



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager 
DATE: January 4, 2010
SUBJECT: Work Session for January 11, 2010

EXECUTIVE SESSION will begin at 4:30 p.m. ORS 192.660 (2)(d)

5:00 p.m. (10 min) – Council / Commission Meeting Agenda Review.

Action requested: Council review the agenda for the January 11th City Council and Development Commission meetings.

5:10 p.m. (50 min) – Tualatin-Sherwood Road Landscape Improvement Project.

This is a Development Commission work session item considering the Ad Hoc Committee's recommendations regarding lighting, landscape improvements and gateway feature design concepts associated with the Tualatin-Sherwood Road Landscaping project. Attached is a memo from Doug and Eric with additional information on this subject.

Action requested: Direction from the Commission on the three components of the Tualatin-Sherwood Road improvements project.

6:00 p.m. (25 min) – Draft Development Agreement between the City of Tualatin and Legacy Health Systems. Staff has worked with representatives of Legacy Health Systems on a draft development agreement that addresses development issues associated with future expansion of the Legacy Meridian Park Medical Center. Attached is a memo from Doug and Will with additional information on this subject.

Action requested: Direction from Council on the terms of the draft development agreement between the City and Legacy Health Systems.

6:25 p.m. (20 min) – Update on Annexation into the Library District of Clackamas County. Staff will review with Council the next steps to placing a measure on the May 18, 2010 election ballot regarding annexing into the Clackamas County Library District and receive direction regarding preparation of voter information materials. Attached is a memo from Paul Hennon with additional information.

Action requested: Direction from Council on the voter information program.

6:45 p.m. (10 min) – Council Communications & Roundtable. This time is the Council's opportunity to brief the rest of the Council on committee meetings, follow-up on items, and any other general Council information that needs to be discussed.

Action requested: This is an open Council discussion.

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months.

As always, if you need anything from your staff, please feel free to let me know.



MEMORANDUM

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator 

FROM: Doug Rux, Community Development Director 
Eric Underwood, Development Coordinator 

DATE: January 11, 2010

SUBJECT: SW TUALATIN-SHERWOOD ROAD LANDSCAPE AND
PEDESTRIAN IMPROVEMENTS WITH GATEWAY FEATURE AD
HOC COMMITTEE RECOMMENDATION

ISSUE BEFORE THE COMMISSION:

Request for Tualatin Development Commission consideration of the Tualatin-Sherwood Road Ad Hoc Committee recommendation regarding lighting, landscape improvements and gateway feature design concepts associated with the Tualatin-Sherwood Road Landscaping Project.

RECOMMENDATION:

The Ad Hoc Committee has brought forward a recommendation in three parts:

- Lighting and Traffic Signals
- Corridor Landscape Improvements
- Gateway Feature

Each part is listed below:

Lighting and Traffic Signals – The Committee recommends that the lighting and traffic signals be accepted as proposed by the project scope. The project scope calls for decorative street lights to match the lights on Boones Ferry Road in the downtown area. It also calls for decorative traffic signal poles at the Tualatin Commons entrance, SW Martinazzi Avenue/SW Tualatin-Sherwood Road and the entrance at Fred Meyer and Kmart.

Corridor Landscape Improvements – The Committee recommends the Nature Greenway landscape design concept with the inclusion of some elements of the Ornamental Parkway for color along the corridor as the seasons change. The Committee also recommends that adequate space be reserved for future bike lanes that travel east/west along Tualatin-Sherwood Road. The bike lane area may consist of a wider sidewalk or a separate pedestrian trail behind the sidewalk rather than widening

Tualatin-Sherwood Road to install bike lanes. Finally, the Committee recommends that space is reserved at intersections within the project scope for future public art.

Gateway Feature – The Committee recommends that the City begin a Request for Proposals process that would attract a greater population of accomplished artists to submit proposals more reflective of Tualatin. The Committee rejected two of the Consultant's proposals and believed those proposals lacked the qualities the Commission is seeking while failing to satisfy the Requirements list that the Committee subsequently developed. The Committee believes that the City gateway feature must be the best possible product with the highest level of artistic integrity. It must reflect positively on the vision of the Commission that approved it. The Gateway installation must uniquely reflect the essence of Tualatin rather than be a generic installation that could appear in any city. The Committee has honed a set of Requirements and Preferences to serve as guidelines for the RFP process.

Staff recommends that the Tualatin Development Commission discuss the issues and provide direction.

EXECUTIVE SUMMARY:

- This action is not a public hearing
- This is a request for review of feedback from the general public as well as the feedback and recommendation given by the Tualatin-Sherwood Road Ad Hoc Committee as it relates to the Tualatin-Sherwood Road Landscape Improvements Project.
- This project is identified in the Central Urban Renewal District Plan and is intended to enhance the Tualatin-Sherwood Road corridor.
- The design phase of the project is separated into two parts including the design of landscape and pedestrian improvements on SW Tualatin-Sherwood Road from the Fred Meyer entrance continuing across SW Boones Ferry Road to the Outback Steakhouse restaurant located in the Hedges Green Retail Center. Part two consists of the design of a gateway entry feature to be located in the Tualatin Commons Park between SW Tualatin-Sherwood Road and SW Nyberg Street.
- The project concept proposes new landscaping in the median and planter strips on SW Tualatin-Sherwood Road, street lighting, traffic signals and a gateway feature.
- The budget for this project was originally \$1.8 million for both design and construction. However, due to train horn noise mitigation, the East Commons Project funding has been re-allocated and the budget for this project increased to \$2.64 million and is inclusive of design, permitting and construction. There is \$500,000 within the \$2.64 million dedicated for the design and construction of the gateway/entry feature. Approximately \$99,000.00 has been budgeted for preliminary design of which 64% has been expended to date.
- The first Tualatin Development Commission work session held to discuss this project occurred on November 24, 2008. This was a brainstorming session to try

to determine what the Commission would prefer as a corridor landscaping concept as well as what they would like to see in terms of a gateway feature.

- The next Tualatin Development Commission work session was held on February 9, 2009 to discuss landscaping concepts, project funding and CURD project priorities.
- The Commission revisited the project in April of 2009 and provided direction to staff and consultants to evaluate the project holistically (Landscaping, Gateway, Lighting) and obtain public feedback.
- The Ad Hoc Committee was formed as part of the public involvement process and consists of members from the Tualatin Arts Advisory Committee, the Tualatin Parks Advisory Committee, and the Urban Renewal Advisory Committee.
- The Committee held its first meeting on June 2, 2009, which was a brainstorming session not dissimilar to that of the Commission's November 24, 2008 meeting. Feedback and recommendations from the Committee members were given premised on the Commission's direction from the three meetings previously described.
- The consultant presented to the Committee three general gateway feature concept designs and one concept proposal by an artist, based on the input given by the Committee members at the Committee's July 7, 2009 meeting.
- A Commission project update was given by staff on July 27, 2009 outlining the consultant's gateway feature concept designs. Staff also outlined the upcoming public outreach activities.
- Staff displayed the concept designs at the 2009 Crawfish Festival in August and at an open house in September in an effort to obtain a broader range of public feedback on the project. The input received from these events was then taken back to the Ad Hoc Committee on November 5, 2009 for review and consideration.
- The November 5th meeting led to a meeting of a larger group in which all members of TAAC, TPARK and URAC were invited to participate. The meeting was held on November 10, 2009 in an effort to refine the project desires of the Committee before a recommendation was sent to the Tualatin Development Commission.
- The Ad Hoc Committee has met on a total of seven occasions from June through December.
- Through an extensive public involvement process including both the Ad Hoc Committee and the general public, two gateway design concepts remain. Neither of which have succeeded in gaining the approval of the Ad Hoc Committee.
- The Ad Hoc Committee has provided feedback on the two remaining gateway concepts, which is listed in the Discussion section of this report, and has issued a recommendation to conduct a Request for Proposals process for further solicitation of designs from other artists enabling the Committee to evaluate additional options.

OUTCOMES OF DECISION:

Approval of the Ad Hoc Committee's recommendation for the Tualatin-Sherwood Road Landscape and Pedestrian Improvements with Gateway Feature Project will result in the following:

1. Enabling of the RFP process to move forward as recommended in order to receive and evaluate additional concept designs for the gateway feature.
2. A general consensus of the Tualatin Development Commission and the Tualatin-Sherwood Road Ad Hoc Committee on the landscaping portion of the project including lighting and traffic signals.
3. A decoupling of the landscape portion of the project and the gateway feature portion of the project due to a separate selection process for the gateway design.
4. Some portion of the landscape portion of the project being placed on hold until the gateway feature is designed and installed.
5. Allowing the landscaping and lighting portions of the project to be moved to design while the selection process for the gateway feature is occurring.
6. Possibly exceeding the amount budgeted for the gateway feature due to the extended selection process and/or the actual concept design selected.

Not approving the Ad Hoc Committee's recommendation for the Tualatin-Sherwood Road Landscape and Pedestrian Improvements with Gateway Feature Project will result in the following:

1. Elimination of the potential for a future RFP process to solicit additional concept design proposals.
2. The need for the Commission to develop a plan to move the project forward.
3. The need for the Commission to select one of the two remaining concept designs as produced by the consultant for further refinement.
4. Non-consensus and on the landscape portion of the project including lighting and traffic signals. This would require a re-evaluation of the landscaping component of the project by the Commission.
5. Enabling the project to be designed and bid as one project.
6. Not having to consider construction options as listed above.

ALTERNATIVES TO RECOMMENDATION:

Alternatives to the Ad Hoc Committee's recommendation for the Tualatin-Sherwood Road Landscape and Pedestrian Improvements with Gateway Feature Project are as follows:

1. Reject the Ad Hoc Committee's recommendation and move forward as the Commission deems appropriate.
2. Select elements of the Ad Hoc Committee's recommendation for utilization in the Commission's plan to move the project forward.
3. Send the issue back to the Ad Hoc Committee for additional input.

FINANCIAL IMPLICATIONS:

This project is budgeted in the Central Urban Renewal District Plan. The total project budget is \$2.64 million with \$500,000 dedicated to the design and construction of the gateway feature.

DISCUSSION:

The Tualatin Development Commission conducted the first work session on this project on November 24, 2008 at which time staff reviewed the project scope and process with the Commission. The project consultants led a brainstorming session to gather ideas from the Commission as to what is desired for corridor/pedestrian improvements and a gateway/entry feature. The Commission's opinion was that a water feature is not essential for the gateway/entry feature and that they were partial to the Traditional Boulevard corridor concept but not committed. Following this meeting, the project was placed on hold for a period of time in order to resolve the train horn noise mitigation funding issue.

The Commission re-visited the project in April of 2009 and gave additional feedback to staff and consultants. The resulting directive by the Commission from this meeting was to look at the project in its entirety and take a holistic approach toward estimating the preliminary project cost. The Commission emphasized that no decisions had been made and that they were awaiting feedback from the public as to what their desires were for the project.

