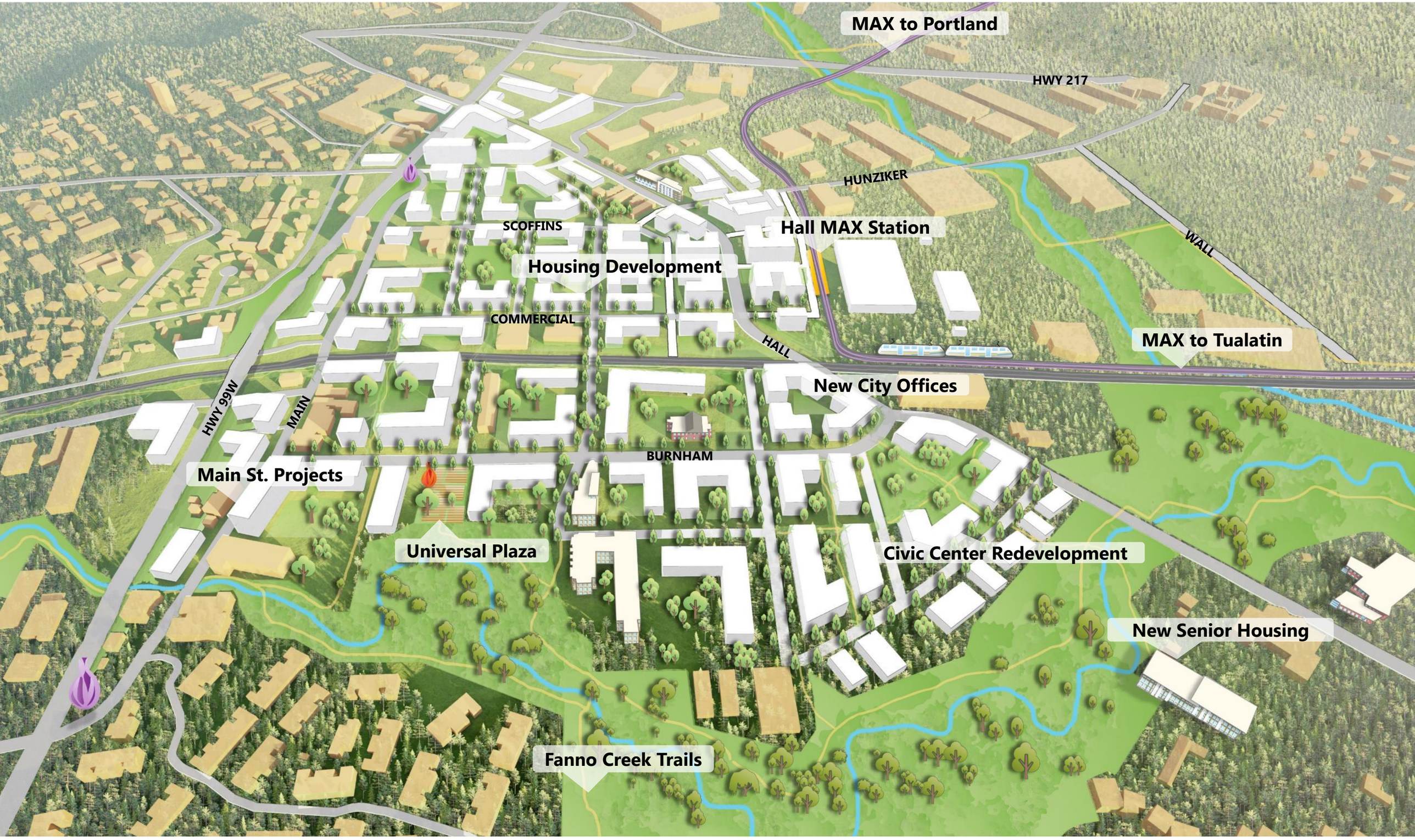
October 2020

This Vision for Downtown Tigard was prepared as part of the urban renewal planning of the City Center Futures project that took place during 2020. The vision depicted and written here reflects a community-driven process that began with gathering public input on the vision in July 2020 and through conversations with stakeholders and City staff through completion in October 2020.

