



City of Tualatin

CITY FACILITIES STUDY

ALTERNATIVE ANALYSIS report

VOLUME 1 of 2



JUNE 17, 2015

Acknowledgements

Yost Grube Hall Architecture enjoyed the welcoming nature of the Tualatin community and would like to thank the following:

City of Tualatin

City Council

Lou Ogden, Mayor
Monique Beikman, Council President
Wade Brooksby, Councilor
Frank Bubenik, Councilor
Joelle Davis, Councilor
Nancy Grimes, Councilor
Ed Truax, Councilor

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Tony Doran, Engineering Associate
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Venue Hosts

Tualatin Public Library
Tualatin Police Department
Juanita Pohl Center

City Facilities Study Task Force

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Candice Kelly, Juanita Pohl Center Steering Committee
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The People
of Tualatin!

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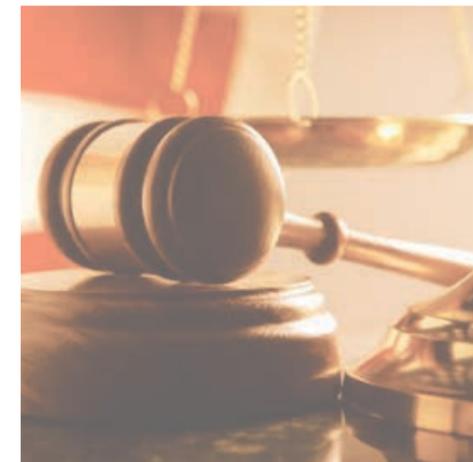
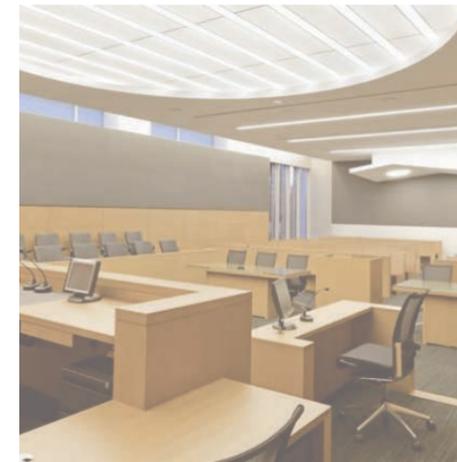
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- A. Existing Facilities Assessment
- B. Space Requirements
- C. Program Area Distribution
- D. Building Code Requirements
- E. Parking Requirements
- F. Cost Estimates
- G. Municipal Court Data
- H. Sites Photos and Other Data

Available Separately:

Public Involvement Report





*“We **can’t be temporary** forever,”
said City Manager Sherylyn Lombos. “Furthermore, we are
preventing programs and services to the community that
could otherwise **be happening.**”*

project timeline:



background

The City Facilities Study project was identified during previous discussions regarding the conditions of existing city facilities, desires for additional city programs, and concerns regarding space needs for city programs and staff.

The intent of the project is to assess and study options for locations for a combined City facility to accommodate the space needs for the next 10 years and future growth.

As the City and community explored the future of the Council Building and analyzed whether to move forward with implementing the Seneca Street extension in conjunction with the Nyberg Rivers Development in the fall of 2013, the public expressed an interest in completing a City Facilities Study to learn more about the City's facilities and future needs for City offices and community meeting spaces. Concurrently, during the update of the City's Tualatin Tomorrow Vision Plan in summer of 2013, a similar need was expressed to consolidate city services into one city hall facility and provide more community meeting spaces.

During the FY2014-2015 budget process, it was agreed to include funding for a City Facilities Study to begin the study of Tualatin's facilities and determine facility needs for the next 10 years.

study goals

- Assist the City in planning for future facilities for the organization and the community.
- Produce a report which reflects community values and goals, helps the City plan for future capital expenditures, and informs the community about capital needs.



project objectives

- Work with City staff to use a broad range of tools for engaging a wide range of community stakeholders in the process, resulting in a report which is reflective of all community and organizational goals and values.
- Use existing reports and master plans to help identify existing conditions.
- Examine options including sharing space with other government jurisdictions (County or state offices) and looking at other properties or buildings in Tualatin which might meet City facility needs.
- Identify opportunities to leverage grant funding while meeting needs expressed by the community.
- Consider design opportunities which promote the City's economic development goals and help generate revenue.
- Include the following City departments/facilities in the evaluation: Administration, Legal, Community Development, Community Services (including Library), and Finance. Include Police, Operations and Information Services information to include in existing conditions and look at potential impacts on these departments and facilities.

project approach



Legend:

- Existing Facilities
- Proposed Remaining Options
- Previously Considered Options

- A. Library/City Offices
- B. Juanita Pohl Center
- C. Lafky House
- D. Community Services
- E. Police Facility

- 1. Aspen Place (ONA building)
- 2. Site near Police Facility
- 3. Commons Site (Wichita Pub)
- 4a. River House Site (Boones Frontage)
- 4b. River House Site (River Frontage)
- 5. Lakeside Center
- 6. Robinson Crossing
- 7. Threat Dynamics Site
- 8. Site near Clark Lumber

As part of the City Facilities Study Project, the City reached out earlier this year to the community and asked for ideas about where City services could be consolidated in one convenient location. People responded and shared many thoughts on where a future City Hall could be located. The planning analysis evaluated potential City Hall locations within the Tualatin Town Center and developed alternative options:

Purchasing Aspen Place (ONA building):



Evaluated the purchase and renovation potential of the existing Oregon Nurses Association building located on the intersection of SW Boones Ferry and SW 84th Avenue. The initial planning analysis determined that the building is large enough to accommodate future City Hall needs and does require enclosure of one roof terrace.

New Building near Police Facility:



Evaluated the construction of a new facility on 1.2 acres greenfield site located south of the Police Station and west of SW Tualatin Road. The initial planning analysis determined that the site is large enough to accommodate future City Hall needs.

New Building on the Commons Site:



Evaluated the construction of a new facility on 0.96 acre site of the former Wichita Pub, east of the Tualatin Commons. The initial planning analysis determined that this site is large enough to accommodate future City Hall needs, but the property is not currently for sale.



New Building on the River House Site:

Evaluated the construction of a new facility on 3.12 acres greenfield site located on SW Boones Ferry road and east of Juanita Pohl Center. The initial planning analysis determined that this site is large enough to accommodate future City Hall needs. Two different locations for the building are feasible: a) Boones Ferry frontage and b) Tualatin River frontage. Based on the information received on May 22, this property is now under contract.

Some of the alternatives were simply ideas as the buildings are not for sale, or there is not enough space to be leased. Preliminary City Hall options included:

Leasing Space at Lakeside Center:



Evaluated the leasing potential of the existing Lakeside Center located on SW Nyberg Street, east of the Tualatin Commons. The initial planning analysis determined the 55,800 square feet building is large enough to accommodate future City Hall needs. The building is not currently for sale and only 9,500 square feet of space was available by the end of April. Based on the Task Force recommendation at the April meeting this option was not developed further.

Leasing Space at Robinson Crossing:



Evaluated the leasing potential of the existing Robinson Crossing building located at the intersection of SW Boones Ferry Road and SW Seneca Street. The initial planning analysis



New Building near Clark Lumber:

Evaluated the construction of a new facility on 0.73 acre site located on the intersection of SW Boones Ferry Road and SW Tualatin Sherwood Road. The initial planning analysis determined that this site is large enough to accommodate future City Hall needs. However, it was found not feasible because the site is not currently for sale and has other issues associated with this type of development. Based on the Task Force recommendation at the April meeting this option was not developed further.



New Building on Threat Dynamics Site:

Evaluated the construction of a new facility on 1.21 acres site of the former Threat Dynamics building located on SW Tualatin Sherwood Road, east of Pizza Hut. The initial planning analysis determined that this site is large enough to accommodate future City Hall needs. Based on the information received in April the site was in escrow and was not developed further.

As part of the study, the Library space was also considered. If the City services provided in the existing building next to the Library were

determined the 27,500 square feet building is large enough to accommodate future City Hall needs. The building is not currently for sale and only 13,700 square feet of space was available by the end of April. Based on the Task Force recommendation at the April meeting this option was not developed further.

consolidated in a new City Hall building in another location, this would free up space for the Library to expand. The Library currently occupies about 21,000 square feet. The projected need for 2025 is about 32,300 square feet. Two options were considered for the Library:

Two-story Addition:



Evaluated the potential to replace vacated City Services wing with two-story addition. The initial planning analysis determined that the project is feasible and that new expanded facility will accommodate future Library needs.

Renovation:

Evaluated the potential for the library to renovate and expand into the City Services wing, if City Services are consolidated in a City Hall. The initial planning analysis determined that the project is feasible, but the renovated facility will not meet the projected need for 2025.

The development of each option was concluded in an interactive process with the Tualatin Community and the City of Tualatin staff. The process included the 1st Community Open House on February 19, 2015 and the 2nd Community Open House on April 16, 2015. Each of the options presented in this study was brought forth by the Tualatin Community and then analyzed by YGH. For more details, refer to the Public Involvement Report. YGH also met with the City Facilities Task Force for the regular meetings from October 2014 to June 2015. The Internal Design and Evaluation Advisers (IDEA) Committee was involved in the process and met from October 2014 to June 2015. The development of this report will be concluded with the Task Force review and the presentation to the City Council on June 22, 2015.

project assumptions

Existing Facilities

Tualatin City staff is located in seven different buildings around town, and so are the City services. The City of Tualatin hired Yost Grube Hall Architecture (YGH) to study these buildings and assess their current conditions during the Existing Facilities Assessment phase of the project.



Community Services Building:

The building appears to have been constructed in the 1940's or 1950's and converted to its current use in the 1990's.



Information Services Space:

The facility is a single-story structure originally built in 1980 as a maintenance/ service garage. The facility was converted to a Lunch Room, Classroom and Storage for Public Works use in 2004, and the Information Services Department was moved into the building in renovated former Storage space in 2011.



Lafky House:

Formerly a single-family residence, the building appears to have been constructed in the 1960's or 1970's and renovated in the 2000's.



Library City Offices:

The City offices portion of the building was constructed in 1985 and the Library was added in 2008.



Police Building:

The single-story, purpose-built Police Department was constructed in 2000.



Seneca Building:

The building where the City leases office space appears to have been constructed in the 1980's and renovated in 2008 when the City moved into this office building.



Pohl Senior Center:

The building was constructed in 1982. An expansion in 1990 included the Activity Area at the northeast corner currently used as the City Council meeting space, and this area was further expanded and renovated in 2011.

Tualatin City staff currently occupy 38,250 usable square feet throughout the buildings. 21,180 square feet of the area is occupied by the library, which leaves 17,070 square feet for City services.

Usable Area Summary

Library	21,180 square feet
City Offices	6,478 square feet
Lafky	1,950 square feet
Community Services	1,600 square feet
Pohl Center (Activity Room)	1,462 square feet
Police Station (Courts)	2,210 square feet
Seneca	2,560 square feet
Operations (IT)	810 square feet
Total	38,250 square feet

First, there are operational inefficiencies associated with having City staff located in so many different buildings. Second, the buildings are outdated and some of them are located in the 100-year flood plain. There are constraints and restrictions associated with the future use of these building that are currently occupied by the City facilities. To list a few: finance and bond restrictions, renovations requiring upgrades to meet current codes, building use restrictions, and a general lack of community meeting space. For more details, refer to the Existing Facilities Assessment (Appendix A).

Future Needs

Tualatin has seen steady growth over the past 20 plus years and this trend is expected to continue in the future. The City wants to be ready to serve the community as the population grows and changes.

The City of Tualatin hired Yost Grube Hall Architecture to identify future space needs and to make sure City services are being provided in the most efficient way possible. During the Staff Needs and Program Assessment phase of the project, YGH looked at what the City of Tualatin will need over the next 10 years.

Tualatin is an active community with many civic groups, programs and volunteers, and these groups use public spaces to hold meetings, events and activities. YGH also assessed community gathering spaces, such as the Library.

Through meetings with staff, and research on industry standards and best practices, YGH has determined Tualatin needs 57,700 usable square feet for the future. A space requirements study for existing city staff excludes the Police, Operations and IT Server and support staff. For more details, refer to the Space Requirements (Appendix B).

For the Alternatives Analysis phase of the project, YGH assumed that the Pohl Center Supervisors and the Recreation Program Specialists would remain in their current location. Based on the Staff Needs and Program Assessments, the future City Hall building will need 23,500 square feet of useable area.

DEPARTMENT/ FUNCTION	STAFF QUANTITY				AREA				
	2015	2017	2020	2025	2015	2017	2020	2025	
Administration - City Managers Office	5	5	6	7	1,799	1,820	1,955	2,038	
Administration - Human Resources	3	5	6	7	884	1,050	1,134	1,217	
Finance	9	10	11	12	2,587	2,670	2,753	2,915	
Finance - Municipal Courts	4	5	6	6	2,015	2,098	2,181	2,181	
Legal	2	2	2	2	650	650	650	650	
Information Services	3	4	4	4	780	863	863	863	
Community Development	23	24	26	34	5,195	5,351	5,517	6,261	
Community Services - Parks and Recreation	7	7	8	9	2,153	2,153	2,236	2,319	
Common Areas	0	0	0	0	7,020	7,020	7,020	7,020	
SUBTOTAL STAFF	56	62	69	81	23,083	23,676	24,310	25,464	SUBTOTAL USABLE AREA

	2015	2017	2020	2025	2015	2017	2020	2025	
TOTAL STAFF	56	62	69	81	23,083	23,676	24,310	25,464	TOTAL USABLE AREA
					26,545	27,227	27,957	29,284	TOTAL GROSS BUILDING AREA (+15%)

	2015	2017	2020	2025	2015	2017	2020	2025	
LIBRARY TOTAL STAFF	27	31	33	33	31,730	32,063	32,230	32,230	TOTAL USABLE AREA
					36,490	36,873	37,064	37,064	TOTAL GROSS BUILDING AREA (+15%)

table 1 Area and Staff Summary

Public Parking

Most of the buildings and sites considered during the Alternative Analysis phase of the project are located in the Core Area Parking District (CAPD), with the exception of the Police Department, the site located near Clark Lumber, Threat Dynamics site and the Library. The district was established in 1979 and generally encompasses 24 acres in the downtown area of Tualatin. Over the years, the City has constructed 394 off-site parking spaces located within the parking district (see Figure 1). According to the assessment of the Core Area Parking District conducted by consultant Rick Williams and presented to the City Council in 2011, there are 190 stalls in excess of minimum required parking for all uses in the Core Area.