In an effort to take an approach toward holistically estimating the preliminary project costs, staff requested the consultant to calculate construction costs estimates for varying degrees of project construction. Any one of these scenarios could be utilized in the event sufficient funds are not available to complete the entire scope of the project. The scenarios are listed below:

Construction Estimates

Options	Description	Est. Const. Costs (thousands)
Full Project	Project as proposed in Request for Proposals	\$2,050 - \$2,450
Option 1	Remove Ped Lighting and Storm Water Improvements	\$1,400 - \$1,700
Option 2	Option 1 + Remove Fred Meyer Intersection Upgrade	\$1,200 - \$1,500
Option 3	Option 1 + Remove Fred Meyer & Commons Intersections Signal Upgrades	\$950 - \$1,250
Option 4	Option 1 + Remove all Traffic Signal Upgrades	\$700 - \$900
Option 5	Truncate Proj. Limits; Remove Portion West of Boones Ferry Rd + Remove Fred Meyer Intersection Signal Upgrade	\$1,450 - \$1,750
Option 6	Truncate Proj. Limits; Remove Portion West of Commons Intersection + Remove Fred Meyer Intersection Signal Upgrade	\$900 - \$1,200

Provided by: CH2M Hill, February, 2009

To obtain public feedback, an Ad Hoc Committee was formed as part of the public involvement element of the project. The Ad Hoc Committee consists of representatives from Tualatin Parks Advisory Committee (TPARK), Tualatin Arts Advisory Committee (TAAC) and the Urban Renewal Advisory Committee (URAC). The Committee's charge is to provide input on the gateway/entry feature and streetscape improvements along the Tualatin-Sherwood Road Corridor. The Committee held its first meeting on June 2, 2009, a brainstorming session much like the brainstorming session held with the Commission, at which time the project scope and process were discussed. Project feedback from the Commission was also presented for the Committee's consideration. After this initial meeting, the Tualatin Arts Advisory Committee (TAAC) sent a letter dated July 2, 2009 to the Mayor and Members of Council addressing TAAC recommendations for the artistic elements of the project (Attachment A). The Commission provided direction for TAAC to work in conjunction with the Ad Hoc Committee to provide feedback on the project holistically with the inclusion of the corridor enhancement concepts. Meanwhile, the project consultant produced four gateway design concepts based on the Committee's input from the June 2nd meeting for review. These concept designs consisting of Wapato Garden, Stone Triangle, Architectural Colonnade and Water Line Columns were presented to the Ad Hoc Committee at the July 7th meeting. Ensuing Ad Hoc Committee discussions resulted in the elimination of the Wapato Garden gateway concept design. It was the opinion of the Committee that the art element of the Wapato Garden was nice but did not fit as a gateway feature. Consequently, three gateway concept designs were left to consider.

The three gateway concepts were displayed at the 2009 Crawfish Festival where staff was present to explain the project to interested citizens and gather public input. Comment cards were also provided at the event for citizens to complete. A total of 34 comments were received. An open house was held subsequent to the Crawfish Festival and additional input was gathered and a web page specifically dedicated to the project was created and placed on the City of Tualatin's web site. The comments from these events were documented and are attached (Attachment C). In summary, the public comments from these events favored the Architectural Colonnade and the Water Line Column design concepts without mention of the Stone Triangle concept. It appeared to the Committee that most of the public thought that they had three concepts from which to choose rather than anticipating the possibility of a larger selection of artistic proposals later in the process. This larger selection could be obtained via RFP.

The Ad Hoc Committee reviewed the public feedback taken from the Crawfish festival and the open house and discussed the three remaining gateway design concepts. The Stone Triangle was eliminated from the Committee's consideration as a result of the public comments received at the events and the lack of interest of this particular concept design expressed by the Ad Hoc Committee. The Committee proceeded to provide comments on the Waterline Columns and the Architectural Colonnade along with the three corridor landscaping design concepts as directed by the Commission. Per the Commission's direction, the Ad Hoc Committee evaluated the project holistically categorizing their comments into three primary project components. The project components are identified as Lighting and Traffic Signals, Landscaping and Gateway Feature with each involving a different level of attention from the Committee.

The design for the lighting and traffic signals for this project is all but in place. Therefore, the need for detailed comment on this piece is low. The Ad Hoc Committee has not spent much time on this category but does agree with how this portion of the project has been proposed. The traffic signals will be designed to match what has been accomplished in the central downtown area of the City. The design features will consist of the extended signal arms as opposed to cables stretched across the street and black decorative poles. The lighting design consists of cobra head style lights in the median and Sheppard hook lights along the pedestrian walkways. The design will be one that complies with Washington County's roadway illumination standards and will match what has been accomplished in the central downtown area. The Committee did add that in the instance of installing new pedestrian lighting there should be adequate space for a future bike path so as not to prohibit bicycle traffic both east and west along Tualatin-Sherwood Road.

The landscaping design portion has demanded a slightly greater level of public input than that experienced by the Lighting and Traffic Signal category. Three corridor landscape design concepts have been presented and have remained consistent throughout the public involvement process and the Committee's evaluation. These corridor concepts include Traditional Boulevard, Nature Greenway and Ornamental Parkway. Input received regarding these concept designs includes the Tualatin Development Commission stating that it is leaning toward the Nature Greenway concept but not entirely committed and wanted feedback from the Ad Hoc Committee. As per the Committee meeting on November 10, 2009, general support was given to the Nature Greenway concept with the caveat that it is integrated with locations for future public art at intersections within the project scope. There was also a desire of the Ad Hoc Committee to add elements of the Ornamental Parkway design in the Nature Greenway landscaping to include columnar deciduous trees and to provide color along the roadway. Staff reminded the Committee that Washington County illumination standards will partially dictate the amount of landscaping placed in the median strip. The Committee made the point that caution should be taken in selecting trees so as not to select trees that have the potential of creating root problems or drop excessive amounts of vegetation. There was strong support for the use of native plants that will enhance sustainability by using less water and assist with water quality. Support was also given to the installation of pedestrian refuges in the median strip at the crosswalks for pedestrian safety. Maintenance and safety were primary concerns of the Committee due to the heavy traffic volumes on SW Tualatin-Sherwood Road. Low maintenance landscaping was suggested in order to reduce the number of times landscape crews would need to be working in the right-of-way and to reduce costs.

Reserving appropriate open spaces for public art was requested to be part of the landscaping plan. The guideline would be to identify, at each major intersection, one or more corners that would allow future installation of public art pieces. The specific corners to be selected would be those that would be observed and enjoyed by the greatest number of people traveling by. The use of bricks and brick patterns in the streets and sidewalks was appealing to the Committee and they recommended this idea be included in the landscaping plan as well as be considered for implementation.

In the initial stages of the project, the Ad Hoc Committee was presented with three gateway design concepts (Wapato Garden, Stone Triangle and Architectural Colonnade) and one proposal by an artist (Waterline Columns). The Wapato Garden concept was well received for a possible installation of public art but was not considered appropriate for the gateway installation. The Stone Triangle concept was rejected by the Committee. The Committee continued to evaluate the Architectural Colonnade and Waterline Columns as these were the remaining two. As solicited at the various public forums, the public seemed accepting of the Architectural Colonnade and Waterline Columns. It is noted by the Committee that the input was obtained without offering the option of having a greater selection of artistic proposals to choose from through a future RFP process. In retrospect, the Committee has concluded that none of the four concepts meet the Requirements that were subsequently developed by the Committee. The Committee recommends conducting a Request for Proposals process with the intent of involving a broader population of artists. The objective of such a process would be to obtain a gateway installation that uniquely reflects the essence of Tualatin rather than accept an installation that could appear in any city.

The Committee has identified a set of Requirements and Preferences for the Gateway installation. These should serve to facilitate the RFP process to solicit design proposals from a broader population of artists and they are listed below:

Requirements

- The gateway installation must be boldly prominent, warmly inviting and highly visible both day and night on a site primarily viewed by those driving by in vehicles at a "Y" intersection that splits left and right of the site for the gateway installation.
- The gateway installation must be artistically relevant and exciting and of a nature that elicits wide public appreciation of the arts.
- The gateway installation must uniquely reflect the current and/or historical essence of Tualatin rather than be a generic installation that could appear in any city.
- The gateway installation must have low operating and maintenance costs and be as vandal proof as possible.
- Each proposal must include a design for the main gateway installation and a similar, smaller and/or simplified form for secondary installations to be duplicated and installed at other gateway entrances to the City.

Preferences

- The use of natural materials as well as other materials that have relevance to the area.
- Inclusion of water in an abstract motif form to represent the Tualatin River.
- Inclusion of some visual mechanism (e.g. repetitive forms) that would lead the eye westward down Nyberg Street toward the Lake of the Commons.
- Incorporation of another local motif that reflects the essence of Tualatin. Examples include: Use of sculpted brick as reminiscent of a former brick factory. Artistic interpretations of former local river ferries, crawfish, Tualatin Native

American culture, the current City logo, recognition of Tualatin's efforts to protect trees and promote Tualatin as a city of trees, and Tualatin as a site of former saw mill operations.

- Inclusion of highly readable signage that is visible day and night and clearly announces the entrance to the City of Tualatin to west bound traffic as long as the artistic relevance is not compromised. (Committee Notes: Although such signage is, indeed, a requirement for the overall project, it could be developed separately by a sign designer to complement the gateway installation design. Sideways read lettering is discouraged.)

These goals have been identified by the Committee with the intention of achieving the best possible outcome for the gateway feature.

As directed by the Commission, the Ad Hoc Committee is providing feedback on the Waterline Columns and Architectural Colonnade design concepts. The Committee has concluded that neither meets all of the Requirements that were subsequently developed. It is the opinion of the Committee that both served well as providing the means for the Committee to identify what, indeed, is desired. The consultants are appreciated for their assistance in this endeavor.

The Waterline Columns concept is problematic given the proprietary nature of the design and significant limitations on choosing it when legal requirements for awarding bids are taken into consideration. Some appealing attributes were the water motif representation and the natural shape and materials although whether or not the materials would be considered by the public to be natural to the area was troublesome.

The Committee thought the Architectural Colonnade had some positive attributes but not enough to support its recommendation. The concept of drawing the eye to the Commons Lake was well received and thought of as appropriate for our downtown environment. However, while it would appear prominent to those continuing west on Nyberg Street, the concept lacked boldness to the majority of the public passing by on the Tualatin-Sherwood Road side of the installation. The Committee liked the associated idea of using bricks and brick patterns in the streets and sidewalks and recommends that this idea should be considered for implementation as part of the landscaping plan. Criticism of the Architectural Colonnade included the sideways lettering depicted on the sign, materials that were not consistent with the natural products of this area and that the concept did not capture the imagination.

While both of the above concepts could possibly be replicated in a similar, smaller and/or simplified form at other gateways to the City, none of the concept illustrations presented supported this assumption. It is most important for the Committee to note that both concepts were somewhat generic and did not capture the essence of Tualatin and could fit in to any city. Neither of the concepts met the Requirements that were subsequently developed.

PUBLIC INVOLVEMENT:

Public involvement has been ongoing since the project's inception and will continue through the construction phase of the project. An Ad Hoc Committee has been formed specifically for the project and has held several meetings along with an extended Ad Hoc Committee meeting where all advisory committee members were invited to participate to help further refine the Ad Hoc Committee's recommendation. Additional feedback was received as a result of displaying the project at the 2009 Crawfish Festival and an open house held in September. An article about the project was placed in the Tigard/Tualatin Times on September 10, 2009 as well as the September issue of the Tualatin Today newsletter.

Attachments:

- A. Tualatin Arts Advisory Committee Letter
- B. Meeting notes of November 10, 2009 Extended Ad Hoc Committee Meeting
- C. Public Comments from 2009 Crawfish Festival and Open House
- D. Landscape Concepts
- E. Gateway Concepts

**Tualatin Arts Advisory Committee
Tualatin, Oregon**

July 2, 2009

Dear Mayor and Members of Council;

Recently, two members of the Tualatin Arts Advisory Committee, Gary Thompson and I, met with others on an ad hoc committee to provide citizen input for a project to improve the Tualatin/Sherwood Road entrance to the City of Tualatin. The Tualatin Arts Advisory Committee (TAAC) would like to express sincere appreciation for being included in this important endeavor.

The Consultants presented three preliminary proposals for a comprehensive tree planting plan starting at the Tualatin Commons Park and continuing westward several blocks. It appeared that the selection of tree species would be of special interest to the members of the Parks Advisory Committee. TAAC respectfully appreciates their opinions and recommendations on this matter.

Of special interest to TAAC are the artistic aspects of this project. This letter is being written to reflect the unanimous recommendations of the members of TAAC as discussed at our June 16 meeting. Our recommendations fall within two areas:

Area One: The entrance (where Nyberg and Tualatin/Sherwood Roads divide). The Consultants presented a significant number of proposals of what were to be called "The Gateway" features. Some proposals included various forms of monumental "gates" for which there seemed to be little support of the citizen groups represented.

Other proposal included flat horizontal water features, ponds, low lying fountains, etc. There was little citizen support for these since most could not be appreciated without becoming a pedestrian and finding some safe way of navigating oneself to the Commons Park, an unlikely occurrence. None of the proposals generated much excitement by the citizen groups represented. It was clear that the Consultant has much work yet to do.

