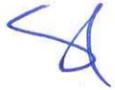




## MEMORANDUM CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Sherilyn Lombos, City Manager   
**DATE:** July 30, 2010  
**SUBJECT:** Special Work Session for August 2, 2010

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*We will have sandwiches and salad from Panera Bread available for dinner.*

**5:00 p.m. (90 min) – Debrief of the recent urban renewal project.** We just closed the chapter on the Central Urban Renewal District and the Leveton District. The CURD process in particular ended up being quite bumpy, fraught with landmines, and ultimately did not achieve the original purpose/goal. As we embark on the update of the Transportation System Plan, which will be complex with the potential of having many landmines, but also opportunities and successes, it seems wise to take a few minutes to look back and see what can be learned from what we just went through. Attached is a document that I trust will be useful in this debrief. Please take a look at the desired outcomes (add to them if appropriate) and the questions and be prepared to talk through your perspective for the good of projects to come.

**6:30 p.m. (90 min) – Transportation System Plan Update Kick-Off.** Besides the most recent impetus to update the TSP (bridge over river), there are other reasons why it is appropriate to do this update now (it is included in your goal document as well as Tualatin Tomorrow, plus, due to the RTP being adopted, we are required to update our TSP by 2012). As we began to look at the process for updating the TSP, it became very apparent that there are a number of other projects on our work plan that parallel the TSP and either feed information into it or need information/outputs from it in order to be finalized. It could be that several of these projects can utilize the same consultant team(s) to achieve economies of scale. Certainly, all of these projects have components that are near and dear to residents and neighborhoods that they will want and need to be integrally involved in. The purpose of tonight's work session is to spend some time orienting the Council to the various input / output projects, plus discuss the process for updating the TSP (stakeholders, milestones, roles, timeline, etc.). Attached

are several documents that you may want to look at before Monday night (a list of all of the projects with descriptions and other information about them; an input/output flow chart; and a visual that we have lovingly called the "daisy wheel" that attempts to capture all of the work plan projects associated with this endeavor).



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## Debrief of Recent Urban Renewal Program Experience

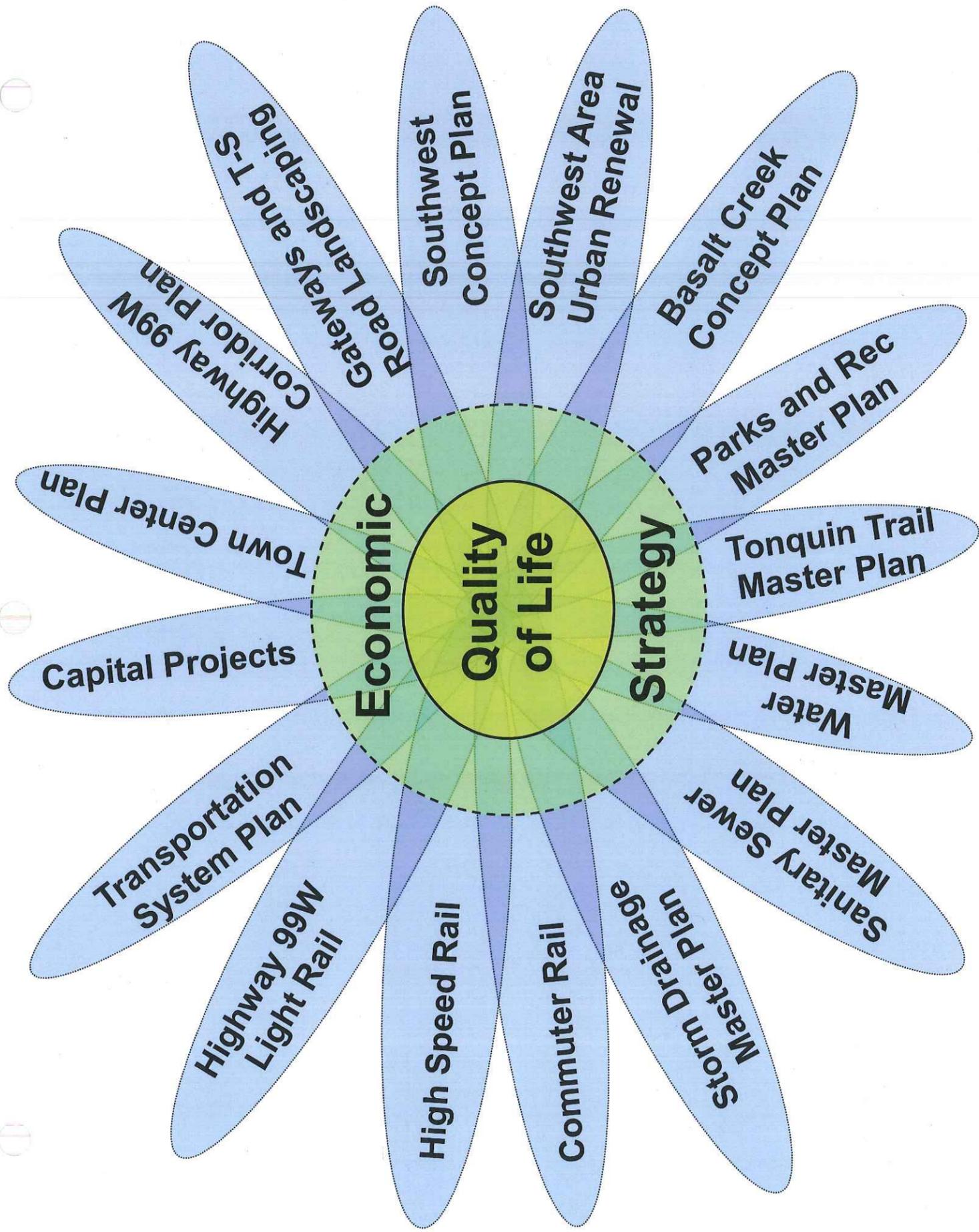
### Outcomes Desired:

