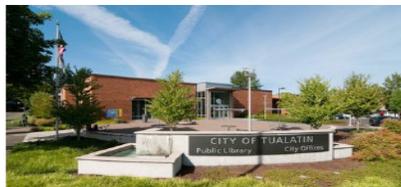


City Facilities Study Public Involvement Report

June 22

2015

Public involvement is an integral part of any City project. There are many tools used to gather input from stakeholders, and using a broad range of tools can help to ensure the community values and attitudes are shared with decision makers. This report shares a complete summary of the tools used to engage the community for the City Facilities Study and the input shared by the community.



City Facilities Study | Public Involvement Summary Report

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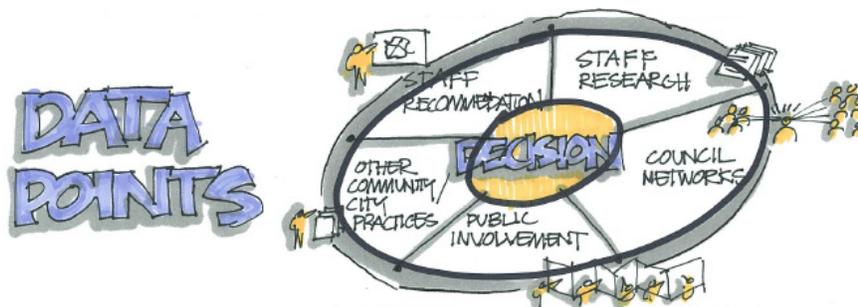
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Introduction

Public involvement is an integral part of any City project. There are many tools used to gather input from stakeholders, and using a broad range of tools can help to ensure the community values and attitudes are shared with decision makers.

The City Council weighs many data points when formulating a decision. These data points can include staff's recommendation, staff or consultant research, council networks, other community or city practices, and the public involvement process (i.e. Task Force, surveys, public meetings, etc.).



The Project

The City Facilities Study project focused on the development of a plan for the Tualatin's City facilities for the next 20+ years. The study included the City offices, Tualatin Library, Council Chambers, Municipal Court (this included the following departments: Administration, Finance, Community Development, Information Services, Legal, and Community Services) and other community meeting spaces. The scope of the project was limited and did not include the City's public safety, public works or recreation facilities. This project resulted in a report of the City facilities' existing conditions, forecasted needs for the next 20 years and recommendations based on broad public input.

Level of Public Concern or Interest

In reviewing the issue and assessing the level of public interest and concern, followed by a discussion with the City Facilities Task Force, this project was ranked as moderate to high-level, so the public involvement effort included working directly with the public throughout the process to ensure that issues, aspirations and concerns were consistently understood and considered. This approach included elements of public information and outreach, but added a third dimension of two-way communication.

Staff worked directly with stakeholders to ensure their concerns, aspirations and issues are directly reflected in the alternatives developed and feedback will be provided in

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follow up newsletter articles and electronically on how public input influenced the decision.

Public Involvement Goals

The Task Force established goals for the project which helped to shape and guide the public involvement strategy.

- Gather input from the beginning of the project as part of the needs assessment process.
- Engage the community in the process from start to finish.
- Ensure we are gathering ideas and presenting options instead of presenting options and waiting for the community to react.
- Gather opinions from the silent majority, use a customer-oriented approach, and gather input from city customers.
- Broadly reach people in the community to gather enough data that is irrefutable. Use a multi-faceted approach by going to where people gather.
- Document all objections or suggestions and provide responses to these.
- Utilize the Library as a space to engage the community.

Stakeholders

The following stakeholders were identified as part of this process.

- City Council
- City Advisory Boards and Committees
 - Tualatin Arts Advisory Committee
 - Tualatin Parks Advisory Committee
 - Tualatin Tomorrow Advisory Committee
 - Tualatin Planning Commission
 - Core Area Parking District Board
 - Tualatin Library Advisory Committee
 - Tualatin Youth Advisory Council
 - Tualatin Library Foundation
 - Friends of the Tualatin Library
 - Juanita Pohl Center & Steering Committee
- Citizen Involvement Organizations
- Chamber of Commerce
- Clackamas County
- Washington County
- City of Tualatin Employees
- Hispanic Community
- Other Community Groups
- City Customers (Library Users, Contractors, Citizens, Utility Customers, etc.)

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Public Involvement Tools

There were a variety of tools used to share the information and gather input from the community. The meetings, open houses and online forums allowed for two-way communication.

Print Content:

1. Key Messages
2. Fact Sheets (in English and Spanish) – Available Feb./March
3. Newsletter Articles (Dec./Jan, February, March, April, June)
4. Facility Assessment/Existing Conditions Report (Should include executive summary)
5. Printed Surveys (English & Spanish) for Customer Counters
6. Insert for newsletter (April)
7. Bookmarks with QR codes

Signs:

1. Meeting announcement signs for Community Workshops
2. Meeting Posters Displayed in Library and at Other Public Meetings

Online Communications:

1. Tualatin Website Content
2. Online Comment Forum (#TualatinTownHall or www.tualatintownhall.com)
3. Email Distribution List (3 E-Blasts)
4. Social Media

Media:

1. News Coverage – OregonLive, The Times
2. Article in Tualatin Life (2 articles in Tualatin Life)
3. Hispanic Newspaper Article (Print & Online)
4. Video of Final Alternatives

Public Meetings:

1. Task Force Meetings (7 meetings)
2. Public Workshops (2)- February 19 and April 16
3. Traveling Exhibit for any other community group meetings or briefings with CIOs/Advisory Committees

Evaluation Tools:

1. Informal Surveys and Questionnaires to Evaluate Public Involvement Activities
2. Data Tracking throughout process

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Roles + Responsibilities

City Staff: Staff worked with the City IDEA (Internal Design and Evaluation Advisors) and the Consultants from YGH to develop the public involvement tools using all available resources. Input from the Task Force was solicited as needed to ensure the materials are helpful and relevant.

Consultants: The consultants from YGH provided technical information for the public involvement materials in addition to graphics related to their analysis. They were also available to respond to questions from the public as needed.

Task Force Members: The Task Force members served as the project champions to help in distributing information about the project and soliciting input from the groups they represent. The task force also helped to evaluate the public involvement process throughout the project.

City IDEA Team: The City Internal Design and Evaluation Advisors (IDEA) team is a group of city staff who represented the various departments in the City. This team assisted in gathering input from the organization for the needs assessment in addition to helping gather customer input. A member of this team also served on the Task Force to assist in communicating any information from the IDEA team to the Task Force and vice versa.

Meetings + Workshops

City Facilities Task Force Meetings

Wednesday, October 8, 2014, Library Community Room
Wednesday, December 10, 2014, PD Training Room
Wednesday, February 4, 2015, PD Training Room
Wednesday, March 18, 2015, PD Training Room
Wednesday, April 29, 2015, PD Training Room
Wednesday, May 13, 2015, PD Training Room
Wednesday, June 10, 2015, Juanita Pohl Center

Community Workshops

Thursday, February 19, 2015 6:30 p.m., Library Community Room
Wednesday, April 16, 2015 6:30 p.m., Library Community Room

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IDEA Team Meetings

Wednesday, October 14, 2014
Wednesday, December 3, 2014
Monday, January 26, 2015
Wednesday, February 4, 2015
Wednesday, April 1, 2015
Thursday, May 7, 2015
Wednesday, June 3, 2015
Thursday, June 18, 2015

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Input + Results

There was a variety of input received throughout the process. The summaries below share the written input received through surveys, online forums and more.

Task Force Recommendation

The City Facilities Task Force met for their final meeting on Wednesday, June 10th. They made the following motions:

City Hall

MOTION by Robert Kellogg, **SECONDED** by Candice Kelly to recommend to Council to move forward with the due diligence process for the Aspen Place Building (Oregon Nurses Association Building) and a new building on the Tualatin Commons with the caveat that a traffic study be completed on the areas.

Aye: Sonya Ambuehl, Bill Beers, Robert Kellogg, Robert Knight, Candice Kelly, Mike Riley Collin Beikman

Abstain: Janet Newport, Council President Monique Beikman, Councilor Nancy Grimes, Scott Miller

Absent: Mayor Lou Ogden, Adam Butts

MOTION CARRIED

Library

MOTION by Bill Beers **SECONDED** by Mike Riley to recommend to Council to expand the library into the existing space (proposed option 2).

Aye: Sonya Ambuehl, Bill Beers, Robert Kellogg, Candice Kelly, Mike Riley, Scott Miller

Nay: Collin Beikman, Robert Knight

Abstain: Janet Newport, Council President Monique Beikman, Councilor Nancy Grimes

Absent: Mayor Lou Ogden, Adam Butts

MOTION CARRIED

MOTION by Robert Kellogg **SECONDED** by Scott Miller to recommend to Council to build a two story addition for the library (proposed option 1).

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Aye: Sonya Ambuehl, Robert Kellogg

Nay: Collin Beikman, Robert Knight, Bill Beers, Candice Kelly, Mike Riley, Scott Miller

Abstain: Janet Newport, Council President Monique Beikman, Councilor Nancy Grimes

Absent: Mayor Lou Ogden, Adam Butts

MOTION FAILS

Task Force Statements

Each Task Force Member was invited to share a statement on the process and their opinion on the issue.

Mike Riley, Community Member

"Due Diligence" and project design consider:

- Site access (vehicular, pedestrian, bike and transit)
- Structural suitability
- Environmental suitability (hards in existing building, others on new sites)
- "Political" suitability (displacement of commercial tenants)
- Handicap access utility (with dignity)
- "Presence"...cosmetic attention to the role of this facility as a symbol of our City's character.

Robert Kellogg, Ibach CIO

It was a pleasure to serve on the City Facilities Study Task Force. The project coordinator, Sara Singer, did her usual, top-notch job managing the project and leading the Task Force's meetings. The project consultant, YGH, produced detailed work with the appropriate points of focus and was responsive to inquiries from Task Force members. I was particularly impressed with the presentations and knowledge of YGH's John Medvec.

The recommendations made by the Task Force are based on a considerable amount of discussion among representatives of a broad cross-section of the community. My hope is that the substance of that discussion is not lost in the Task Force's single statement of recommendation, which was designed in that fashion for the otherwise useful purpose of providing a direct, simple message to the Council.

There are two particular points not mentioned in the Task Force's recommendation that I believe should be carefully considered by the Council:

1. The potential for co-location of County and State services within a City Facility. This point has been made by Councilors Davis and Beikman before, but I believe it deserves reiteration because of the potential to expand the scope of services

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available to residents the southern portion of the County, and to improve the delivery of those services. Moreover, the co-location of another government entity would produce revenue that could be used to reduce the City's overall spend on repayment of any debt issued to construct/remodel the new City facility.

2. The potential for the new facility to spur private investment in development(s) supplemental to the new City facility. This is a point that is particularly relevant to the Lake of the Commons site, but also applies to the Aspen Place site. The concept is that public investment in a new facility that will house a large portion of the City's staff will facilitate add-on private development of surrounding lots and buildings. This will be particularly true if another government entity co-locates services and adds corresponding employees to the new facility.

Another point that I believe deserves reiteration is the concern expressed for traffic flow and intersection levels of service. In that context, I am gravely concerned that the selection of the Aspen Place site will create tremendous, additional traffic congestion problems at the intersections of Boones Ferry Road/Tualatin Road and Boones Ferry Road and SW Martinazzi. If the re-development of the site will require additional infrastructure and traffic control devices, then both the cost and efficacy of that additional infrastructure and equipment needs to be evaluated before Council makes a comparative decision. In addition to the concerns regarding traffic congestion, the Task Force's work also uncovered concerns with the limited amount of parking available at the Aspen Place site. Based on the discussions at the Task Force's meetings, it seems that the Aspen Place site will not have enough parking frequent appropriation of parking spots from the Core Area Parking District areas reserved (and, to some extent, funded by retailers in the Core Area.

Robert Knight, Tualatin Chamber of Commerce

It has been a pleasure to be part of this process. I believe the citizens involved in the analysis became friends and truly care about our community. Tualatin is growing and in the end the small town feel will always be here, it is just time for our City to be represented by an efficiently run government and in a centralized location that also says, Tualatin is growing up.

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IDEA Team Recommendation

The Internal Design and Evaluation Advisors (IDEA) Team was made up of representatives from the various City departments who developed the following recommendation. This team encouraged the staff in their departments to participate in a survey to share their input on the final alternatives in addition to discussing the alternatives at their staff meetings. See their comments below and their responses from this survey on the next few pages.

Recommendation

Upon review of the feedback collected from City staff regarding viable site options for city facilities, the IDEA (Internal Design and Evaluation Advisors) Team recommends the Task Force move forward with the Aspen Place Building and a new building next to the Police Department. The Team also recommends moving forward with both options for the Library, noting a preference for option 2 to allow for optimal space for Library programs.

Community Services Comments

Community Services Staff Comments on City Facility Study Alternatives
(Admin, Recreation and Library)
June 2015

1. Aspen Place

PRO: Very visible location. Central location, easy to get to. Walkable, close to transit. Like the ease of access via public transit, nearby parking. The building looks nice from the outside. Fills a highly visible empty building in downtown. Less expensive than building new.

CON: Traffic access is the biggest con. Vehicle access is a big problem. I like the idea of renovating instead of building new. Would the existing building be the best for our staff needs? Need more information about any existing maintenance issues.

2. Construction next to Police Department

PRO: Adjacency to Police makes sense. Being able to design the building to meet our needs, plan for the future. New building could be LEED certified. It is property the City already owns. Closer to Operations. Close to natural area.

CON: Need to ensure reasonable access for peds & bikes. (Ped bridge across railroad tracks?) Hard to get out when there are big meetings at Police now, would need traffic flow adjustment. Train tracks seem like a big issue. Train noise, vibration. Wildlife impacts?

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3. Riverhouse Site- A and B

PRO: Adjacency to the JPC could help raise its profile as a multigenerational center. One-stop shopping, municipal services feel (especially if fronting Boones Ferry – proximity to JPC and Library). Would there be access from Community Park? Or at the Martinazzi light?

CON: Traffic access is a concern. This area should be added to park land or left as green space. It's swampy. Possibility of political opposition (wetlands). Environmental mitigation- unknown cost.

4. Commons Site

PRO: Having City Hall next to the Commons could revitalize the area, bring more people & business to the Commons. I like the idea of having City Hall in the center of town. Close to transit.

CON: If the property isn't available, why is this an option? Nice idea but not viable if owners not selling. Would require traffic circulation changes, is that cost included in the estimate?

5. Library – 2 story

PRO: Best option for meeting space needs (for public and staff). We could configure space as needed, having more flexibility. Opportunity for LEED certification.

CON: Voter pushback on cost. PR issue: We're still a *new* library. Accessibility issues for second floor. Impact to building security. Will recent WCCLS bond deter voters from paying more for libraries? Should address Library as a separate issue after City Hall decision made.

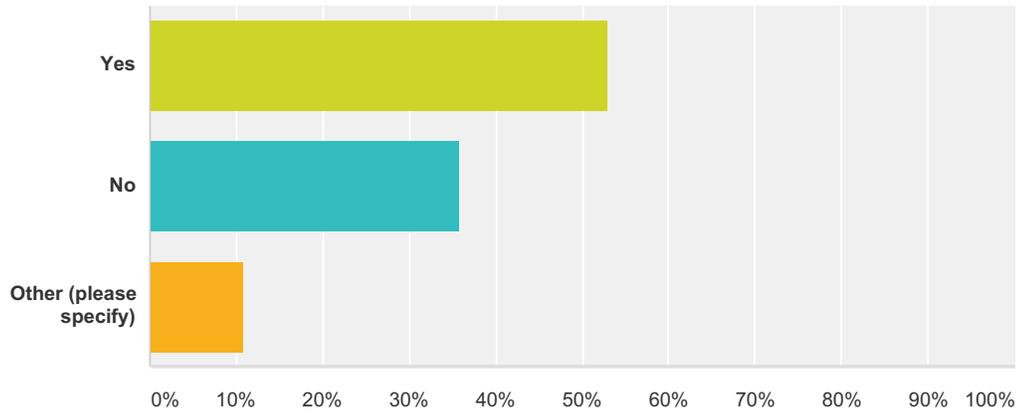
6. Library – 1 story

PRO: Quicker to implement. Not ideal, but it would give us more space for staff, which we sorely need. Phase 1 option.