The consensus of those at the meeting was that any structure or installation needs to be exciting, bold, tall, inviting and of a nature to be enjoyed and appreciated primarily by those passing by inside a vehicle.

Recommendation 1a: The Tualatin Arts Advisory Committee recommends that any installation should reflect something especially unique about the City of Tualatin, something that clearly reflects the city's heritage or identity. Areas to

be explored by the consultant should include our Indian name connection (perhaps incorporating our city's Logo), the number of ferries that were once active in our area, the Tualatin River, the local wetlands, etc.

Recommendation 1b: Given that the "Gateway" most likely will be a form of art, the Tualatin Arts Advisory Committee requests Council to direct TAAC to submit a recommendation directly to Council from the proposals made by the consultant's design team.

Area Two: Art in Public Places. Although appropriately selected trees and vegetation are a most important element of improving the Tualatin/Sherwood Road experience, it needs to be acknowledged that this is a street travelled mostly by those in vehicles whose attention will be directed mostly to getting from one place to another. From time to time, these persons will find themselves stopped at various intersections which provides a golden opportunity for Tualatin to present something of special interest to enjoy during the wait -- perhaps something of a calming nature for those whose days have been less than calm. We are speaking of public art; for example, sculpture pieces (either static or moving), vertical water features, etc.

The City of Lake Oswego has been on the forefront in this endeavor. Tualatin is capable of the same.

Recommendation 2a: The Tualatin Arts Advisory Committee recommends that the final plan include set aside space for the installation of public art at each of the intersections with traffic lights along this thoroughfare. The location for each should be the corner of each intersection that has the highest visibility to the greatest number of people who may stop at that intersection. When funding becomes available for purchasing the public art (private, corporate, grant, etc.) we would not want a tree to be cut down to accommodate a new piece of public art.

Recommendation 2b: The Tualatin Arts Advisory Committee recommends that the final plan and funding include at least one piece of public art at one of these intersections. This piece of public art would be in addition to the Gateway installation.

Recommendation 2c: The Tualatin Arts Advisory Committee requests the Council to direct TAAC to solicit proposals from a wide range of artists and to make a recommendation to Council. A similar process was effective in acquiring the art for Tualatin's new library.

In closing, the Tualatin Arts Advisory Committee appreciates the opportunity to participate in this important endeavor and stands by to serve at the pleasure of Council.

Sincerely,

Buck Braden
Chair, Tualatin Arts Advisory Committee

C: Sherilyn Lombos, City Manager
Eric Underwood, Economic Development Coordinator
Doug Rux, Director, Community Development
Paul Hennon, Director, Community Services
Becky Savino, Program Coordinator
Project Consultants via Staff

TUALATIN SHERWOOD ROAD LANDSCAPE PROJECT

AD HOC COMMITTEE MEETING

NOVEMBER 10, 2009

Members of the ARTS Committee (TAAC), Tualatin Parks and Recreation Committee (TPARK), and the Urban Renewal Advisory Committee (URAC) participated in this meeting. Attendees introduced themselves. (See sign-in sheet)

STAFF: Paul Hennon; Doug Rux; Becky Savino; Carl Switzer; Eric Underwood

CONSULTANTS: Carol Mayer-Reed; Ryan Carlson

Eric Underwood welcomed everyone and stated that they were called together this evening as an extension of the Ad Hoc Committee which has been meeting since June 2009. There have been lots of discussions and suggestions which have evolved from previous meetings, and what you'll see here this evening is an outcome of those discussions.

This project is located within the Central Urban Renewal District (CURD) which has been in existence since 1975. This project has been in the Central Urban Renewal Plan (CURP) for five years, and funds are available to move forward. The project initially was identified as a landscaping enhancement project to run from K-Mart to the area of the Outback Steakhouse. It then evolved to possibly include a water feature as a gateway, but, when presented to the Tualatin Development Commission, they asked for additional suggestions for a gateway feature. At that time, the ad hoc committee was formed to generate/brainstorm other ideas. Three meetings have been held as well as two public involvement components – a display in the City's booth at the Crawfish Festival (34 comments received) and an open house in September which generated five comments from the eight people in attendance. Display boards were located in the Council Chambers depicting the various options. The scope of the proposed project has been expanded to include additional landscaping with decorative light poles and signals in addition to a gateway feature.

Doug Rux provided further background on the evolution of this project. Years ago Councilor Boryska raised a question about a water feature for the gateway entry into the downtown area. Staff engaged the services of CH2M Hill as a consultant. The city has seven elected members who serve both as Council members and Mayor as well serving a similar role on behalf of the Tualatin Development Commission (a separate body politic of the City). This is a TDC project.

When this project was presented to the TDC, they requested that we look at it holistically. We then stepped back with the consultant team and looked at the entire corridor and ran some scoping numbers for planning level cost estimates. This process

showed that the numbers were higher than originally budgeted and some adjustments occurred. We reallocated money from the East Commons for this project as well as for train horn noise mitigation. The project has three components: (1) landscape/vegetation; (2) lighting and traffic signals - which is very perspective and will be designed to match what is already in place, and (3) a gateway feature. The consultant initially created four concepts and, after the initial review and discussion, it was decided that, while the Wapato was a nice concept, it didn't fit in the space.

Doug stressed that we are not designing a park. If enhancements are made to the Commons Park, that decision would lie within Community Services and TPARK. This group will focus on the gateway which could be contained within that area as you enter Tualatin from the east. Staff's goal is to have a concept to present to the TDC at their work session on January 11th. Staff is not providing a recommendation nor are the consultants. The TDC will want to hear what you have to say about the concept.

Eric stated that, when evaluating the responses from the public comments received at the Crawfish Festival, there was not much support for the Stone Triangle (aka "log jam") design. So, essentially the two gateway options that remain are Architectural Colonnade and Waterline Columns. We have received comments from one URAC member (David Benedict) who couldn't attend tonight.

We have received good direction from the TDC regarding the landscaping component and that is to look at the whole corridor holistically. What is Tualatin about? A representative from the ARTS committee indicated that several months ago they wrote a letter to the Mayor and Members of Council voicing their support on any decision that is made on the landscaping component. Tonight they are looking forward to hearing what the two TPARK committee members have to say.

CONSULTANT PRESENTATION

Carol Mayer-Reed thanked everyone for their input thus far and encouraged comments throughout her presentations.

Landscaping: The landscaping upgrades will run along SW Tualatin-Sherwood Road from the intersection at Fred Meyer down to the Outback Steakhouse in front of Hedges Greene. Three schemes are under consideration. The existing trees are shown in the gray areas.

1. **Traditional Boulevard Concept:** This concept includes matching species and has more formality and rigor. The Kruse Way area closely depicts the boulevard concept.
2. **Ornamental Parkway:** In this concept, we would leave the oak trees there but augment with other species of various sizes and ornamental trees. Smaller flowering trees (seasonal) provide more diversity to the corridor with room for larger trees in the median. More landscaping is involved in this proposal which, in

turn, will result in higher cost of maintenance. Carol equated this option to that done in downtown Lake Oswego along State Street.

3. Nature Greenway: This approach emphasizes the collection of storm water collection using bio-swails, retains the trees, and augments with additional species (either native or cousins of native.) This concept is more relaxed and less formal with conifers in the median – some are narrow. It picks up streetscape values and sustainability using low depression to pick up storm water from the street via curb cuts. The water is clean prior to flowing into the river. We have received numerous positive comments about this option.

Carol inquired if there were any questions prior to moving onto the proposed gateway. Paul Hennon stated that if meeting attendees concurred, staff could forward a recommendation and provide feedback for each one of them.

Comments: Connie Ledbetter stated that relatives who live in the Lake Grove area were irritated when the median strip was installed in the middle of Boones Ferry Road in that area and requests that this not be done in Tualatin. In the Lake Grove area, it restricted access to local businesses and some residences. Paul and Eric confirmed that no traffic patterns will be affected in Tualatin.

Other comments regarding the landscaping proposals included:

- Paul liked the vegetation; think it's pretty.
- Looking for this project to enhance pedestrian and bike traffic.
- Staff is reactivating the Town Center Plan which is the overarching document to guide our vision and identify private and capital projects to further it forward.
- It is expensive to tear up roads, and the City does not have the funds to build that. Road expansion could occur sometime in the future but would require extensive right-of-way acquisition in front of Clark's and west in the area near Rodda Paint and McDonald's.
- Doug reviewed the "main street concept" which includes the extension of Seneca Street east through where the Council Building is now located.
- Connie supported the third concept and indicated that it meets Clean Water Services' goals of handling storm water. She had hoped that the lake at the Commons could handle some of the rainwater runoff, but that is not the intention. She also offered support for more native plants which should decrease maintenance costs.
- Paul stressed the safety factor since it is difficult for City employees to work in center medians. This work frequently has to be done in the middle of the night.
- A lot of effort goes into trying to save the native plants including removal of blackberries and scotch broom. This is more labor intensive in the City's parks than it would be in this corridor. Mediation can be done.
- Blooming trees like at Tualatin High School (cherry trees) would provide color and a pretty entrance to this area. If we elect to do something for seasonal color, we would divert that decision to the landscape architect. It was agreed that we

don't want anything that would result in dropping vegetation and prefer something that uses less water.

- Carol stated that we need to insure that the size of trees in the median does not impact trucks in the area. If the median is narrower, columnar trees should be planted to insure that they don't get clipped by trucks. It may be hard to find a native species that meets this criterion. They may recommend a combination of ornamental and columnar which would be more suitable. We can push seasonability as much as possible.
- A question was asked regarding the age of the trees depicted in the renderings. Carol provided an overview of options of the sizes that could be planted which is driven, in part, by the amount of money available. Smaller trees can more easily be snapped/broken. There is also some risk and concern when we mix too many different conifers and deciduous trees.
- Other concerns affecting the trees selected for this area include ones that won't create root problems that disturb the sidewalks and maintenance in the median both from the standpoint of tree maintenance as well as County vehicles maintaining the roads for street sweeping as well as snow and ice events.
- Doug mentioned that the current lighting on Tualatin-Sherwood Road does not meet Washington County standards on that arterial. CH2M Hill is doing an evaluation. The new lighting must achieve a balance between trees and vegetation and meet County illumination standards.
- Connie voiced concern over the difficulty in pedestrians crossing Tualatin-Sherwood Road. Could a pedestrian mall be created? Consideration could be given to the construction of pedestrian refuges similar to what was done on SW Boones Ferry Road. Locations were briefly discussed. One in the area to allow pedestrians to go to WES would be desirable.
- Carol provided more in-depth information on the composition of the water quality site. Storm water flows into the area from a perforated curb which is slightly elevated, allowing gravity to direct the water into the bioswail. Trees, woody shrubs, and perennials work well in that area. She stated that the City of Portland has tight storm quality regulations. As the Tualatin River does not have great quality, it is important if we can design something to enhance it.
- Eric read an email from David Benedict (URAC) outlining his position on these landscaping options. (see attached)

While meeting attendees basically supported the third concept for the landscaping component of the project, a discussion was held regarding how it would be integrated with the gateway and locations for public art. Possible locations for public art include the intersection at Martinazzi, Tualatin Commons, and SW Boones Ferry Road. It was pointed out that drivers would only observe the art if they were stopped at traffic lights along that corridor. Another item for consideration is that we want to avoid removing any landscaping at a future time if a location is designated for future artwork. Inquiries were also made regarding the budget for an art piece and who would pay for it.

Meeting attendees were encouraged to complete this discussion so that adequate time could be devoted to discussions on the proposed gateway features. Eric reiterated that

we are not in a position to formulate a recommendation to Council tonight. Rather we want your input on both components of this project after which time staff will summarize these discussions and then return to the ad hoc committee for a final discussion prior to the presentation to the TDC.

Gateway

Carol indicated that she may be backtracking by doing a full presentation on this. These options have been created by looking at this project from a town planning, urban renewal and artistic standpoint. As mentioned earlier, four concepts were initially prepared, and two remain.