- Learnings to use in future projects (TSP update specifically)
- Understand what went well so that can be replicated
- Understand what went wrong that could be modified for future projects
- Understand what was helpful / not useful

### Questions:

- Knowing everything you know now, what would be your advice to an unsuspecting Councilor about how to go into a complex project like this?
- If you were to give a presentation at NLC or the LOC conference about going through a complex project like this, how would you describe:
  - what worked well?
  - what to look out for / avoid / embrace?
  - where are the potential landmines?
  - a checklist for how it would work well.
- What do you wish you had known going into this?
- If you were hiring a consultant today to take you through a complex project like this, how would you write the specs for the following:
  - involvement required (who should be involved and how).
  - work groups needed.
  - knowledge / skills / abilities needed.
  - optimal schedule.
- What was the most frustrating thing about this whole process to you?
- What was the most gratifying part of this whole process to you?



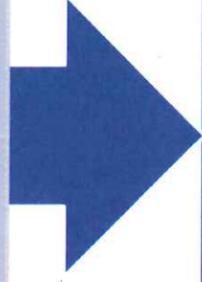




**Summer 2010 – Winter 2010**

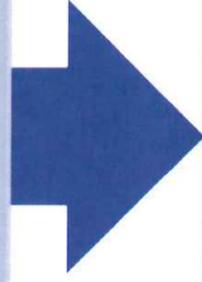
Create Land Use Assumptions & Employment #'s

Southwest Concept Plan	Economic Development Strategy	Hwy 99 Corridor Plan	Town Center Plan	Basalt Creek Concept Plan	Tonquin Trail Mas Plan
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**Winter 2010 – Winter 2011**  
Transportation System Plan (TSP)