For this particular study, the question is: "Can new development like a City Hall that does not provide all required on-site parking use some of the excess 190 stalls to minimize the requirements?" Public parking stalls are provided to businesses for both customer/visitor and employee use. In addition, there are different ways of calculating parking requirements based on the code interpretations. Ultimately, this will be considered in a future due diligence process for any final alternatives, and will require a policy decision from the Council and input from the Core Area Parking District Board. For the purpose of this study, it was assumed that the City Hall options located in CAPD will be able to take advantage of the Core Area Parking Lots for parking in excess of calculated minimum requirements. For more details, refer to the Parking Requirements (Appendix E).

Central Design District

All of the building sites considered during the Alternative Analysis phase of the project are located in the Tualatin Town Center. Most are located in the Central Design District (CDD), with the exception of the Police Facility, Threat Dynamics site and the Library. All developments in the district should strive to meet the CDD Design Guidelines to the maximum extent possible. Most of the design guidelines apply more to the design phase of the project. This project is not a design, but a test fit. Nonetheless, when testing potential location for the building or on-site parking, YGH adhered to the following key points spelled out in the CDD Design Guidelines:

- Building heights should be as high as width of the right-of-way.
- Pedestrian interaction with the building should be encouraged.
- Buildings should front the street edge.
- Driving and parking should not compromise the pedestrian environment.
- Provide pedestrian and bike links to Tualatin Riverfront.
- Recognize and promote visual linkages to the natural and urban landmarks.
- Building entrances should support and enhance the pedestrian oriented quality of Central Tualatin.

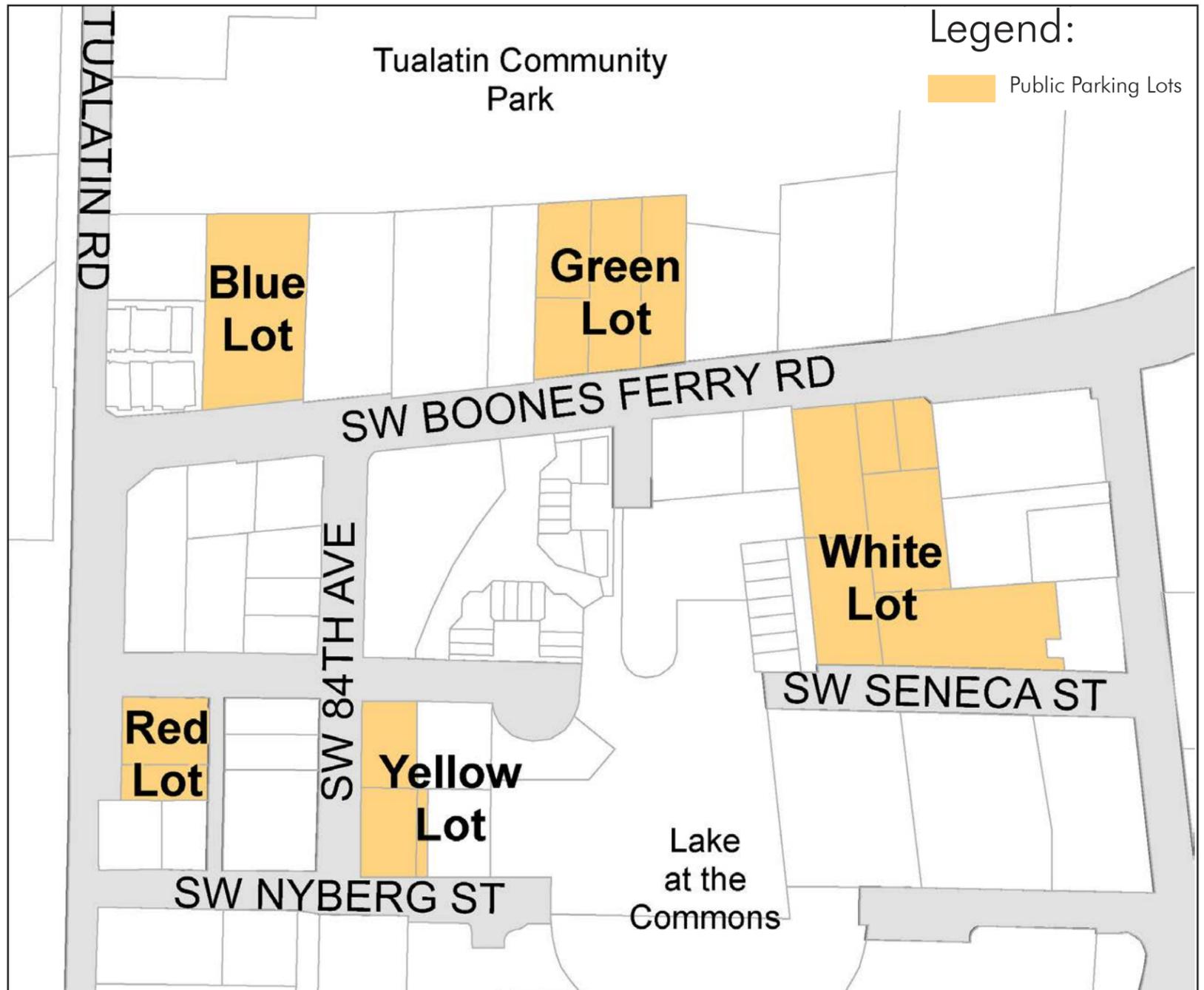
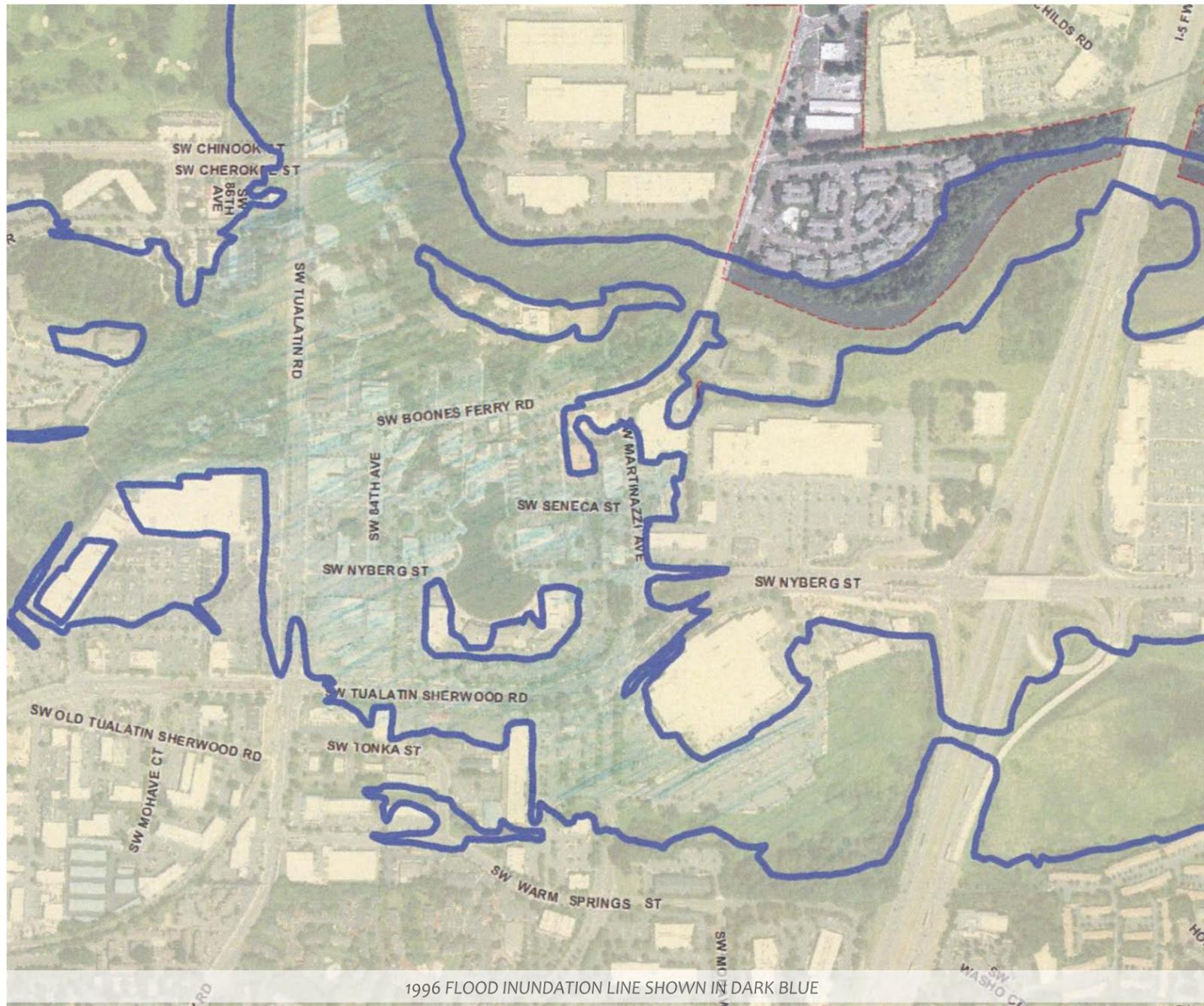


figure 1 Public Parking in Downtown Tualatin



1996 FLOOD INUNDATION LINE SHOWN IN DARK BLUE

Flood Plain

Most of the buildings and sites considered during the Alternative Analysis phase of the project are located in the Flood Plain District (FP). The chances of flooding in Tualatin are a possibility and, recalling the 1996 floods, are indicative of this.



The Tualatin River reaches flood stage at 118 feet – during the 1996 floods it reached 125 feet. Flooding is based on a number of factors: rainfall, river-flow and tidal-surge data, topography, flood-control measures, and changes in natural environment due to building and development.

Different methods exist to reduce the flood losses and they are described in the TDC FP standards. One of the methods is to elevate the building above the 100-year flood plain in such a way that its lowest occupied floor is protected against flood damage. To address community concerns, YGH used this approach for all of the test fit alternatives. Once the building is elevated above the ground, it becomes more economical to provide a half-basement parking garage. The building could be designed to provide an unfinished or flood resistant enclosure usable solely for parking of vehicles.

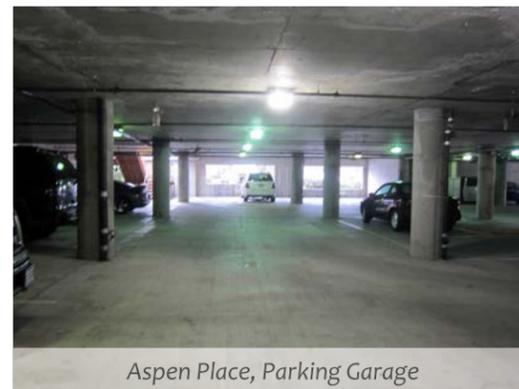
This approach is well illustrated by two existing projects in the downtown Tualatin: Aspen Place (ONA building) and Robinson Crossing.

Project Cost

The Alternative Analysis report includes a cost estimate for each of the options. The cost assumptions are based on escalated 2017 construction costs and include acquisition cost or a 7-year lease where appropriate. An allowance of 25% is included for soft costs such as permits, fees, systems charges and furniture, fittings and equipment (ff&e).



Robinson Crossing, Street View



Aspen Place, Parking Garage



Aspen Place, Street View



?

X

?

X

X

?

X

X

X

project conclusions

The City Facilities Study project consisted of three phases: the Existing Facilities Assessment, the Staff Needs and Program Assessment, and the Alternatives Analysis. During the Existing Facilities Assessments phase of the project, YGH determined that the existing 38,250 usable square feet which the City currently utilizes throughout seven different buildings is inadequate to meet current and future needs. During the Staff Needs and Program Assessment phase of the project, YGH determined that the City would need 57,700 usable square feet to adequately serve its community through 2025.

From February to June 2015 Yost Grube Hall Architecture, the City staff, the Task Force and Tualatin Community evaluated eleven potential alternatives: nine for the City Hall and two for the Library. If consolidated in one facility, the new City Hall will need 23,500 usable square feet to accommodate the following City departments/facilities: Administration, Legal, Community Development, Community Services (excluding Library), and Finance.

First, YGH looked at purchasing one of the existing buildings: Aspen Place (ONA building), the Lakeside Center building or the Robinson Crossing building. Even though Lakeside Center and Robinson Crossing are large enough to accommodate future City Hall needs, they are not for sale. Both were available for lease only and the amount of leasable space at the time of the study was not large enough to accommodate even the current City Hall needs. From a cost perspective, it would cost the City \$8.2 million to renovate and execute a 7-year lease in Lakeside Center as opposed to \$9.2 million to renovate and purchase Aspen Place (ONA building).

The city currently owns a 1.2 acre vacant land parcel next to the Police Facility. YGH investigated what it would require to build a new City Hall on the site that is available for construction. Everything else being equal, the cost difference between construction of the same building on city owned site as opposed to purchasing an available piece of land of 1.2 acres could be \$2.2 million.

At the time of this study, only two sites were for sale in Central Tualatin that are large enough to accommodate future City Hall needs: the River House Commons site and the Threat Dynamics site. The River House site is 1.9 acres larger than the Threat Dynamics site. Preliminary planning analysis determined that because of the site conditions (creek location, creek and river buffers, as well as the location of an existing driveway) a City Hall on this site would need to be three-floors as opposed to two-floors on the Threat Dynamics site. By the end of our investigation, both of the sites were in escrow.