While a gateway feature is viewed as the entrance into Tualatin, many factors should be considered in its design. The Town Center Plan incorporates ideas of what might be constructed in the future. Seneca Street could be targeted to become the "main street." Housing could consist of mixed-use with ground floor retail and residential above. Access to the river and WES are important considerations. Likewise, thought should be given to our natural areas including wetlands. When reviewing the area for the gateway (Triangle Park) this area is significant with its good mass of trees. The park could be widened slightly. We looked at connectivity down to lake including a water feature. Materials are another area for consideration. There used to be a brick factory in Tualatin. Brick could be incorporated into the sidewalks and crosswalks. A Landmark Tower at the Commons had previously been considered, but that is not a discussion item for this committee. Lighting and traffic calming areas are also items for discussion.

Waterline Columns: This rendering was created by an area resident and incorporates beautiful stone columns and tall elements. Since we were chartered with looking at options beyond a water feature, this provides stone and natural materials and artistic expression. Something vertical fits in nice with the landscape set against the trees. Regional basalt could be used. There are thick sentiments here as a result of the rivers and flooding over decades of time. Its edge has been sliced and polished. This is an interesting natural material with architectural qualities and is very versatile with its shades of gray, brown, and bronze. The waterline columns can be infilled with cast glass. As we have flat topography rather than waterfalls, consideration could be given to marking some waterlines. A companion piece could be used to lead down to the lake. Another option is to work with the graphics folks to lay a column on its side and put the City's identity on it in cast glass. At night each letter can glow with a halo of light around it creating interesting lighting effects which are really beautiful. This has been used in Lake Oswego.

An outcome of this design could create a family of signage elements where smaller versions could be placed in other areas of Tualatin. Eric read another excerpt from David Benedict's email supporting this design and use of basalt. Richard Hager stated that he always hated the sign as you enter Tualatin for the 33 years he's lived here. He voiced some concern that with this design and dark color there is a danger that someone could drive into it. Another consideration is that as we love parks and trees, this area

eventually be developed as an urban park and not just a “drive by” element as it is right now.

A brief discussion was held regarding the road leading down to the lake at the Commons and an interactive water feature giving the impression of coming down from the sky and a series of levels. Brick paving could extend down the north side of the park leading you to the Commons giving the impression that it is leading you to view something special.

Architectural Colonnade: This rendering shows a series of elements going all the way down – cadence or rhythm – which could define the future of Tualatin. We could be going out on a limb and, over time, have special paving– not asphalt – and incorporate new elements to suggest other things that are going to happen. It does not match something already here – rather it is a new direction for the City. Carol displayed other polished material – not necessarily this color or treatment. Columns could be 18 feet high with signage on the face of the first one then a series that moves down. Lettering should be a minimum of ten inches high for maximum visibility. At night it would appear to have a lighted halo – matt finish on the material. A piece of cast glass with beautiful colors could be included. This could suggest a pedestrian environment and encourage walking across Nyberg Street. It was suggested that the letters should never be stacked vertically. They should always be tilted. Buck Braden indicated that he preferred that to the vertical. Like the first concept, this gateway could also include a signage family that could be used for other gateways throughout the city.

Hube Nukes commented that a water feature in the lake had been part of the original plan when the lake was built. Carol commented that there are new pump systems with a wind sensor to regulate the jets for height based on weather elements as well as to provide good water quality. It also helps to scare the geese away!

Comments:

Richard Hager said that he likes the sign family except for one detail – he doesn’t think of Tualatin that way. This option reminds him of a gateway that would be seen in a more high-tech community such as Aloha or Hillsboro. Although it is really nice, it doesn’t make him think of Tualatin.

Other feedback included:

- Might be a blend in sight. The scheme is nice.
- With irregular objects in an irregular area, it loses its uniqueness. There’s no image any more. A regular pattern in an irregular space is unique and draws you into the space.
- Creating the basalt in a regular pattern gets away from a clean crisp look. It loses something; you don’t see it quite as well. If you make it with more irregular shapes, it becomes unique in and draws you in.
- Too stark.

- Carol commented that alternatives sometimes come out of a blend and melding various alternatives. It may be better to explore more. It is easier to edit than be original.
- Eric reviewed the comments made on this design from David Benedict's email, and he indicated his concurrence.

The history of this process was recapped and participants were encouraged to keep their ideas open. There may be a misimpression that the art side of it is down to these two options – 80% think we're actually only 20% there. We're seeing two proposals and only one represents an artist. Some people felt that continuing down the current path is not a good idea, and we really need to look at other proposals. One option that could be presented to the TDC is that we go ahead with the landscaping element because the timing is very good in terms of construction and not finalize the gateway. This would allow additional time to pursue other artistic recommendations, perhaps using this as a very basic guideline. Carol encouraged everyone to think of what best represents Tualatin. It appears that we don't have that picture in our minds yet.

Eric stated that as we work through this, this could ultimately be the recommendation to the TDC, and he thought what he has stated was similar to that from last week. Committee members discussed this concept. Paul inquired if there were any concerns about doing it in Phase I and Phase II. Doug concurred that it could be done in that manner. The landscaping (including decorative light poles and signals) and gateway could be broken into two pieces. We could get the first phase ready to bid, cost it out and go out to bid in Spring 2010 to obtain favorable bids. From a project management standpoint, we need to insure that we know how both pieces would work together. Consideration needs to be given to the selection of plants and when it is most favorable for them to be planted.

There are different ways to bid a project. There is the traditional approach where we package it, go out to bid and take lowest qualified bid. Another option is the design/build approach similar to what we initially did for the Commons landmark. We hired a contractor to build the element and then they went out and did an RFQ and RFP for sub-items. At all times we adhere to the State and City contracting rules. Other things may be done by the Arts Committee. Paul further reviewed the pros and cons of bidding the project in phases. We could have an allocation for landscaping at the east end of the park built into the general contractor's allowance. Depending on the ultimate outcome of the project, we could have money left over or, prepare a change order if the amount is above the original agreed-upon price. There could be a placeholder for the money so something could get done. There could be separate - but simultaneous - processes to obtain additional concepts. Art takes time to create. The entry sign could be being designed in tandem with the gateway feature that will be in the same space. The goal is for everything to come together in 12 months. This may or may not be feasible. The underlying principal is to get public money to do the work at a competitive price. Paul stated that Carol's contract isn't just about price since their architectural/landscaping services differ considerably from constructing infrastructure.

Art is more challenging. Committee members were encouraged to review the options and align them with your goals. We should not move forward until you're happy.

Conversations from the meeting last week were briefly reviewed. If it doesn't represent Tualatin, then don't do anything at all. Perhaps we could do landscaping and lighting and hold off on the gateway piece. Maybe now is not the time; there could be another option. There's no need to give up - make sure you're fully aware of the opportunities. Comments submitted to the TDC are wide-ranging. It is important for the TDC to hear them. One caution is that the one option is a propriety design by an artist. Staff would feel very uncomfortable with someone else undercutting her work. We need to be careful about how we treat this because of having a professional artist involved. Respect and appreciation are important.

One simplistic analogy is the process that we go through when purchasing an automobile or home. Sometimes you spend 8-9 hours shopping and might not find something that is right for you. In determining what is right for Tualatin, this is a maturation process - we've made some good progress, and Carol has been very helpful. It's hard to be succinct - "you don't know until you know." In the house analogy, you may never find exactly what you want and have to come up with a slightly different design. Based on tonight's conversations, staff feels that we are more than 20% there.

There are lots of entrances to Tualatin and one could be replicated in a smaller version at other entrances. We have good designs here, but the one concern is that they don't speak to Tualatin or only in a very limited sense.

Eric stressed that there appears to be a common theme. We want a pattern that draws your attention to lead you into the City and then attracts you to Tualatin Commons. A brief discussion was held regarding areas throughout the entrances to the City where public art can be displayed. Another comment referenced is that the art didn't match. There may be another purpose for the art, and it doesn't have to match. Gateway pieces need to relate to one another because of what they are. We need to figure out a way to present a concept to the TDC that they can grab onto and that sounds attractive to them. We need to convey that this is a description of what we want, not a picture of what we want and that can be replicated.

Doug suggested wrapping up here. Staff will review the notes from all the meetings and outreach events and then return to the ad hoc committee with that information. At that time committee members can be polled to say "thumbs up, thumbs down, or needs more refinement." Phasing will also be discussed. As mentioned earlier, the goal is to make a presentation at the TDC work session on January 11th. He stressed the importance of not softening any views, opinions or polishing an edge. We should provide raw comments after which time it will be up to the TDC to make some choices.

A brief discussion was held focusing on whether we're holding up landscaping because of the gateway. There is no correlation between the two. We are trying to meld them, but they need to be kept separate. Caution must be exercised. We don't want to build

something that may need to be ripped out later. We need to insure that does not occur. In summary, we discussed the inter-relationship between the three elements of the project. We can do them piece meal (landscaping and lighting) and then the gateway feature at a later time. Whatever ends up at this triangular point must be taken into consideration. They likened it to the “chicken or the egg” concept. We can provide an artist with the landscape plan and have him/her create design around that plan. Artwork can also be brought into the scheme. Carol stated that we can be fairly flexible, insuring that the sight is not blocked. Any changes would be relatively minor.

Eric stated that the suggestions discussed tonight range from the natural to modern. Connie feels that basalt is not a good choice because it is dark, and it is dark and rainy here. The only thing visible would be the illuminated components, especially with all the trees in that area. She also voiced concern if the “distinct fantasyland triangle” is ever going to have a meaningful use and stated that you couldn’t hear yourself think in that area. She did not personally feel that those features will lead you to the lake since the lake is completely hidden by buildings. She did support the concept to aerate the water and the idea of different gateways throughout the city.

Some things about Tualatin date back to the 1850’s including a major brick yard, saw mill near Meridian Park Hospital and another in the park. Some historic buildings still remain, and we’re still a historic area - not salt and polished granite which may be fine for other areas. While some of these concepts are great and nicely designed, they don’t speak at all about Tualatin.

Other characteristics of Tualatin include the wetlands, Indian heritage, flooding throughout history, and farmland. What represents Tualatin? It could be a number of things, but we want it to be aesthetically pleasing and functional. Likely we don’t want to focus on the pet food factory from years ago or the light industry that is now common in this area. It was pointed out that from a cost standpoint, $\frac{3}{4}$ of the cost of the project is the landscaping; $\frac{1}{4}$ roughly is allocated for a gateway.

In conclusion, Doug stated that we wanted to hear your thoughts, views, and reaction to work being created based upon input that you had been given over the months. The next step is for Eric and Doug to take all comments from the concepts and discussions with Carol and Ryan and package it up. Staff will send out an email with proposed dates for the next ad hoc committee meeting (hopefully in early December so that we can all enjoy the holidays). Information on the analysis will also be sent out prior to the meeting so that the committee members can review it. The TDC will then be presented with your findings/recommendations at their work session tentatively scheduled for January 11th

Staff thanked the committee members and consultants for their participation.

Notes Transcribed by Carol Rutherford.

M E M O R A N D U M

To: Eric Underwood
Development Coordinator
City of Tualatin

Project: SW Tualatin-Sherwood Rd. Landscape & Pedestrian Improvements **Project code:** TSR

Date: 9.29.09 **Sent via:** E-mail **No. of pages:** 1

Subject: Open House Comments

By: Ryan Carlson **Copies to:** David Simmons, CH2M Hill

319 SW Washington Street, Suite 820 Portland, Oregon 97204

T 503.223.5953 F 503.223.8076

At the September 24, 2009 Open House Mayer/Reed recorded the following comments.