Evaluate Transportation System Plan Alternatives



**Winter 2011 – Fall 2012**  
Utilize Outputs & Finalize Plans



# Projects Spreadsheet

Project Name	Project Description	Preliminary Timeline	Inputs/Outputs	Public Involvement & Education	Stakeholders*	Funding Source, Amount & Availability
<b>Southwest Concept Plan (SWCP)</b> Community Development Department Planning Division Aquilla Hurd-Ravich	The SWCP is a guide for the industrial development of a 614-acre area located outside the city south of Tualatin-Sherwood Road and generally between 115th and 124th Avenues. The area extends south to Tonquin Road and is located in the vicinity of the Tigard Sand and Gravel quarry. The City has expanded the boundary to include land south of Tonquin Road and west of the railroad tracks.	August Accept Plan December Comp Plan Changes	EDS, SWCP-UR, BCCP, TTMP, PRMP, TSP, WMP, SSMP, SDMP, TDC Amendments	Public involvement will take place in the form of open houses and public meetings. Additionally, the SWCP webpage is regularly updated with new information.	Citizens with emphasis on residents of the neighborhood abutting the eastern boundary of the SWCP area.	CET Grant \$30,907 Available
<b>Economic Development Strategy (EDS)</b> Community Development Department Economic Development Division Eric Underwood	The creation and establishment of a strategy/plan focused on suitability for increased economic growth and activity. This includes the health of the current economic base; materials and energy availability and costs; labor market factors; educational and technical training programs; availability of public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.	September 2010 - July 2011	SWCP-UR, 99W CP, TCP, SWCP, TSP, BCCP, PRMP, RRTP, WMP, SSMP, SDMP SWCP-UR, 99W CP, TCP, SWCP, TSP, BCCP, PRMP, RRTP, WMP, SSMP, SDMP	Stakeholder meetings, open houses, web page publications, newspapers, newsletters, small group meetings, TPAC.	Businesses, Chamber of Commerce, Regional Partners, Washington County, surrounding cities/jurisdictions, and DLCD.	\$56,000 Available
<b>Southwest Area Urban Renewal (SWCP-UR)</b> Community Development Department Economic Development Division Doug Rux	Evaluation of 614 acres of industrial land in the SW Concept Plan area to determine the feasibility of establishing an urban renewal district. If the Feasibility Analysis determines that creating an urban renewal plan is feasible the second step is creating and adopting an urban renewal plan.	December 2010 - December 2011	SWCP, EDS, TSP EDS, Urban Renewal Feasibility, Urban Renewal Plan, TDC Amendments	Stakeholder meetings, property owner meetings, web site, open houses, promotional material on the benefits to urban renewal (CURD/LTID successes), newsletter articles, URAC meetings, TPAC meetings, Tualatin Tomorrow.	Urban Renewal Advisory Committee, Tualatin Development Commission, Property Owners, Overlapping Taxing Districts (Metro, Washington County, TVF&R, Sherwood School District, Port of Portland, PCC, NW ESD, TriMet), SW Tualatin Residents.	CET Grant \$70,000 On Hold
<b>Highway 99W Corridor Plan (99W CP)</b> Community Development Department Planning Division Cindy Hahn	Preparation of a land use plan for the Highway (Hwy) 99W Corridor in the northwest part of Tualatin. The planning area includes 176.49 gross acres of land (approximately 136.46 acres in landowner parcels and 40.03 acres of right-of-way) between the urban growth boundary (UGB) on the west and the Tualatin River on the north.	June 2010 - July 2011	EDS, RRTP EDS, TTMP, PRMP, TSP, WMP, SSMP, SDMP, TDC Amendments	A public involvement plan has not been devised as yet for this project. This is expected to be one of the consultant tasks.	Citizens with emphasis on the remaining residents within the 99W Corridor and residents of neighborhoods abutting the planning area, property owners, business owners, ODOT, and members of TPAC.	CET Grant \$181,000 On Hold
<b>Town Center Plan (TCP)</b> Community Development Department Planning Division Cindy Hahn	Preparation of the Final Tualatin Town Center Plan (TCP), which updates and builds upon work completed in the 2005 Draft TCP. The Town Center of Tualatin as identified in the 2005 Draft TCP included approximately 363.5 gross acres. With two additional areas added by the City Council, the total Town Center area that will be evaluated in the Final TCP is approximately 427.1 acres.	August 2010 - May 2012	EDS, RRTP EDS, PRMP, TSP, WMP, SSMP, SDMP, Capital Projects, TDC Amendments	A public involvement plan has not been devised as yet for this project. This is expected to be one of the consultant tasks.	Citizens with emphasis on residents within the TCP area, property owners and business owners in downtown and immediately adjacent areas, with the Nybergs, David Emami, and PacTrust being major players, and TPAC.	CET Grant \$170,000 Available
<b>Basalt Creek Concept Plan (BCCP)</b> Community Development Department Planning Division Colin Cortes & Ben Bryant	The BCCP will be a guide for residential and industrial development, with up to 10 acres of commercial development. It is an area of over 645 gross acres, 442 of which are developable and is composed of 128 tax lots. The area is located outside the city limits south of Norwood Road, north of Day Road, west of I-5, and east of the Portland & Western Railroad line.	July 2010 - June 2012	SWCP, EDS, TTMP, PRMP SWCP, EDS, PRMP, WMP, SSMP, SDMP, TDC Amendments	Public involvement will take place in the form of open houses and public meetings similar to that of the Southwest Tualatin Concept Plan. There will be a webpage for the Basalt Creek Area, and project staff is available to take public questions and comments.	Citizens with emphasis on residents of the Basalt Creek Area, ODOT, Metro, TriMet, Washington County, and City of Wilsonville.	CET Grant \$182,500 Available
<b>Tonquin Trail Master Plan (TTMP)</b> Community Services Department Administration Division Carl Switzer	Identifying a preferred alignment for a regional multi-use trail from the Willamette River to the Tualatin River. The trail will interconnect parks, open spaces, greenways, the wildlife refuge, unique geological features, schools, town centers, employment areas, transportation mode change points, and neighborhoods, while also protecting water quality sensitive areas.	Recommend preferred alternatives August 2010. Complete April 2011.	SWCP, SWCP-UR, TCP, BCCP, PRMP PRMP, TSP, WMP, SSMP, SDMP, TDC Amendments, Capital Projects	Public open houses scheduled throughout the project.	Property owners, advocacy groups, TPARK and other public agencies.	Metro 2006 Bond Available