DRAFT VISION STATEMENT – OCTOBER 2020

“Our vision of Downtown Tigard is a vibrant, active, and welcoming city center at the heart of our community. It provides transportation, recreational, residential and business opportunities that are accessible to everyone.”

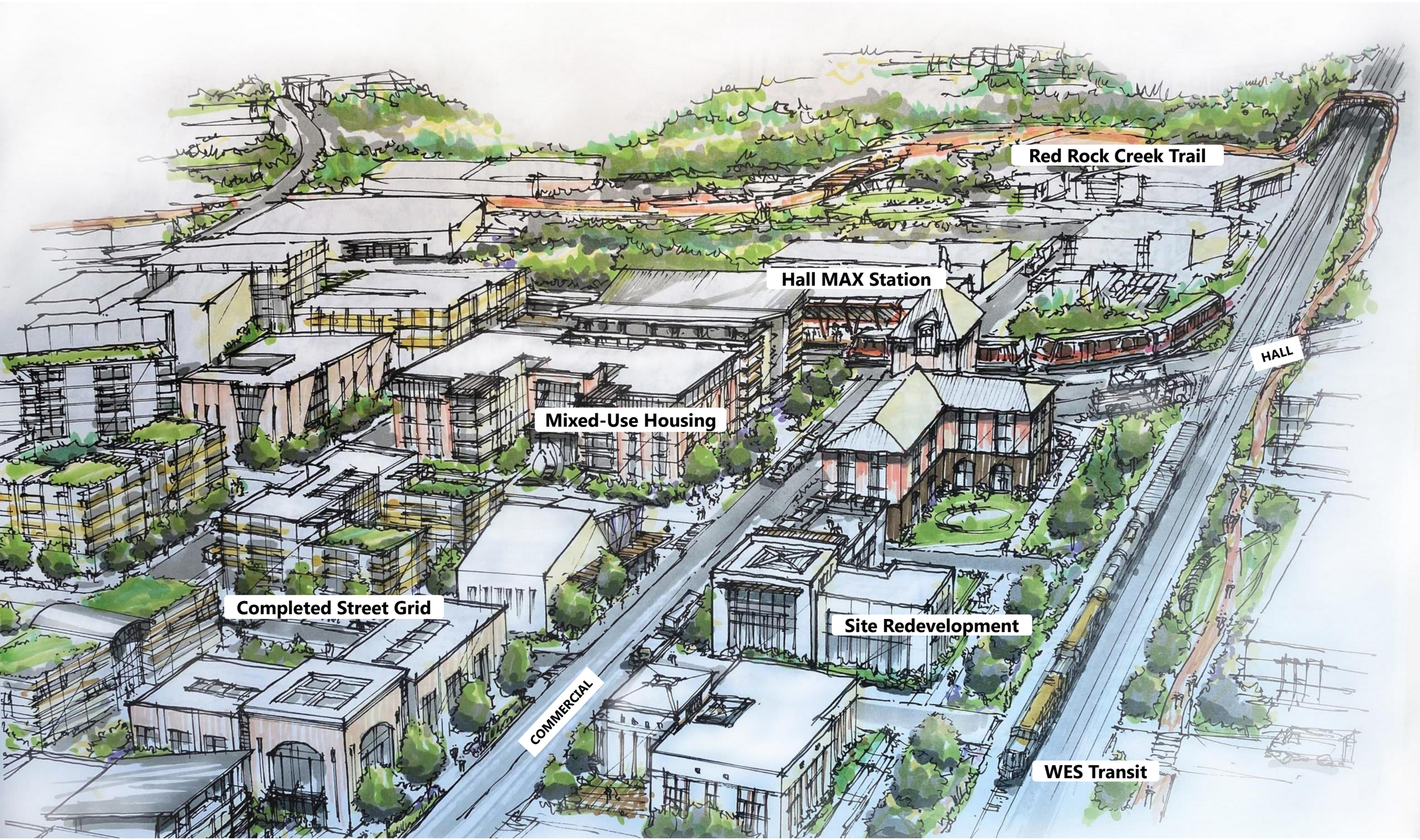
TIGARD DOWNTOWN VISION



TIGARD BURNHAM CORRIDOR VISION

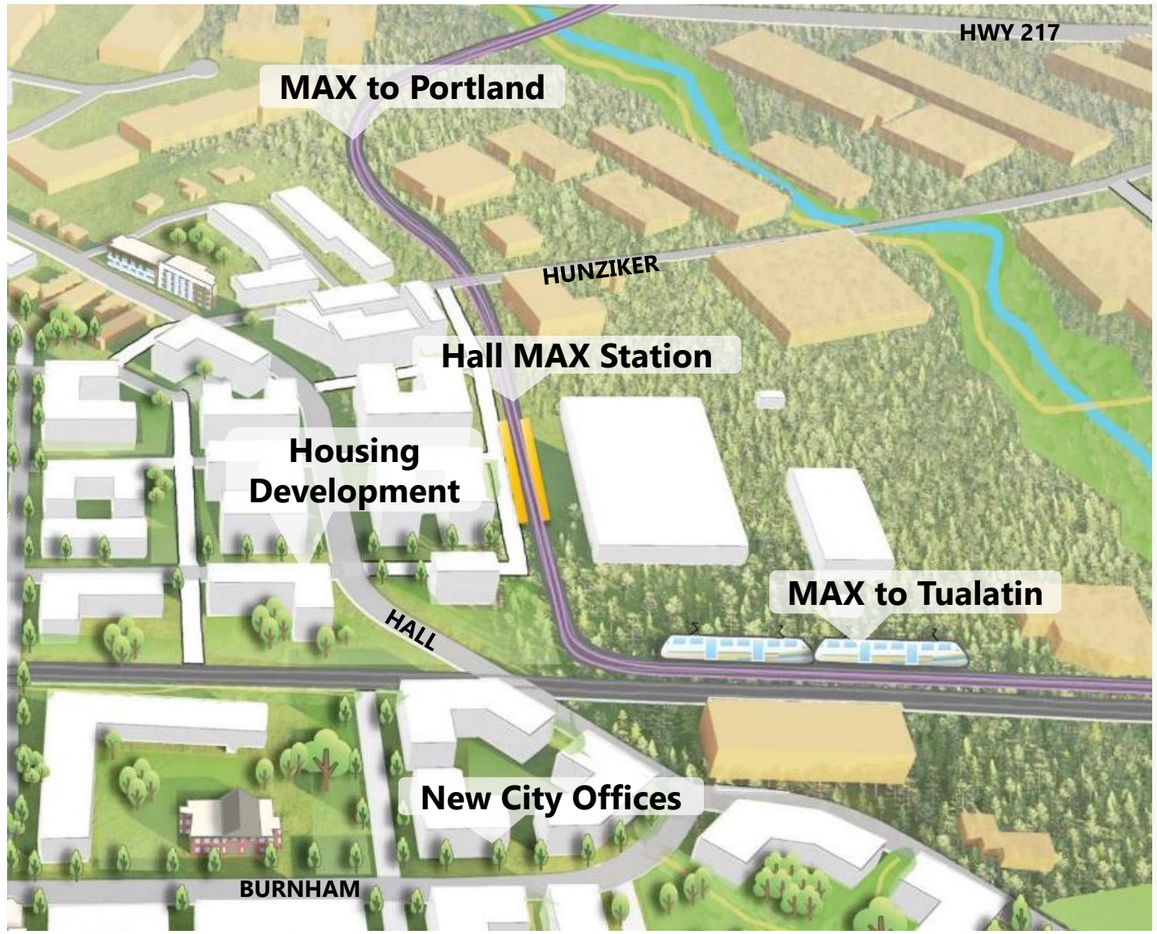


TIGARD COMMERCIAL CORRIDOR VISION



TIGARD DOWNTOWN VISION

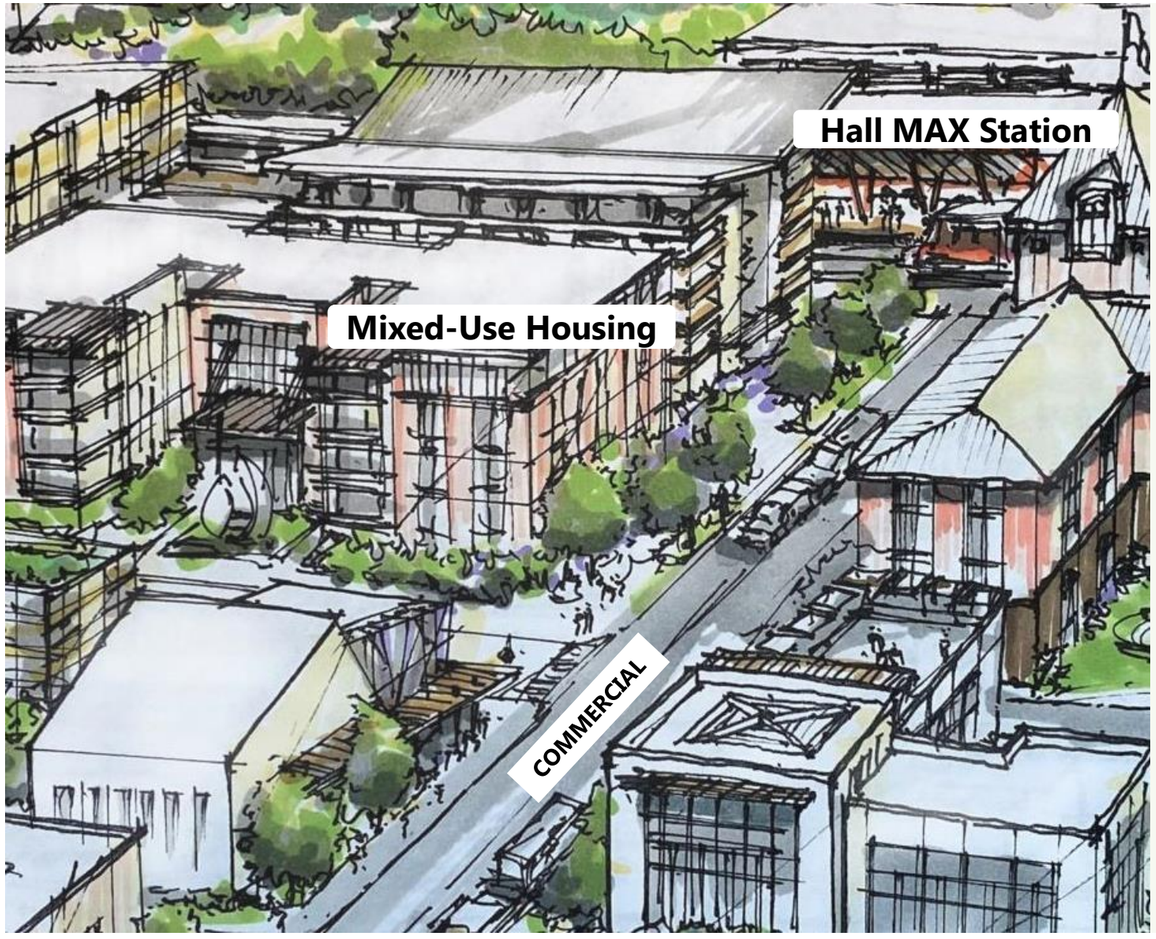
HALL STATION LIGHT RAIL DEVELOPMENT AREA



- Potential new light rail connecting Tigard to Portland and Tualatin, with a station near Hall and Commercial streets, helps anchor housing, civic, trails, and open space development.
- This area becomes a southern hub of activity to complement Main Street and Burnham Street.