CON: Not enough footprint to add adequate space. Likely would result in little new public space. Would limit our options for addressing patrons' needs in the future (flexibility of space). Would only provide temporary solution but voters would think issue is resolved.

Q1 After review of the information for the Aspen Place Building, do you think this option should be studied further for a future City Hall?

Answered: 64 Skipped: 0

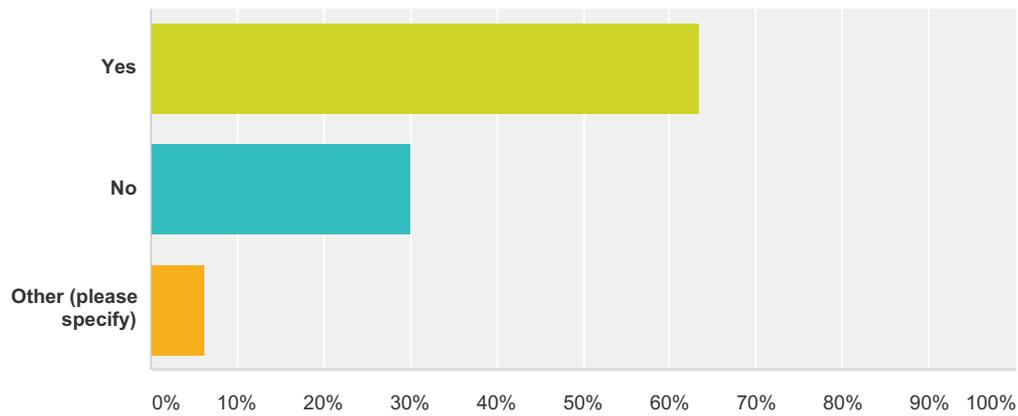


Answer Choices	Responses	
Yes	53.13%	34
No	35.94%	23
Other (please specify)	10.94%	7
Total		64

#	Other (please specify)	Date
1	no answer	6/9/2015 3:02 PM
2	no answer	6/9/2015 3:00 PM
3	Yes-If there is parking and a way to get out to turn south or left.	6/8/2015 3:47 PM
4	Only if better access could be achieved. Right in and right out only is problematic.	6/5/2015 8:41 AM
5	Yes, if the parking would work.	6/3/2015 10:24 AM
6	Yes; however, some reservations regarding the right in/right out only - may cause some traffic issues for customers.	6/2/2015 3:12 PM
7	It's worth considering, but access is terrible.	5/26/2015 11:18 AM

Q2 After review of the information for a new building next to the Police Department, do you think this option should be studied further for a future City Hall?

Answered: 63 Skipped: 1

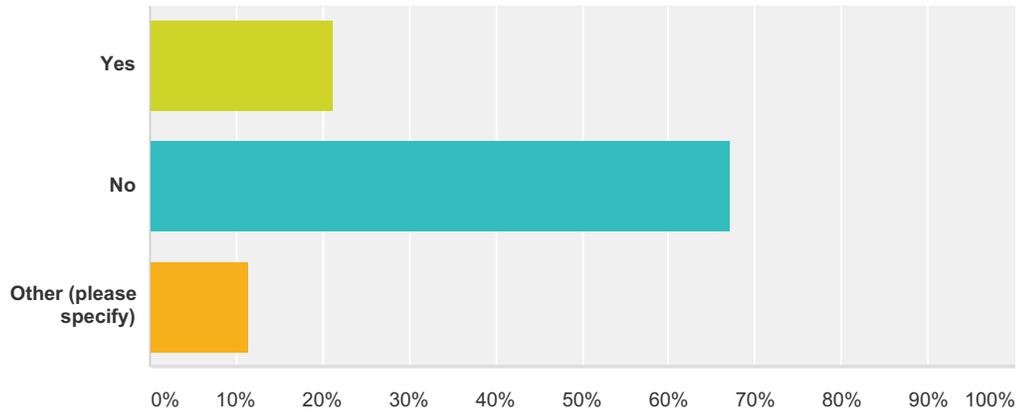


Answer Choices	Responses
Yes	63.49% 40
No	30.16% 19
Other (please specify)	6.35% 4
Total	63

#	Other (please specify)	Date
1	This is the best option as it gives us more parking space and space for the library. Staff could park in the back and be safe	6/10/2015 10:51 AM
2	Traffic would need to be improved. Short turn lane in and short green light out are not adequate.	6/5/2015 8:41 AM
3	Hannegan/red lot block	6/1/2015 4:53 PM
4	Too Expensive, not enough parking, too hard to get in and out of.	5/21/2015 3:33 PM

Q3 After review of the information for the Riverhouse (Boones Ferry Frontage) site, do you think this option should be studied further for a future City Hall?

Answered: 61 Skipped: 3

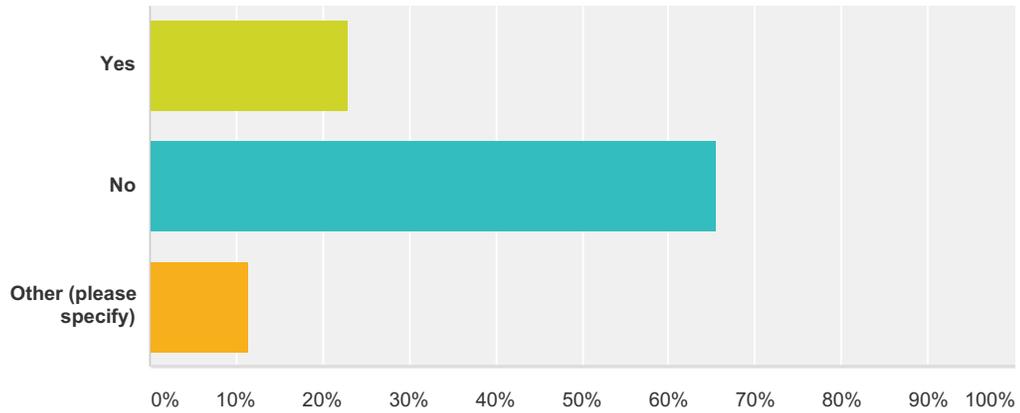


Answer Choices	Responses
Yes	21.31% 13
No	67.21% 41
Other (please specify)	11.48% 7
Total	61

#	Other (please specify)	Date
1	no answer	6/9/2015 3:02 PM
2	no answer	6/9/2015 3:00 PM
3	Yes If there is room and a way to connect to Traffic Light	6/8/2015 3:47 PM
4	Same traffic issues of right in and right out only.	6/5/2015 8:41 AM
5	Only if access can be alligned with the Martinazzi/Boones Ferry intersection.	6/3/2015 8:52 AM
6	hannegan/ red lot block	6/1/2015 4:53 PM
7	Too Expensive	5/21/2015 3:33 PM

Q4 After review of the information for the Riverhouse (River Frontage) site, do you think this option should be studied further for a future City Hall?

Answered: 61 Skipped: 3

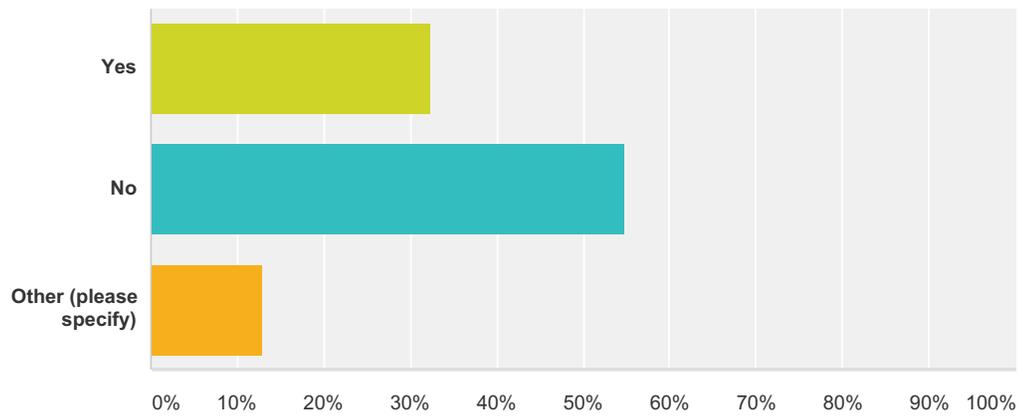


Answer Choices	Responses
Yes	22.95% 14
No	65.57% 40
Other (please specify)	11.48% 7
Total	61

#	Other (please specify)	Date
1	no answer	6/9/2015 3:02 PM
2	no answer	6/9/2015 3:00 PM
3	Yes if you can tie to traffic light	6/8/2015 3:47 PM
4	Traffic access getting out of Community Park is also bad.	6/5/2015 8:41 AM
5	Only if access can be aligned with the Martinazzi/Boones Ferry intersection.	6/3/2015 8:52 AM
6	hannegan/red lot block	6/1/2015 4:53 PM
7	Too Expensive and not visible enough to public	5/21/2015 3:33 PM

Q5 After review of the information for the Tualatin Commons site, do you think this option should be studied further for a future City Hall?

Answered: 62 Skipped: 2

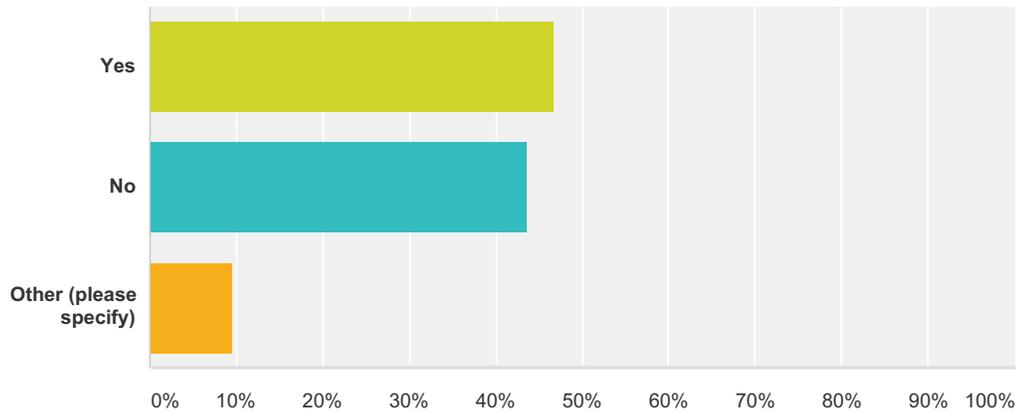


Answer Choices	Responses
Yes	32.26% 20
No	54.84% 34
Other (please specify)	12.90% 8
Total	62

#	Other (please specify)	Date
1	only if building is for sale	6/9/2015 3:05 PM
2	no answer	6/9/2015 3:02 PM
3	no answer	6/9/2015 3:00 PM
4	Yes - Maybe taking into consideration red lot and area next to it?	6/8/2015 3:47 PM
5	Best traffic access.	6/5/2015 8:41 AM
6	I think the Nurses Association Building should be considered	6/4/2015 12:30 PM
7	hannegan red lot block	6/1/2015 4:53 PM
8	Way too expensive	5/21/2015 3:33 PM

Q6 If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 1 for a Library Addition, do you think this option should be studied further to add additional space to the Library?

Answered: 62 Skipped: 2

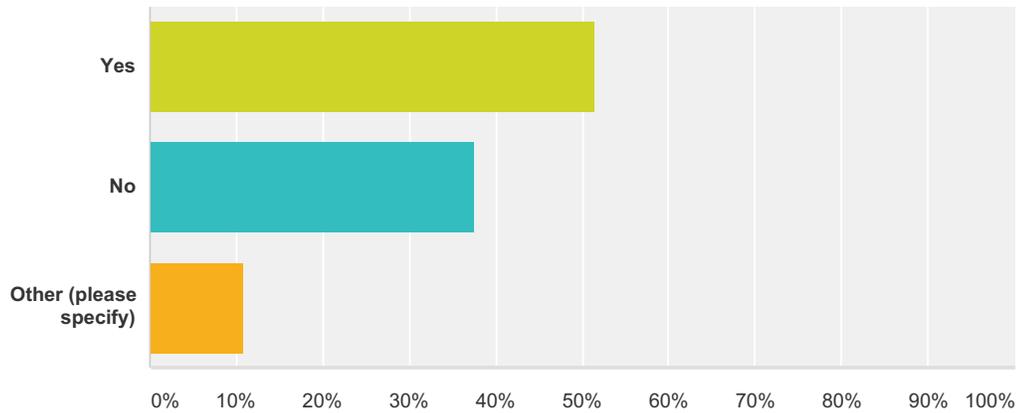


Answer Choices	Responses
Yes	46.77% 29
No	43.55% 27
Other (please specify)	9.68% 6
Total	62

#	Other (please specify)	Date
1	no answer	6/9/2015 3:02 PM
2	no answer	6/9/2015 3:00 PM
3	2nd best option for library.	6/5/2015 8:41 AM
4	hannegan/ red lot block	6/1/2015 4:53 PM
5	This is too expensive.	5/26/2015 11:18 AM
6	If the city really wants to build a city hall, that's what they should do and not include the library. The library was just built a few years ago and can sustain as is.	5/21/2015 3:33 PM

Q7 If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 2 for a Library Renovation, do you think this option should be studied further to add additional space to the Library?

Answered: 64 Skipped: 0



Answer Choices	Responses	
Yes	51.56%	33
No	37.50%	24
Other (please specify)	10.94%	7
Total		64

#	Other (please specify)	Date
1	no answer	6/9/2015 3:02 PM
2	no answer	6/9/2015 3:00 PM
3	no feeling either way, doesnt live in Tualatin	6/9/2015 2:57 PM
4	Only if really needed -- too expensive to tear down and rebuild	6/8/2015 3:47 PM
5	2 story expansion is best option for needed offices and meeting rooms.	6/5/2015 8:41 AM
6	hannegan/ red lot block	6/1/2015 4:53 PM
7	Too expensive	5/21/2015 3:33 PM

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Survey #1

Survey #1 was developed to help gather input on the community's perception of existing city facilities, how frequently they use them and if there was a perceived need for consolidating services and adding more community meeting space. This survey was administered in a written form and on the #TualatinTownHall online forum. The results were compiled separately and you can read through the results on the following pages.

- 33 surveys were submitted through #TualatinTownHall
- 64 written surveys were received and the results were compiled using survey monkey



Survey: City Facilities #EnvisionOurFuture

Question: Which City facilities have you visited in the past 6 months?

City Offices (Passports, Utility Billing, Permits, Business License, Etc. : 14

Library : 30

Juanita Pohl Center (Senior Center) : 18

Police Department : 11

Municipal Court : 0

Other : 5

Question: How would you rate the quality of Tualatin's City facilities?

Excellent : 2

Other : 10

Between good and adequate because we need more space and to have one main location for all city facilities

Inadequate with room to improve. We currently don't have a city hall, and when we did, it was not something to be proud of. The old space was small, old and ugly. It did not enough room to accommodate those who were attending municipal court at times when there was great interest by the public during council meetings. I see cities like Wilsonville, Tigard, and Beaverton and wish we had our own "grown up" city hall that looked somewhat decent and was big enough to handle the crowd that comes.

It's difficult to find all of the different services or meetings and which building they are located in. In addition, once you find the right meeting or service the space available is often inadequate.

Parking can be an issue. It is inconvenient to have business in several buildings and move my car.

So happy with the new library drive-up book drop and bigger parking lot.



The city offices are scattered throughout the city. It would be better if they were consolidated into one location.

The fact that there is no real city hall is an embarrassment!

The houses the City occupies are in need of repair. Many buildings are being used in an ad hoc fashion. The library, police station, pohl center and facilities buildings look like they are in good shape.

The library facility is wonderful but not big enough. The Police Dept. is fine, but has to be used for many other things....so is now not as good.

There is adequate space for the police department. There is inadequate space for finance, community development, council meetings, and the facilities are too far apart. Admin has space but it is too isolated from the other departments.

Good : 11

Adequate : 4

Inadequate : 6

Question: How would you rate the accessibility of City services (parking, near transit, etc.)?

Excellent : 1

Other : 3

The parking at the library is better now, though it's hard to tell where certain services are located, so knowing where to park is a challenge.

The Tualatin Commons Parking is always difficult.

There are very few transit options within the community. For large events parking is always inadequate.