There are vacant parcels in Central Tualatin and YGH has looked at combining three of the lots located near Clark Lumber. Hypothetically, this created site could accommodate future City Hall needs in a three-story building. Providing enough parking, on the other hand, turned out to be a challenge. A two-story garage would need to be constructed to provide for enough parking required by the Tualatin Development Code. In addition, none of the three sites are currently for sale.

YGH looked at the option of “what if” an existing building on the Commons site could be demolished to make a room for new City Hall. The site is large enough to accommodate future City Hall needs and is a coveted city hall location. A new facility here could complete the original Tualatin Commons master plan. Unfortunately, half of the building is still occupied and the property is not for sale.

Finally, YGH looked at the ways a new City Hall could aid the City’s economic development and help it generate revenue. This is primarily reflected in the future expansion opportunities for the alternatives. For the two-story facility that is large enough to accommodate 2025 City Hall needs, a three-story building could be constructed. The extra floor or usable area could be rented to suitable tenants. If the City Hall will need to expand beyond 2025 projections, this extra space will be ready and available to it.



The **community** shared ideas for future City Hall locations and library expansion plans and these ideas were analyzed by Yost Grube Hall Architecture.

figure 2 Aerial View of Downtown Tualatin

i city hall option: PURCHASING ASPEN PLACE (ONA)

existing conditions

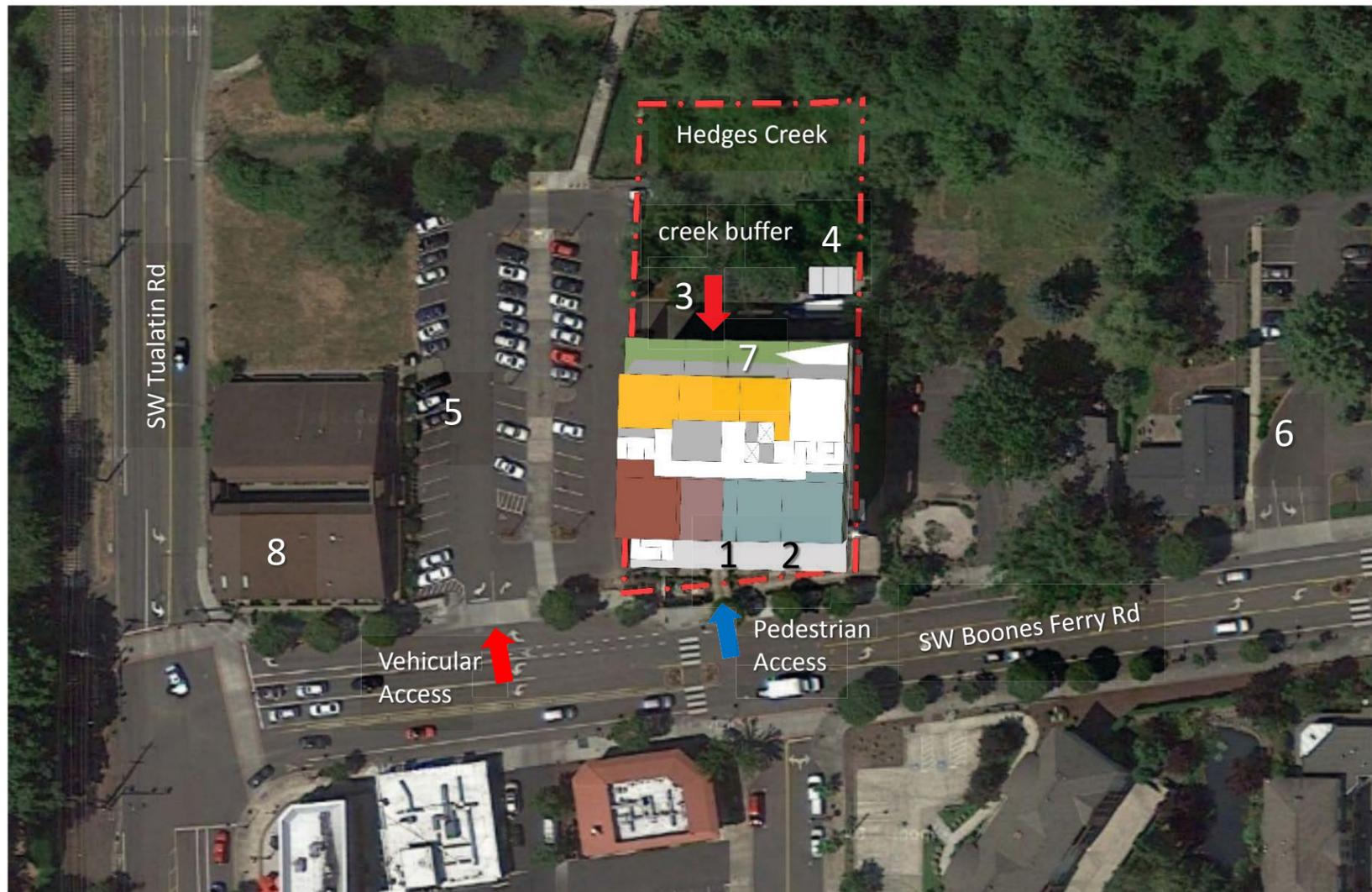
Aspen Place, the former Oregon Nurses Association (ONA) building, is located at 18765 SW Boones Ferry Road. The building is located in the center of downtown Tualatin and overlooks Tualatin Community Park. The three-story office building with brick veneer finish is highly visible.

The building is easily accessible from the I-5 freeway and from the southwest suburbs. Vehicle access is not signalized. A Bike Lane is provided on Boones Ferry Road. The building is located in a close proximity to public transportation and is a 1-minute walk from Tualatin WES (Commuter Rail) Station, 2-minute walk from TriMet bus line 76 circulating on Boones Ferry Road, and 6 to 9 minutes from TriMet bus line 96 circulating on Martinazzi Avenue. Direct access from the street to the building is provided via an elevated open plaza at the building's main entry.

The existing building structure is concrete with concrete masonry unit (CMU) infill. This building was not included in the Facilities Assessments phase of this project. Based on the exterior visual observation, the building has some exterior wall problems manifesting themselves in the form of stains and efflorescence on the façade. City staff also mentioned there may be issues regarding the elevator. YGH advises the City to perform a full facilities assessment and inspection before the purchase.

The building sits on 0.65 acres (27, 443 square feet) of land, zoned Central Commercial (CC). Hedges Creek runs adjacent to the north end of the property. Most of the property behind the building is within 50 feet creek buffer and some within the flood way. Any additional parking or building will require environmental assessment and mitigation. If such projects take place, the surveyor will need to determine the exact creek buffer and floodway locations. The existing building is in, but raised above, the 100-year flood plain. The site slopes from sidewalk toward the creek, providing an open-air access to the parking garage.





Legend:

- | | |
|-----------------------------|------------------------|
| 1. Building Entry | 5. Blue lot |
| 2. Open Plaza | 6. Green lot |
| 3. Parking Garage Entry | 7. Third Floor Patio |
| 4. Existing On-site Parking | 8. Tualatin Park Plaza |

program & existing building

The existing building offers approximately 26,000 square feet of rentable area. A Future City Hall needs 23,500 usable square feet, not including building service areas: restrooms, elevator, electrical and telecom rooms, etc. To accommodate projected City Hall needs, one of the third floor terraces will need to be enclosed. Enclosure of the terrace will provide additional 2,280 square feet. The remaining terrace will be overlooking the Tualatin Community Park. The initial planning analysis determined that after renovation and expansion Aspen Place will be large enough to accommodate future City Hall needs.

The existing building has only one entry point. Public accessing the Municipal Courts will be intermixing with the rest of the City Hall staff and visitors. Unobstructed courtroom interior views for all participants are desirable. The irregular structural grid in Aspen Place ranges from 18.5 to 26 feet in bay width. Based on a quick test fit, locating a 2,000 square foot Municipal Court/Council Chamber in this building will be a challenge.

To enhance spatial quality and create a “civic” aesthetic appropriate for the courtroom proceedings, the ceiling height in the Municipal Court/Council Chamber should be higher than in the typical office building. Current floor-to-floor height in Aspen Place is 12 feet 10 inches. It will be necessary to subtract the depth of structural members, suspended ceiling, and the ceiling plenum to run building services (HVAC, sprinkler lines, lighting, etc.) when finishing the room. Providing enough height in the Municipal Court/Council Chambers will be a challenge.

Introduction of public assembly areas such as Municipal Court/Council Chamber requires a high number of water closets. Based on the preliminary code analysis, the existing building is short 10 stalls. For more details, refer to the Building Code Requirements (Appendix D).

department & division stacking

If the Tualatin City Offices (including the functions of Administration, Finance, Legal, Community Services Admin. Staff, Community Development and Council Chambers/Municipal Court) were to locate here they could be organized as illustrated.

One of the considerations in regards to the layout of this building is that all functions requiring public access cannot be accommodated on the ground floor. The public then will be accessing other levels and the parts of the building normally reserved for the City staff.

Ideally, there should be no departmental split between two levels. This option is a fit-in into an existing building and as observed on the blocking and stacking diagram, the Finance department is split between two levels. Such a configuration will create some operational inefficiencies.

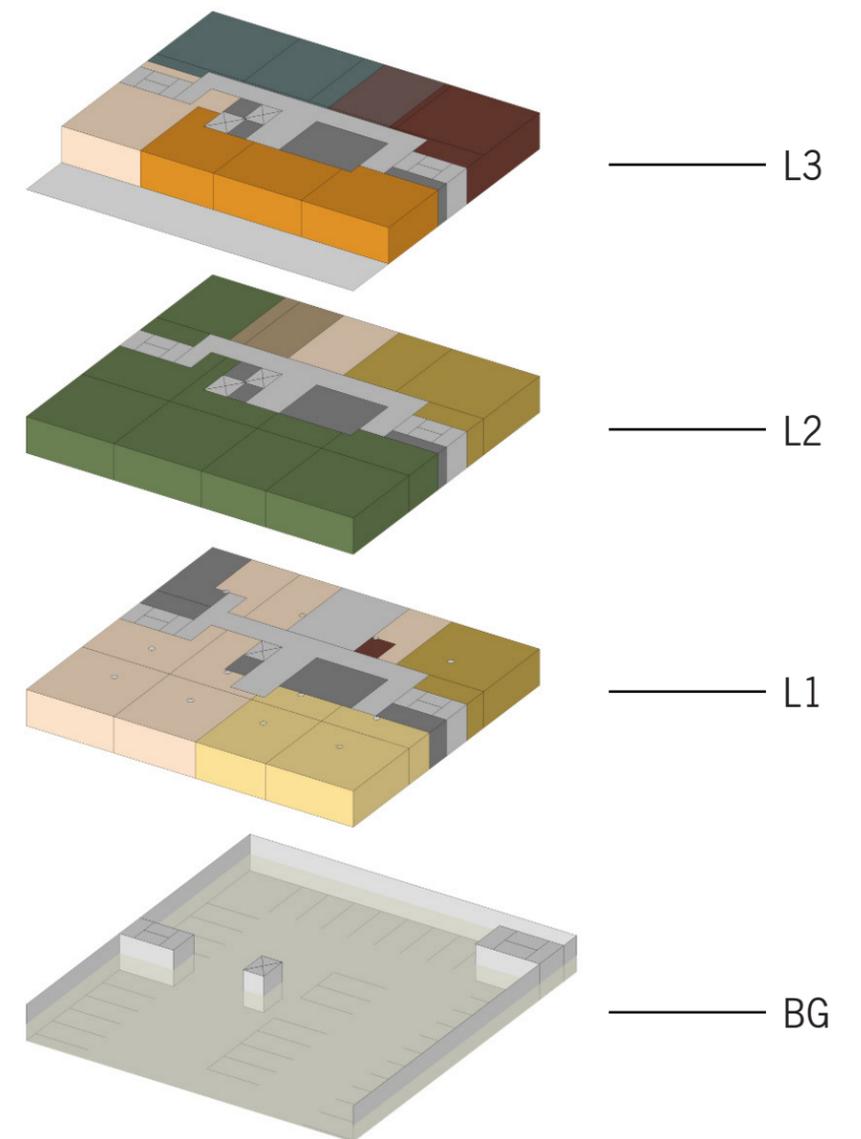
The Community Development department, with the highest degree of client and community interaction, ideally should be located on the street level. The blocking and stacking diagram shows this department on the second floor of the building. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B and C).

future expansion

Future enclosure of the remaining 2,280 square feet third floor terrace can accommodate some City Hall growth. In addition, depending on the structural design of the parking garage, 1,000 square feet expansion might be possible into the open plaza in front of the building. No further inquiries were made at this stage in the project.

Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreation
- Building Support
- Circulation





parking analysis

Located in the Core Area Parking District (CAPD), this option provides below-grade parking garage with 37 vehicle-parking stalls. ONA building parking meets city requirements per original approval. Enclosure of the roof terrace will require seven (7) additional vehicle parking spaces. For more details, refer to the Parking Requirements (Appendix E).

Public parking is available on both sides of the building: Blue Lot with 71 parking spaces, and Green Lot with 44 parking spaces. Depending on the City's approach to the access of the public parking in CAPD, the new development such as a City Hall may or may not be able to take advantage of public parking when calculating its building parking requirements.

cost estimate

This option consists of purchasing the ONA Building. A published purchase sale price of \$5,400,000 was used for acquisition cost. Tenant renovation and build out is expected to be \$90 per square foot to accommodate demolition and new construction. YGH do expects that additional restroom fixtures will be required based on the change in occupancy to accommodate city council and municipal court space. Additional cost to build out one roof terrace at \$120 per square foot is included, and tenant improvement costs for the terrace are included in the TI area and cost category. For more details, refer to the Cost Estimates (Appendix F).

Cost estimate of \$5,400,000 to purchase and \$3,800,000 to renovate the building.