1. Encourage downtown redevelopment
2. Need 14 foot wide sidewalks along Tualatin-Sherwood Road
3. Prefers Nature Greenway concept for Tualatin-Sherwood Road—more like Tualatin wetlands
4. Prefers Nature Greenway concept for Tualatin-Sherwood Road—more reflective of people's yards
5. Prefers Nature Greenway concept for Tualatin-Sherwood Road
6. Native plants would be lower maintenance and reduce watering costs
7. Commons Park will never be a pedestrian area
8. People don't know Tualatin Commons exists – businesses suffer, needs help
9. Of the three gateway concept the Stone Triangle is most like Oregon
10. The Stone Colonnade is the best – like city name up high, simple and leads to the lake
11. Likes all of the gateways—no preference
12. Likes lake [Tualatin Commons] jet and Water Line concept—the Colonnade looks too awkward with existing buildings
13. Like aeration in lake [Tualatin Commons]—cycle water
14. Likes bioswale with sculpture—sustainability
15. Likes use of stone that can be used in other locations throughout the city
16. Add names or commemoration to the Colonnade Gateway columns
17. Prefers natural materials, not stainless steel, not colored lights—too flashy and not right for Tualatin
18. Sprinkle gateways in different places and at different scales
19. The gateway must draw attention toward Tualatin Commons

Gateway Comments from 09 Crawfish Festival

1. Clock tower in the commons would be a unique feature.
2. Water Line Columns
3. Water Line Columns because it would represent Tualatin as a very elegant and beautiful place.
4. The Water Line Columns because it's cool.
5. Water Line Columns – integrates both stone & water.
6. Water Line Columns
7. Water Line Columns

Other: Put columns on each corner of the area.

8. Water Line Columns – Perfect
9. Water Line! It's not too modern.
10. I would be o.k. with Water Line Columns or Architectural Stone Colonnade. I like the order and symmetry of the Colonnade. I also like the name being prominent on the Colonnade but you may wish to write it from top to bottom.

Other: I really like the lights

11. Architectural Colonnade – Nice on the eyes
12. Water Line Columns. Adds an element of art and illumination with more of a welcome feeling while being unique.
13. Basalt Columns – a bit more modest
14. Architectural Stone
15. Water Line Columns
16. Architectural Stone Colonnade
17. Water Line Columns – Most artistic look.
18. Water Line Columns with fountain in back.
19. Like freeway landscaping
20. Water Line Columns – enhances natural beauty
21. Architectural Stone Colonnade – clean – great lane to stroll

Other: add some sort of memorial on the columns. Reminds me of Wash. D.C. memorials.

22. Water Line Columns captures Tualatin spirit . . . updated but not pretentious.

23. Architectural Stone Colonnade

24. Water Line Columns

Other: Add flagpole holders for special days like the bunker has now.

25. No truck sign for deliveries at Seneca & 84th.

26. Keep what we have.

27. Architectural Stone Colonnade!

28. Architectural Stone Colonnade because it shows best the clear, clean, distinct concept that I first saw arriving in Tualatin 4 yrs ago.

29. Water Lines but sign portion is too low to be legible to drivers.

Other: Prefer to keep existing sign. Why spend public funds on sign. More important things need funding.

30. Water Line or Stone Colonnade

Place actual water lines for special Tualatin River heights (i.e. Flood of 96)

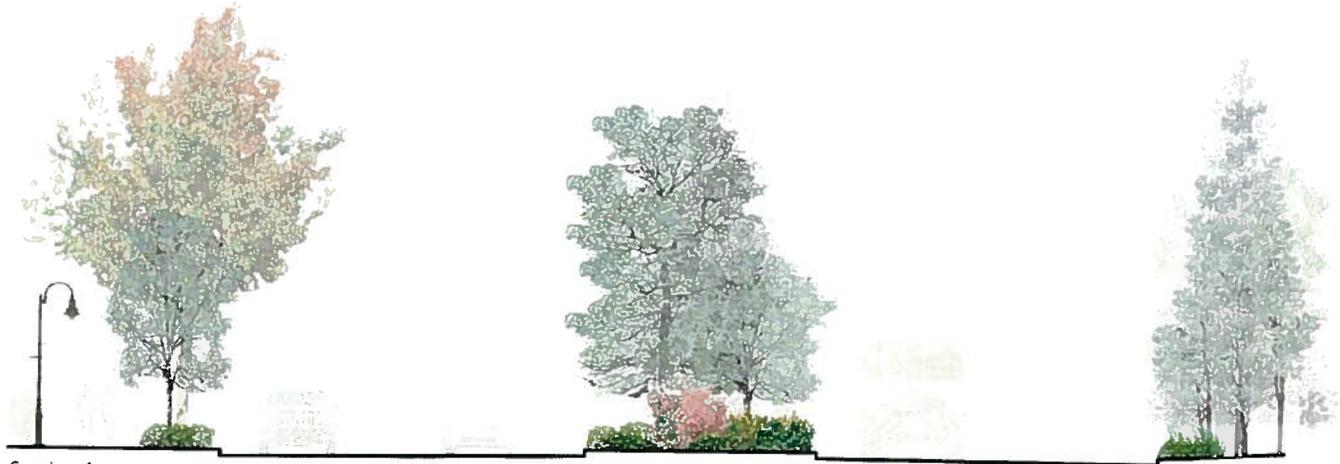
31. None – need an Indian theme – Totem pole? Tee Pee?

32. Architectural Stone Colonnade, gives definition to the Lake of the Commons, too often overlooked. Draws you in!

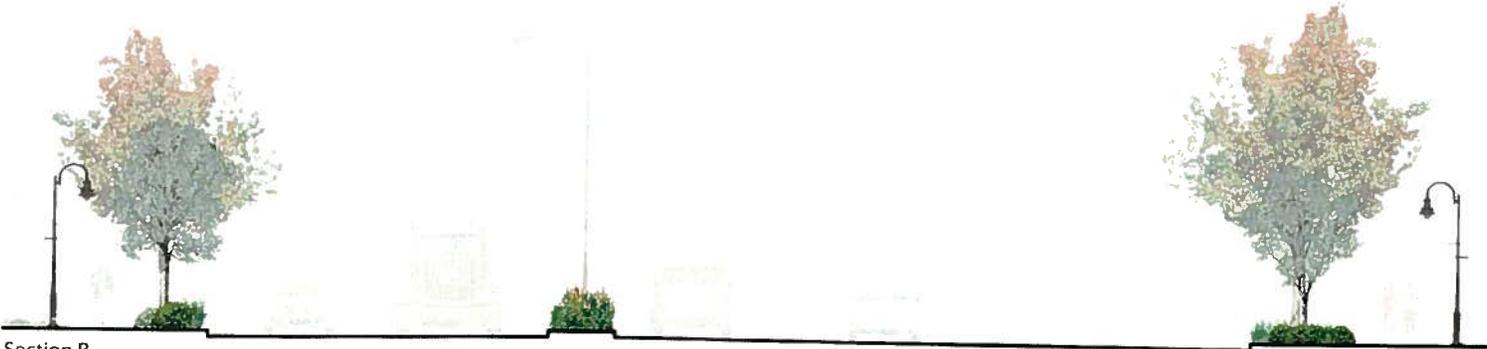
Other: 2nd choice is the Water Line Columns. Highlighting our wetlands.

33. I vote for the 18ft. high granite column – clean, simple lines. Easy to follow – leads visitors along the path downtown.

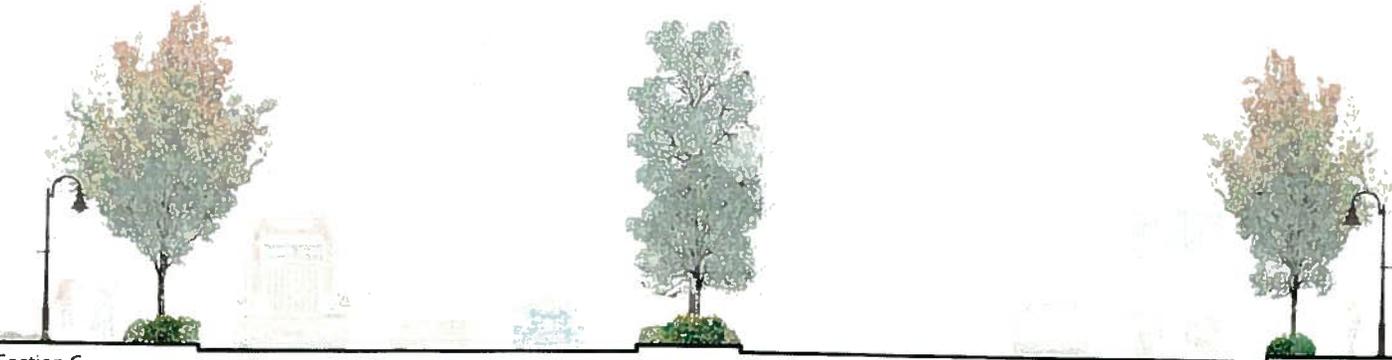
34. All are nice.



Section A
Scale: 1/4" = 1'



Section B
Scale: 1/4" = 1'



Section C
Scale: 1/4" = 1'

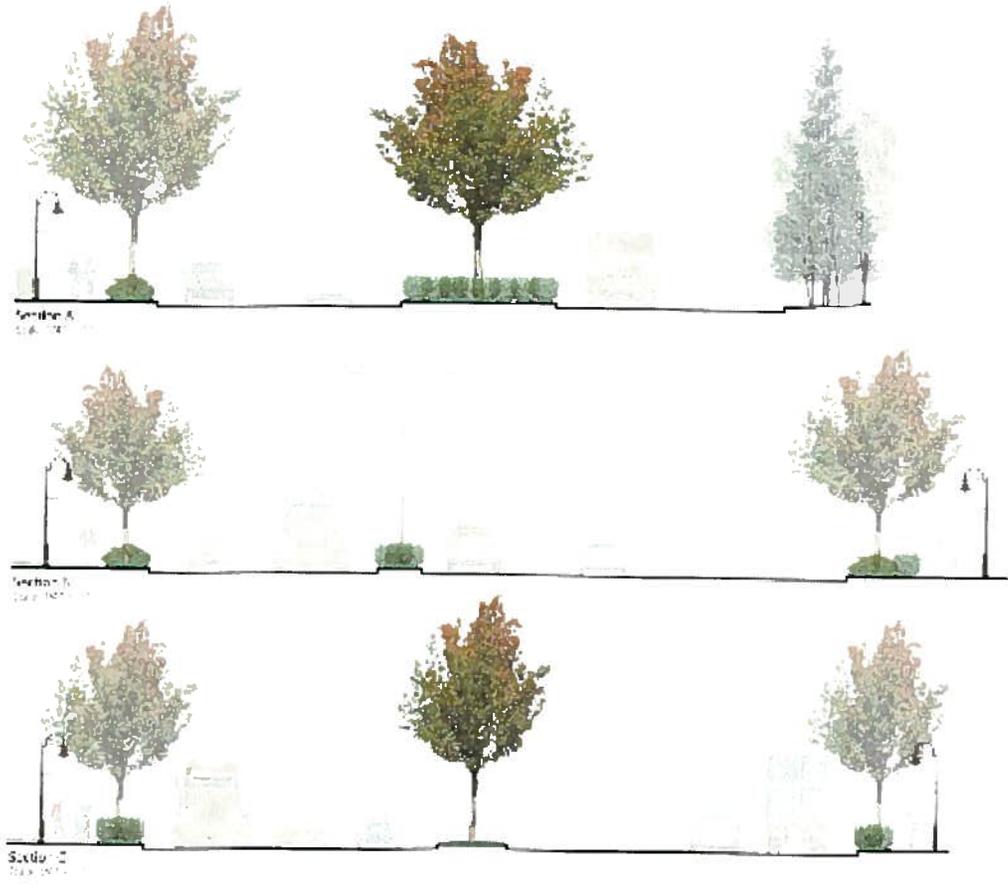


- Nature Greenway**
 Informal expression of riparian & wetland landscape
- Multi-level continuous conifer and broadleaf tree canopy
 - Native, native-adapted & diverse plant palette
 - Stormwater treatment & habitat potential
 - Large and medium shrubs and stormwater plants
 - Higher capital costs & moderate maintenance



- Legend**
- Existing tree to remain
 - New deciduous tree, R= replacement
 - New conifer tree
 - New plant bed
 - Refurbished plant bed
 - Stormwater planting, O = opportunity site
 - Existing catch basin
 - New high-mounted street light, single / twin
 - New decorative street light





Section A
Scale: 1/4" = 1'-0"

Section B
Scale: 1/4" = 1'-0"

Section C
Scale: 1/4" = 1'-0"