Good : 15



Adequate : 11

Inadequate : 3

Question: How important is it to consolidate City services into a central location?

Very Important : 14

Other : 4

City services were spread all over after City Hall was torn down. It would be very important to consolidate services into one location.

I find the current use of several buildings to be an inefficient business model which might make supervision and collaboration between units unwieldy.

I think and believe that there are more important issues to address and spend money on than what to do with the City offices. What really and desperate, the City of Tualatin, needs is to fund a solution to the excessive traffic going through our City. What happened to the talks about a corridor to avoid the traffic coming from Sherwood, Newberg, Dandee going through Tualatin? I was in the first face of Tualatin Tomorrow and I remember this issue about the corridor was presented.

I think some services could be consolidated (administrative ones, for example), but not everything has to be co-located in one central place.

Important : 4

Somewhat Important : 7

Not Important : 4

Question: How important is it to you for the City to provide more community gathering or meeting space?

Very Important : 13

Other : 2

Given the limited participation at a number of meetings I have attended, the



present options seem adequate.

It's extremely important. The number one request that the Chamber receives is for community meeting space for groups over 100. The only space currently large enough to house groups over 100 is the private Tualatin Country Club.

Important : 11

Somewhat Important : 4

Not Important : 3

Question: Are there other comments you would like to share with the City?

90% of traffic on Tualatin-Sherwood don't stop in Tualatin. By-Pass so that we can have a downtown identity. Also, a Cultural Arts center

A traffic solution at Sagert and Martinazzi is more important to me (and probably hundreds of Tualatin residents that travel through this intersection) than a half mile, or less, commute is to a few meetings for less than 100 city employees. This was a problem when we moved here 11 years ago and is still a problem today.

Consider a new City Hall location that could be expanded with a community events center on the same site or very nearby.

Continuing with the issue of the corridor, it is not only for the traffic but also the pollution that brings with it. Are not you interested in a better life for the Tualatin residents? Pollution is not healthy and every day we have more traffic coming into town with the development of the Shopping Center where Cabella's is.

I am disappointed that the mayor and city council allow a small minority of people to bully them into not making decisions they know are right for our citizens. I voted for these people to make the right decisions. I am irritated that the mayor and council have no problem ignoring the voters' stand on marijuana. The data clearly shows that a majority of citizens support both medical and recreational. Your proposed actions will get us sued and causing you to misspend our money!



I would love to see the roads Nyberg and 84th or Senaca Street to the Commons turned into a quaint main street.

Including a Community Center along with city offices would enhance a bond package and become much more attractive for voters to pass.

It is important to build a new City Hall that will address the City's needs for next 25-50 years. It will never be cheaper to build in the future.

My pipe dream is to have a more centralized space where both city council and other services could have a common space which is decently sized, prideful looking, is near public transportation and which has decent parking nearby could help make public interactions more pleasant and welcome. Avoiding "standing room only" situations like there have been in the past would certainly help make the public not feel grumpy before they say their piece.

Traffic is really bad especially on Tualatin Sherwood right now. What are we going to do to solve this problem?

We also need a city Parks and Rec program for our community, especially youth and teens.

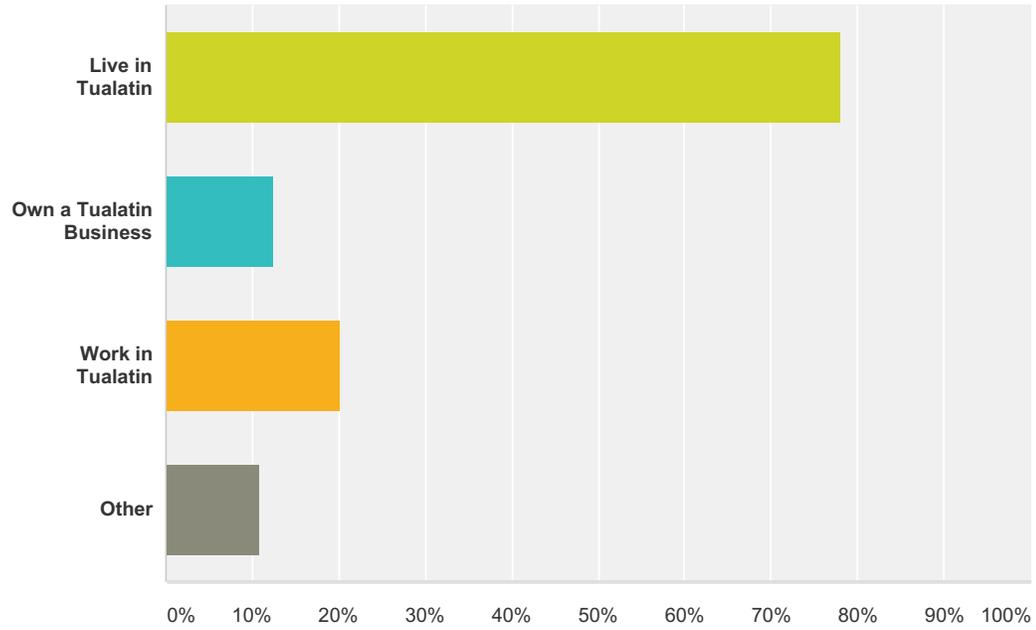
Yes. Why not occupy the un-occupied commercial building next to Mashita on SW Boones Ferry (near Seneca) or occupy the un-occupied old Nurse Association commercial building?

Comments

Number of Comments 0

Q1 Do you?

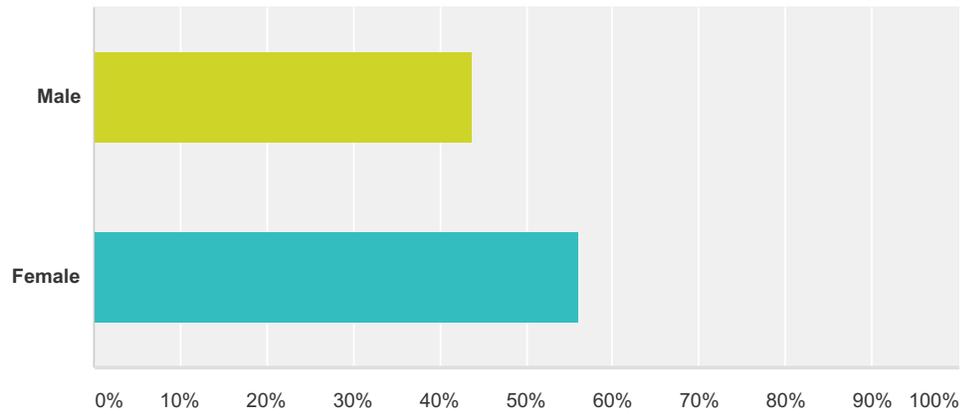
Answered: 64 Skipped: 0



Answer Choices	Responses
Live in Tualatin	78.13% 50
Own a Tualatin Business	12.50% 8
Work in Tualatin	20.31% 13
Other	10.94% 7
Total Respondents: 64	

Q2 Gender

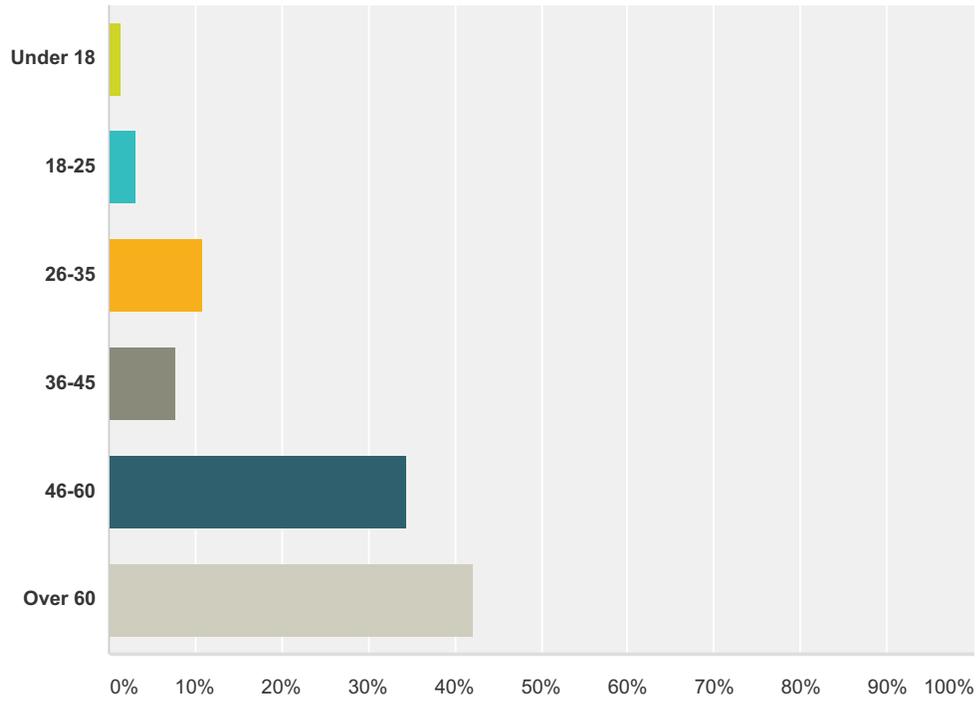
Answered: 64 Skipped: 0



Answer Choices	Responses	Count
Male	43.75%	28
Female	56.25%	36
Total		64

Q3 Age

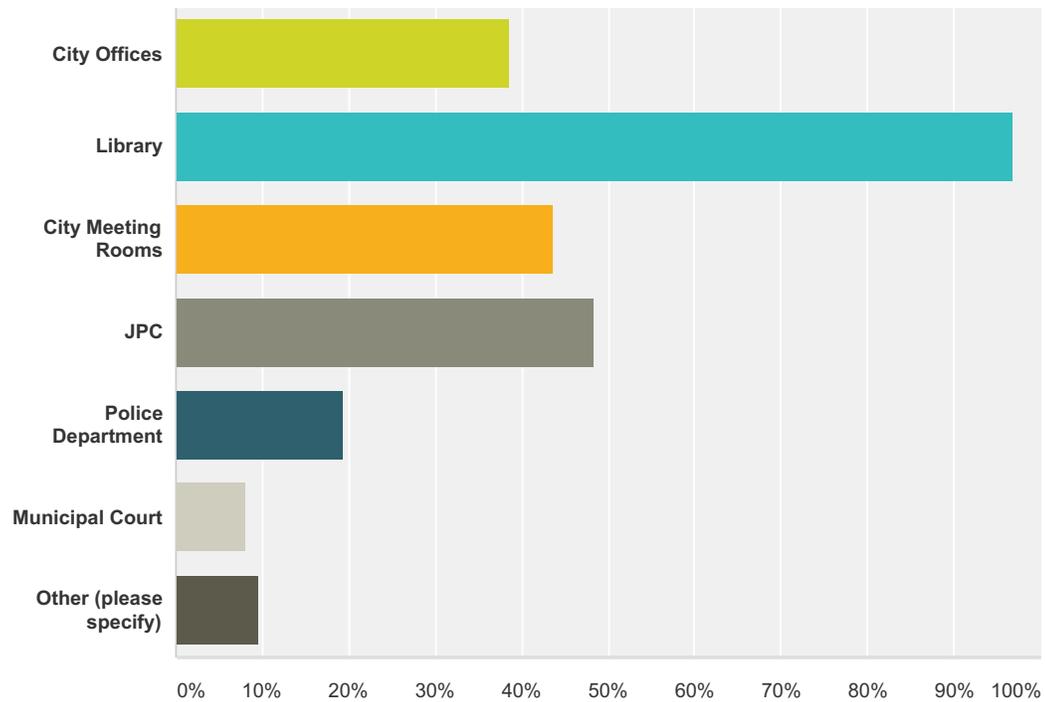
Answered: 64 Skipped: 0



Answer Choices	Responses
Under 18	1.56% 1
18-25	3.13% 2
26-35	10.94% 7
36-45	7.81% 5
46-60	34.38% 22
Over 60	42.19% 27
Total	64

Q4 Which City Facilities have you visited in the past 6 months?

Answered: 62 Skipped: 2

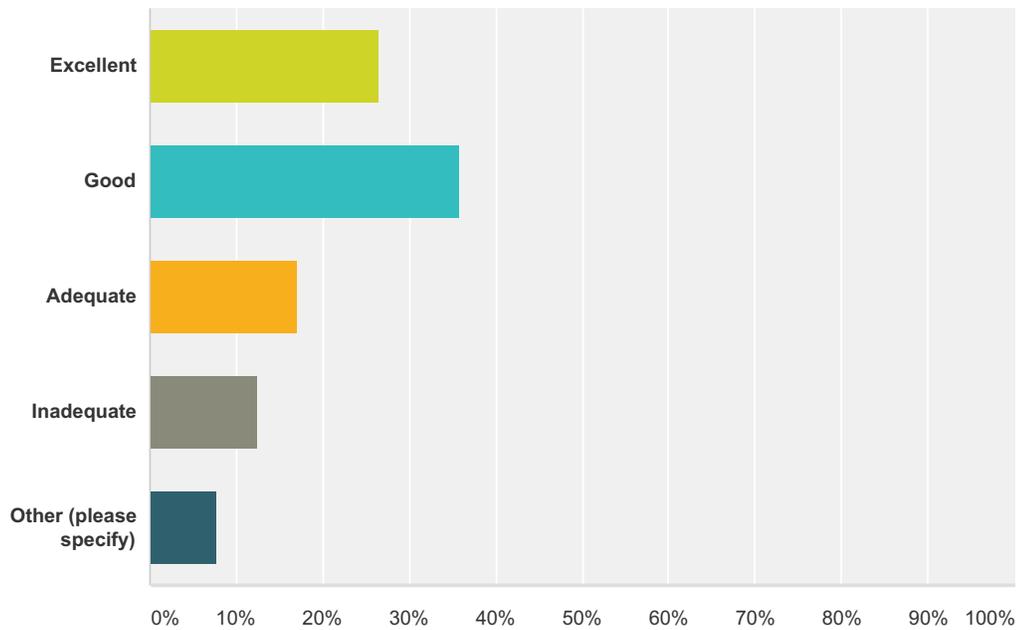


Answer Choices	Responses
City Offices	38.71% 24
Library	96.77% 60
City Meeting Rooms	43.55% 27
JPC	48.39% 30
Police Department	19.35% 12
Municipal Court	8.06% 5
Other (please specify)	9.68% 6
Total Respondents: 62	

#	Other (please specify)	Date
1	city meetings i.r.q. to seneca street	5/28/2015 10:13 AM
2	Parks	4/16/2015 3:40 PM
3	Ops	4/16/2015 3:23 PM
4	Ops	4/16/2015 12:23 PM
5	Chamber of Commerce	4/16/2015 12:18 PM
6	Chamber of Commerce	4/16/2015 12:18 PM

Q5 How would you rate the quality of Tualatin's City Facilities?