Total cost of the project \$9,200,000.

ii city hall option: NEW BUILDING NEAR POLICE FACILITY

existing conditions

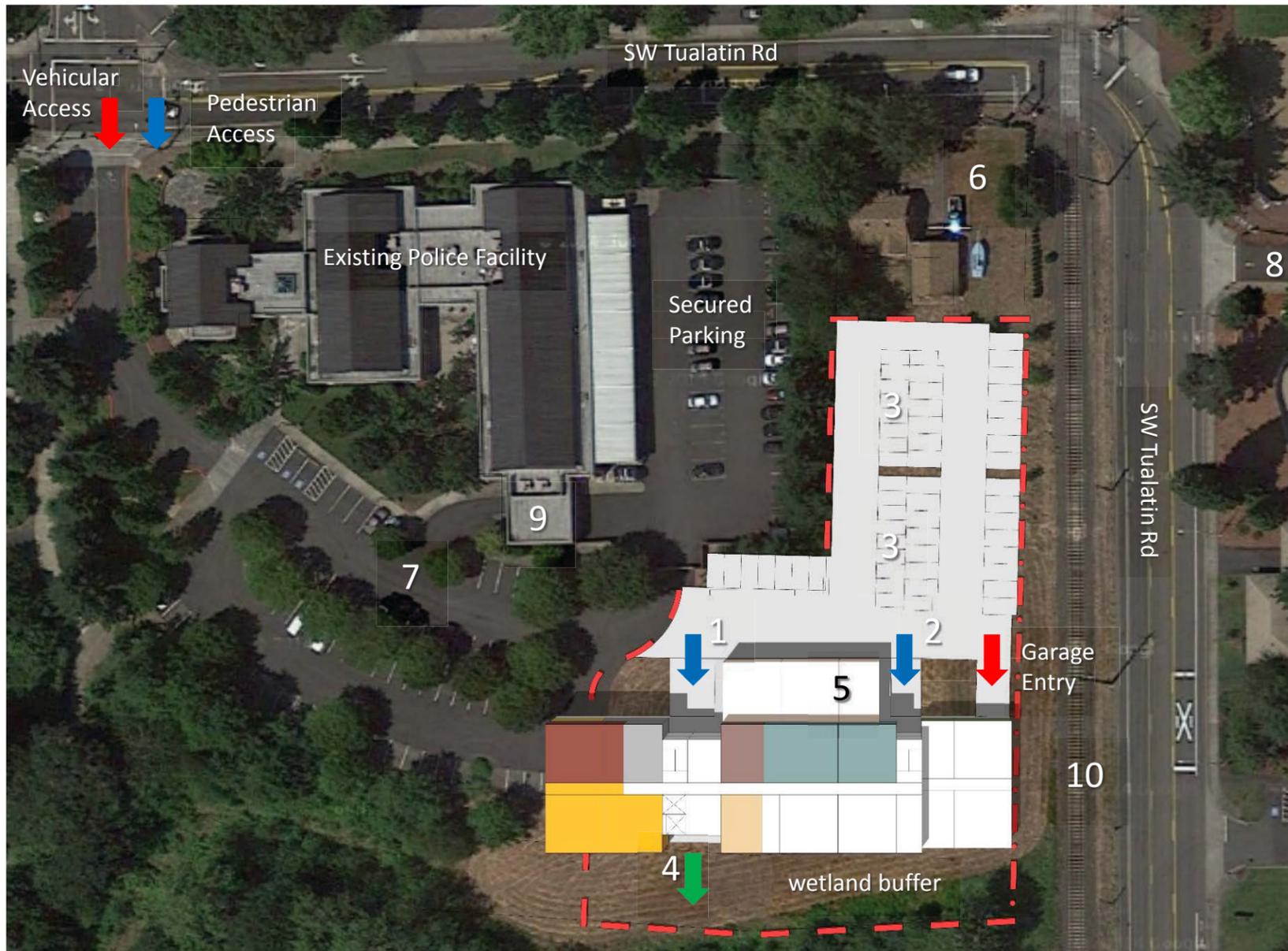
The Police Facility site is located at 8650 SW Tualatin Road, west of Tualatin Community Park. A two-story office building located on this site would not front a major public street and will not be visible behind the existing Police Facility. It will be outside the downtown core area, but it will be visible from Tualatin Community Park and Tualatin Road behind the WES (Commuter Rail) tracks.

The building is easily accessible from the northwest suburbs. Vehicular access is limited to the signalized intersection of SW Tualatin Road and SW Sweek Drive. A Bike Lane is provided on Tualatin Road. Bus lines do not utilize Sweek Drive and this portion of Tualatin Road. It is however, in a walking distance of 5-minutes from WES (Commuter Rail) Station, a 6-minute walk from TriMet bus line 76, and a 10-minute walk from TriMet bus line 96. Because of the WES crossing and bike lane discontinuity, the pedestrian and bicycle access is not as convenient as other City Hall locations explored.

The City owns this 4.42 acres (192,740 square feet) property, zoned RH/HR (High Density High Rise). The Existing Police Facility occupies 21,180 square feet on the northwest end of the property. There is also 9,400 square feet of private property in the northeast corner. Designed for the Police Department, a 1,700 square feet Training Room is currently used by the Tualatin Municipal Court.

Some of the land on this site is outside the 100-year flood plain, but most of it is taken by the existing building. The City Hall building as shown will be in the 100-year flood plain. The site is adjacent to the wetland-protected area and has a 50-foot wetland buffer (or Vegetated Corridor) south of the property. The wetland buffer lines extend past the property line. The overlap is 40 feet, based on the Police Facility construction drawings. If this project were to take place, an environmental consultant will need to conduct a delineation of the creek to document current wetland buffer location.





Legend:

- | | | |
|---|-------------------------------------|-----------------------|
| 1. Main Entry & Entry Lobby | 5. Council Chambers/Municipal Court | 9. Sally Port |
| 2. Municipal Court Entry | 6. Brown Property | 10. WES Commuter Rail |
| 3. Subcompact Parking Stalls | 7. Existing Parking | |
| 4. Exit or Visual Connection to the Creek | 8. Tualatin Community Park | |

building program & massing

The initial planning analysis determined that this site is large enough to accommodate future City Hall needs. The building location as illustrated would allow the City to preserve the current sally port (police secured entry), secured parking, and most of the unsecured parking. The building could be raised above the 100-year flood plain through site work or by adding below ground parking. This option shows below grade parking that could accommodate some of the required parking with the introduction of new facility parking.

New construction allows for two separate entries, keeping public access to the Municipal Courts separate from the City Hall entry lobby. The Council Chambers/Municipal Court can be given a prominent location between two building entries. To enhance spatial quality and create a “civil” aesthetic appropriate for the courtroom proceedings, the space can be designed with high ceilings and unobstructed courtroom interior views for all participants.

A two-story building configuration would optimize wetland views and solar orientation. A main lobby can be designed to provide visual linkage between the main entry, reception, waiting area and the Sweek Pond Natural Area.

One of the concerns with regards to this configuration is that undesirable elements of the building, such as parking garage entry, will be difficult to hide from the face of the building and the main pedestrian circulation. Combining pedestrian and vehicular access compromises the pedestrian environment. The close proximity to the railroad tracks would require noise mitigation.

department & division stacking

Because it would be new construction the building could be designed to allow departments and City functions with the most client interaction on the ground level. The building could contain all of the required building service areas: restrooms, service elevator, electrical and telecom rooms, etc. In addition, the building could accommodate all of the critical and desirable staff and department adjacencies.

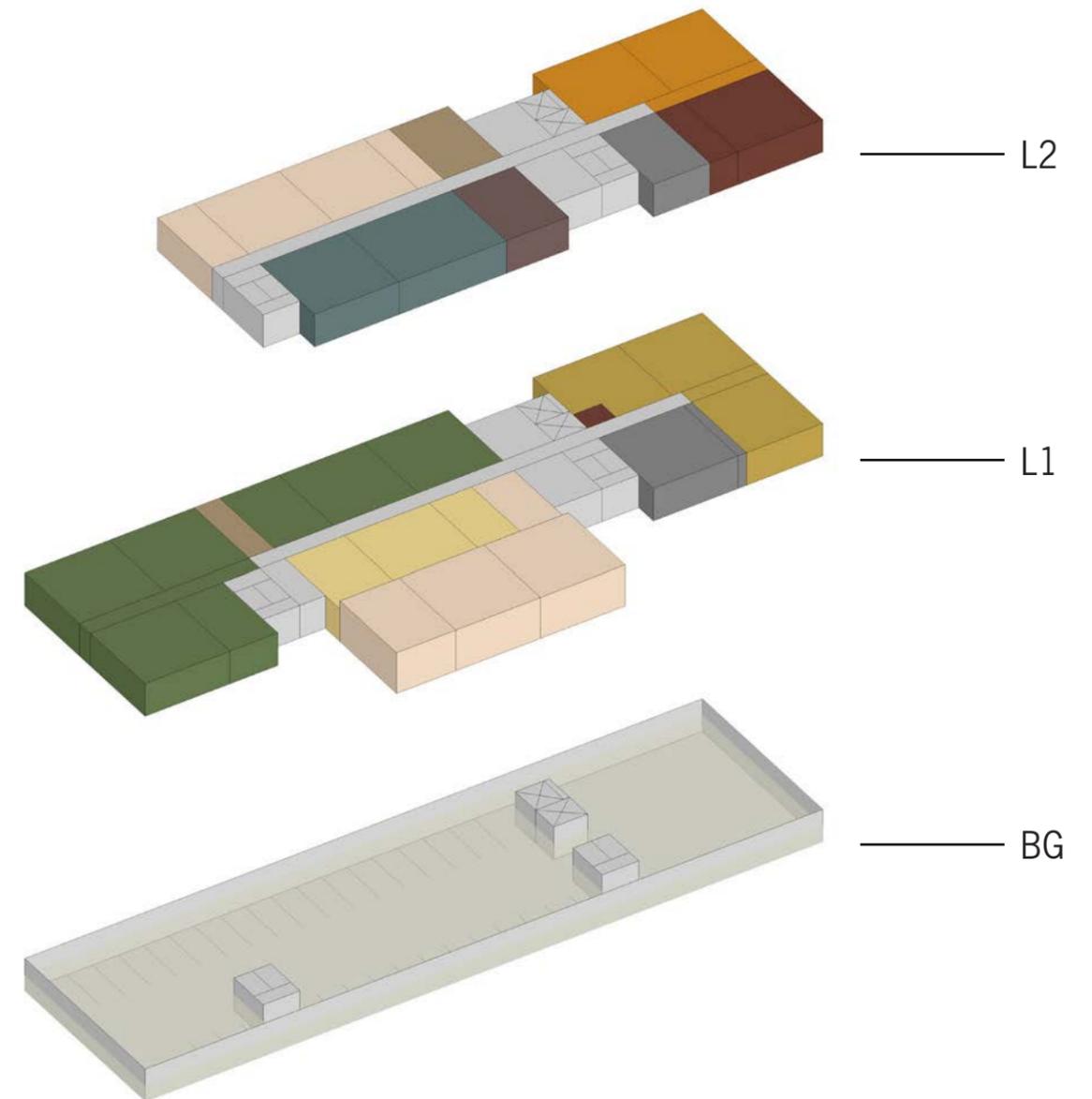
Ideally, at least one of the large conference rooms will be located on the ground. This is the only option that currently shows all of the community development on the ground. In addition, there is no need to split departments between two different floors. The entire Finance Department is accommodated on the ground floor. Common areas on the ground are limited to Municipal Court/Council Chamber, Jury Room/Executive Session Room, Kitchenette, TV/CTV Studio and Equipment, as well as Storage. The rest of the common areas used primarily by the staff are shown at the second level.

future expansion

Depending on the future building design, a number of options are available on this site. A three-story facility could be constructed. Accessible useable area can be rented out and over time help the City pay for the new facility. Because the new city hall will be located behind the Police facility, potential tenants are limited to law firms. Another option is to design a two-story facility structure robust enough that it could accommodate a third floor expansion at a later date when/if city hall needs outgrow its current space. The least expansive options could be to add a bay or two to the building. Depending on the parking garage entry, this type of facility expansion could occur at the west end of the building or the north porting where the parking garage entry is currently shown.

Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreati
- Building Support
- Circulation





parking analysis

The site is outside the Core Area Parking District and cannot take advantage of CAPD reductions. For more details, refer to the Parking Requirements (Appendix E). A new building would require 83 vehicle parking spaces and 16 bike parking spaces. Below ground parking could accommodate 28 vehicle parking spaces and the remaining 55 can be located on the site. However, the site currently has 48 secured and 70 unsecured spaces for the Police Department. There are only 58 spaces required for the existing building, so there is currently an excess of 60 spaces.

Parking garage access will depend on the actual building design. The current diagram shows the parking garage entrance in the northeast corner. An alternative design could locate the parking garage entry on the west facade with direct access from existing Police parking lot.

This site is outside the Core Area Parking District and the closest available public parking is at the Tualatin Community Park, which is currently used for overflow parking for police and municipal court.

cost estimate

This option consists of construction of a new city hall south of the existing police station. A single half-basement is assumed to meet parking requirements and elevate the occupied floors above the 100-year flood plain. Additional parking would be accommodated on a surface parking area east of the existing police station. The cost estimate is \$14,100,000 to construct a new building and associated site improvements. The site is owned by the City of Tualatin, so there is no site acquisition cost. For more details, refer to the Cost Estimates (Appendix F).

Total cost of the project: \$14,100,000.

iii city hall option: NEW BUILDING ON THE COMMONS SITE

existing conditions

The site is located at 8125 SW Nyberg Street, east of Tualatin Commons. Half of the building was previously occupied by RJ's Wichita Pub and is currently vacant. The rest of the building is still occupied by Lee's Kitchen and other commercial uses. Per recommendation from the community YGH investigated the viability of this option. The site is located in the Central Design District (CDD). A two-story office building located here will be highly visible.

From an urban design perspective, this is an excellent location for the City Hall. A new facility can become part of an ensemble of buildings surrounding the Lake. The City Hall building facing Tualatin Commons was part of the original Master Plan, but unlike this proposal, the building was originally envisioned on the other side of the lake (facing the public plaza and fountains). The Lake of the Commons and surrounding promenade and plazas form a unique urban landmark in the heart of the city. The City Hall building on this site with community-oriented facilities will complete the original intent for the central city and contribute to the vitality of the place.