TIGARD DOWNTOWN VISION

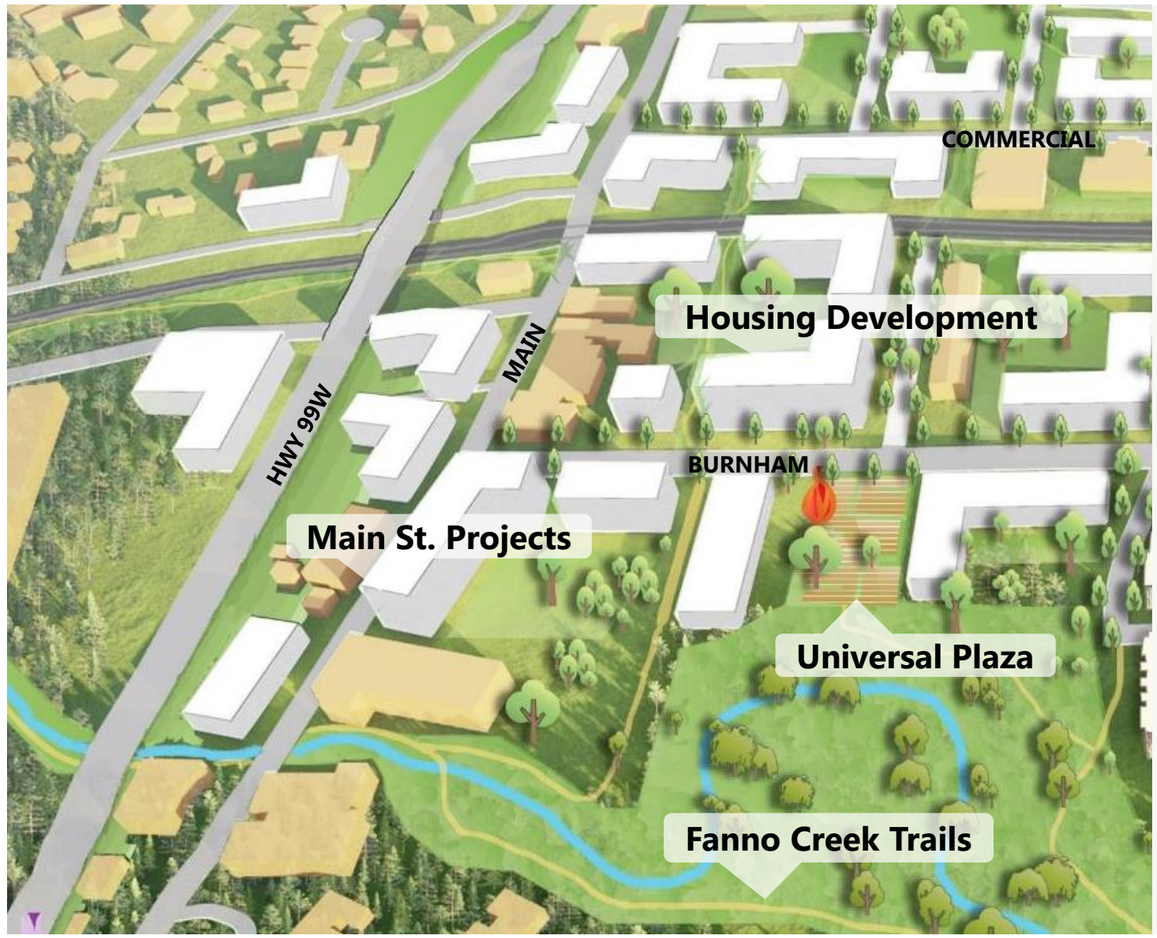
COMMERCIAL STREET CORRIDOR DEVELOPMENT



- **A range of mixed-use multi-family housing develops on vacant or underused parcels near Hall Station and along Commercial Street and Scoffins Street corridors.**
- **Commercial Street is improved with complete sidewalks, new landscape and trees, bikeways, safe crossing locations, and ample space outside buildings for ground-floor activity to spill on to the street.**