Meyers Road

W. Walker - Streetcar Road Jurupa & N. Santa Ana - Mirra

Third Street - Redwood - Sedona

10/19/2006

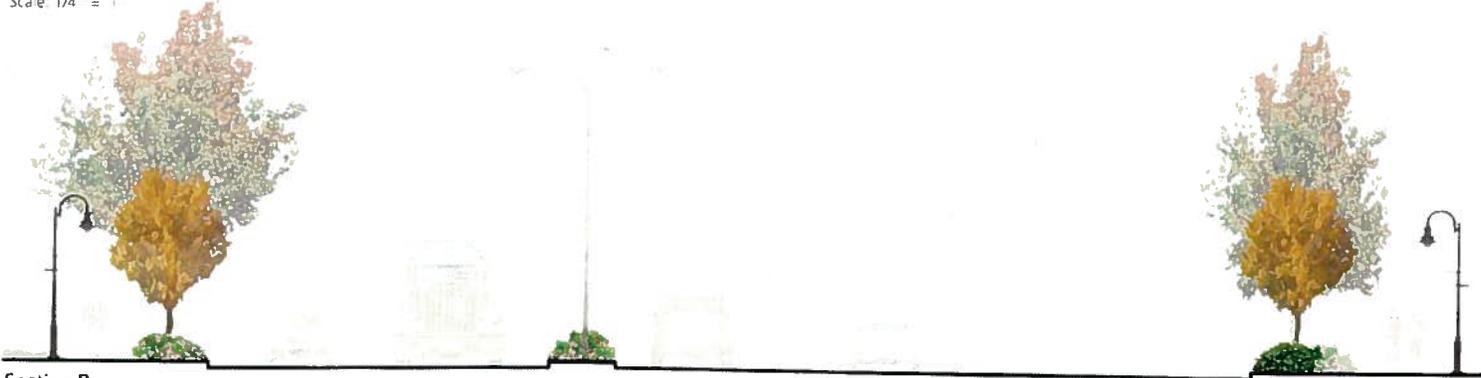
Traditional Boulevard
Formal expression of traditional city boulevard

- Create strong uniform tree canopy; New trees match existing trees
- Linear evergreen hedges
- Areas of lawn
- Color accents at ends of islands
- Lower capital costs & moderate maintenance





Section A
Scale: 1/4" = 1'



Section B
Scale: 1/4" = 1'



Section C
Scale: 1/4" = 1'



- Ornamental Parkway**
 Colorful expression of ornamental landscape
- Large & small flowering trees
 - Large flowering shrubs, perennials & bulbs
 - Diverse plant palette
 - Layers of plants in casual groups
 - Moderate capital costs & higher maintenance





- A series of 100-ft. high granite columns extends along SW 152nd, connecting the Champions Park to Florida Commerce.
- A widened brick sidewalk and benches on the south side of 152nd help to define a new pedestrian realm.
- A single granite column provides a secondary gateway at the corner of SW 152nd and Tuleton/Sheppard Rd.
- Illuminated light boxes on the column tops create elevated points of color along the colonnade at night.



Mayer Reed

Urban | Street | Landscape & Architectural

1000 15th Street, Suite 1000



- A composition of trees at least 12-15' high, where forest structure is maintained. Live oaks are scattered with "ash trees" of different sizes.
- A 40' diameter water quality swale along Tenthredin Street and 100' wide tree-lined street west of the east-west portion of Community Park.
- A 10' diameter forest structure, as a family of elements, can be located in other designated gateway locations in the city.
- Internal lighting comes from below, highlighting the "ash trees."



Major Reed

2020 - Missouri Park and Recreation Department

www.reed.com



- A sculptural composition of 12 30 ft. long basalt stone columns marks the east end of Commons Park as a gateway.
- Columns are sliced and polished to reveal a black mirror-like finish that contrasts the earth tones of the unfinished natural stone.
- Additional basalt columns are placed in key locations in the park to welcome the entire park as the city's gateway.
- Up-lighting within the cluster of columns illuminates and warms the angled stone surfaces at night, similar to a glowing cavefire.



Mayer Reed

10000 Resonance Road, San Francisco, CA 94115

www.mayerreed.com



City of Tivat



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Doug Rux, Community Development Director 
William Harper, Associate Planner 

DATE: January 11, 2010

SUBJECT: DRAFT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TUALATIN AND LEGACY HEALTH SYSTEMS—WORK SESSION

ISSUE BEFORE THE COUNCIL:

Information for the Council to discuss a Draft proposed Non-Statutory Development Agreement (the "Agreement") between the City of Tualatin and Legacy Health Systems (Legacy). The purpose of the Agreement will be to address the development issues associated with future expansion of the Legacy Meridian Park Medical Center facility onto the 19.6 acre Legacy property (the "Property") located on SW Borland Road.

POLICY CONSIDERATIONS:

1. Legacy has requested a Plan Map Amendment (PMA-09-03) to change the Planning District Designation on the Property from RL (Low Density Residential) to MC (Medical Center) and a continued public hearing is scheduled for January 25, 2010. The City does not place conditions of approval on a Plan Amendment decision. Does the Draft Development Agreement provide the City and Legacy with a means to assure that certain development standards, supporting public improvements and issues of concern raised by the City and by residential neighbors of the Property will be addressed if the PMA is approved and Legacy develops the Property?
2. Are the terms of the Draft Development Agreement satisfactory? Are there other subjects or terms that the Council would seek to include in an Agreement?

BACKGROUND

Legacy is the owner of the approximately 19.6 acres of unimproved property that is the subject of PMA-09-03 and owns as a parent corporation the adjacent 46 acre property occupied by the Legacy Meridian Park Medical Center (LMPMC) facility. In the future,

Legacy intends to expand the LMPMC onto the Property with buildings and site improvements in compliance with the standards and allowed uses of the MC Planning District. The proposed PMA-09-03 would change the property designation to the MC Planning District to match the current LMPMC site designation. During the November 9, 2009 public hearing for PMA-09-03, there were questions and concerns raised about future development on the Property and issues such as public street access, pedestrian access, Historic Landmark preservation or demolition, tree protection; on-site & off-site public improvements including sanitary sewer, stormwater management & street improvements; and development standards including building & parking setbacks, building height, landscape buffers & lighting. The development issues listed are addressed in a land use process (such as Architectural Review) when a specific development or property improvement is proposed, but are not issues to mitigate or require as conditions of approval in a Plan Amendment process such as PMA-09-03.

During the hearing discussions, the Council inquired about establishing a Development Agreement with Legacy that would spell out the issues associated with development on the Property that arose in the PMA and provide neighbors, the City and Legacy with assurances that the issues will be addressed in a satisfactory manner. Legacy agreed to begin discussions and try to create a Development Agreement that would address issues raised by neighbors and the Council. The public hearing was continued to January 25, 2010 and City Staff and Legacy began work on a Draft Development Agreement shown in Attachment A. The details of the Agreement points are outlined in the DISCUSSION section of this memorandum.

DISCUSSION:

There are 14 sections contained in the Agreement. Each is briefly described below:

1. Section 1 identifies the area affected by the Agreement.
2. Section 2 identifies the property affected by the Agreement.
3. Section 3 outlines the scope and characteristics of development on the Property including:
 - Development consistent with the purposes, uses and standards of the MC Planning District; and
 - Design compatibility with surrounding residential and medical center development.
4. Section 4 identifies specific development standards for improvements on the Legacy Property, including:
 - Access may be obtained from one new public street access on SW Borland Road and shared access with the existing LMPMC accesses on SW Borland Road and SW 65th Avenue;

MEMORANDUM: Legacy Health Systems Draft Development Agreement

January 11, 2010

Page 3 of 4

- Restrict direct motor vehicle ingress/egress access to the adjoining SW Joshua, SW Natchez & SW Wichita residential streets on the east except for emergency access as required;
 - Provide pedestrian access between the Legacy Property and adjoining public streets and to a future path or trail system on the nearby Nyberg Creek wetlands;
 - Minimum 20 foot setback from property line to parking area;
 - Adequate on-site parking and place parking away from public streets;
 - Provide landscape berms with evergreen tree & shrub landscaping on the Property's east perimeter to create a buffer to adjoining residential development;
 - Building design compatible with nearby residential and medical center development; and
 - Limit building height to MC Planning District standards for height and setbacks.
5. Section 5 addresses identifying wetlands on the Property:
 6. Section 6 sets out standards for protection of existing trees in the portion of the Property adjoining residential properties and SW Borland Road.
 7. Section 7 addresses the Historic Landmark on the Property with a commitment to work with the Tualatin Historical Society on relocating it or preserving historic features.
 8. Section 8 outlines existing transportation conditions in the LMPMC area and transportation impacts associated with MC development on the site and identifies transportation improvements that Legacy will construct, including:
 - SW 65th Avenue & SW Sagert Street intersection improvements to improve the intersection level of service, and
 - Frontage improvements along SW Borland Road frontage of the Legacy Property and the LMPMC campus.The section also discusses Transportation Development Tax credits.
 9. Section 9 discusses public improvements including:
 - Water, Sanitary Sewer, & Stormwater.
 10. Section 10 is a general statement about a Non-Statutory Development Agreement.
 11. Section 11 is the Term of Agreement. As proposed, the Agreement would remain in effect until the Property is 75% developed or 20 years has elapsed.
 12. Section 12 establishes the Agreement as a Final Agreement between the parties.
 13. Section 13 concerns the Agreement as a whole and in parts.

14. Section 9 is a statement concerning general compliance with laws.

RECOMMENDATION:

Staff seeks direction from Council regarding the Draft Development Agreement. If directed by the Council, a final version of the Development Agreement will be on the January 25, 2010 Council Meeting Agenda for consideration.

Attachments: A. Draft Development Agreement between the City of Tualatin & Legacy Health Systems
B. TDC Chapter 56 Medical Center Planning District.

DRAFT III 12-29-09
NON-STATUTORY DEVELOPMENT AGREEMENT

This Non-Statutory Development Agreement (this "Agreement") is made and entered into as of the ____ day of ____, 2010 (the "Effective Date") by and between Legacy Health System, an Oregon-based not-for-profit corporation ("Legacy") and the City of Tualatin, Oregon (the "City").

RECITALS

- A. Legacy is the owner of the approximately 19.6 acres of unimproved real property located within Tualatin (the "Property") (Exhibit A). Legacy owns as a parent corporation the adjacent 46 acre property occupied by the Legacy Meridian Park Medical Center (LMPMC) facility.
- B. Legacy has applied to the City for approval of a Plan Map Amendment (the "Amendment") PMA-09-03 to change the Property designation from Low-Density Residential (RL) to Medical Center (MC). In the future, Legacy intends to expand the LMPMC onto the Property with buildings and site improvements in compliance with the standards and allowed uses of the MC Planning District.
- C. The City wishes to assure that if the Amendment is approved by the City Council after a public, quasi-judicial hearing, the Amendment would only apply to the Property.
- D. The Parties desire to enter into this Agreement for the purpose of addressing the development-related issues (such as, but not limited to: public street access, pedestrian access, Historic Landmark preservation or demolition, tree protection; on-site and off-site public improvements including sanitary sewer, stormwater management, and street improvements; development standards including building & parking setbacks, building height, landscape buffers & lighting) for Legacy's future development of the Property (see Section 1). Because future development on the Property is subject to land use approval by the City, the City cannot predetermine conditions of approval; however, the Agreement sets forth the Parties' expectations for development on the property.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants of the parties set forth herein, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. AREA AFFECTED BY THIS AGREEMENT. The area affected by this Agreement is property generally referred to as the vicinity of the Property located at 6001, 6021, 6031, and 6041 SW Borland Road comprising approximately 19.6 acres (Clackamas County Assessors Map 21E 19C Tax Lots 1700 & 2000).

SECTION 2. PROPERTY AFFECTED BY THIS AGREEMENT. This Agreement shall apply at such time as the Property is developed as a medical center.