The site is in close proximity to the I-5 freeway and Tualatin Sherwood Road. Vehicle access to the site is provided through a signalized intersection at Nyberg Street. A Bike Lane is provided on Martinazzi Avenue. A building provided on this site will be well connected to the public transportation network, being a 3-minute walk from TriMet bus line 96 circulating on Martinazzi Avenue; a 4-minute walk from the bus stop for TriMet line 76, located on the intersection of Boones Ferry Road and Martinazzi Avenue; and a 7-minute walk from Tualatin WES (Commuter Rail) Station.

The lot size is 0.96 acres (41,818 square feet) of land, zoned Central Commercial (CC). The existing building size is approximately 14,000 square feet. This option will require demolition of an existing building. The site is in the 100-year flood plain, but a new building can be elevated above it.





Legend:

- | | |
|--|-------------------------------------|
| 1. Main Entry & Entry Lobby | 5. Council Chambers/Municipal Court |
| 2. Municipal Court Entry | 6. White Lot |
| 3. Sub-compact Parking Stalls | |
| 4. Exit or Visual Connection to the Lake | |

building program & massing

The initial planning analysis determined that if this site were to be acquired and the existing building demolished, the site would be large enough to accommodate future City Hall needs. The Lake at the Commons is one of Tualatin's premiere amenities. A City Hall building on this site can be integrated into the pedestrian circulation system. Providing additional entry from the lakeside will integrate building ground floor circulation even more into the pedestrian environment of the Commons.

Both vehicular and pedestrian access is possible from two directions. A drop-off roundabout is available for the vehicles approaching the site from Nyberg Street. The parking garage entry and some of the on-site parking are accessible from Seneca Street. New construction allows for two separate entries, keeping public access to the Municipal Courts separate from the City Hall entry lobby. The main lobby can be designed to provide visual linkage between the main entry, reception, and waiting area with the Lake. Exterior space can be provided off the main lobby with a patio that interacts with the pedestrian promenade around the Lake.

Building height adjacent to the street edge is shown as tall as half the width of the right-of-way, meeting one of the Central Design District Design Guidelines. Building massing, in height and bulk completes the Lake on Commons edge created by surrounding buildings. The Municipal Court/Council Chambers could be located in the prominent location. In this case, the Municipal Court/Council Chambers volume can be combined with the large conference rooms. The entire volume can be designed to create a civic space of significance with enough transparency to encourage interaction with the pedestrian environment at the Heart of the City.

department & division stacking

A new building can be designed to accommodate the projected space needs, as well as to meet City standards and requirements. As new construction, the building can be designed to allow departments and City functions with the most client interaction on the ground level. The building could accommodate all of the critical and desirable staff and department adjacencies. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B & C).

future expansion

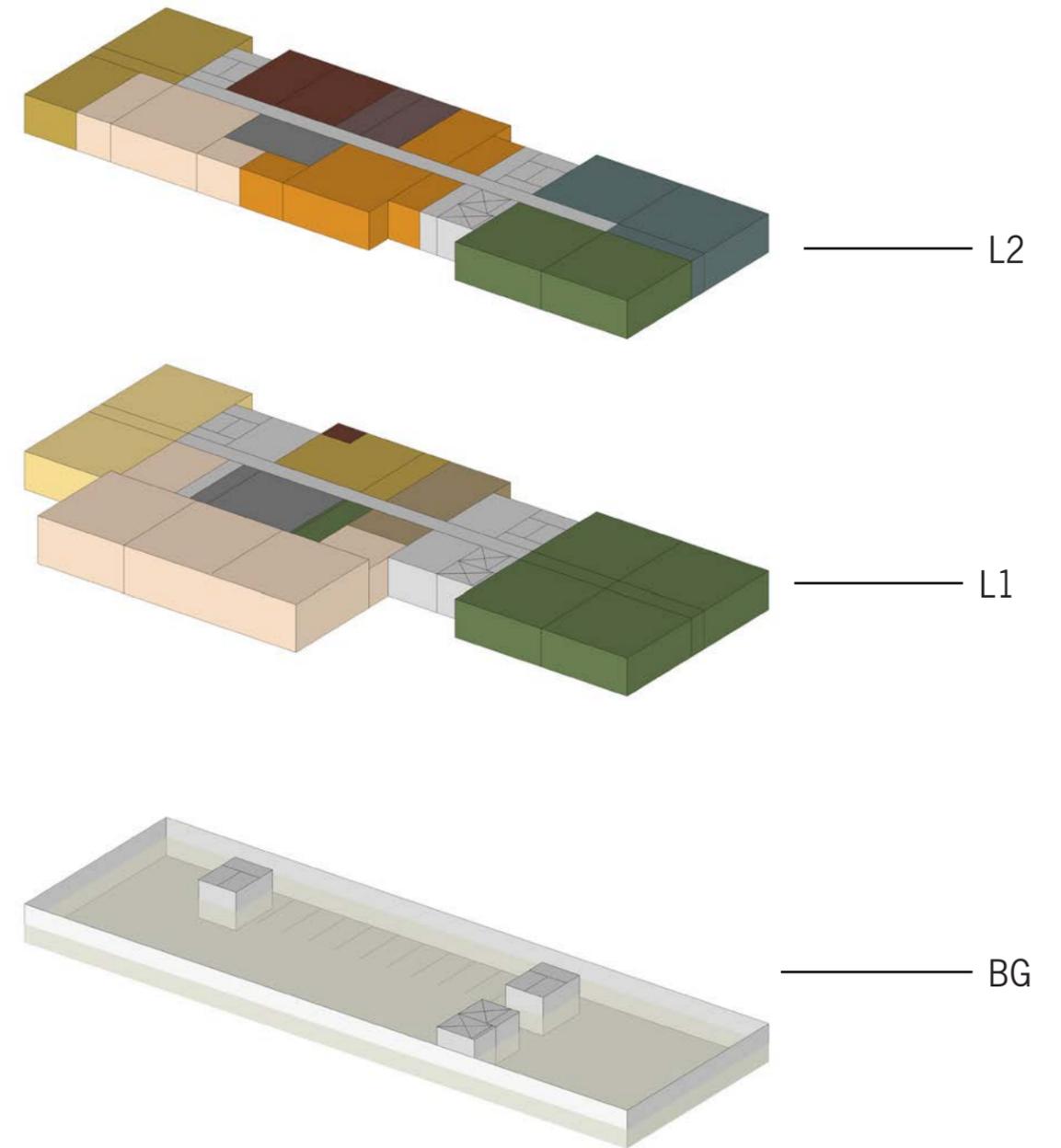
Depending on the future design of the building, multiple expansion options could be possible on this site. A three-story facility could be constructed and accessible usable area rented out to aid the City's economic development and help generate revenue. When and if the City Hall will need to expand in the future, this extra floor will be ready and available to them.

With an extra floor option, there will be variety of tenant options to choose from because of the site's prime location. The first floor could be designed to accommodate retail and restaurant functions. Current tenants, in this case, will be able to return to their current location after construction. Besides retail, an art gallery or non-profit could be a good fit with the City Hall ground floor functions. Finally, office type occupants that support community development or Municipal Courts could find great benefit to their operations by being located in close proximity to City Hall departments.

Another option is to design a two-story facility structure, robust enough to accommodate a third floor expansion at a later date. The last option is to expand the building volume between two entries. However, in every case described here additional required parking will not fit on this site alone. With the three-story scenario, a two-level garage option can be explored.

Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreation
- Building Support
- Circulation





parking analysis

The site is located in the Core Area Parking District (CAPD). Depending on how the parking requirements are calculated, some of the CAPD reductions may apply. At the time of this study, YGH used the minimum parking requirements for the site test fit. Future required parking would be 60 vehicle spaces and 15 spaces for bikes. A below-grade parking garage will be able to accommodate 24 vehicle-parking stalls, while the remaining 36 can be accommodated on the site. For more details, refer to the Parking Requirements (Appendix E).

There is public parking available: White Lot with 166 vehicle-parking stalls located on the north side of the building. Depending on the City's approach to the access of the public parking in CAPD, the new development such as a City Hall may or may not be able to take advantage of public parking when calculating its building parking requirements.

cost estimate

This option consists of construction of a new City Hall east of the Commons. A full floor basement is assumed to meet parking count and elevate the occupied floors above the 100-year flood plain. Minor additional surface parking would be accommodated on site to meet the parking demand. The property owner did not respond to inquiry regarding sale of the property. A purchase price was developed using pro-rated area costs from the Pohl Site. Complete demolition of the existing building is assumed in the cost opinion.

Preliminary estimate of \$2,500,000 to acquire the site and \$13,900,000 to construct the building and associated site improvements. For more details, refer to the Cost Estimates (Appendix F).

Total cost of the project \$16,400,000.

iv city hall option: NEW BUILDING ON RIVER HOUSE SITE

existing conditions

The site is located at 18615 SW Boones Ferry Road and east of the Juanita Pohl Center. The site is located in the Central Design District (CDD).

The site is easily accessible from the I-5 freeway and from the southwest suburbs. Vehicle access to the building is not signalized. A Bike Lane is provided on Boones Ferry Road. A building provided on this site will be well connected to the public transportation network. The bus stop for TriMet bus line 76 is located across the street. Bus stops for TriMet bus line 96 are located at the Library and on the intersection of Martinazzi Avenue and Seneca street. The site is a 5-minute walk from the Tualatin WES (Commuter Rail) Station.

There were two vacant land parcels for sale as one property. The combined lot size is 3.12 acres (135,907 square feet). It is zoned Central Commercial (CC). The river covers one fifth of the area. In addition, Hedges Creek splits the site into two parcels. The Tualatin River and Hedges Creek are valuable and unique community resources. Development on this site provides an opportunity to create a link from the center of Tualatin to those resources for pedestrians and bicyclists alike. However, both the creek and the river have environmental buffers that will provide challenges in utilization of this site.

Some site work has already been completed for a Senior Housing facility. It includes the construction of an access roadway, a concrete bridge over Hedges creek and some of the utilities. The work on the Senior Housing facility has stopped. The land was offered for sale as 'shovel ready' and with permits issued by Clean Water Services. Based on preliminary site observations, the bridge is not complete (it lacks handrails). Utilities crossing the creek are exposed on the side of the bridge.



4a new building on river house site site **BOONES FRONTAGE**

building program & massing

A new three-story building facing the street will be highly visible. In Central Tualatin, buildings fronting the street are encouraged by the Central Design District Design Guidelines. The building mass as shown defines the street through delineation of the right-of-way with the building edge. Meeting another guideline, the building height adjacent to the street edge is as tall as half the width of the right-of-way.

The building footprint in this option is in the 100-year flood plain, but away from the floodway. The building can be raised above it. The topography of the site slopes from the sidewalk to the creek. Minimal excavation will be required for the half-basement parking garage. It can also be accessed from the driveway behind the building. Undesirable elements of the building, such as the parking garage entry, can be hidden from views. It can also be located away from the main pedestrian circulation.

New construction allows for two separate entries, keeping public access to the Municipal Courts separate from the City Hall entry lobby. Both of the building entrances shown support and enhance the pedestrian oriented-quality of Central Tualatin. There is also an opportunity to design a pedestrian plaza in front of the transparent corner lobby.

Pedestrian and vehicular access are clearly separated. Visitors and staff can access building entries directly from the street. In this option, the extended driveway to the parking lot can provide a queuing area for court day traffic, removing it quickly from the street.



Legend:

- | | | |
|---------------------------------------|-------------------------------------|--------------|
| 1. Main Entry & Entry Lobby | 5. Council Chambers/Municipal Court | 9. Green Lot |
| 2. Municipal Court Entry | 6. Parking Garage Entry | |
| 3. Subcompact Parking Stalls | 7. Existing Driveway & Bridge | |
| 4. Pedestrian Connection to the River | 8. Pohl Center | |

department & division stacking

If the Tualatin City Offices (including the functions of Administration, Finance, Legal, Community Services Admin. Staff, Community Development and Council Chambers/Municipal Court) were to locate here they could be organized as illustrated.

Ideally, there should be no departmental split between two levels. This option is a three-story facility and both Finance and Community Development departments are shown on two separate levels. Such configuration will create some operational inefficiencies.

Because it would be new construction, the building could be designed to allow the City Hall functions with the most client interaction on the ground level. A new building will accommodate all of the required building service areas: restrooms, service elevator, electrical and telecom rooms. This option also shows common areas well distributed throughout all three floors.