TIGARD DOWNTOWN VISION

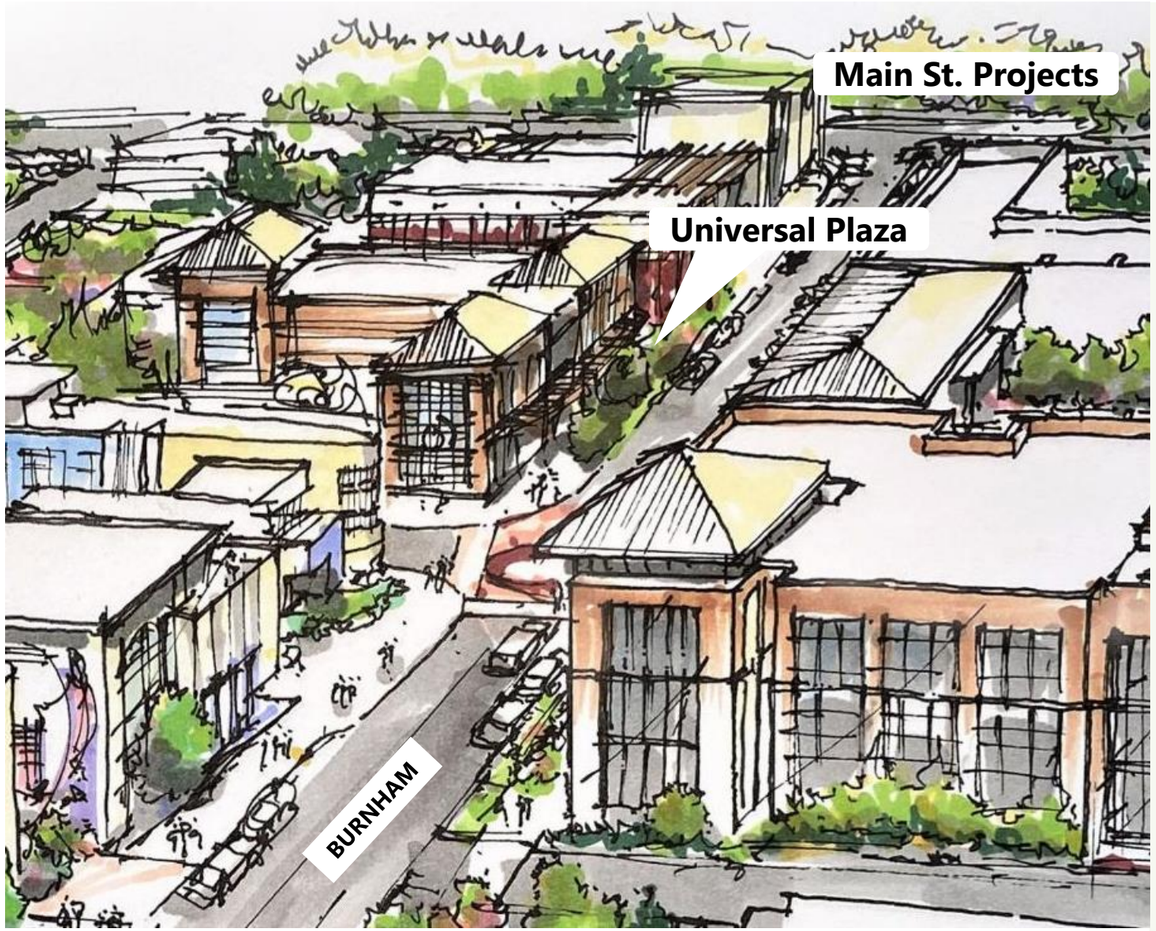
MAIN STREET AREA PROJECTS



- **Continued investment in Main Street streetscape and infrastructure helps spur housing and business development on various sites, especially those east (top of this image) of the rail tracks.**
- **Walking and biking routes throughout Downtown are improved through ongoing Fanno Creek trail projects and connections to paths and better-connected sidewalks and bikeways along streets.**

TIGARD DOWNTOWN VISION

UNIVERSAL PLAZA AND BURNHAM STREETS



- The recent investment in Burnham Street streetscape is bolstered by a new community space currently under construction at the Universal Plaza – helping link Burnham westward towards Fanno Creek.
- Underused and vacant sites gradually redevelop as a range of housing options with ground-floor business uses.
- The street grid continues to expand westward, providing access to sites for mixed-use development.

TIGARD DOWNTOWN VISION

SOUTH BURNHAM AND SOUTH HALL AREA



- Potential new City offices and mixed-use development just to the west of Hall Station (top of this image) in proximity to transit.
- Redevelopment of the current City Hall site as a mixed-use housing district, with ample connections to Hall Station, along Burnham Street, and to Fanno Creek
- New Senior Center housing just south of Fanno Creek provides much-needed housing options and social support services to the community.

TIGARD DOWNTOWN VISION

WEST BURNHAM AREA DEVELOPMENT



- The street grid continues to expand westward from Burnham, providing access to sites for mixed-use development.
- Path and trail connections link new streets and development to Fanno Creek and Red Rock Creek regional trails and Main Street.