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LEGACY DEVELOPMENT AGREEMENT

SECTION 3. SCOPE OF DEVELOPMENT. When development of the Property is commenced, Legacy or a succeeding property owner shall cause to be completed a development with the following characteristics:

- 3.1. Development consistent with the purposes of the MC (Medical Center) Planning District including: "...to provide care facilities, allied health care uses and limited supporting retail and service uses for the convenience of patients, patient visitors and staff." [TDC 56.010]
- 3.2. Development consistent with all the allowed uses and standards of the MC Planning District [TDC 56.040-56.150].
- 3.3. Development that complies with the criteria and standards for Architectural Review Approval as specified in TDC 73.050 including: (1)(a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved; (b) The proposed design of the development is compatible with the design of other development in the general vicinity; and (c) The location, design, size, color and materials of the exterior of all structure are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.

SECTION 4. DEVELOPMENT STANDARDS. When development of the Property is commenced, Legacy or a succeeding property owner shall cause to be completed a development with the following:

- 4.1. Access for the Property may be obtained from a new public street access on SW Borland Road that aligns with the existing SW 60th Terrace intersection and from shared access with the existing LMPMC accesses on SW Borland Road and SW 65th Avenue.
- 4.2. The Property will not have direct motor vehicle ingress/egress access to the adjoining SW Joshua, SW Natchez & SW Wichita Streets except for emergency access as required. Based on current standards at the time of an Architectural Review for buildings on the Property, emergency vehicle turnarounds located on the Property at SW Joshua, SW Natchez and SW Wichita will be provided.
- 4.3. Provide pedestrian access connections between the pedestrian walkway system on the Property to SW Joshua, SW Natchez & SW Wichita Streets on the east and SW Borland Road on the south as identified in the Architectural Review process. In the future, provide pedestrian connections to publicly accessible trails and paths around the Nyberg Creek wetlands to the north of the LMPMC campus and the Legacy Property.

LEGACY DEVELOPMENT AGREEMENT

- 4.4. Provide a minimum 20 ft. setback from the Property's parking areas and drive aisles to adjoining public streets and to properties adjoining the east property lines parking areas and drive aisles.
- 4.5. Provide adequate on-site surface and structured parking for medical center facility staff, patients and visitors as approved in the Architectural Review process. Design parking areas in a manner that locates surface parking at the rear or side of buildings within 100 ft. of the Property's SW Borland Road frontage.
- 4.6. Limit the height of freestanding outdoor lighting fixtures to a maximum 20 ft. height. Provide outdoor lighting that does not glare onto neighboring residential property and can meet or exceed the LEED SS Credit8 LZ2 (LEED Reference Guide for Green Building Design and Construction, pg. 130) residential illumination standards.
- 4.7. Provide landscape berms with evergreen tree & shrub landscaping on the Property's east perimeter to create a buffer to adjoining residential development as approved in the Architectural Review process.
- 4.8. Legacy will comply with all of the design criteria in the MC Planning District and will strive to make sure any new buildings will be similar in nature to existing buildings on the campus and surrounding medical developments.
- 4.9. Building height will be in compliance with the maximum structure height standards of the MC Planning District in TDC 56.070(1-6).

SECTION 5. WETLAND PROTECTION. The intent of this section is to establish the interest of the City and Legacy to identify wetlands on the property and preserve wetlands to the extent possible during a development process.

- 5.1. Legacy or a succeeding property owner shall identify and delineate wetlands on the Property and submit documentation with Architectural Review applications for development on the Property.

SECTION 6. TREE PROTECTION. The intent of this section is to establish the interest of the City and Legacy to preserve existing trees in the grove of conifer and deciduous trees located on the south portion of the Property where it adjoins the Fox Hills neighborhood and SW Borland Road. Trees should be preserved to the extent possible to provide a buffer for neighboring residential properties to the east and south and retain the character of the tree grove on the Property when viewed from SW Borland Road. Legacy or a succeeding property owner shall submit a Tree Protection Plan with Architectural Review applications for development on the Property that shows the following:

LEGACY DEVELOPMENT AGREEMENT

- 6.1. Identify existing trees on the Property that will be preserved, including trees within 50 ft. of the new ROW for a 5-lane arterial street on SW Borland Road and trees within 50 ft. of the east property line adjoining the Fox Hills neighborhoods. Trees within a new ROW & Slope easement for 5-lane SW Borland dedication and improvements may be removed.
- 6.2. Trees within a proposed or required ingress/egress access improvement on the Property may be removed as approved in the Architectural Review process.
- 6.3. Trees located on the Property where a proposed medical center building will be located may be removed as approved in the Architectural Review process.
- 6.4. Minimize tree removal from the tree grove adjacent to SW Borland Road for purposes of parking area development.

SECTION 7. HISTORIC LANDMARK. Legacy will consult with the Tualatin Historical Society to identify ways to preserve or relocate the Minnie Skog Historic Landmark house in its entirety or its significant features. Legacy will provide documentation of the consultations and a narrative of actions recommended and taken by the Tualatin Historical Society or Legacy to preserve or relocate the landmark. If the house cannot be preserved or relocated, demolition of the house shall be reviewed as a Historic Landmark Demolition application.

SECTION 8. TRANSPORTATION IMPACT ANALYSIS AND IMPROVEMENTS.

- 8.1. The transportation impact information for PMA-09-03 (Transportation Planning Rule Analysis from Kittelson & Associates, dated August 21, 2009 and Memorandum – Transportation Analysis – Supplemental Information from Kittelson & Associates, dated October 1, 2009) identified that the SW 65th Avenue/SW Sagert Street intersection located west and south of the Property currently is currently functioning at Level of Service (LOS) “F/F” and would not improve in Year 2028 under the worst case scenario for a MC Planning District designation as proposed in PMA-09-03. To meet the requirement of Plan Map Amendment Criterion #8, the SW Sagert Street/SW 65th Avenue intersection should function at LOS E/E or better.
- 8.2. As a means to meet Plan Amendment Criterion #8 for PMA-09-03 and to increase the capacity and function of the transportation system in the vicinity of the Legacy Property, Legacy agrees to design and construct improvements to the SW Sagert Street and SW 65th Avenue intersection and related improvements to the SW Borland intersection. Legacy also agrees to dedicate right-of-way and construct ½ street improvements on

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LEGACY DEVELOPMENT AGREEMENT

the SW Borland Road frontage of the Property and the LMPMC as approved in Architectural Review. The intersection and SW Borland Road frontage dedication and improvements will be proposed with submittal of an Architectural Review of a medical center building on the Property.

- 8.3. The October 28, 2009 Engineering Memorandum for PTA-09-03 determined "The submitted (Kittelson) Supplemental Information states 'this standard is met during all time periods for each development scenario, with the exception of the SW 65th/SW Sagert intersection. The SW Sagert/SW 65th Avenue intersection meets warrants for signalization under any scenario'. The City of Tualatin Transportation System Plan (TSP) Appendix C – Detailed Intersection Operations Results (Existing Conditions), completed in June 2001, shows the 65th/Sagert intersection as an all-way stop controlled intersection operates at a v/c of 1.14 and a LOS F. The TSP also identifies the intersection for a future traffic signal."
- 8.4. Washington County and Clackamas County have shared jurisdiction over SW 65th Avenue. Washington County has responsibility for operations, maintenance and improvements of SW 65th Avenue and will participate in the design & permitting of the intersection improvements. Because of the proximity of the SW Borland Road/65th Avenue intersection, the necessary street and signalization improvements for the SW Sagert Street intersection may extend to the SW Borland Road intersection.
- 8.5. If the SW 65th Avenue & SW Sagert Street intersection improvements are approved, Legacy agrees to obtain necessary permits, construct the required improvements, and pay all associated costs of permitting, construction and installation. Legacy may be eligible for Transportation Development Tax (TDT) credits for these improvements depending on the TDT Rules at the time of the Permits and the scope of the Permits.
- 8.6. Frontage Improvements along SW Borland Road. The TSP identifies SW Borland Road section adjoining the Property and the LMPMC as a 5-lane Arterial, Eb&T. As a part of this Agreement, the Developer agrees to obtain necessary permits, construct the required improvements, and pay all associated costs of permitting, construction and installation of the required improvements along the Property's frontage and LMPMC frontage on SW Borland Road.

SECTION 9. OTHER PUBLIC FACILITY IMPROVEMENTS. When development of the Property is commenced, Legacy or a succeeding property owner shall cause to be completed a development with the following public facility improvements:

- 9.1. Sanitary Sewer. The Sanitary Sewer Master Plan identifies adequate capacity in the existing public sewer collector and transmission lines to serve residential development on the Property. Legacy will submit

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LEGACY DEVELOPMENT AGREEMENT

calculations in an Architectural Review application that verify the sewer system capacity is adequate to serve a medical center development on the Property. Legacy agrees to provide public or private sanitary sewer facilities to serve development on the Property as required in Architectural Review and acquire any offsite easements needed to extend service to the Property.

- 9.2. Water. The Property will be served from the B Level Service Area. Legacy will submit calculations for water demand for the Property in an Architectural Review application for the first medical center building on the Property. Legacy will make improvements and obtain easements to provide water service for the Property.
- 9.3. Stormwater Management. On-site stormwater detention may be necessary to address the stormwater system downstream capacity and water quality facilities will be required to serve the Property when development occurs. Legacy agrees to provide public or private stormwater facilities and acquire easements to serve development on the Property as required in Architectural Review.

SECTION 10. The parties acknowledge and agree that this Agreement is not intended to be a statutory Development Agreement.

SECTION 11. This agreement will remain in effect until buildings and site improvements such as public facilities, loading, parking and landscaping occupy 75% of the Property area, or for a period of 20 years from the enactment of the agreement, whichever occurs first.

SECTION 12. This Agreement represents the entire and final agreement of the parties with respect to this subject matter and supersedes all prior negotiations, discussions or writings with respect thereto.

SECTION 13. This Agreement may be executed in counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute but one and the same instrument.

SECTION 14. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.

IN WITNESS WHEREOF, the parties hereby execute this Agreement as of the day and year first set forth above.

Legacy Health System

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LEGACY DEVELOPMENT AGREEMENT

By: _____
Its: _____

By: _____
Attorney: _____

City of Tualatin

By: _____
Its: _____

By: _____
Attorney: _____

Chapter 56

Medical Center Planning District (MC)

Sections:

- 56.010 Purpose.
- 56.020 Permitted Uses.
- 56.030 Conditional Uses.
- 56.040 District Size.
- 56.045 Lot Size for Conditional Uses.
- 56.050 Distances From Structures to MC District Boundaries and Setbacks.
- 56.070 Structure Height.
- 56.080 Special Standards.
- 56.090 Special Standards.
- 56.100 Access.
- 56.110 Off-Street Parking and Loading.
- 56.120 Floodplain District.
- 56.130 Greenway and Riverbank Protection District.
- 56.140 Community Design Standards.
- 56.150 Landscape Standards.

Section 56.010 Purpose.

The purpose of this district is to provide care facilities, allied health care uses and limited supporting retail and service uses for the convenience of patients, patient visitors and staff.

Section 56.020 Permitted Uses.

No building, structure or land shall be used, except for the following uses when conducted wholly within a completely enclosed building, except for utility facilities and wireless communication facilities, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business:

(1) Medical center:

- (a) hospital, including but not limited to diagnosis and treatment of sick and injured persons on an inpatient and outpatient basis; surgical, emergency, laboratory, imaging, pharmacy and physical therapy services; and facility maintenance, laundry, worship, food service and administrative functions,
- (b) offices of physicians and dentists,

- (c) offices and clinics of allied health care providers, including but not limited to nurse practitioners; midwives; dietitians; psychologists; opticians; physical and occupational therapists; occupational health/safety specialists; substance abuse counselors; chiropractors; and wellness centers including physical fitness facilities, nutritional counseling, health maintenance and rehabilitation services,

- (d) durable medical goods sales and rentals,

- (e) nursing school and other medical training facilities,

- (f) nurses' and house staff physicians' housing,

- (g) medical and dental laboratories,

- (h) medical and dental related research laboratories and testing facilities,

- (i) medical and dental non-profit educational, charitable and research organizations and facilities,

- (j) congregate care facilities, assisted living facilities and residential facilities in accordance with §56.080,

- (k) nursing and convalescent homes,

- (l) community meeting facilities, and

- (m) parking lot, parking structure, or underground parking.