Answered: 64 Skipped: 0

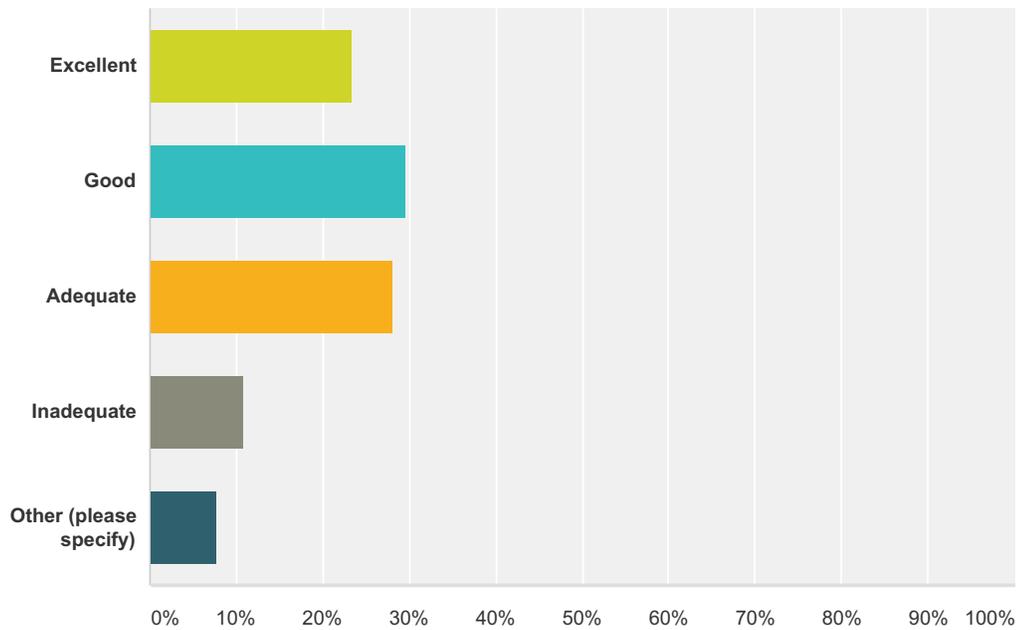


Answer Choices	Responses
Excellent	26.56% 17
Good	35.94% 23
Adequate	17.19% 11
Inadequate	12.50% 8
Other (please specify)	7.81% 5
Total	64

#	Other (please specify)	Date
1	I'm material to my feelings	5/28/2015 10:13 AM
2	I don't feel informed enough to say. For those functions I've attended they're fine, but I have no idea about facilities as a whole.	4/29/2015 1:16 PM
3	library is excellent, city meeting rooms and offices are good, JPC is inadequate. Pohl Center was donated to be a senior center and it has been ruined. Sr's are not given priority or allowed input.	4/16/2015 3:31 PM
4	inadequate but library seems ok	4/16/2015 3:23 PM
5	some good and some inadequate	4/16/2015 12:23 PM

Q6 How would you rate the accessibility of City Services?

Answered: 64 Skipped: 0

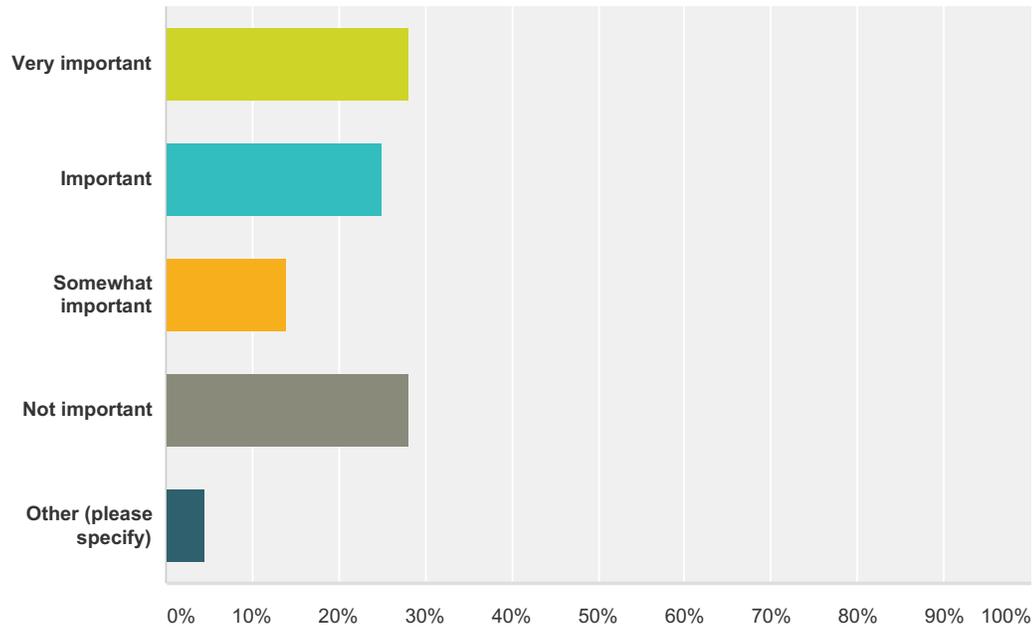


Answer Choices	Responses
Excellent	23.44% 15
Good	29.69% 19
Adequate	28.13% 18
Inadequate	10.94% 7
Other (please specify)	7.81% 5
Total	64

#	Other (please specify)	Date
1	n/a	5/28/2015 10:13 AM
2	could have more accessibility with parking. lots of time restricted, compact spaces	4/16/2015 3:36 PM
3	too much parking, poor bus hours and frequency	4/16/2015 3:33 PM
4	some good and some inadequate	4/16/2015 12:23 PM
5	I walk	4/16/2015 12:14 PM

Q7 How important is it to you to consolidate City services into one central location?

Answered: 64 Skipped: 0

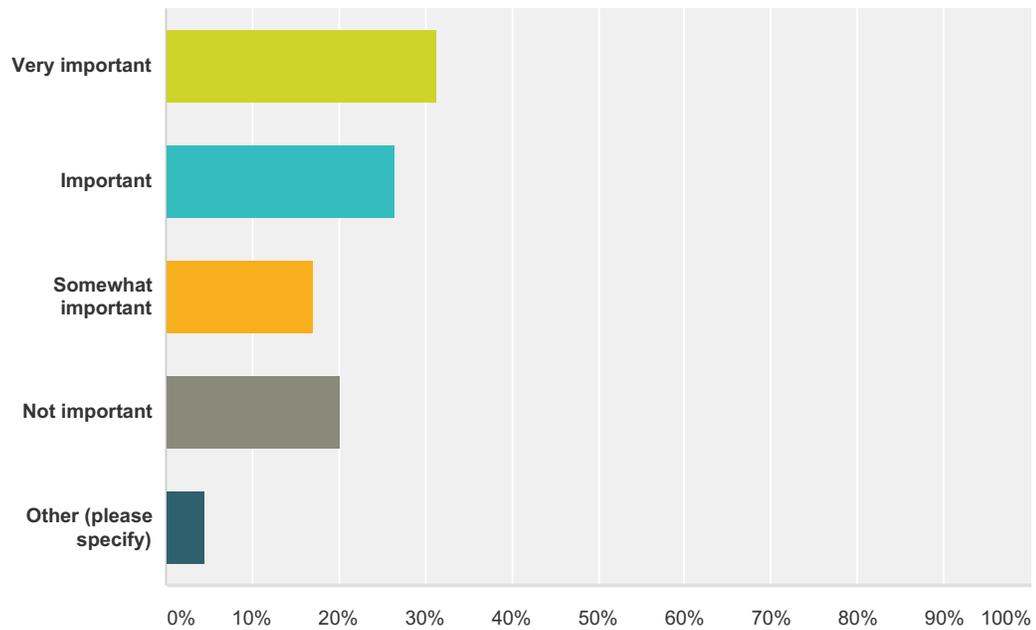


Answer Choices	Responses
Very important	28.13% 18
Important	25.00% 16
Somewhat important	14.06% 9
Not important	28.13% 18
Other (please specify)	4.69% 3
Total	64

#	Other (please specify)	Date
1	many people attend the seneca street/light meeting where a city building was in question. I spoke to nearly everyone at that meeting and a written survey was taken. It appeared that the vote was nearly unanimous - No signal save the city building! but no! at midnight or near the vote was considered and passed to put in seneca, the signal and take the city building down. My opinion does not count.	5/28/2015 10:13 AM
2	Which is the most cost effective in the overall picture??	4/29/2015 1:16 PM
3	not sure	4/16/2015 3:23 PM

Q8 How important is it to you for the City to provide more community meeting space?

Answered: 64 Skipped: 0



Answer Choices	Responses
Very important	31.25% 20
Important	26.56% 17
Somewhat important	17.19% 11
Not important	20.31% 13
Other (please specify)	4.69% 3
Total	64

#	Other (please specify)	Date
1	.	5/28/2015 10:13 AM
2	Again, I don't feel well enough informed, for me, they're fine, but...?	4/29/2015 1:16 PM
3	no comment	4/16/2015 12:15 PM

Q9 Are there other comments you would like to share with the City?

Answered: 41 Skipped: 23

#	Responses	Date
1	Yes see #5 (number seven)! The city leader has a mind of its own. (would like to be emailed) if I am "uninformed" of relevant facts!!	5/28/2015 10:13 AM
2	Consider 2-3 story buildings with underground parking with elevators for the disabled. Our city is fast growing. No harm in growing up or is there?	5/12/2015 10:08 AM
3	Very supportive and appreciative of consolidation of utility billing in bldg. adjacent to library and new parking lot - great!	5/12/2015 10:07 AM
4	Do not tear down any more buildings.	5/7/2015 2:01 PM
5	DONT WAST MONEY. LESS IS MORE. DOWNSIZE.	5/7/2015 2:00 PM
6	A light at Sagert and Martinazzi would be nice.	5/1/2015 10:21 AM
7	Hoping library can also increase in size - current parking is a vast improvement.	4/29/2015 1:25 PM
8	Strongly favor mass transit i.e. southwest corridor dedicated bus lane or (even better) light rail. more frequent WES and Bus #76, 96.	4/29/2015 1:24 PM
9	Would like to see a community center for young people (fun & education) and a performing arts center for all.	4/29/2015 1:22 PM
10	I don't really have any, but the Tualatin Library is so much better than the West Linn one.	4/29/2015 1:20 PM
11	The Tualatin Library is very nice. Very well kept up. I am here often.	4/29/2015 1:19 PM
12	Tualatin High school zone is not safe. People drive too fast through there. I think to speed zone should be 20mph during the day. Not just the short times.	4/29/2015 1:17 PM
13	Stop building! Tualatin has become a mini-LA with all the traffic. Commercial building has increased traffic and there is inadequate parking!	4/23/2015 1:57 PM
14	No need for a city hall. You have proved that	4/23/2015 1:55 PM
15	The library while doing an excellent job given limited resources, needs to be expanded. More space would allow more educational opportunities for the community. More space would equal more books, programs, expanded community involvement and more outreach. The library already serves a large population, which is growing, and could better engage a greater segment of the city if it had a larger facility. Tualatin is growing, the library should also grow.	4/16/2015 3:43 PM
16	lack of community vibe. traffic laws are violated - excessive speeding, aggressive tailgating, speeding in school zones, noise violations	4/16/2015 3:38 PM
17	Tualatin is on a good path of development and improvements!	4/16/2015 3:36 PM
18	I like the new parking at the library	4/16/2015 3:35 PM
19	no thoughts though nice to have a building that anchors the community	4/16/2015 3:34 PM
20	Tualatin has become a highly visible, glorified strip mall with much hidden/ignored poverty. Consolidated city offices are the least of the city's problems	4/16/2015 3:33 PM
21	There used to be 70+ seniors eating a meal - now closer to 25-30 The management has driven seniors away.	4/16/2015 3:31 PM
22	Adult recreation facilities greatly needed	4/16/2015 3:27 PM
23	We need public transportation around the greater Tualatin area for getting to MD's, shopping, JPC, church, restaurants	4/16/2015 3:25 PM
24	Need to better understand the growth pattern, basalt creek, etc.	4/16/2015 3:23 PM

25	Time to grow up - simplify and create efficiency. Consolidate into one facility with room to grow	4/16/2015 3:21 PM
26	We need a room for events - a place for evening, catered events or meetings - bigger than the existing room.	4/16/2015 3:19 PM
27	Have you considered the building at Seneca and Boones Ferry on the NE corner?	4/16/2015 3:18 PM
28	flooding	4/16/2015 3:16 PM
29	Planning for future growth prevents the need for additional building needs.	4/16/2015 3:14 PM
30	Locate to enhance existing "downtown" ambiance	4/16/2015 12:23 PM
31	Transit >Really??	4/16/2015 12:21 PM
32	ridiculous that all scattered around. The library needs the space across the hall from the City	4/16/2015 12:18 PM
33	Shouldn't this have been figured out before you turned everything into parking lots?	4/16/2015 12:16 PM
34	Poor planning of late. With growth causing excessive traffic patterns at peak times.	4/16/2015 12:15 PM
35	less police urban tactics	4/16/2015 12:14 PM
36	I think it is important for the city offices and Council chamber to be together but not necessarily in the same building as the library. While they are both City facilities, it may be better to have them separate. I think it would be great to have a bigger, consolidated city hall, which would then allow the library to have more study rooms. They are always in use.	4/16/2015 12:13 PM
37	It's very frustrating to go to the planning dept and not have anyone who can help at 9:10 a.m. because they are all in a meeting.	4/16/2015 12:10 PM
38	I would like to see a City Hall (one building) and an expanded library	4/16/2015 12:08 PM
39	Be conservative	4/16/2015 12:08 PM
40	I think the City should buy the land with the strip mall which used to hold Payless Shoe store. Then tear down the building and replace it with a brick, stately looking, 3-4 story building. You could consolidate the services in Bldgs E+F in to the new city hall.	4/16/2015 12:07 PM
41	Hiring an architectural firm to do your space study tells me that a new building is the objective of the study. I can't imagine a company in the business of building is going to tell residents "no, you don't need a new building." Secondly, if the city move forward on building a new complex of city offices, all of the current buildings should be sold for private development. If the Cabela's developer wanted access rights so strongly that it demolished the old Council chambers, we should have negotiated a deal that benefited us. I would not approve any tax measure intended for a new building. The fairly new library and City Hall buildings should have been planned to meet future growth before the first brick was laid.	4/16/2015 12:04 PM

City Facilities Study | Public Involvement Summary Report

Survey #2

Survey #2 was developed after the initial alternatives analysis was completed. It was intended to gather input on the various alternatives which were identified by the community. This survey was available on the #TualatinTownHall online forum.

- 32 surveys were submitted through #TualatinTownHall



Survey: Future Space and Facility Needs | Share Your Input!

Question: What do you think of the Lakeside Center (located on the Commons) as a future space for City Hall?

Absolutely Not! Put the city hall outside the hustle and bustle of of the commercial core. It needs lots of up close direct access Parking, with a separate employee parking lot. Already city owned site would be preferable. It's not a fassion show it is a place for city employees to work.

Access is limited, this space would be better used for commercial revenue producing entities.

Beautiful Class-A building space, very central, marginal parking, high rent (which makes one wonder if renting should even be considered).

Because this building has been partially vacant for several years, it would be a good use of space for City Hall. It would increase foot traffic on the Commons, which would help the Commons to be the vibrant place it was meant to be. There ignite be an issue regarding parking during some busier times on the Commons. Is this building for sale? If not, it might not be financially less reasonable than other options.

City Hall should be accessible during a disaster. Lakeside Center is in the zone of inundation for flooding. In order to keep City Hall accessible during the next flooding disaster it should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

Cost too much

good!

Good, location, might be difficult to access during peak traffic, but too expensive at this time.

Horrible idea!

I favor other locations more.

I think it would be a fabulous place to have City/Community space ... the Commons is as close to a Downtown as we have and needs to be utilized



that way if at all possible.

I'm not in favor of leasing space for City Hall.

Is there enough space? Will parking once again be a problem? And, people have to go too many places? WHO? Don't think ordinary citizens will be doing that. It is probably more of a help to city employees. I've been to city hall once in 23 years and that was for a passport.

It would be wonderful to have City Hall on the Lake. Even if the Lakeside Center is not available the City should try to find other space around the lake to locate. It would bring more people to the lake to eat, stay and play. All good for business.

Key point- any current available space is preferable to the cost of new construction.

lease and rental are rarely a long term solution....

Might be an option. Is it available? Adequate parking? Is the structure built for earthquakes and floods?

no way to expensive

Much better location than Aspen Place

no

No, WAY too expensive!

No.

Pending cost, this could be a great location. Easy access, however parking at lunchtime is very limited.

Taking commercial space off the tax rolls is not the best of ideas. Leasing is not the best idea for a long-term acquisition and could develop into problems later. Building is not for sale and better options seem to be available. Parking is good and it is the downtown core.

The city council should have thought this through before demolishing the



old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The Commons site is one of the two most expensive options. In addition to the high price, I don't think the location is as easy to find and accessible as other options. I would not recommend this for a City Hall site.

The cost to acquire and renovate is way to much. The amount this would cost taxpayers is prohibitive. While this parcel of land would be very convenient, it is not the best choice.

There is no need for a new city hall

This is a good location for City Hall - downtown area, on the Commons, near public transportation. However, if there is not enough space available, it would be very complicated to phase in the improvements and department moves. The building was designed for offices not to serve the functions of a city hall. This does not seem like the best solution unless the City is going to own the building. I do not support a lease which sounds like a costly expense over the long term.

This would be a good site if we could acquire the building.

Too costly and not as visible.

Too expensive

Question: What do you think of using the Aspen Place Building (Oregon Nurses Association) on Lower Boones Ferry Rd. as a future space for City Hall?