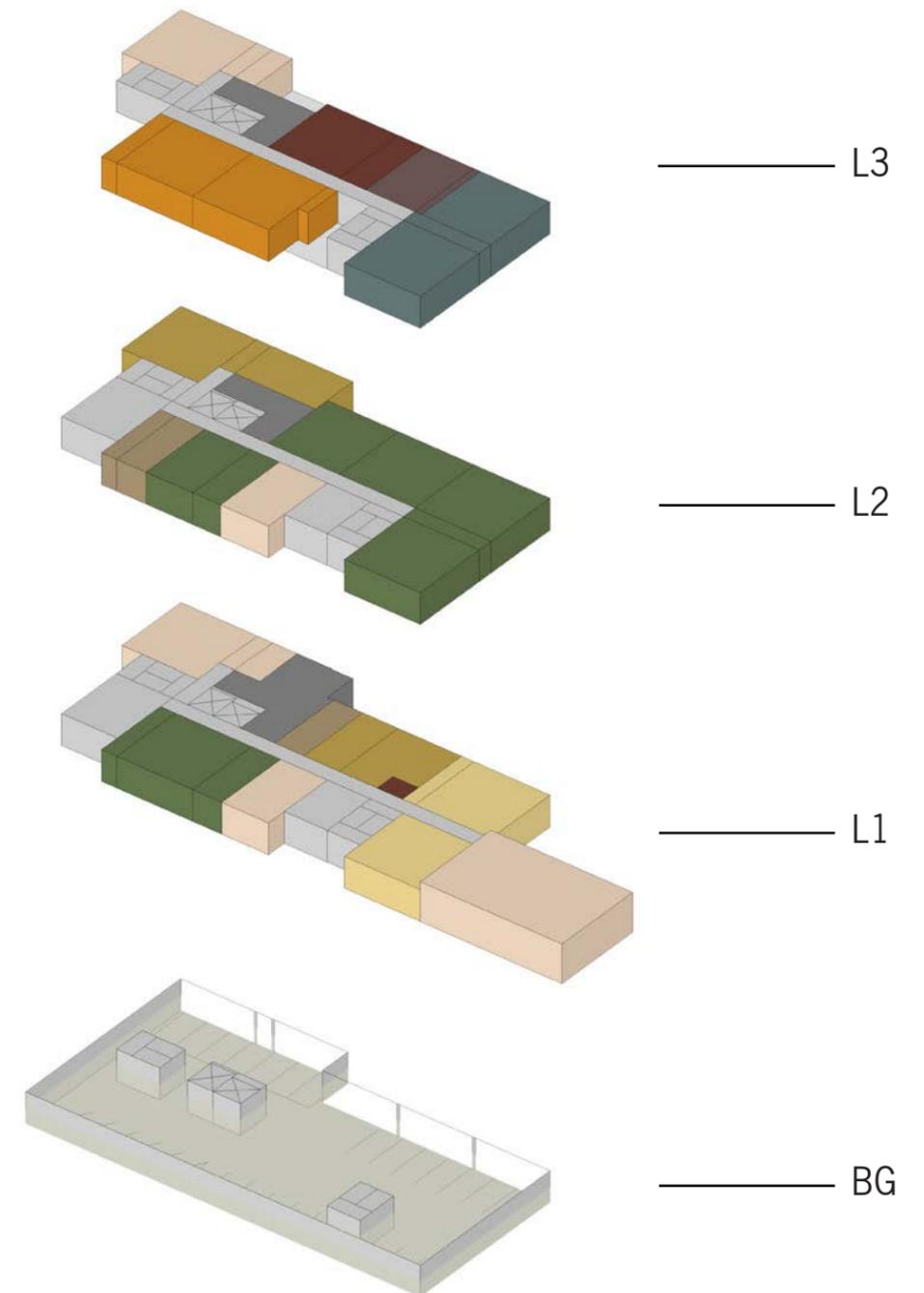
The Court Room/Council Chambers can still be provided outside the main building massing. Its unique role and function can be expressed. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B and C).

future expansion

The building mass and L-shaped circulation corridor creates an opportunity to add another bay to the north side of the building. This type of expansion will preserve the parking garage entry and can accommodate one to three floors of expansion. Depending on the height regulations, a four-floor facility with one floor to rent might be an option.

Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreation
- Building Support
- Circulation





parking analysis

This property is located in the Core Area Parking District (CAPD). YGH investigated multiple ways to calculate parking requirements. For more details, refer to the Parking Requirements (Appendix E). Based on the minimum requirement illustrated, the project will need 68 vehicle spaces and 17 spaces for bikes. A parking garage could accommodate 33 vehicle-parking stalls, while 10 vehicle-parking stalls could be located on the site near the entry. The remaining 25 stalls could be on-site, in an overflow parking lot on the other side of the creek.

There is public parking available. The Green Lot with 44 spaces is less than a minute away and the White Lot with 166 spaces is located across the street. Depending on the City's approach to the access of the public parking in CAPD, the new development such as a City Hall may or may not be able to take advantage of public parking when calculating its building parking requirements.

cost estimate

This option consists of construction of a new City Hall east of the Pohl Center site along Boones Ferry Road. A single floor half-basement is assumed to meet parking count and elevate the occupied floors above the 100-year flood plain. Minor additional surface parking would be accommodated on site immediately east of the Pohl Center.

Preliminary estimate of \$5,800,000 to acquire the site and \$12,800,000 to construct the building and associated site improvements. For more details, refer to the Cost Estimates (Appendix F).

Total cost of the project \$18,600,000.

4b new building on river house site

site RIVER FRONTAGE

building program & massing

The building mass and location on this site is restricted by the Tualatin River and Hedges Creek setbacks. There is a 125 foot setback from the river and 50 foot setback from the creek. The previously proposed River House Commons development had an approximately 38 foot encroachment into the river setback. Although approved by the Clean Water Services in 2012, our latest inquiries indicate that the new development on this site will require another analysis to be submitted for approval. If approved, it will require environmental enhancement or mitigation.

Some of the land area between the creek and the river is above the 100-year flood plain. Preliminary assessments have shown that there will be no need to elevate the building. Latest inquiries indicate that the proposed building location might be on the floodway. If this project were to take place, the surveyor would need to determine the exact floodway location. If confirmed, the building design and construction will have to meet the Flood Plain District requirements.

Despite the superior view of the Tualatin River, a three-story building at this location would be hidden from views by the tree canopies at the future parking lot and the creek. New construction does allow for two separate entries, keeping public access to the Municipal Courts separate from the City Hall entry lobby.

The on-site parking location does not meet the Central Tualatin Design Guidelines. Surface parking should be limited to one-half block areas, for example. In this case, the parking lot clearly stretches from one end of the property to the other.

Combining pedestrian and vehicular access in one location compromises pedestrian environment as envisioned in the Central Tualatin Design Guidelines.

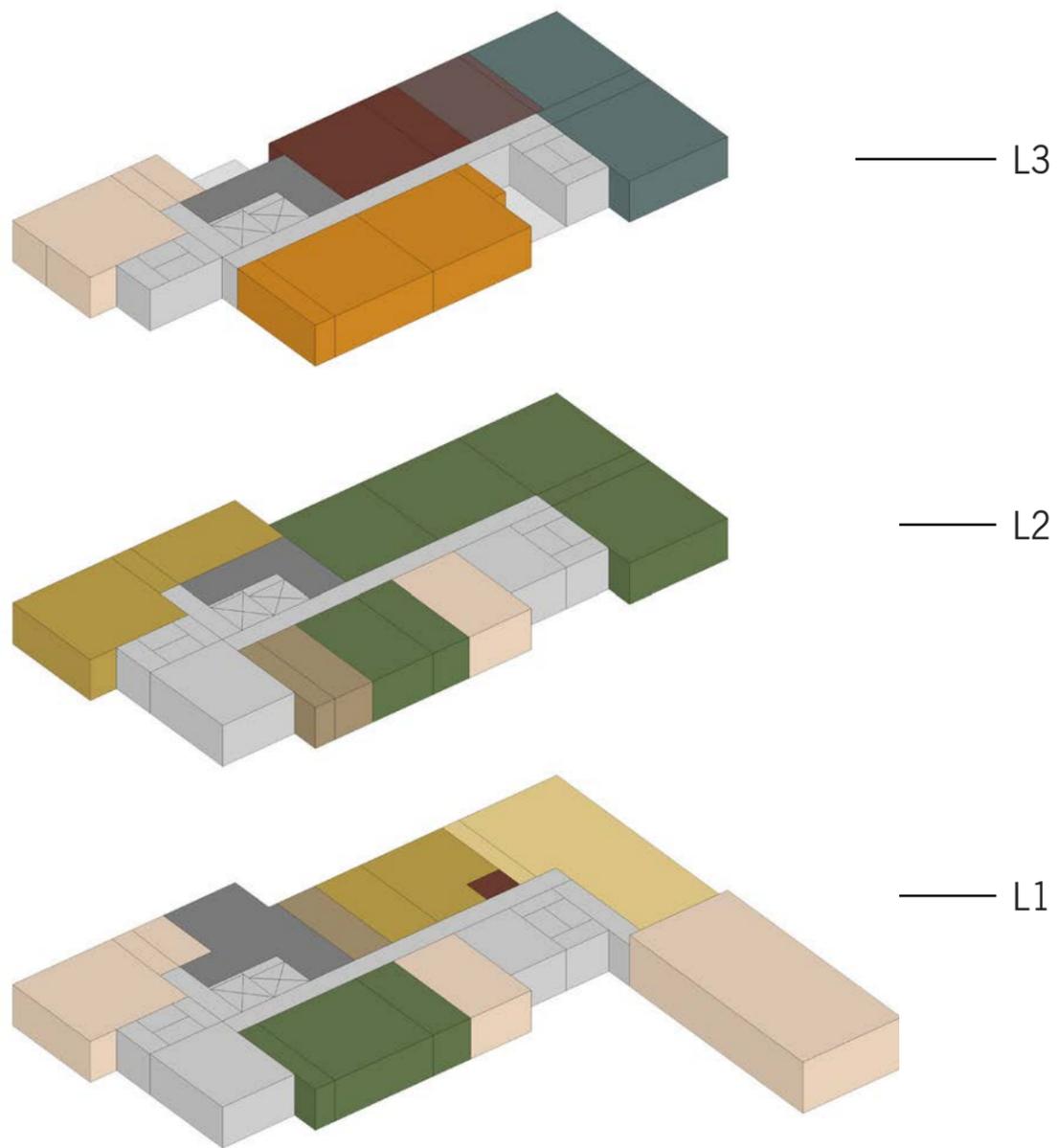


Legend:

- | | |
|---|-------------------------------------|
| 1. Main Entry & Entry Lobby | 5. Council Chambers/Municipal Court |
| 2. Municipal Court Entry | 6. Existing Driveway & Bridge |
| 3. Subcompact Parking Stalls | 7. Pohl Center |
| 4. Exit or Visual Connection to the River | 8. Green Lot |

Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreation
- Building Support
- Circulation



department & division stacking

If the Tualatin City Offices (including the functions of Administration, Finance, Legal, Community Services Admin. Staff, Community Development and Council Chambers/Municipal Court) were to locate here they could be organized as illustrated.

Ideally, there should be no departmental split between two levels. This option is a three-story facility and both Finance and Community Development departments are shown on two separate levels. Such configuration will create some operational inefficiencies.

Because it would be new construction, the building could be designed to allow the City Hall functions with the most client interaction on the ground level. A new building will accommodate all of the required building service areas: restrooms, service elevator, electrical and telecom rooms. This option also shows common areas well distributed throughout all three floors.

The Court Room/Council Chambers can still be provided outside the main building massing. Its unique role and function can be expressed. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B and C).

future expansion

If the same approach to building expansion is taken as described in option 4a, further environmental analysis and mitigation will be required. Another option will be to reconfigure the Municipal Court entry and expand building two bays over Municipal Court itself. For this expansion to work, it is recommended that the ground floor be designed higher to accommodate the Municipal Court. This approach will keep the expansion floor level at the same height as 2nd and 3rd floors.

parking analysis

This property is located in the Core Area Parking District (CAPD). YGH investigated multiple ways to calculate parking requirements. For more details, refer to the Parking Requirements (Appendix E). Based on the minimum requirement illustrated, the project will need 68 vehicle spaces and 17 spaces for bikes. Required parking can be accommodated on the piece of land between Boones Ferry Road and the creek.

There is public parking available. The Green Lot with 44 spaces is less than a minute away and the White Lot with 166 spaces is located across the street. Depending on the City's approach to the access of the public parking in CAPD, the new development such as a City Hall may or may not be able to take advantage of public parking when calculating its building parking requirements.

cost estimate

This option consists of construction of a new City Hall east of the Pohl Center site. This area of the site is above the flood plain. Parking would be constructed along the street front side of the site.

Preliminary estimate of \$5,800,000 to acquire the site and \$11,400,000 to construct the building and associated site improvements. For more details, refer to the Cost Estimates (Appendix F).

Total cost of the project \$17,200,000.



v preliminary city hall option:
**LEASING SPACE AT
LAKESIDE CENTER**

no longer under consideration

Lakeside Center is located at 8100 SW Nyberg Street, east of the Tualatin Commons. The four-story office building with brick veneer finish is highly visible. Besides the great central location, the building is surrounded by the public promenade, plazas and fountains.

The building is easily accessible from the I-5 and I-205 freeways. Vehicle access to the building is through the signalized intersection at Nyberg Street. A bike lane is provided on Martinazzi Avenue. For those who commute by bike, on-site locker rooms and shower rooms are available. Public transit is fundamental to the future of Central Tualatin. The building is a 3-minute walk from TriMet bus line 96 circulating on Martinazzi Avenue, a 4-minute walk from the bus stop for TriMet bus line 76 located on the intersection of Boones Ferry Road and Martinazzi Avenue, and a 7-minute walk from the Tualatin WES (Commuter Rail) Station.

Lakeside Center was completed in 1995. Its overall building size is 55,860 square feet. The initial planning analysis determined that the building is large enough to accommodate future City Hall needs. There is free on-site parking available to the building tenants. Depending on the area leased, 4 spaces per 1,000 square feet are guaranteed. In addition, there is a parking-sharing arrangement between Lakeside Center and Century hotel during the daylight hours.

The building is not currently for sale. Class A office space is leased at the rate of \$27 to \$28 per square feet. At the time of this study, only 9,500 square feet of space was available to potential tenants. Available space was not enough to accommodate current City Hall needs. Based on the Task Force recommendation at the April worksession this option was not developed further.

For the preliminary cost estimate, YGH assumed a lease cost of \$28 per square feet for a 7 year lease. Tenant improvement build out is expected to be \$95 per square feet. YGH have assumed demolition cost of \$15 per square feet in the probable cost opinion. YGH expects that additional restroom fixtures will be required based on the change in occupancy to accommodate city council and municipal court space.

Preliminary cost estimate to lease and renovate is \$8,200,000.



vi preliminary city hall option: LEASING SPACE AT ROBINSON CROSSING

no longer under consideration

The Robinson Crossing building is located at 18840 SW Boones Ferry Road at its intersection with Seneca Street. The three-story office building with brick veneer finish is highly visible. It is in a convenient location in the heart of Tualatin and easily accessible from the I-5 freeway. Vehicular access to the building is through the signalized intersection at Seneca Street. A bike lane provided on Tualatin Road. The bust stop for TriMet bus line 76 is located right next to the building. The Tualatin WES (Commuter Rail) Station is located across the street. The longest walk is from TriMet bus line 96 circulation on Martinazzi Avenue at approximately 10 to 11 minutes.