(2) Supporting retail and service uses for the convenience of patients, patient visitors, staff physicians and on-site employees, subject to the requirements of §56.090:

- (a) bank branch/automatic teller machine not greater than 1000 square feet of gross floor area,

- (b) barber/beauty shop not greater than 750 square feet of gross floor area,

- (c) child day care center not greater than 4000 square feet of gross floor area,

- (d) credit union not greater than 1000 square feet of gross floor area,

- (e) fitness center not greater than 15,000 square feet of gross floor area,

- (f) florist/gift shop not greater than 750 square feet of gross floor area,

Tualatin Development Code

(g) pharmacy not greater than 2000 square feet of gross floor area, and

(h) restaurant/delicatessen/coffee shop not greater than 1500 square feet of gross floor area.

(3) Sewer and water pump stations, pressure reading stations. §30, passed Nov. 25, 1991; Ord. 920-94 §16, passed April 11, 1994;

(4) Wireless communication facility attached.

(5) Other uses of similar character, found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070.

(6) Transportation facilities and improvements. [Amended by Ord. 849-91 §29 & Ord. 965-96 §63, passed Dec. 6, 1996; Ord. 1026-99 §71, passed Aug. 9, 1999.] (Ord. 1103-02, Amended 03/25/2002)

Section 56.030 Conditional Uses.

The following uses are permitted as a conditional use when authorized in accordance with TDC Chapter 32, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.

- (1) Helipad.
- (2) Electrical substation.
- (3) Natural gas pumping station.
- (4) Water reservoir.
- (5) Wireless communication facility. [Amended by

Ord. 965-96 §64, passed Dec. 6, 1996; Ord. 1026-99 §72, passed Aug. 9, 1999.]

Section 56.040 District Size.

The minimum MC District size shall be 25 acres.

Section 56.045 Lot Size for Conditional Uses.

Except as otherwise provided, the lot size for a conditional use under TDC 56.030 is as follows:

(1) The minimum lot area shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(2) The minimum average lot width shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(3) The minimum lot width at the street shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(4) For flag lots, the minimum lot width at the street shall be sufficient to comply with the minimum access requirements contained in TDC 73.400(8) to (12), except as established through the Subdivision, Partition or Lot Line Adjustment process. [Added by Ord. 965-96, Sec. 65, passed Dec. 9, 1996.]

Section 56.050 Distances From Structures to MC District Boundaries and Setbacks.

(1) The minimum distance from a property line which abuts a MC District Boundary to any structure in the MC District shall be no less than 50 feet.

(2) Setbacks from property lines within the MC District that do not abut a MC District Boundary shall be determined through the Architectural Review process.

(3) Off-street parking and vehicular circulation areas in the MC District shall be set back a minimum of 10 feet from any public right-of-way or property line which abuts a MC District boundary. Off-street parking and vehicular circulation areas shall be setback a minimum of 5 feet from any property line within the MC District that does not abut a MC District boundary, except as determined through the Architectural Review process.

(4) No fence shall be constructed within 5 feet of a public right-of-way.

(5) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider 73.510, shall be a minimum of 50 feet to a property line which abuts an MC District boundary, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet. [Amended by Ord. 862-92, Sec. 35, passed March 23, 1992; Ord. 904-93, Sec.

40, passed Sept. 13, 1993; Ord. 965-96, Sec. 66, passed Dec. 9, 1996.] (Ord. 1098-02, Amended. 02/11/2002)

Section 56.060 [Repealed by Ord. 862-92, Sec. 36, passed March 23, 1992.]

Section 56.070 Structure Height.

(1) In accordance with TDC 56.050 no structures are permitted within 50 feet of a property line abutting a MC District Boundary.

(2) The maximum height for a structure within the area 50.01 to 100 feet of a property line abutting a MC District Boundary shall be no greater than 25 feet in height above grade.

(3) The maximum height for a structure within the area 100.01 to 300 feet of a property line abutting a MC District Boundary shall be no greater than 45 feet in height above grade.

(4) The maximum height for a structure within the area greater than 300 feet from a property line abutting a MC District Boundary shall be no greater than 95 feet in height above grade.

(5) Notwithstanding (1)-(4) above, flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, shall be no greater than 100 feet in height above grade, except in the area within 50 feet of a property line abutting a MC District Boundary where no flagpole shall be allowed.

(6) Notwithstanding (1)-(4) above the maximum structure height for a wireless communication support structure and antennas shall be no greater than 100 feet. [Amended by Ord. 965-96, Sec. 67, passed Dec. 9, 1996.]

Section 56.080 Special Standards.

Special standards shall apply to congregate care, assisted living and residential facilities [56.020(1)(j)] as follows:

(1) Requirements of the Medical Center District shall be met unless specifically modified by this section.

(2) The building shall be designed or renovated specifically for use as a congregate care, assisted living or residential facility. All State required licenses shall be obtained.

(3) The facilities shall consist of living units with shared areas in accordance with State requirements.

(4) Outdoor walkways shall be paved and lighted and shall not exceed eight (8) percent in grade.

(5) Noise and lighting shall be buffered and screened.

(6) The residential density in the development area shall be no less than 16 and no more than 25 living units per acre. [Amended by Ord. 849-91, Sec. 31, passed Nov. 25, 1991.]

Section 56.090 Special Standards.

Special standards shall apply to supporting retail and service uses [56.020(2)] as follows:

(1) Notwithstanding §56.020 which requires uses to be conducted wholly within a completely enclosed building, a restaurant, delicatessen or coffee shop may include an outdoor eating area, provided the outdoor area consists on an all-weather surface not greater than 900 square feet in gross floor area and screened from public rights-of-way and residential planning districts by a completely sight-obscuring evergreen hedge and/or fence as determined through the Architectural Review process.

(2) Drive-up windows and drive-through services shall not be permitted. Loading and unloading at the vehicle entrance to the emergency room is not a drive-through service.

(3) The use shall have pedestrian access only and, except for emergency access required by the Uniform Building Code and secondary access to outdoor eating areas, it shall be through an interior hall or lobby of the building in which the use is located.

(4) The floor area of one use, or a combination of uses, listed in §56.020(2) in any one building shall not exceed ten (10) percent of the gross floor area of the building.

Section 56.100 Access.

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master

Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Amended by Ord. 1026-99 §73, passed Aug. 9, 1999.]

Section 56.110 Off-Street Parking and Loading.

Refer to Chapter 73.

Section 56.120 Floodplain District.

Refer to Chapter 70.

Section 56.130 Greenway and Riverbank Protection District.

Refer to Chapter 72.

Section 56.140 Community Design Standards.

Refer to Chapter 73.

Section 56.150 Landscape Standards.

Refer to Chapter 73.



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Paul Hennon, Community Services Director *Paul Hennon*

DATE: January 11, 2010

SUBJECT: Update on Annexation into the Library District of Clackamas County

PURPOSE

The purpose of this memorandum is to review with the Council the next steps to placing a measure on the May 18, 2010 election ballot regarding annexation into the Library District of Clackamas County (District) and to receive direction regarding the preparation of voter information materials.

APPROVAL OF BALLOT TITLE AND EXPLANATORY STATEMENT

On December 10, 2009, at the request of the City of Tualatin and with support of the District's Advisory Board, the Clackamas County Board of County Commissioners, acting as the governing body of the District, authorized the election, and directed the City of Tualatin to submit a ballot title and related explanatory statement, to provide the required notice of election and any other actions required to place this formation question on the May 18, 2010 election ballot.

On January 25, 2010, Council will be presented with a resolution calling an election on May 18, 2010, to submit to Tualatin's Clackamas County voters a measure to determine whether or not that portion of Tualatin that lies within Clackamas County should annex into the District.

This measure will be voted on only by Tualatin's Clackamas County voters since Tualatin's Washington County residents are served by the Washington County Cooperative Library Services (WCCLS) and the District serves only Clackamas County. Annexations do not require a double majority.

A draft of the ballot title (caption, question, summary) is attached. Following Council approval of the resolution, notice will be published consistent with ORS 275(5) providing public notice of the opportunity to challenge the ballot title. Following the ballot title challenge process, the necessary documents will be filed with the Clackamas County.

The deadline to file measure elections for the May 18, 2010 election is March 18, 2010. The deadline to file the explanatory statement is March 22, 2010.

If the measure to annex into the District passes, access to the Washington and Clackamas county libraries will continue as it is now, access will be restored to libraries in Oregon's Hood River and Multnomah counties, and Washington's Clark, Klickitat, and Skamania counties. Also, property within the Clackamas County area of Tualatin would be subject to the District permanent tax rate of \$.3974 per \$1,000 of taxable assessed value, equating to approximately \$107 per year based on the average assessed value of houses in the portion of Tualatin that lies within Clackamas County, effective July 1, 2010.

If the measure passes, an intergovernmental agreement with the District would be prepared subject to the conditions described in Resolution No. 4929-09, approved by Council on September 22, 2009. Tualatin's revenue from the District would be budgeted in the FY10/11 and would be used to provide library services consistent with ORS 451 and to achieve the Service Standards of the District. Tualatin would receive approximately \$72,000 per year from the District.

If the measure to annex into the District fails, Tualatin's Clackamas County residents would continue to have access to Tualatin's library and our collection, programs, and facilities. Access to libraries in Oregon's Washington, Clackamas, Hood River and Multnomah counties, and Washington's Clark, Klickitat, and Skamania counties would require payment of non-resident user fees following the election. Property within the Clackamas County area of Tualatin would not be subject to the District permanent tax rate.

VOTER INFORMATION PROGRAM

In past elections, the City has prepared voter information materials for measures submitted to the voters by Council. These have included various methods of communication such as inserts in the City newsletter, Q&A flyers and postcards delivered by mail, presentations at public meetings and on Tualatin Valley Community Television (TVCTV), flyers on countertops at City facilities, signs at locations impacted by the measure, and information on the City's web site.

Staff proposes the following voter information program for the annexation measure.

- February 1
 - Q&A flyer (one page, 2-sided, black and white) at library and City web site
- April 1
 - Display in library lobby
 - Utility Bill inserts (of Q&A flyer) in the April billing cycle
- April 14
 - Mail Q&A flyer (one page, 2-sided, black and white) to residents, invite residents to a public meeting at Bridgeport Elementary School or library

- April 28
 - Voter Pamphlets mailed
 - Public meeting at Bridgeport Elementary School or library
 - “Remember to Vote” banner placed at Community Banner (this is hung at all elections whether or not the City has a measure on the ballot)
 - Mail Q&A flyer (one page, 2-sided, black and white) to residents
- April 30
 - In-state, local ballots mailed
- May 1
 - Article in City newsletter
- May 18 ELECTION DAY

The proposed voter information program would cost under \$2,000 and be funded through General Fund Contingency.

Attachments: A. Draft Ballot Title

Ballot Title**Annex to the Library District of Clackamas County**

Caption: SHALL TUALATIN ANNEX INTO THE LIBRARY DISTRICT OF CLACKAMAS COUNTY?

Question: Shall Tualatin annex into the Library District of Clackamas County to restore full library services to Tualatin's Clackamas County residents?

Summary:

In July 2009, Clackamas County formed a Library Services District that includes the entire County except for the cities of Damascus, Johnson City and the Clackamas County portion of Tualatin.

Because Tualatin residents do not pay into the new District, Tualatin's Clackamas County residents lost access to Clackamas and other counties' libraries, except during a temporary grace period.

If approved, the Clackamas County portion of Tualatin would be annexed to the Library District of Clackamas County. The levy would be \$0.3974 cents per thousand with an average Tualatin house in Clackamas County paying \$107 per year.

Annexation to the Library District would:

- Provide dedicated funding to the Library District of Clackamas County and the Tualatin Public Library.
- Restore full library privileges to Tualatin's Clackamas County residents.
- Allow residents to access libraries in Hood River, Multnomah, Washington, Clark, Klickitat and Skamania Counties.

If the measure fails, residents could use the Tualatin Public Library materials but would have to pay fees to each county to use a particular county's libraries.