Access in and out of the ONA is extremely difficult. It's also in a flood plain and the lower parking area can flood during large storms. Not a good situation for large groups of people to get in and out of along with sufficient parking.

Can be considered



City Hall should be accessible during a disaster. The Aspen Place Building is in the zone of inundation for flooding and would not be accessible in a flood emergency. In order to keep City Hall accessible during the next flooding disaster it should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

Excellent location and would be a good use of available space.

good choice....

good! but traffic is a little tight on boones there

Horrible access - can only get to this building from one side, and getting out is a nightmare. Bad choice.

I am not fond of this idea really I don't think it is ideal at all from many aspects. Including traffic concerns as well as parking concerns

I like the proximity to downtown, allowing for easy walk, bike, and bus access.

I think access will be sometimes difficult because of traffic on Lower Boones Ferry Rd, and I fear the impact on traffic on Lower Boones Ferry Rd.

If the need for a new location now, this is the best alternative cost wise. Location is good as well.

It is the least expensive of all the ridiculous ideas.

It's the cheapest option and seems to provide all of the needs. I don't see a need to spend ANY money on this issue right now, but if you absolutely insist then at least you should spend the least amount possible.

Key point- any current available space is preferable to the cost of new construction.

Lots of pluses of space, one of the larger conference rooms in town, slow inadequate elevator, parking beneath gets flooded at times, city parking nearby would be stretched in part by sheer volume, but also people wanting to avoid parking beneath and overwhelming green lot and lot next to Aspen as previous and current tenants do. Not only is there flooding in underground parking, it's a skateboarder hangout to do tricks and smoke



things. Lack of left turn in/out would suck, but again rent/buy?

Not a good building

Not too bad, if it can be remodeled to fit the NEEDS of the city perfectly.

Of all the proposed options, this one is the BEST. The location is good, the parking is adequate, the budget for remodeling is acceptable, the building is available--all assets. It's on a main entry road into town. It is appealing architecturally--not too dated, not too fancy or grand, solid enough to make it an "institution" in the community.

Out of all the options this one seems the best. It is still centrally located, it has parking and you would be buying the property outright, no leasing. The only cost would be in renovating but that would pay for itself over the years. It is also one of the cheaper overall options. It is still serviced by all major bus lines and WES. Only downside is getting into and out of the building (traffic) but that can be remedied.

Parking seems tight and location is on the fringe of the downtown core. Again, removing commercial, taxable space from the tax rolls.

perfect

Perfect! I realize there are some issues with turning left into the property, however, the city has done a great job of solving issues with situations like this. Using an existing building makes more sense. Vacant buildings need to be used and repurposed and this one would stand out, being a 'stand-alone' building.

Problems getting into and out of parking just as Jan said. No left turns.

Seems like a good idea if the building does not require too many additional changes. Why did the nurses leave? Because of the way traffic is currently configured, access only available going East and departure only a right turn. Lots of traffic along that route.

The advantages are that the building already exists, so costs may be lower. The location isn't perfect, but it would probably work well.

The city council should have thought this through before demolishing the



old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

There is no need for a new city hall

This could be a good space since it is currently for sale. It has underground parking and is surrounded by city lots. There is room to expand on the third floor, if necessary.

This is a great location for City Hall. Is it in the 100-year flood plain and elevated above it? It is downtown, close to public transportation, the library, and convenient to all the City services at Community Park. If the City can own the building, this site is good except for access concerns during a flood. The cost estimate is attractive - not as expensive as a new building. However, I would want to make sure that the tenant improvements really do meet City Hall functions.

This is my favorite option for a new City Hall site! The location is optimal and easy to find. The cost is inexpensive. The building is already in place, so moving would possibly be more easy and quick than a new building. In addition, the space uses up a current open building in Tualatin.

This would be a good location, centrally located. Concern for exit patterns from parking area.

yes - cost and location and parking all seem to be appropriate. Don't think the issue of core area location is important

Yes, good cost points, modern building, still central to tualatin's core.

Question: What do you think of using the Robinson Crossing Building as a future space for City Hall?

no.(2)

Not a good choice due to location, parking, access.



Not even sure where this is

Not familiar with it.

Not good location

not much

Rent or buy?!? Great location. Inadequate parking, but that's the city's fault, so they should get the pleasure of dealing with it. Close to WES, buses, highly visible, nice looking building, but since it's been dormant since construction nothing's really been tested and the loud alarm noise it makes when anyone enters their tiny, blind-spot-ridden parking lot is obnoxious.

The building isn't for sale and it would be a lease. I think it is a good option, has good traffic flow and is directly across the street from WES but it would be displacing a number of local businesses.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

There is no need for a new city hall

There isn't enough available space.

Too expensive

While the Robinson Crossing Building is the least expensive option, it's also a lease. I think that leasing a space, which includes renovation costs, is not the best option. I would not recommend this for a City Hall site.

Yes, please use this building. It's been taking a long time to build and it's sitting empty. The location and the look are both suitable for it to serve as a City Hall.

\$7,200,000 to renovate and lease a building for six years - then what? Will



this issue reappear in 6 years?

Again cost affective, but question why we need to use resources at all for a new City Hall when other traffic, schools and other public services need improvement.

Architecturally unappealing--inappropriate style for government. Not for sale, and leasing is a negative gamble for long term investment. A poor choice.

Best choice since the building is a) an eyesore, and b) unoccupied. Whoever on the city council approved the permit for this thing should be fired. But seriously, it's on a busy street, across from WES, available parking and access.

Build now for the future, it's not going to get cheaper. Don't lease

City Hall should be accessible during a disaster. The Robinson Crossing Building is in the zone of inundation for flooding. In order to keep City Hall accessible during the next flooding disaster it should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

Commercial building not for sale. Leasing an inadequate space. Move on to viable option.

Excellent

I have not been able to attend previous meetings so I don't know the status of that building. Parking? Cost? Is it for sale or lease?

If the space needed is not all available, it would be complicated to do the tenant improvements and coordinate department moves. This is a good location, however, I do not support a long term lease for City Hall. I think the City should own City Hall.

I'm not familiar with this building

I'm not in favor of leasing space for City Hall.

it is not a purchase it is a lease and we would have to do this all over again...NO



It might be a bit better than the Aspen building but not really sure ... would need more information on the actual building space and what type of parking they actually do have IN the building space

It's my understanding that it's not for sale. The City should be looking only at situations that present a long term solution. Leasing for 6 years is not a long term solution.

Key point- any current available space is preferable to the cost of new construction.

No, more cost effective options available.

Question: What do you think of building a new building next to the Tualatin Police Department for a City Hall?

\$12 million isn't too bad but for that much money it puts a public building in a place that is pretty hard to get the public to. And it isn't fair to give the city hall noise mitigation when you have made residents just suck it up for several years, there was never any choice for us.

Although I like that a building can be designed to fit our needs, the drawbacks of the site are that it is disconnected from the downtown area and hard to get to on foot or bike. I would prefer a site more in the downtown area.

better choice

Building next to the Police Dept. would be a great long term solution if access into and out of the parking area could be expanded. In case of emergency, having only one way in and out would be extremely dangerous.

City Hall and Tualatin Police should be accessible during a disaster. Tualatin Police Department is on the edge of the zone of inundation for flooding and should be moved. In order to keep City Hall and the Police Department accessible during the next flooding disaster they should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

Could work. A bit removed from downtown core and parking is tight. Price



seems OK if it is close to actual. Building gives you the most options in space configuration.

Could. be okay. Would need to look at flood implications since this area was flooded in 1996. How much fill would be necessary to assure access even during a flood? It would also depend on what the proposed building would be.

Do we really new a new building? Who is paying for it? You need a gym and showers? Oh, my, in the 50's I didn't even get a break, but then, I am an OLD person with reasonable thoughts. You can't attract good people without that. Oh, gosh, we are soooo spoiled now.

Excellent Idea.

I like this choice, because I like the idea of having both services at the same location. It is out of the way - but, as the traffic has gotten so bad over the past years, more and more people are driving this way to avoid T-S road. Maybe would be a runner up. However I do feel you have nerve to worry about the noise from the train. Deal with it just like every other citizen had to when you brought the WES into town.

I would love this, in an ideal world, for a Municipal Court keeping that at the Police Station location and maybe being able to build an actual police training facility as well so all law/justice in the same space but not for a Community/City staff of other kinds as again there is a traffic issue that is not really salvable in my opinion.

Keep these facilities seperate.

Key point- avoid new construction when commercial space is available.

Lots of positives, but the main negative is access. Only entry to the property is between police station and Heritage Center, giving it a "backyard" feel--too land-locked and trapped behind existing buildings. Also, proximity to the police station may be a negative for many citizens.

No

no to much money



No! We have enough vacant space that can be utilized and repurposed. No need to add another building.

No, do not build a new building. Use the existing ones that are vacant in the center of the city.

No. The traffic going through that area is horrendous.

Nope!

ok, but not my first choice

Only sensible idea so far. It is city property, I assume, so ownership is a given. Great start! Makes a ton of sense. Mock up I saw looks like it fits, doesn't hinder Police Department. Might be tougher to find (access point/driveway) for non locals, but everything seems very workable. Owning versus renting puts a huge advantage squarely on top of this option.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The existing building is tucked away as it is, why spend the money to improve something that is not in a good location?

There is no need for a new city hall

This is my second option for a new City Hall. I would prefer to see a current building being occupied rather than building a new building. I also don't think the location is as accessible or easy to find as other locations. However, the price is reasonable and the location is near other city locations.

This site appealed to me originally, but the railroad tracks create a problem for access and noise. Is this site in the flood plain? Would the city hall have parking underneath? Might be too expensive as most of us do not want to pay a lot more in taxes.



This site is not as convenient - I think having the building downtown is best. However, the site is not too bad - is fairly close to Community Park - and having a new building that is designed for a City Hall would be great. Over the long term, the additional several million dollars would be a good investment with a design that is specific to City Hall needs.

Too expensive

Very poor location for accessibility

While this would work from a space standpoint, the location is really difficult to get in and out of, and there is the problem of railroad noise.

Yes - same rationale as Aspen Place

Question: What do you think of building a new building next to the Clark Lumber site for a City Hall?

A new building next to the Clark Lumber site would be one of the more expensive options. I think occupying a current building would be better. This location is one of the better options. In addition to occupying an empty parking lot site, I think the location would also be easy to find and accessible. However, the price is too expensive.

City Hall should be accessible during a disaster. Clark's Lumber floated away in the 1996 flood. Clark Lumber is in the zone of inundation for flooding. In order to keep City Hall accessible during the next flooding disaster it should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

Did you mean corner of BF & TS or BF and Nyberg? Either location is great in terms of being central. I fear its traffic impact there versus other spots a tiny bit more off the most crowded intersection in town.

Doesn't look too great and once again, parking.

Don't attempt to purpose something that is not even for sale! Clark's has been a long standing business in Tualatin don't understand why the push to utilize this space when they have not expressed a desire to sell it.



Expensive, noisy and too much traffic.

Good! Central and not too much of an impact to traffic

I would like this site only to clean up that corner area. There are some disreputable storefronts located in this vicinity. However the price tag is steep for taxpayers. That and the land isn't for sale and you said in the survey it was only a test. So why even ask about it?

If the property is for sale, it would provided a long term solution and offer the best access into and out of the area. Also, its visible to T/S road.

Key point- avoid new construction when commercial space is available.

no

no to much money

NO!

NO! Leave the Clark Lumber building as a hardware store. I LOVE that place, a little piece of ol' time neighborhood feel.

No. This part of town should stay true to the original design. It's the only 'original' part of downtown that is still remaining!

Not as good a location as along the river next to JPC

Not opposed to this but don't think it is the best choice.

on a busy intersection with roundabout type access... not good

Oregon nurse building more cost effective with resident tax dollars. Keep this site available for commercial development.

That is too good or valuable a location for a City Hall. Location not for sale.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the



commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The land isn't available - shouldn't be an option. Besides that intersection is becoming a nightmare with traffic as it is.

The location is good, but I would not support a new building while we have empty commercial buildings in the city center that can be sued.

There is no need for a new city hall

This could be an interesting location to build on and towards the Commons as long as it also included some type of parking garage so that then people could park and as we grow a downtown perhaps towards the commons it could become a nice waking area here.

This doesn't seem like a good fit.

This has possibilities.

This is the best location. It is in the downtown and it would be great to clean up that ugly site! While it is in the flood plain, it is closer to the edge and would have fewer access issues during a flood. Having a new building that is specifically designed to be City Hall is the best for long term city needs. This site is also good because the surrounding area is not as congested as it is on Lower Boones Ferry Road between Martinazzi and Boones Ferry. (Yes, I know T-S Rd is congested).

This location would be fine, although I am concerned about access and its impact on traffic. Both Lower Boones Ferry Rd and Tualatin-Sherwood Rd are very busy -- adding additional entrances to them will only make traffic worse.

Too expensive

Very unappealing site--the exposure of this corner is strictly commercial. In order to be a focus in our city, the building needs to be away from Tualatin-Sherwood Road. Plus, site is not currently available, promising delays in starting the project due to red tape in trying to acquire the site.



why not save that for a premium retail site instead.

Question: What do you think of building a new building on site next to the Juanita Pohl Center for a City Hall?

no(2)

no to much money

NO!

No, again, no new building!

No, use the existing building that are currently vacant.

No.

No. The park should remain for park uses only. Worst choice.

Not too bad

only if the rear (northern) location choosen

Option A makes more sense that option B, since it presents the building on the street, but it's a weird property with the creek running through it, and down low in the flood plain.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The Juanita Pohl building provides a great service to the seniors in the area. The location is good. But again, why displace a good service and spend money that can be utilized for other improvments.

There is no need for a new city hall



This could be a great location

This is one of the other best options since the land is for sale, it has already been cleared and is ready to begin construction. However it has the same access problems and is further away from the downtown core. The price tag is one of the more expensive choices as well.

To expensive

Too expensive.

A new building next to the Juanita Pohl Center would be one of the more expensive options. I think occupying a current building and focusing on easy to find locations would be beneficial. I would not recommend this for a City Hall site.

Again, too much traffic in that area.

Another great long term solution if access in and out can be expanded to offer more than one option.

Both are viable options with more research. Provides the ability to join the parks, City Hall and the Library into a swath of adjoining properties. Parking is limited and using the lots across the busy street could reduce access and attendance at city meetings.

City Hall should be accessible during a disaster. Juanita Pohl center was on an island surrounded by flood waters in the 1996 flood. In order to keep City Hall accessible during the next flooding disaster it should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

Don't see it there.

Flood plain and limited access.

Good location (Option A) on BF Road. Option B not so good - seems inconvenient. However, it is right in the heart of the flood plain - are there concerns with access to City Hall during a flood? Having a new building that has been designed specifically to be a City Hall is good (rather than retrofitting an existing building). However, the price tag is getting high. The Clark Lumber site would be better than this one with a lower price and less



congestion than on Lower Boones Ferry Road.

Good location, again I have concern for traffic patterns and ability to exit easily.

I like this site for its proximity to downtown. It has many of the same advantages and disadvantages as the Aspen Place building. I prefer the option that places the building next to the street where it will be visible.

I think this could have merit if next to the Pohl Center with the parking in front BUT this too may have traffic issues if can only go out one direction, do still like it better then the Aspen Building as it connect the Community Park and maybe able to spill a downtown towards the library..

If it's in the back of the park...Boooo! Too many reasons to list in 500 words. If you mean facing BF, that vacant land that nobody seems to be able to develop, perhaps.

Key point- avoid new construction when commercial space is available.

neutral

Question: What do you think of building a new building on the former Threat Dynamics Site for a City Hall?

no(2)

No comment

No new building please.

no to much money

NO!

No, again, and again, no new building! We live in Oregon, one of the only states that is a huge advocate of repurposing, recycling and keeping our environment as natural as possible. Adding more concrete isn't necessary.

No. Access issues, parking. Would do little to enhance the downtown. This location would be far better suited to a McMenemy's.



Not familiar with this area.

Not good location

on a busy intersection with roundabout type access... not good

Poor site with limited parking and no options for growth (in an already tight location) except buying more adjoining properties. Not in downtown core. This is my least favorite choice.