# Projects Spreadsheet

Project Name	Project Description	Preliminary Timeline	Inputs/Outputs	Public Involvement & Education	Stakeholders*	Funding Source, Amount & Availability
<b>Park &amp; Recreation Master Plan (PRMP)</b> Community Services Department Administration Division Carl Switzer	The PRMP will be a guide for the acquisition, development, and operation of parks, greenways, natural areas, on- and off-road bike and trail systems, recreation and cultural programs, services and facilities.	July 2011 - December 2012	SWCP, EDS, 99W CP, TCP, BCCP, TTMP, TSP SDC Methodology, Capital Projects	TPARK will have regular involvement and there will be additional public meetings throughout the document creation schedule.	Property owners, businesses, advocacy groups, TPARK, Arts Group, Pohl Center, Historical Society and other public agencies.	Undetermined \$0 Not currently funded
<b>Transportation System Plan (TSP)</b> Engineering & Building Department Engineering Division Dayna Webb	The TSP will be a guide for the acquisition, development and operation of roadways. Periodic update of the Citywide Transportation System Plan to accommodate changes from the RTP and include updates as needed to accommodate recent and currently underway planning efforts.	July 2010 - December 2012	EDS, SWCP, 99W CP, TCP, BCCP, PRMP, TTMP, RRTP SWCP-UR, WMP, SSMP, SDMP, Capital Projects	A public involvement plan has not been devised as yet for this project. This is expected to be one of the consultant tasks.	Property owners, businesses, advocacy groups, and other public agencies.	Gas Tax \$300,000 Available
<b>Regional Rail &amp; Transit Projects (RRTP)</b> Engineering & Building Department Engineering Division Kaaren Hofmann & Dayna Webb	Ongoing monitoring of High Speed Rail, Commuter Rail and HWY 99 Light Rail projects.	Ongoing	EDS TSP, 99W CP, TCP	As needed.	Property owners, businesses, advocacy groups, and other public agencies.	Others
<b>Water Master Plan (WMP)</b> Engineering & Building Department Engineering Division Kaaren Hofmann	The WMP will be a guide for the acquisition, development and operation of the water system. This is a periodic update of the WMP (last updated in 2003), including updates as needed to accommodate recent and currently underway planning efforts.	December 2010 – July 2011	EDS, SWCP, 99W CP, TCP, BCCP, PRMP, TTMP, TSP TDC Amendments, Capital Projects	As needed.	Property owners, businesses, advocacy groups, and other public agencies in which our water system is connected, and City of Portland (our water source).	Water Operating \$140,000 Available
<b>Sanitary Sewer Master Plans (SSMP)</b> Engineering & Building Department Engineering Division Kaaren Hofmann	The SSMP will be a guide for the acquisition, development and operation of the sanitary sewer system. This is a periodic update of the SSMP (last updated in 2002), including updates as needed to accommodate recent and currently underway planning efforts.	December 2010 – July 2011	EDS, SWCP, 99W CP, TCP, BCCP, PRMP, TTMP, TSP TDC Amendments, Capital Projects	As needed.	Property owners, businesses, advocacy groups, and other public agencies in which our sanitary sewer system is connected, and Clean Water Services (our sanitary sewer treatment provider).	Sanitary Sewer Operating \$80,000 Available
<b>Storm Drain Master Plan (SDMP)</b> Engineering & Building Department Engineering Division Kaaren Hofmann	The SDMP will be a guide for the acquisition, development and operation of the storm drainage system. This is a periodic update of the SDMP (last updated in 1975), including updates as needed to accommodate recent and currently underway planning efforts.	December 2010 – July 2011	EDS, SWCP, 99W CP, TCP, BCCP, PRMP, TTMP, TSP TDC Amendments, Capital Projects	As needed.	Property owners, businesses, advocacy groups, and other public agencies in which our storm drainage system impacts, and Clean Water Services (our surface water management agency).	Storm Drain Operating \$145,000 Available

\* All projects will have City Departments, Citizens and City Council as stakeholders.