The Robinson Crossing building was completed in 2013. Its overall building net area is 27,500 square feet. The preliminary planning analysis determined that the building is large enough to accommodate future City Hall needs. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B and C). The ground floor of the building is 2 feet taller than the rest of the floors. This height appears to be suitable for the Council Chambers/Municipal Court.

Based on a quick test fit, the column spacing through the building will present a design challenge for the location and configuration of Council Chambers/Municipal Court. Introducing a large assembly space such as Council Chambers/Municipal Court to the first floor of the building will require additional plumbing fixtures. In addition, the building's plumbing fixture count does not meet current code requirements. With substantial renovation, additional fixtures will be required to bring the building up to the code. For more details, refer to the Building Code Requirements (Appendix D).

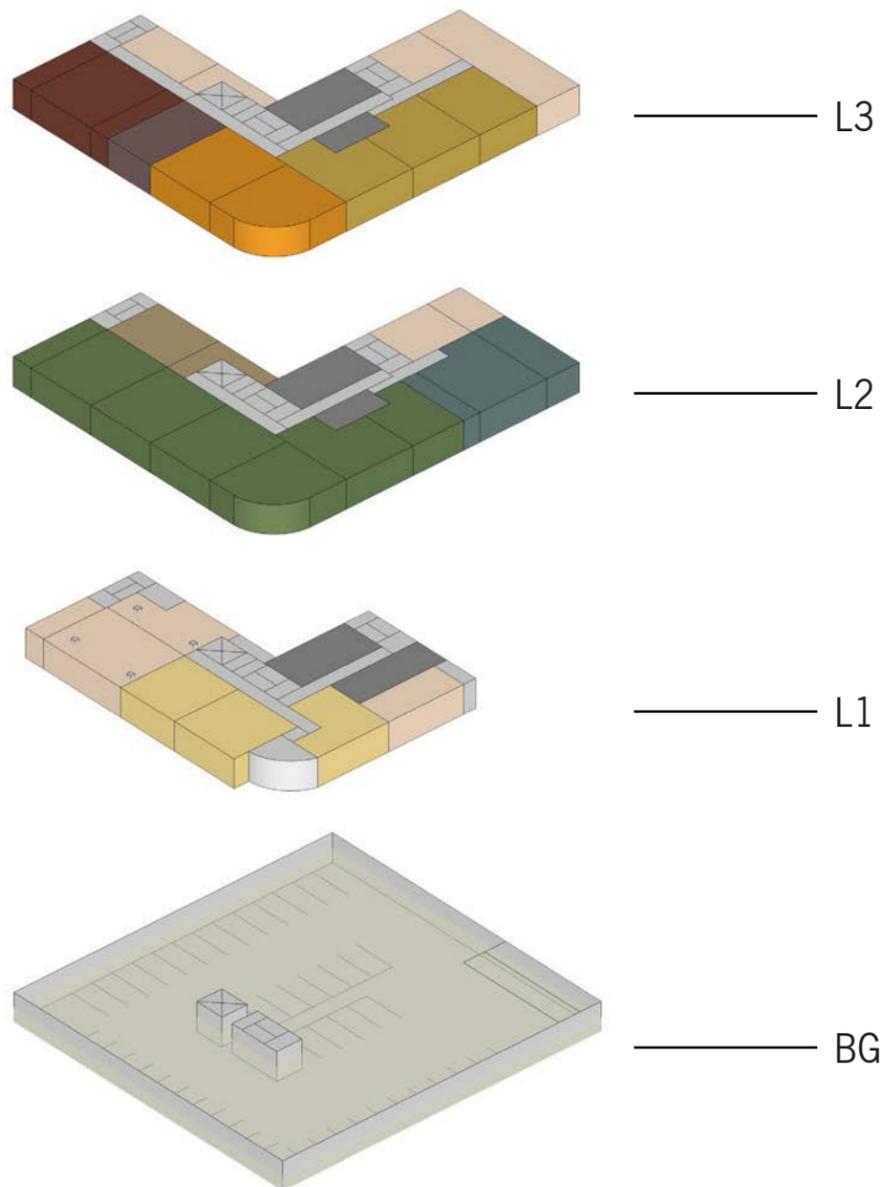




The Robinson Crossing building is located in the Core Area Parking District (CAPD). At the time of the preliminary planning analysis, YGH assumed that this option would be able to take advantage of 25% reduction for the Council Chambers/Municipal Court required vehicle parking. Future required parking would be 84 vehicle spaces and 18 spaces for bikes. The building is in the 100-year flood plain and was raised above it. It currently provides below-grade parking with 47 parking stalls. 18 more parking stalls are provided at the upper level roof of the parking garage.

Based on the preliminary analysis to accommodate future City Hall building, Robinson Crossing is short 19 vehicle parking stalls. For more details, refer to the Parking Requirements (Appendix E). There is public parking available: Red lot just across the street offers 44 vehicle parking stalls; Yellow lot with 44 stalls is 1-minute walk from the main entry; and Blue lot with 71 stalls is 2-minutes away. Depending on the City's approach to the access of the public parking in CAPD, the new development such as a City Hall may or may not be able to take advantage of public parking when calculating its building parking requirements.

The building is not currently for sale. Class A office space is leased at the rate of \$25 to \$28 per square feet. At the time of this study, only 13,700 square feet of the space was available to the potential tenant. Available space was not enough to accommodate current City Hall needs. Based on the Task Force recommendation at the April work session, this option was not developed further.



Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreation
- Building Support
- Circulation

cost estimate

This option consists of leasing space at the Robinson Crossing building. YGH assumed a lease cost of \$25 per square feet for a seven (7) year lease. Tenant improvement build out is expected to be \$80 per square feet. The building is mostly unoccupied; YGH have assumed no demolition cost in the probable cost opinion. YGH do expect that additional restroom fixtures will be required based on the change in occupancy to accommodate city council and municipal court space. For more details, refer to the Cost Estimates (Appendix F).

Preliminary estimate of \$7,200,000 to lease and renovate.

vii preliminary city hall option: NEW BUILDING NEAR CLARK LUMBER

no longer under consideration

The site is located at 19100 SW Boones Ferry Road at its intersection with SW Tualatin Sherwood Road. This site is located in the Central Design District (CDD). A three-story office building located here would be highly visible.

The building is easily accessible from the I-5 and I-205 freeways. Vehicle access to the parking garage can be provided from Tualatin Road, but it will not be signalized. Access to surface parking can be provided from Tualatin Sharewood Road with the right-turn entry or exit only. A bike lane is provided on Tualatin Road. The bust stop for TriMet bus line 76 is a 2-minute walk from the building. The Tualatin WES (Commuter Rail) Station is located 3 to 4 minutes away. The longest walk is from TriMet bus line 96 on Martinazzi Avenue at approximately 8 to 10 minutes.

Currently there are three vacant land parcels: 0.21 acres (9,148 square feet), 0.30 acres (13,068 square feet, and 0.22 acres (9,583 square feet). Collectively the site will be 0.73 acres (31,799 square feet). The preliminary planning analysis determined that the site is large enough to accommodate a future City Hall building. The building will need to be three-story and L-shape configuration. The close proximity to the railroad tracks may require noise mitigation. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B and C).

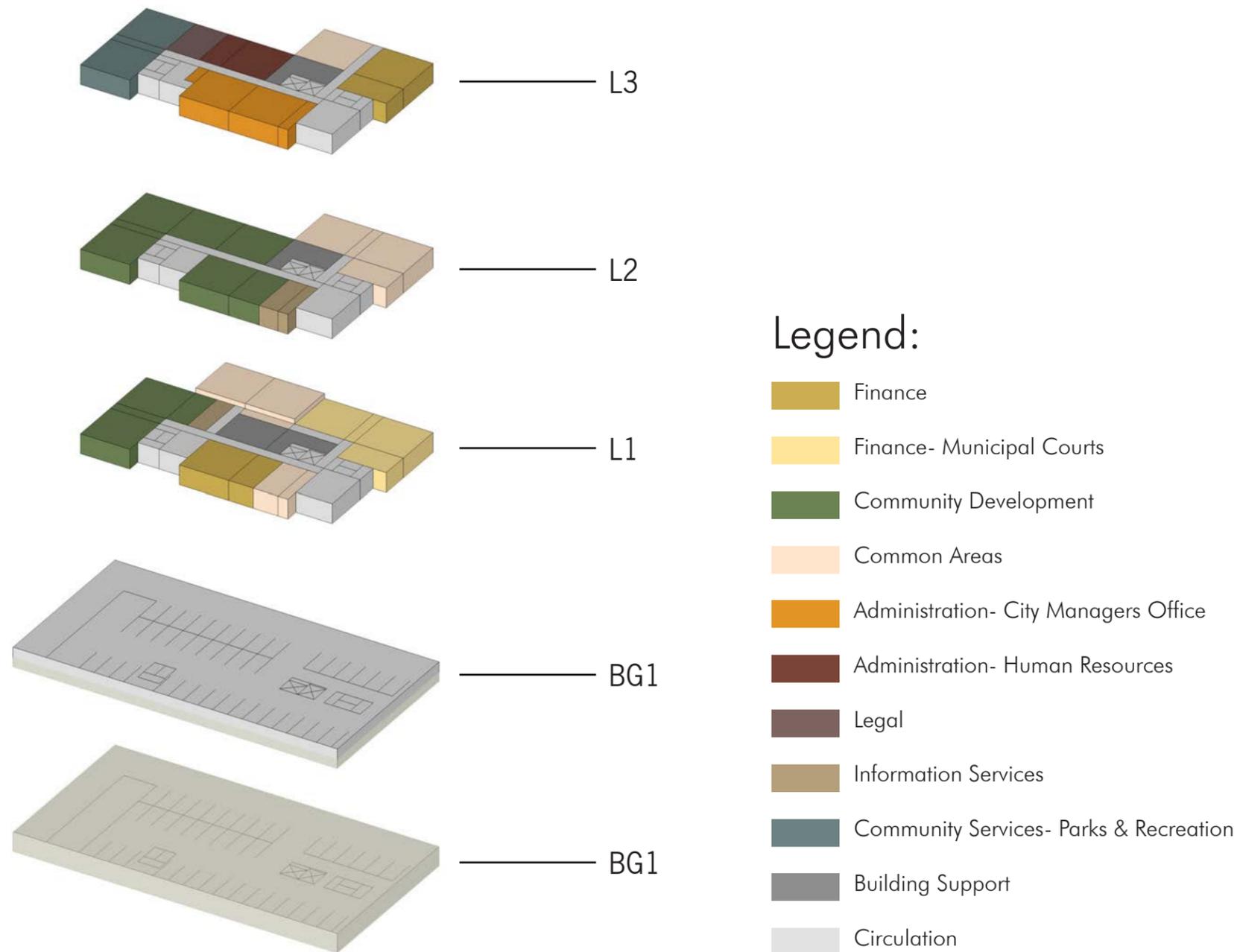




Because it would be a new construction, the building could be designed to allow departments and City functions with the most client interaction on the ground level. The building could contain all of the required building service areas: restrooms, service elevator, electrical, telecom rooms, etc. The Council Chambers/Municipal Court could be designed outside the main building massing, giving it free span and the height it requires. In addition, a new building could accommodate all of the critical and desirable staff and department adjacencies, as well as the close proximity between all departments and functions.

This site is not in the Core Area Parking District (CAPD). Future required parking would be 98 vehicle spaces and 16 spaces for bikes. The site is in the 100-year flood plain and a future building can be raised above it. A two-story below ground parking garage will be able to accommodate 78 vehicle parking stalls. The thin stretch of land on the north side is too narrow and can only accommodate 20, 60-degree stalls. For more details, refer to the Parking Requirements (Appendix E).

None of three properties is currently for sale. Based on the Task Force recommendation at the April work session this option was not developed further.



cost estimate

This option consists of construction of a new City Hall south of the Clark Lumber site. A two floor basement is assumed to meet parking count requirements and elevate the occupied floors above the 100-year flood plain. Minor additional surface parking would be accommodated on site.

Preliminary estimate of \$1,500,000 to acquire the site and \$14,300,000 to construct the building and associated site improvements. For more details, refer to the Cost Estimates (Appendix F).

Total cost of the project \$15,900,000.

viii preliminary city hall option: NEW BUILDING ON THREAT DYNAMICS SITE

no longer under consideration

The site is located on SW Tualatin Sherwood Street, east of Pizza Hut. Physical address is 8250 SW Tonka Street. A two-story office building located here would be highly visible if it will be facing Tualatin Sherwood Street as shown.

The building is easily accessible from the I-5 and I-205 freeways. Vehicle access to the parking garage entry from Tualatin Sherwood Road is not signalized. Vehicle access to on-site parking from Tonka Street is not signalized, but the traffic volume is so low that it should not be an inconvenience. Bike Lanes are provided on Tonka Street. The building is a 2-minute walk from TriMet bus line 96 circulating on Martinazzi Avenue; a 3-minute walk from TriMet bus line 76 circulating on Warm Springs Street; and a 6 to 9 minute walk from the Tualatin WES (Commuter Rail) Station.

The site is 1.21 acres (52,708 square feet). The existing Threat Dynamics building occupies approximately 7,000 square feet. The rest of the site is hard surface (asphalt). The preliminary planning analysis determined that the site is large enough to accommodate future City Hall. The existing building will need to be demolished. A new two-story building will accommodate the City Hall program. For more details, refer to the Space Requirements and the Program Area Distribution (Appendices B and C).

The site is outside the Core Area Parking District (CAPD). Based on 2025 projections, a new City Hall would require 98 vehicle parking spaces and 16 bike parking spaces. The piece of land occupied by existing Threat Dynamics building is above the 100-year flood plain, but the piece of land facing Tualatin Sherwood Road is not. This option shows a new City Hall facing the street, raised above the flood plain, with a below-grade parking garage.