Terrible! Totally unrelated to "downtown Tualatin", cut off by Tualatin Sherwood Rd. Too mixed in with commercial, very sterile. Too expensive.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The description for this site is a little vague. Where is this site? The \$20 million cost is getting too high.

The former Threat Dynamics site is one of the two most expensive options. In addition to the high price, I don't think the location is as easy to find and accessible as other options. I would not recommend this for a City Hall site.

There is no need for a new city hall

This site would be fine. I worry about its impact on traffic if an entrance is built on Tualatin-Sherwood Rd. The cost estimate seems prohibitive.

Too expensive.

Tough to get to for non locals, heck even locals. Imagine giving directions over the phone to an older couple from Tigard.

Way too expensive!



Where was the former Threat Dynamics site? If it was at 8250 SW Tonka Rd, Tualatin, it was on a peninsula surrounded by flood waters in 1996. This may not be accessible in a flood and would be a poor choice for locating essential services.

\$20 million is too much.

At least this is in the downtown area so like it from that stand point tho it is on the opposite side of the street from most of the other city facilities maybe it has merit ... not sure but glad it is in the mix as it is IN the downtown corridor for sure.

Don't know where this is.

Far too expensive.

Good location, centrally located. Greater visibility.

I don't know where the Threat Dynamics site is????

I'm not familiar with this building

Impossible to reach without an entrance off T/S road.

I've always liked this site. There is even a possibility of building a new road to connect from the current signal on Tualatin Sherwood road through to Tonka Road. I heard the property was recently sold which is a show stopper unless something happens to that deal.

Key point- avoid new construction when commercial space is available.

Question: What do you think of building a new building on the Tualatin Commons (former Wichita Pub site) for a new City Hall?

Although this building has about reached its life expectancy, it seems a commercial use would fit the Commons better in this location. PRking for this spot is more difficult.

City Hall should be accessible during a disaster. The former Wichita Pub site is in the zone of inundation for flooding. In order to keep City Hall accessible during the next flooding disaster it should be located South of



Tualatin-Sherwood Road and South of Warm Springs Street.

Congestion

Expensive with parking and traffic problems

Far too expensive.

Good location but not as good as next to Pohl Center along the river

Good location, but again way too expensive!

I like its proximity to downtown and easy access by pedestrians, bike, and bus. It might be nice to have city offices on the lake -- perhaps increase foot traffic in that area. It seems too expensive.

I like this idea a LOT! I think it is as close to an ideal as we can get perhaps again being in the Commons area is our downtown it is then also close to the library and the Pohl center and not far from the police Station however may still need parking tho this area does have some likely would need to include additional parking and if down right could help create a walking downtown as well.

If it's for sale, it's another great long term solution.

If there was a way to make the entrance from Seneca extension signal, that might make great sense. If not it'd be much tougher. Would it be entire building, including what is now Lee's Kitchen? Where would we karaoke?

Key point- avoid new construction when commercial space is available.

limited access, not good idea.... better for a park...

no

no to much money

NO! Parking is horrible, access is terrible. Even trying to find parking to pickup a food order is difficult at times.

No, No, No.



NO. (see above)

No. Too congested; again, a sort of "back alley" feel, even though the proximity to the lake has some appeal. If I lived in one of the condos nearby, I wouldn't like it as a neighbor.

Not available to purchase and a \$21 million price tag, great location but not worth the cost that is passed on to taxpayers.

Nurse building better.

seems expensive when we already have empty buildings

That has been my choice for years over the old council building. As I look at the other options I think I prefer other choices now. Property not for sale, move on. This will take commercial property off the tax roles.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The city got rid of business so they could put in a lake and now they want their offices overlooking the lake? Really?

The Commons site is one of the two most expensive options. In addition to the high price, I don't think the location is as easy to find and accessible as other options. I would not recommend this for a City Hall site.

The location is good, but no new building please when we have existing building that needs to be used.

There is no need for a new city hall

This could be a good choice, but the property is not for sale.

This is a great location, but the \$21.5 million cost estimate is too high



(unacceptable) when you have the Clark Lumber site option.

This would be another good option.

Too expensive.

Question: If the City builds a new City Hall, what do you think of expanding the Library into a new addition (a two-story addition to replace the half of the building where city services are currently located)?

A last resort location

Absolutely NOT! Still not enough parking. All you need to do is look at the terrible parking situation with the new Cabellas area. I don't go near it!

Absolutely! The Library is a tremendous asset to our City and based on current projections, it needs the additional space.

Again depends on cost. I understand US citizens will be paying for this project. We should have a greater voice in what, where and why. There are many amenities that are not necessary. The question the city should be asking is, "What do we NEED" not "What do we WANT". With so many families struggling, how do you expect them to add this cost to their budget? Cost should be the number factor in determining this project.

Culd be a good alternative. But I feel the timing is not right. Why not save for a rainy day fund then consider saving to build, or relocate City Hall?

Dang, I wish I hadn't used up my BOOOOO response. Do I get to use it again? If so, BOOOOOOOOOOO!!! If not, let's just say it's too crowded as it is. In the midst of a suburban mall is no place for a city hall.

Do we need more space in the library? I would support expanding the library into the old City Hall space, if I have a better understanding of the need. We need to replace City Hall first. Maybe we could have a 5- or 10-year plan that would address the library.

Good idea - the library could expand into the City's space for now, and then construct a 2-story addition, unless it's cost effective to go ahead now with the 2-story construction.



I believe that Tualatin needs a City Hall that houses the city facilities that are currently spread out. I would prefer/recommend occupying a current building (Aspen Place) or building a reasonably priced building (on Policy Department Site). Considering that I believe a new City Hall is needed, I would segregate the discussion of the library to a future discussion.

I think the library option is a possibility.

I support additional space for the library, whether that means expanding into th existing city offices spaces or adding a new two-story section.

I think in the future be a good idea however I would like to see this be separate and utilize initially the city office space for the Library to grow into and then down the line perhaps look at this. IF we can do a good enough job of this first building then we may need less space then is anticipated for the Library. IF we can fine more community space for larger groups then the space at the Library maybe fine. If they need to hold thing at other city locations they can go to those locations.

I think this is a great idea. The new library should have been constructed with expansion in mind in the first place. Perhaps it can be done after the city hall is built/renovated.

Key point- avoid new construction when commercial space is available.

no stop spending our money

no, that area is already too congested.

No.

Nope.

Not a whole lot. Parking is not really adequate and it seems tight and confined. If I reading the parking numbers it looks like the library would have to nearly close for some City Hall events. Also, the cost estimate seems very low and too good to be true (Grinch).

Nurse building allows for more expansion

Really? See above. AND, cut back on the amenities like a Lactate Room,



showers and workout space use the a new LA Fitness that can accessed within minutes of any Tualatin location. The council and mayor need to take a look at NEEDS, not WANTS. AND, who is paying for this? US, the CITIZENS of Tualatin. With a population that has many families struggling just to feed their families, this seems so WRONG! We'd all love to live in a multimillion home but can barely afford what we have!

Sure, why not.

the best solution, and why not add a basement for another floor of space.

The city council should have thought this through before demolishing the old city hall. All of the options being considered are far too costly for our City or our needs. I've lived in places that had outrageously plush city halls, completely out of scale (physically and economically) to most of the commercial businesses in the city. I DO NOT want Tualatin to be such a city. It's an insult to the tax paying citizens! You are public servants. Start acting like it!

The library definitely could use more space and the expansion would provide needed areas to be used for staff offices and tech services. Sounds like a good idea.

The library site was on an island surrounded by water in the 1996 flood. City Hall should be accessible during a disaster. In order to keep City Hall accessible during the next flooding disaster it should be located South of Tualatin-Sherwood Road and South of Warm Springs Street.

This is the second most-favorable location. It keeps everything together at a somewhat reasonable cost.

This needs to be put on the back burner and separated from the city hall project (even though removing city services from the library impacts its operation). There are strong emotions associated with the Library (people love it and are proud of it and protective of it) and with the city hall project (there is some anger and suspicion and frustration associated with the demolition of the former building). This is a volatile mix, and will confuse and weaken the chances of passing a bond.

Totally different subject. Should be tabled until WES is paid for and ALL roads are up to par



Use another existing empty building as a City Hall and let the library expand to the part of the building which is currently used by city services. No need to add a two-story building.

We were told a number of years ago that despite being designed for a second story, that a second story is not possible for the then proposed city hall replacement, that has now changed? For the 34 years I have been here, city government has whined about the need for a new city hall. Now you tore down the existing building to try to force us to build something new. Forget it.

Why? Every time I have been in the library, it is empty. Brick and mortar is out - forward thinking people would be looking for creative ways to meet city and citizens needs without spending piles of money on building buildings. Video stores are gone, more students than ever go to virtual schools, bank buildings will be gone within 10 years, more people than ever shop on line. Get creative - solve real problems like traffic - forget building a city hall or adding on to the library!

Would also be a good option. Especially at only \$4.7 million. This and Aspen Place look to be the best choices in terms of location, cost and owning the building outright.

Comments

Number of Comments 2

Comment 1: Did you receive my survey from Wednesday night? If so, may I see a copy? I was surprised to see it all 'disappear' once filled out. Thank you. | By Jonathan C

Comment 2: Hi Jonathan,

Yes, your survey comments were received and I'll get a copy of them to you shortly. Thanks for participating! | By Sara S

City Facilities Study | Public Involvement Summary Report

Survey #3

Survey #3 was developed after the initial alternatives analysis was refined and the task force narrowed the options. This survey was intended to gather input on the remaining alternatives. It was available on the #TualatinTownHall online forum and in a paper form on all of the City counters.

- 31 surveys were submitted through #TualatinTownHall
- 3 written surveys were received and the results were compiled using survey monkey



Survey: City Hall Alternatives

Question: After review of the information for the Aspen Place Building, do you think this option should be studied further for a future City Hall?

Yes : 15

Other : 9

Although it appears to be the best option given, it is excessively expensive, especially when compared to earlier estimates given by the city before the previous building was demolished. I feel like we're being treated with a bait and switch tactic! I DO NOT want an elaborate city hall for our small city! City facilities should be small, inexpensive, functional and, above all else, represent an efficient use of tax payers money! None of these options accomplishes those goals.

Do it right with the long-term goals in mind. Another temporary space is not a good idea. I am all for a very nice and accommodating facility as this will be the identity for Tualatin and will brand the City for future development, future citizen participation, and pride. I am in favor of City owned building. If a site is too large consider partitioning it off after the purchase, such as the Clark lumber site.

Essential services should be accessible during a flood. This site does not permit that.

See <http://www.floodsafety.noaa.gov/state-images/OR1996-2.jpg>

I don't see this as a good location for the long haul especially with the traffic issues and lack of parking plus the need to reconstruct so much including enclosing a deck area.

It is the most cost-effective, is in a good location and has parking.

Seems to be cost effective and well located but the traffic issues on an already over-burdened Boones Ferry Road would make this a challenging location.

This seems to be the best use of a building that is available. Location is within the downtown area, walls are already up, lots of parking, just a redo of some the inside seems the most cost-effective and is a beautiful building.



Under ground parking, existing structure

Yes. It's inexpensive and that is a draw. It is difficult to make a remodel fit a different purpose, so it probably wouldn't be my first choice, but it should be studied further.

No : 7

Question: After review of the information for a new building next to the Police Department, do you think this option should be studied further for a future City Hall?

Yes : 9

Other : 10

Do it right with the long-term goals in mind. Another temporary space is not a good idea. I am all for a very nice and accommodating facility as this will be the identity for Tualatin and will brand the City for future development, future citizen participation, and pride. I am in favor of City owned building. If a site is too large consider partitioning it off after the purchase, such as the Clark lumber site.

Essential services should be accessible during a flood. This site does not permit that. Police station should be moved to higher ground.

See

<http://www.tualatinoregon.gov/sites/default/files/imagecache/gallery750/imag eattachments/engineering/webpage/16836/downtown.jpg>

I think this is still an option but not a good one. because of having just one way in and one way out. Also the parking may still be an issue when the Police Dept and the Heritage Center both have something going on ... I would love to see this space perhaps in the future become a place to hold Municipal Court and also a Police training Facility that then could also be used as an additional Community space as well for meetings etc when not being used by the Court

Location is excellent, multiple options on entrance/exit routes, signal in place at intersection, and having all services located in one location would make this the most efficient and logical location. Cost is reasonable.



No, we do not need more buildings, we to utilize what is available. Better for the environment.

No. I like the idea of City Hall being closer to the downtown core, and the police site feels far removed even if it actually is a walkable distance.

Not as proposed. This would be my preferred option if the cost was far less.

Only because we own the land and it is in a less congested area. However, I do not understand completely the costs. If we own the land, it should be less expensive. In addition, owning the land allows for a more flexible time line for completion. By incorporating phases we can optimize seasonal, workflow, etc., discounts.

The city owns the land already, and there is ample room for expansion. I don't think the city should take prime core real estate away from the potential retail/commercial use. The city hall and services generate their revenue regardless of their location - however they won't add revenue if they are in the core area, but a new retail or commercial site would.

We own the land, why is it so expensive to build?

No : 12

Question: After review of the information for the Riverhouse (Boones Ferry Frontage) site, do you think this option should be studied further for a future City Hall?

Yes : 5

Other : 6

Building here in an already congested area is not ideal -

Cost, horrible location relative to traffic, exit/entrance.

Do it right with the long-term goals in mind. Another temporary space is not a good idea. I am all for a very nice and accommodating facility as this will be the identity for Tualatin and will brand the City for future development, future citizen participation, and pride. I am in favor of City owned building. If a site is too large consider partitioning it off after the purchase, such as the Clark lumber site.



Essential services should be accessible during a flood. This site does not permit that.

http://www.tualatinoregon.gov/sites/default/files/imagecache/gallery750/imageattachments/engineering/webpage/16836/96_flood_brick_bldg.jpg

No. If you're going to put critical infrastructure in the 100 year, go big or go home. Put it by the river and get some nice views out of it and a connection to a continued trail from Brown's Ferry Park.

This should be considered as it is a good space and tag teams onto the Community Park space however it is still a difficult traffic situation tho at some future time if the other property at the light should come available would be ideal perhaps.

No : 20

Question: After review of the information for the Riverhouse (River Frontage) site, do you think this option should be studied further for a future City Hall?

Yes : 4

Other : 5

Do it right with the long-term goals in mind. Another temporary space is not a good idea. I am all for a very nice and accommodating facility as this will be the identity for Tualatin and will brand the City for future development, future citizen participation, and pride. I am in favor of City owned building. If a site is too large consider partitioning it off after the purchase, such as the Clark lumber site.

Essential services should be accessible during a flood. This site does not permit that.

http://www.tualatinoregon.gov/sites/default/files/fileattachments/engineering/webpage/16836/1996_flood_inundation_line_map.pdf

Same as site A comment

Same as the other Riverhouse location.

Yes. A very serene option for City Hall, and an important statement about our



values.

No : 22

Question: After review of the information for the Tualatin Commons site, do you think this option should be studied further for a future City Hall?

Yes : 7

Other : 7

Could be - it is not for sale currently and demolition of an existing structure could be complex. There are often hidden challenges in demo such as asbestos, etc.

Do it right with the long-term goals in mind. Another temporary space is not a good idea. I am all for a very nice and accommodating facility as this will be the identity for Tualatin and will brand the City for future development, future citizen participation, and pride. I am in favor of City owned building. If a site is too large consider partitioning it off after the purchase, such as the Clark lumber site.

Essential services should be accessible during a flood. This site does not permit that.

http://www.tualatinoregon.gov/sites/default/files/imagecache/gallery750/imageattachments/engineering/webpage/16836/2-9-96_mews_and_grange_hall.jpg

No. This comment is for all the projects. The City needs to communicate the cost per thousand for the bond or financing of any alternative. Looking at these projects without evaluating the cost to property owners is not useful. It is common for "needs" and "wants" to drive project costs passed what tax payers are willing to pay.

The commons needs to stay retail or commercial. Putting city offices in this area, when they close at 5pm or so, will only depress the commons in the evening more.

Too expensive, parking is already challenging.

WAY TOO expensive!



No : 17

Question: After review of the information for Option 1 for a Library Addition, do you think this option should be studied further to add additional space to the Library?

Yes : 10

Other : 5

However, the usage may deteriorate as reading

I am concerned about this linkage to this Civic Center and being misconstrued as in place of rather than in conjunction with this process I just don't know.

I don't see what the 2 options are....I want a library addition with the most space for the least disruption.

Keep the books dry.

Unfortunately, with the new retail development, the traffic in this area, even with the new light, has turned this area into gridlock at certain times of the day. This will only compound the problem.

No : 16

Question: After review of the information for Option 2 for a Library Renovation, do you think this option should be studied further to add additional space to the Library?

Yes : 11

Other : 8

I don't see what the 2 options are

I'm not sure of the difference between option 1 and 2

I've assumed the Library would expand into the administrative space once the new site had been determined.



Keep the books dry during a flood.

No utilize what buildings are available and can be renovated to fit the needs of the city. Parking at the library, even with the changes, is still limited as it is being shared with the businesses.

No! The library does not make good use of it's existing space!!! In terms of available books (the main purpose of a library) it is one of the most poorly stocked in the WCCLS system. Most of the books I check out at our library are ones that I have to request and wait to be delivered from other libraries in the system. Expanding the library's supply of books should come long before expanding the facility...there is plenty of existing space to accomplish that.

The study assumes that you need new offices and that they should be centralized, Yet you are making due now without a centralized location. Why spend more taxpayer dollars for a new city hall when you just gave away the last one.

The developer should have provided the city with a new city hall before you gave up the last one. With current and new technology residents would access city workers who could work from home lessening the amount of space needed for offices. I will not support this.

This could be a first solution and less expensive one until all is built and we see if more is really needed. This could pen up the space very nicely so I do feel this should be looked at for sure if planning to do anything with the Library at this time.

No : 12

Comments

Number of Comments 1

Comment 1: Great job in the video! | By Michael H

#1



COMPLETE
Answers Entered Manually

Collector: Web Link - Manual Entry 1 (Web Link)
Started: Thursday, June 11, 2015 10:06:38 AM
Last Modified: Thursday, June 11, 2015 10:10:02 AM
Time Spent: 00:03:24
IP Address: 208.71.205.225

PAGE 1: City Hall Alternatives Survey

<p>Q1: After review of the information for the Aspen Place Building, do you think this option should be studied further for a future City Hall?</p>	<p>No</p>
<p>Q2: After review of the information for a new building next to the Police Department, do you think this option should be studied further for a future City Hall?</p>	<p>No</p>
<p>Q3: After review of the information for the Riverhouse (Boones Ferry Frontage) site, do you think this option should be studied further for a future City Hall?</p>	<p>No</p>
<p>Q4: After review of the information for the Riverhouse (River Frontage) site, do you think this option should be studied further for a future City Hall?</p>	<p>No</p>
<p>Q5: After review of the information for the Tualatin Commons site, do you think this option should be studied further for a future City Hall?</p>	<p>Other (please specify) Even though it is the 3rd most expensive option it is the most central and will help revitalize an otherwise poorly designed area of the lake.</p>
<p>Q6: If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 1 for a Library Addition, do you think this option should be studied further to add additional space to the Library?</p>	<p><i>Respondent skipped this question</i></p>
<p>Q7: If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 2 for a Library Renovation, do you think this option should be studied further to add additional space to the Library?</p>	<p><i>Respondent skipped this question</i></p>

#2

**COMPLETE***Answers Entered Manually***Collector:** Web Link - Manual Entry 1 (Web Link)**Started:** Thursday, June 11, 2015 10:11:21 AM**Last Modified:** Thursday, June 11, 2015 10:15:16 AM**Time Spent:** 00:03:55**IP Address:** 208.71.205.225

PAGE 1: City Hall Alternatives Survey

Q1: After review of the information for the Aspen Place Building, do you think this option should be studied further for a future City Hall?	Yes
Q2: After review of the information for a new building next to the Police Department, do you think this option should be studied further for a future City Hall?	Yes
Q3: After review of the information for the Riverhouse (Boones Ferry Frontage) site, do you think this option should be studied further for a future City Hall?	No
Q4: After review of the information for the Riverhouse (River Frontage) site, do you think this option should be studied further for a future City Hall?	No
Q5: After review of the information for the Tualatin Commons site, do you think this option should be studied further for a future City Hall?	No
Q6: If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 1 for a Library Addition, do you think this option should be studied further to add additional space to the Library?	No
Q7: If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 2 for a Library Renovation, do you think this option should be studied further to add additional space to the Library?	Yes

#3

**COMPLETE***Answers Entered Manually***Collector:** Web Link - Manual Entry 1 (Web Link)**Started:** Thursday, June 11, 2015 10:15:27 AM**Last Modified:** Thursday, June 11, 2015 10:18:23 AM**Time Spent:** 00:02:55**IP Address:** 208.71.205.225

PAGE 1: City Hall Alternatives Survey

Q1: After review of the information for the Aspen Place Building, do you think this option should be studied further for a future City Hall?	No
Q2: After review of the information for a new building next to the Police Department, do you think this option should be studied further for a future City Hall?	Other (please specify) I cant decide as this would be a nice building, but
Q3: After review of the information for the Riverhouse (Boones Ferry Frontage) site, do you think this option should be studied further for a future City Hall?	Yes
Q4: After review of the information for the Riverhouse (River Frontage) site, do you think this option should be studied further for a future City Hall?	No
Q5: After review of the information for the Tualatin Commons site, do you think this option should be studied further for a future City Hall?	Yes
Q6: If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 1 for a Library Addition, do you think this option should be studied further to add additional space to the Library?	Other (please specify) If it was coupled and doable maybe it could be a good thing, but not really sure it is completely needed at this time.
Q7: If the City Services provided in the existing building next to the Library were consolidated in a new City Hall, this would free up space for the Library to expand. After review of the information for Option 2 for a Library Renovation, do you think this option should be studied further to add additional space to the Library?	Yes

City Facilities Study | Public Involvement Summary Report

Tualatin Tomorrow Partner Event

On May 6, 2015, the Tualatin Tomorrow Partner event was held at Hayden's Lakefront Grill. Over 50 partners gathered and one of the topics of the afternoon was the City Facilities Study. The partners had a brainstorming session where they discussed the alternatives. See the comments below from each of the tables.

Table 1:

- Choose a location that can expand.
- Everyone together.
- Downtown – facilitate growth.
- On the Commons.
- No rentals, own it.
- Sell the vision of city center and community-building.
- Civic Center to address multiple goals.

Table 2:

- What is Downtown?
- Favor – Police Station location
- Something in Commons would be nice.
- Nurses building may be a traffic challenge.
- Communication – needs to highlight the public space benefits along with city office space to community members.

Table 3:

- Need to show that all city services under one roof...or at least in a central location.
- Parking concerns if at Police Dept. Hard to get in and out.
- The Commons area makes most sense...it brings our community to a great site and center of our city. Parking could be problem!
- It's NOT an option to build something.
- Be conservative and get the "best" value.

Table 4:

- ONA:
 - Pro - Existing, downtown, visible, city services would fit, close to other city facilities and transit.
 - Con – Access.
- Police Site:
 - Pro - City owned and build to fit.
 - Con – Access pedestrian and cars (maybe need for road improvements).
- Riverhouse:

City Facilities Study | Public Involvement Summary Report

- Concern – Access and need to buy.

Table 5:

- Buy/Build – Not Lease.
- Not PD property.
- Lake property.
- Place for county services.

Table 6:

- Lobby needs to include history.
- Expand library building.
- Use facility as a catalyst for economic development.

Table 7:

- Be within Boones Ferry and Tualatin Sherwood Road.
- JPC and PD not easily accessible.
- JPC lacks multiplier effect.

Table 8:

- Location –
 - ONA would be more cost effective option.
 - City needs a new building.
 - Police site has egress/ingress challenges.

City Facilities Study | Public Involvement Summary Report

Community Workshop Summaries

During the project, two community workshops were held at the Library. The first workshop was held on February 19th. The focus of this workshop was to share the results of the Facility Conditions Assessment and the Space Requirements Study. Ideas were solicited from those in attendance for potential alternatives for a future City Hall.

The second community workshop was held on April 16th. The focus of this workshop was to share the preliminary analysis of the alternatives. The alternatives were identified through the community outreach process.

The notes from each workshop are included on the following pages.

	"I have not seen flooding addressed. My concern is that when we do rebuild, new building and downtown is in danger of flooding."	
	"Is there option to buy new land?"	

Public comments during open house

	If city moves out of (2) residential buildings, what will happen to those buildings?	
	"I would not even use (2) houses in usable space calculations"	
	"I just hope we will build enough to accommodate future expansion now" and rent parts if needed	
	"It is a musical chair when you show up or try to schedule community meetings" (in reference to spaces/ city meetings that displace community functions)	
	Tonight we had to reschedule Hispanic study time to have this meeting	
	Did you talked to Stacy? She distributes mail. She would have realistic idea about the inefficiencies. She has to find people in different facilities to deliver the mail.	
	With regard to customer service: "one time I tried to find financial manager. I went to Lafky house and [he/ she] was not there." After much search, she gave up looking for [him/ her].	
	With regard to Lafky house: "this building will have to be torn down. It is dangerous."	
	There is not enough parking at a number of city facilities.	
	Seneca building for example. "I have been in this building 20 times or more." Finding open parking spot is an issue. People visiting retail and living in residential condominiums behind, park next to that building as well.	
	"I was thinking that city should expand Library." Build new city facility as extension of the Library.	
	With regard to (2) residential building city currently occupies: "they are terrible buildings."	
	If the city cannot expand Library to accommodate new city offices, then "the lot next to police station" should be considered as 2nd option for new office structure.	

	library will require additional staff.	
	Leasing covers building maintenance (janitorial staff, etc.)	
	Are there pros and cons on posters? Matrix? In terms of operational efficiency? From design and operational perspective?	
	Are those graphics on line?	

Public comments during open house

	The Threat Dynamics site is a good location for future City Hall.	
	Threat Dynamics site related: What about building new City Hall on the site of existing Threat Dynamics building? That location is above flood plain.	
	Threat Dynamics site related: What about locating new City Hall building parallel to the mall?	
	What will city do with vacated buildings? Old houses? Why not demolish them?	
	Library expansion related: Plaza in front of the library building is on used. Perhaps there is opportunity to expand there.	
	I lean toward ONA building. If it will work out.	
	Police Site related: Is there opportunity to buy Browns property? And have building [new City Hall] face the street?	
	Commons Site related: I kind of like option 8. It will bring more people to the core of Tualatin. Walkable, vibrant, and diverse downtown.	
	Clark Lumber: What about the gravel parking lot, make it a main street (referencing the top photo on the poster).	
	We would have more options if more land could be acquired.	
	Threat Dynamics site: What about building in the rear of the lot? What about extending a road from Tualatin-Sherwood Rd. to Tonka? Next to a bar?	
	New Building on the Commons: This is neat – bring folks downtown.	
	Library Expansion: What about making the existing Library into a City Hall and build a new Library?	
	Lakeside: Please don' t lease	
	Aspen Place: I think this is really neat – bring folks downtown	
	Robinson Crossing: Please don' t lease. City facilities are long-term investments	

City Facilities Study | Public Involvement Summary Report

Social Media Snapshots

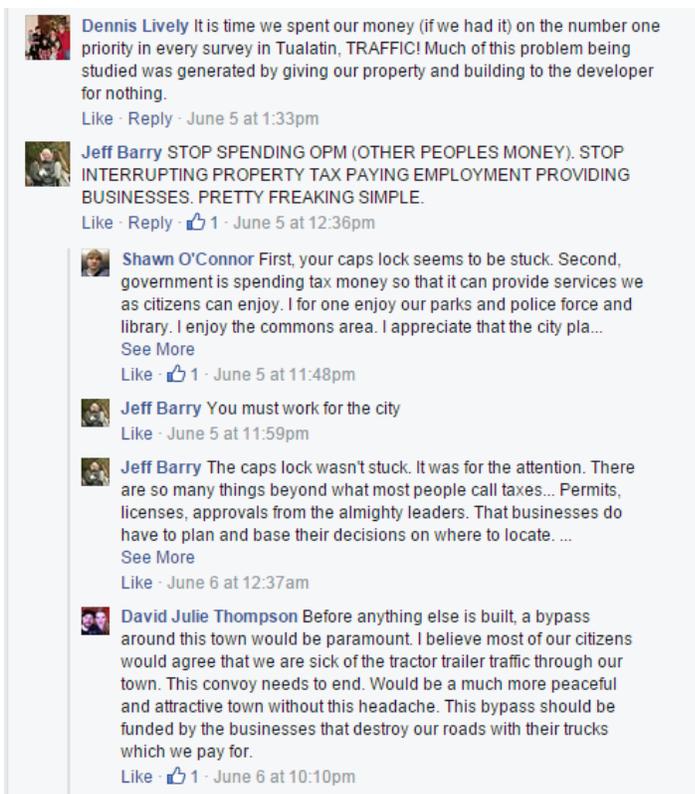
Over the course of the project, different information was shared on social media to help develop interest in the project. Below are snapshots of some of the social media posts and comments from City's Facebook page and the Tualatin Life page.



City of Tualatin - Government
Published by Sara Singer [?] · June 5 at 8:25am · 🌐

Have you weighed in yet on the future of a City Hall in Tualatin? Check out the ideas the community came up with and share your thoughts
<https://youtu.be/tySqFLCAiYM> at www.tualatintownhall.com.

Tualatin City Facilities Study
The City Facilities Study project was identified during previous discussions regarding the conditions of existing city facilities, desires for additional cit...
YOUTUBE.COM



Dennis Lively It is time we spent our money (if we had it) on the number one priority in every survey in Tualatin, TRAFFIC! Much of this problem being studied was generated by giving our property and building to the developer for nothing.
Like · Reply · June 5 at 1:33pm

Jeff Barry STOP SPENDING OPM (OTHER PEOPLES MONEY). STOP INTERRUPTING PROPERTY TAX PAYING EMPLOYMENT PROVIDING BUSINESSES. PRETTY FREAKING SIMPLE.
Like · Reply · 1 · June 5 at 12:36pm

Shawn O'Connor First, your caps lock seems to be stuck. Second, government is spending tax money so that it can provide services we as citizens can enjoy. I for one enjoy our parks and police force and library. I enjoy the commons area. I appreciate that the city pla...
See More
Like · 1 · June 5 at 11:48pm

Jeff Barry You must work for the city
Like · June 5 at 11:59pm

Jeff Barry The caps lock wasn't stuck. It was for the attention. There are so many things beyond what most people call taxes... Permits, licenses, approvals from the almighty leaders. That businesses do have to plan and base their decisions on where to locate. ...
See More
Like · June 6 at 12:37am

David Julie Thompson Before anything else is built, a bypass around this town would be paramount. I believe most of our citizens would agree that we are sick of the tractor trailer traffic through our town. This convoy needs to end. Would be a much more peaceful and attractive town without this headache. This bypass should be funded by the businesses that destroy our roads with their trucks which we pay for.
Like · 1 · June 6 at 10:10pm

City Facilities Study | Public Involvement Summary Report

 **City of Tualatin - Government**
Published by Sara Singer [?] · May 26 at 5:35pm · 🌐

Learn more about Tualatin's City Facilities! <https://youtu.be/tySqFLCAiYM>.
Share your thoughts at www.tualatintownhall.com.



Tualatin City Facilities Study

The City Facilities Study project was identified during previous discussions regarding the conditions of existing city facilities, desires for additional cit...

YOUTUBE.COM

16,456 people reached View Results

Like · Comment · Share · 👍 49 💬 3 ➦ 3

-  **Dennis Lively** I hope one alternative is that the Council accepts that they dug this hole and now big new replacement facilities should get in the priority line with bigger problems we have.
Like · Reply · 👍 1 · May 27 at 8:08am
-  **Jonathan Crane** Nice job with this, Sara.
Like · Reply · 👍 2 · May 27 at 9:57am
-  **Shawn O'Connor** I said it on the Tualatin Life page but I will repeat it here:
I like the idea of the Aspen Place building. It's right in the middle of down town, very visible, easy to access and best of all it's the cheapest option. With the money saved from picking the existing building, there should be the funds available for the library expansion as well.