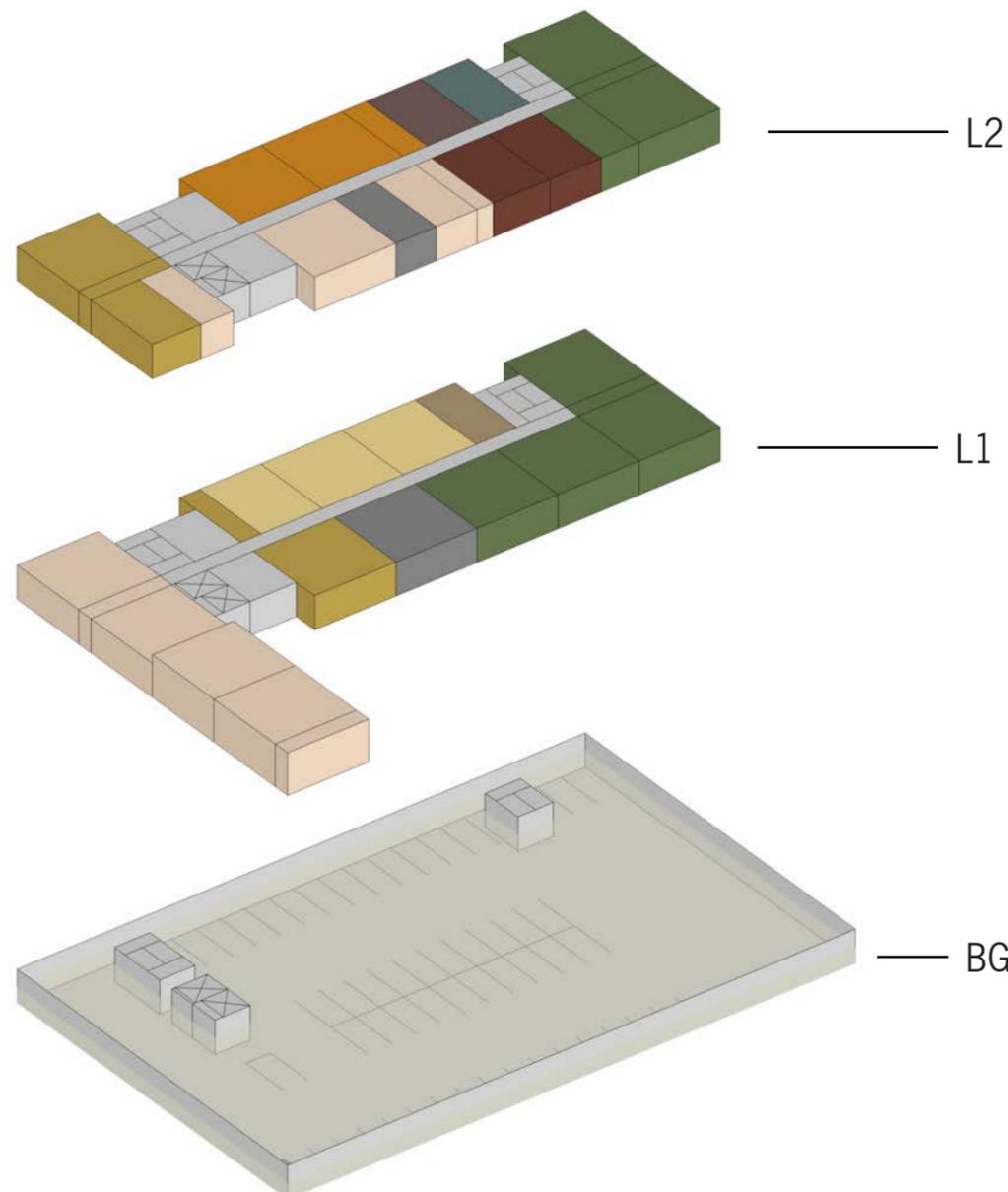




The parking garage entry is assumed to be located on the Tualatin Sherwood Road side of the building. The parking garage extending to the edge of Court Room/Council Chambers will be able to accommodate 54 vehicle parking stalls, while the remaining 44 parking spaces could be accommodated on the upper level of the parking garage (garage roof) and on-site. This site is outside of the Core Area Parking District, but Yellow Lot is within a 4-minute walking distance.

Because it would be new construction, the building could be designed to allow departments and City functions with the most client interaction on the ground level. The building could contain all of the required building service areas: restrooms, service elevator, electrical, telecom rooms, etc. The Council Chambers/Municipal Court could be designed outside the main building mass, giving it free span and the height it requires. In addition, a new building could accommodate all of the critical and desirable staff and department adjacencies, as well as the close proximity between all departments and functions.

Based on the information received in April, the site was in escrow and not developed further.



Legend:

- Finance
- Finance- Municipal Courts
- Community Development
- Common Areas
- Administration- City Managers Office
- Administration- Human Resources
- Legal
- Information Services
- Community Services- Parks & Recreation
- Building Support
- Circulation

cost estimate

This option consists of construction of a new City Hall on the former Threat Dynamics building site. A two-story building would be constructed with full basement to accommodate the parking requirements. Additional surface parking would be required on site to accommodate the full parking demand.

Preliminary estimate of \$2,250,000 to acquire the site and \$13,550,000 to construct the building and associated site improvements. For more details, refer to the Cost Estimates (Appendix F).

Total cost of the project \$15,800,000.

tualatin

PUBLIC LIBRARY



background

Library service began in Tualatin in 1974 with a donated book collection in Tualatin's Van Raden Community Center. After opening in a former house in Tualatin's Community Park in 1977, the Library moved to its current location at 18878 SW Martinazzi Avenue in 1985, an 8,500 square foot space. In 2004, voters passed a bond measure to provide funds to expand the Library. The vision statement adopted for the expansion project read:

The enhancement of the Tualatin Library will create an inviting community center where learning, discovery, and interaction will flourish, expressing a welcoming civic identity embracing Tualatin's values and future.

The \$9.4 million, 21,200 useable square foot Library opened in 2008. The Library features dedicated Children and Teen areas, a "living room" social area with a fireplace, two small-group meeting rooms, and a Community Room for Library programs and large gatherings, with sustainable design and energy conservation features throughout the building.



current programs

- Tualatin Library has nearly 20,000 library card holders, with a collection of more than 110,000 items.
- Through WCCLS (Washington County Cooperative Library Services), Tualatin Library patrons have access to about 1.7 million library items and 70,000+ digital books.
- Last year the Library had more than 314,000 visits, or about 900 visits per day.
- More than 704,000 items were checked out.
- The Library presented nearly 750 programs, with total attendance of more than 18,000.
- The Library recorded more than 75,000 wireless Internet sessions and 49,000 uses of computer stations or laptops.
- The Library has 22 full-time equivalent staff and more than 100 volunteers who assist at the Library each month.
- The Library is supported by a Library Advisory Committee, Friends of Tualatin Library, and the Tualatin Library Foundation.



library trends

Libraries nationwide are seeing decreased usage of their physical collections, but increased participation in programs and use of digital collections. Libraries are moving away from being storehouses of books and are becoming places that host experiences and enable connections and collaboration. In this sense, Tualatin Library is ahead of the curve.

Tualatin's Library has been described as "the heart of the community" and as "Tualatin's living room." The Library's design and vision enables it to be a "third place" for Tualatin residents- a welcoming gathering area separate from home or the workplace, a place which fosters community building. Tualatin Library's rich assortment of services and cultural and enrichment programs demonstrate the local commitment to that idea.

Studies of current library trends indicate that there will be a continuing need for libraries to provide early childhood literacy and learning services, a continuing need to bridge the digital divide and provide digital literacy services, and a growing need for services that create digitally inclusive communities.

future needs

Consistent with state library guidelines, local level of service standards and staff interviews, the Library needs 32,300 square feet to serve the community adequately through 2025. This increase would enable additional program and public-use meeting spaces, a technology training area, and improved efficiency for handling returned items and preparing for programs.

Such an expansion could allow the Library to better support the community's needs for increased access to a variety of technology, workforce development, self-discovery and civic engagement opportunities, and creative, interactive learning spaces for children.

ix library option: TWO-STORY ADDITION

If City services provided in the existing City Offices located at 18880 SW Martinazzi Avenue were to be consolidated as part of a City Hall Building in another location, this would free up space for the Library to expand. The Library currently occupies 21,200 sf. If City services were to be consolidated in a City Hall, the City Offices which include Community Development, Legal and part of the Finance Department would be vacated out of the 6,500 sf area they are currently occupying next to the Library.

The Library building was designed as one-story structure and is not able to support additional floors. The east wing is not entirely comprised of 2008 construction. Parts of the 1985 library building were preserved when expanding the library to its current state. If this east wing were demolished, a new two-story addition of 11,100 square feet could bring the library's usable square footage to 32,300 square feet. This option will require new elevator and stairs. The existing service yard and entry will be preserved.

Parking lots at the Library were just recently expanded and there are now 101 parking stalls on the site. This is more than what is required for the site per the City's development codes. With a new two-story addition, the required number of parking stalls would be 81, so current parking would still meet the code requirements. The required bike parking count would be 49 bike parking stalls.

cost estimate

This option consists of construction of a new two-story library addition east of the existing library. This requires demolition of the existing city services wing east of the library.

Preliminary estimate of \$4,700,000 for demolition and addition of two-story east wing.





x library option: RENOVATION

If City services provided in the existing City Offices located at 18880 SW Martinazzi Avenue were to be consolidated as part of a City Hall Building in another location, this would free up space for the Library to expand. The Library currently occupies 21,200 sf. If City services were to be consolidated in a City Hall, the City Offices which include Community Development, Legal and part of the Finance Department would be vacated out of the 6,500 sf area they are currently occupying next to the Library.

East wing renovation could bring the library's usable square footage to 27,700 square feet. This would be 4,800 square feet short of the projected need for 2025. The library is landlocked between four roads. Future expansion will be possible only through demolition of the area under renovation and construction of a two-story addition.

Parking lots at the Library were just recently expanded and there are now 101 parking stalls on the site. This is more than what is required for the site per the City's development codes. With an east wing renovation, current office space will be changed to a public assembly use. The required number of parking stalls would be 70, so current parking would still meet the code requirements. Required bike parking count would be 42 bike parking stalls.

cost estimate

This option consists of construction and renovation of the existing City Services component of the library building. Costs include demolition of existing office space and renovation to accommodate meeting rooms, classrooms and workrooms.

Cost estimate of \$900,000 to renovate.

Legend:

XXXX City Services

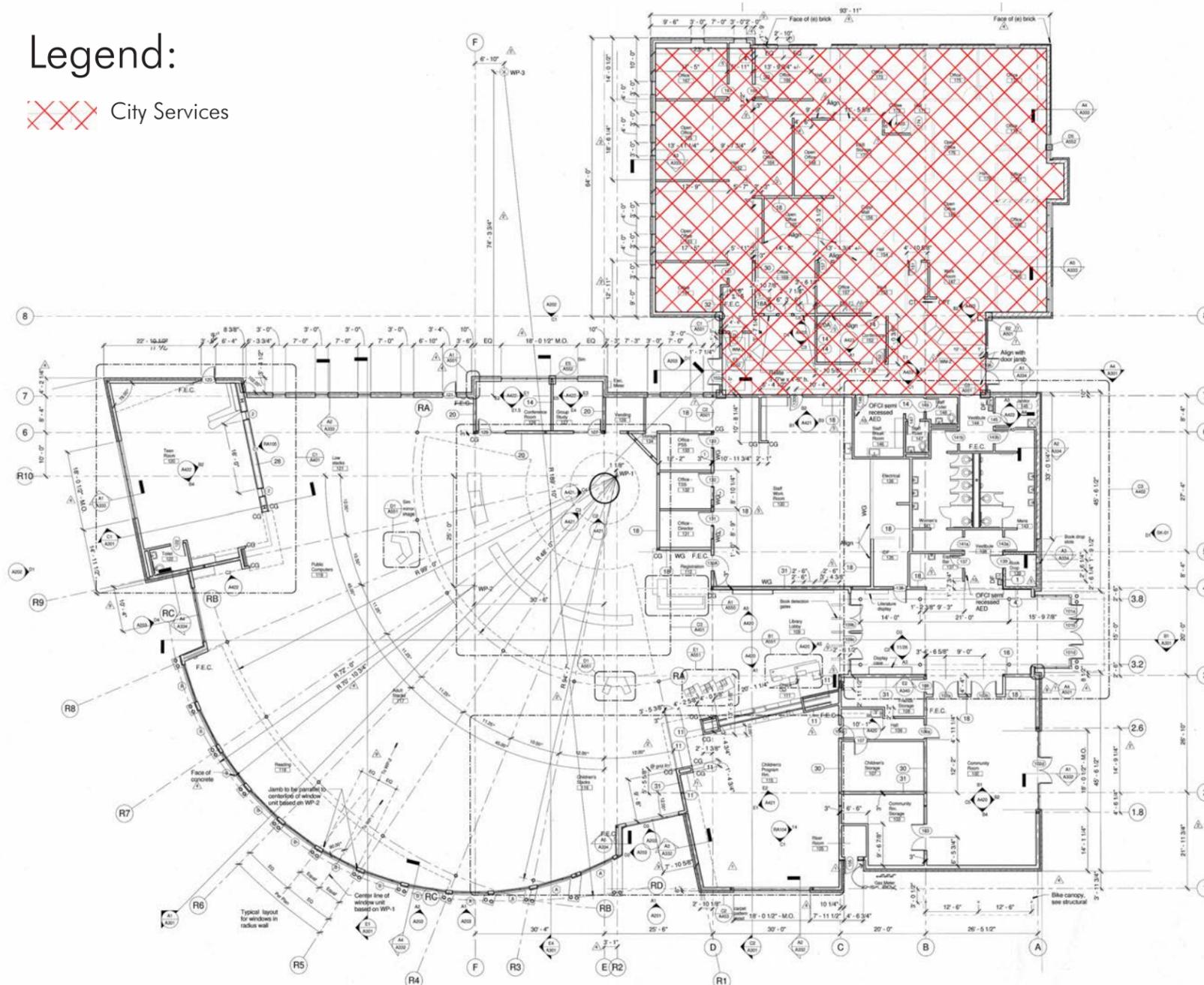


figure 3 Library Floor Plan