The other option I liked was acquiring the property around the commons. Lee's Chinese is good but the building itself is older and doesn't really fit with the aesthetics of the commons. I would like something done to renew that portion of the commons between the white public lot and the hotel.
Unlike · Reply · 👍 3 · May 28 at 12:20am

City Facilities Study | Public Involvement Summary Report



City of Tualatin - Government

Published by MindMixer [?] · April 26 ·

As Tualatin considers future space needs for City buildings, what do you think of a new building by the Police Dept.? Just one day left to weigh in at



What do you think of a new building on the Police Department site for a City Hall? - As Tualatin...

Did you know it costs the City about \$14,000 each year in staff time to set up and take down equipment for Council meetings and Municipal Court in their...

WWW.TUALATINTOWNHALL.COM

👍 Tony Kilburn, Danielle Salmini, Adam Lewkowsky and 4 others like this.

➦ 1 share



Ethan Lamb No. No more tax money spent on construction projects. You want it? Have a bake sale.

Like · Reply · 4 · April 26 at 2:07pm



Stacey Mark Taft And I really think it would add more traffic congestion to an already tricky section of road in addition to making a lovely wetland area not as lovely anymore... what happened to the Nurses' Assoc building idea?

Like · Reply · 1 · April 26 at 2:26pm



Jesse Keller KEEP TUALATIN A SMALL TOWN WE DONT NEED TO BE A 40,000 + TOWN! It will only make me want to leave

Like · Reply · 3 · April 26 at 4:19pm



Mark Punzel Move into an already established building. You do not need a new one if others are already there! Sacrifice!

Like · Reply · 2 · April 26 at 4:33pm



Marty Nelson Denis Not enough parking! The Heritage Center shares that lot with the police dept already, and sometimes there is no room for events. There are more than you think. So the lot will need to be enlarged. A lot.

Like · Reply · April 26 at 4:46pm



Krista Kelly No

Like · Reply · April 26 at 7:33pm



Krista Kelly What about the huge elaborate building that sits next to Mashita's that sits empty, STILL!?!?

Like · Reply · 2 · April 26 at 7:33pm



Toni Carrasco Maybe only if Haggens would allow a cut through (funneling business traffic their way) to reduce additional congestion

Like · Reply · April 27 at 1:35pm

City Facilities Study | Public Involvement Summary Report

 **City of Tualatin - Government**
Published by MindMixer [?] · April 25 · 🌐

What do you think of using the OR Nurses Building on Lower Boones Ferry Rd. for a future City Hall? Just one day left to weigh in at



Oregon Nurses Association Building (Aspen Place) as a City Hall - What do you think of using the...

Did you know City staff typically spends up to 3 hours each week commuting to and from different buildings for meetings due to being located in so many...

WWW.TUALATINTOWNHALL.COM

482 people reached [Boost Post](#)

Like · Comment · Share · 🍷 5 

City Facilities Study | Public Involvement Summary Report

 **City of Tualatin - Government**
Published by MindMixer [?] · April 22 · 🌐

There's a new survey at #TualatinTownHall! Share your opinion at #TualatinTownHall



Future Space and Facility Needs | Share Your Input! - Tualatin is studying options to meet their...
As part of the City Facilities Study Project, earlier this year the City reached out to the community and asked for ideas about where we could consolidate city...
WWW.TUALATINTOWNHALL.COM

4,000 people reached View Results

Like · Comment · Share · 👍 9 💬 1

👍 Jacquie Ramos Santana, Matt Walker, Dani Gamboa and 6 others like this.

 **Gregg Walther** Lets first define need vs want
Like · Reply · 👍 2 · April 22 at 3:55pm

City Facilities Study | Public Involvement Summary Report



City of Tualatin - Government added 4 new photos.

Published by Sara Singer (?) · April 16 ·

Join us tonight to learn about the future of a City Hall or expanded Library. We will be sharing information about the City Facilities Study at the Tualatin Library Community Room at 6:30 p.m.
<http://www.tualatinoregon.gov/.../tualatin-town-hall-city-fac...>



901 people reached



[View Results](#)

Like · Comment · Share · 7 1

Susan Hashberger-Mathison, Yessi Jesús, Lenore Shafer and 4 others like this.



Sam Keator Shame that we are not considering being on the Lake on the Commons to attract more attention.

Like · Reply · 1 · April 16 at 11:57am



City of Tualatin - Government This is one the options which will be presented tonight. If you can't make it there will be more information posted about all of the alternatives on the website starting tomorrow.

Like · 1 · Commented on by Sara Singer (?) · April 16 at 12:25pm

City Facilities Study | Public Involvement Summary Report

 **City of Tualatin - Government**
Published by MindMixer [?] · April 2 ·

Make your voice heard at #TualatinTownHall! New topic posted today.



Future Library Expansion - What do you think about a Library expansion if the City staff in the...

Did you know the Library checks in over 1,200 items each day and has over 100 volunteers who work each month in addition to the regular Library staff? As part...

WWW.TUALATINTOWNHALL.COM

1,449 people reached View Results

Like · Comment · Share ·  15  4  1

 Susan Creer, Bob Montgomery, Lynda Moore and 12 others like this.

City Facilities Study | Public Involvement Summary Report

 Susan Creer, Bob Montgomery, Lynda Moore and 12 others like this.

 1 share

 **Kim Warner** It makes total sense, except, why do they have to demolish and rebuild, can't they just utilize existing?
Like · Reply ·  1 · April 2 at 11:59am

 **Gordon W. Hieronimus** I agree with recycling instead of destroying.... unless cost and health risks....
Like · April 2 at 12:11pm

 **Stacey Mark Taft** Every time I've heard of costs for remodeling vs building... remodeling is always WAY more expensive... and there's no guarantee that the first floor could support a second level. While I'm not for wasting money, I am for safety and wise choices. I'm trusting they will do their homework before rushing into anything.
Like ·  1 · April 2 at 12:59pm

 **City of Tualatin - Government** The reason the existing building could not have a second story added is because it was not structurally designed to accommodate a second story. **Stacey Mark Taft** is correct in saying that it will be more cost effective to demolish and rebuild than to make all of the necessary structural improvements to be able to add a second story on the existing building.
Like ·  2 · Commented on by Sara Singer (?) · April 2 at 1:14pm

 **Kim Warner** Very good, thanks! And I think the Aspen would make a perfect City Hall.
Like · April 2 at 2:07pm

 Write a reply...  

 **Jonathan Crane** Will it have underground parking for City & Library employees so that it won't impact the already tight parking in that area?
Like · Reply · April 2 at 4:02pm

 **City of Tualatin - Government** If you are referring to underground parking for a 2-story addition, that has not been explored yet, but it could be. With a two-story addition, the newly expanded parking lots would still provide more parking than what would be required per the City's Development code.
Like · Commented on by Sara Singer (?) · April 3 at 9:05am

 **Jan Giunta** I may be mistaken but the area beside the current library is for the library to be expanded by about 10"000 square feet. City offices will be in a separate building at a different location. This subject will be covered in the upcoming CIO annual meetings. Still the question remains: is the remaining parking for the expanded library going to be sufficient? And is this the best place for our library?
Like · Reply · April 2 at 5:25pm

 **Brendan Bixel** How about put the money towards our traffic problems? Like really! C'mon Lou! You got re elected, DO YOU JOB!
Like · Reply · April 2 at 11:17pm

City Facilities Study | Public Involvement Summary Report



City of Tualatin - Government

Published by Sara Singer [?] · March 13 ·

Check out some of the ideas people have shared about a future city hall...what do you think? Share your ideas today at [#tualatintownhall!](#)



City Facilities, What Are the Alternatives? - Do you think the City should consolidate services...

The City is working on the City Facilities Study, and is seeking input about the future of our City facilities. Services are currently provided from seven different...

TUALATIN.MINDMIXER.COM

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Unlike · Comment · Share · 13 1 2

City of Tualatin - Government, Joe Vaughn, Megan Messmer, Dani Gamboa and 9 others like this.

2 shares



Mike Daily Sure spend more tax dollars!

Like · Reply · March 16 at 10:27am

City Facilities Study | Public Involvement Summary Report



City of Tualatin - Government

Published by MindMixer [?] · February 21 ·

New topic posted! Share your opinion today at [#TualatinTownHall](#).



City Facilities, What Are the Alternatives? - Do you think the City should consolidate services...

The City is working on the City Facilities Study, and is seeking input about the future of our City facilities. Services are currently provided from seven different...

WWW.TUALATINTOWNHALL.COM

320 people reached

[Boost Post](#)

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City Facilities Study | Public Involvement Summary Report

 **Tualatin Life** via **City of Tualatin - Government**
May 27 at 9:54am · 🌐

This 5 minute video is very informative if you were curious about this topic.



Tualatin City Facilities Study

The City Facilities Study project was identified during previous discussions regarding the conditions of existing city facilities, desires for additional cit...

YOUTUBE.COM

Like · Comment · Share

👍 2 people like this.

 **Shawn O'Connor** I like the idea of the Aspen Place building. It's right in the middle of down town, very visible, easy to access and best of all it's the cheapest option. With the money saved from picking the existing building, there should be the funds available for ... [See More](#)
Like · Reply · 👍 1 · May 27 at 10:41am

City Facilities Study | Public Involvement Summary Report

 **Tualatin Life**
May 7 · 🌐

Should Tualatin build a City Hall? Check out our website, www.tualatinlife.com to see site details and, if you'd like, fill out survey to express your thoughts.



Like · Comment · Share

👍 Dale Bastos likes this.

➦ 1 share

 **Summer Dawn** No. Use already built buildings. Waste of money honestly.
Like · Reply · 👍 2 · May 7 at 12:43pm

 **Steve Hazelett** No
Like · Reply · 👍 1 · May 7 at 12:45pm

 **Ronda Schoenborn Beyer** Use the existing buildings....
Like · Reply · 👍 1 · May 7 at 12:56pm

 **Gregg Walther** No
Like · Reply · May 7 at 6:56pm

 **Howard Hoyle** How about the empty building next to Mashitas?
Like · Reply · May 7 at 9:12pm

 **Angela DeMeo** @Howard Hoyle that is the Robinson Building, and is one of the options on the survey.
Like · Reply · May 8 at 2:29pm

City Facilities Study | Public Involvement Summary Report



Tualatin Life

April 8 · 🌐

What do you think about a new Tualatin City Hall building next to the Police Department? The City owns this property, and it is large enough to accommodate the projected space needs. Your thoughts?

For more info: <http://content.mindmixer.com/>

.../City%20Facilities%20Study-Ne...



Like · Comment · Share

👍 4 people like this.

↪️ 1 share



Toni Carrasco Good location. Are there any numbers yet comparing new build too purchase of ONA building? ?

Like · Reply · 👍 2 · April 8 at 10:30am



Tualatin Life IDK, but the ONA (or Aspen) building has its flaws as well. You can't turn left out of it, can't turn left in it (coming from West) and I'm not sure how plentiful their parking is. It is a nice building, though.

Like · Reply · April 8 at 12:20pm



Crystal Olivarez Is that behind the police station?

Like · Reply · April 8 at 12:31pm



Tualatin Life Yes.

Like · April 8 at 12:33pm



Crystal Olivarez It seems like a good location.

Like · 👍 1 · April 8 at 12:35pm



Write a reply...



Steve Stolze I know that removing the old one was not popular, but pretty much necessary because of the cost to upgrade it and make it conform to ADA as other items for a City bldg. I think it makes sense to use the property that the City already owns, I only hope... See More

Like · Reply · 👍 2 · April 8 at 1:55pm



Jessica Van Winkle how many more trees will we cut down?

Like · Reply · April 8 at 4:45pm



Chris Flores Hey Jessica! Fancy meeting you here 😊 - There aren't trees in the area looking from an aerial map...did you read about removing trees?

Like · Reply · April 8 at 8:32pm



Tammy Palumbo I think it is a good location. I do wonder about parking and access.

Like · Reply · April 8 at 8:58pm

City Facilities Study | Public Involvement Summary Report

Tualatin Life Comments

Tualatin Life posted a survey on their website where readers could comment. Here is a snapshot of the comments received on the site.

7 Responses to "Where Should Tualatin Consider a New City Hall?"

1. **Tom Beall**, on [May 7th, 2015 at 8:02 pm](#) Said:

Why are locations even being considered if they are not available or not for sale?

The location that makes the most sense is the Robinson Crossing location. I cannot imagine why the entire building is not available since it has been sitting vacant for over a year and there are no or maybe one tenant. The city should look into buying the site or condemn it and use eminent domain to get the building as other cities have done.

The Threat Dynamics site could be used but keep the existing building and expand it. That would be less expensive.

ONA has too much traffic congestion for a public facility. It is difficult to get in and out of.

Locating on the Commons would be nice but the costs appear prohibitive.

2. **Tom Beall**, on [May 7th, 2015 at 8:04 pm](#) Said:

The Survey is NOT user friendly.

3. **Sherrie Nelson**, on [May 7th, 2015 at 8:19 pm](#) Said:

i think we should use an existing space and make an effort to make do with what we have. Why wasn't this figured out BEFORE the existing building was demolished. I think we should rent a spot and not buy one. These options are too expensive. Our taxes are high enough.

4. **Jonathan Crane**, on [May 8th, 2015 at 10:34 am](#) Said:

Why is survey not user friendly, Tom?

5. **Angela**, on [May 8th, 2015 at 1:30 pm](#) Said:

I want to thank you for this article. I don't know when or how the city council informed us there was a survey, so no wonder there has been very, very little in the way of replies.

The Robinson Crossing is a good location, because that building has been vacant. About a month ago, a survey worker was at my work and I asked him about this... he indicated they (the city workers) didn't want to go to this building. I will be very surprised if, regardless of how many citizens of Tualatin weigh in on this building as the choice, the council would choose it. I agree with Tom Beall, ONA would be a horrible traffic nightmare (like we need more!)

I was very annoyed (and indicated this in my survey response) that the city, when discussing the Police Building as a choice, would actually have the gall to say "The close proximity to the railroad tracks would require noise mitigation." Ohhh do tell? How about you pay for noise mitigation to all the families effected by the WES horns going off in the morning? Nah, didn't think so... we just have to deal with it, so you can too.

Sorry for the length of this but this issue really sets me off!

6. **Briana Currey**, on [May 10th, 2015 at 3:36 pm](#) Said:

The city should not look to build another building. What is wrong with recycling a building that is already here and not being used. Aspen Place or Robinson Crossing are fine options and would not cost the city (ie tax payers) tons of money. 12 to 21 million for a city hall- are you kidding me. This should be put to a vote, I do not remember receiving a survey.

7. **Janelle Parker**, on [May 14th, 2015 at 10:06 am](#) Said:

I agree with all the above...our taxes are crippling already..WES noise is abominable for residents but why a worry for City Hall?... OREGON is ALL about recycling, so recycle existing or rent... cut the costs, use our money wisely = plans show unbelievable space wastage...diminish size... We live in moderate size homes because we can't afford more...so should a City Hall.

City Facilities Study | Public Involvement Summary Report

Other Email Comments

From: Janet Yee [jyee@comcast.net]
To: Sara Singer
Cc:
Subject: City Facilities

Sent: Wed 6/10/2015 6:17 PM

I read an article in the June 2015 edition of Tualatin Today which I received in today's mail (6/10/15) regarding the City Facilities study Update.

I was able to find some information regarding this issue on the city website by following the link provided in the article.

I was unable to comment on the tualatintownhall.com website as it required that I establish an account in order to give my opinion, which is unreasonable and I will not do.

Here is my opinion:

I did not ask you to destroy the prior city building and add yet another traffic signal on Martinazzi. This has served to increase my travel time through this already highly congested area and therefore I am displeased that the city decided to do this. The Mayor and City Council have been aware for a significant period of time that Tualatin has enormous traffic issues and continues to do nothing to solve this issue.

In addition, you all now complain that you don't have a nice, fancy city hall; perhaps like Wilsonville has. Well, you tore yours down. You need to reverse the city attitude that we residents have a never-ending supply of cash awaiting your usage. We do not.

My suggestion: You want a new building. Find the money yourself. Do not spend once cent more than necessary to outfit yourselves. Do not ask taxpayers for yet another bond for us to pay for you to build something extravagant. Perhaps you should try private funding.

The library does not need to be expanded. You're not putting more books into it anyway. The police station was built at a much higher cost than necessary and is significantly underutilized.

You want more money? Expand the city limits and build a significant number of single family homes to bring in more income to you. Leave the current taxpayers out of this.

Janet Yee
Tualatin Resident