



City of Tualatin

Tualatin TSP Transportation Task Force

Meeting #7 Summary

April 5, 2012, 5:00 p.m.

Tualatin Police Department

8650 SW Tualatin Rd

Tualatin, OR 97062

Committee Members Present

Alan Aplin – *TPAC Representative*

Bill Beers – *TPAC Representative*

Brian Barker – *TVF&R*

Bruce Andrus-Hughes – *TPARK Representative*

Charlie Benson – *Citizen Representative*

Cheryl Dorman – *Tualatin Chamber of Commerce*

Jan Guinta – *CIO Representative*

Joelle Davis – *City Councilor*

Judith Gray – *City of Tigard*

Julia Hajduk – *City of Sherwood*

Kelly Betteridge – *TriMet*

Monique Beikman – *City Councilor*

Nancy Kraushaar – *Citizen Representative*

Ryan Boyle – *Citizen Representative*

Sherry Oeser – *Metro Transportation Planning*

Steve L. Kelley – *Washington County*

Talia Jacobson – *ODOT*

Advisory Participants

Candice Kelly – *Alternate Tualatin Tomorrow Representative*

John Howorth – *Alternate Citizen Representative*

Committee Members Absent

Allen Goodall – *Business Representative*

Amanda Hoffman – *City of Wilsonville*

Bethany Wurtz – *Tualatin Tomorrow Representative*

Karen Buehrig – *Clackamas County*

Randall Thom – *Small Business Representative*

Wade Brooksby – *City Councilor*

Gail Hardinger – *Alternate Business Representative*

Travis Evans – *Citizen Representative*

Mike Riley – *CIO Representative Alternate*

Nic Herriges – *Alternate Citizen Representative*

Public in Attendance

Mayor Lou Ogden

Dolores Hurtado

Joe Lipscomb

Staff, Project Team, and Special Guests

Cindy Hahn – *City of Tualatin*

Aquilla Hurd-Ravich – *City of Tualatin*

Paul Hennon – *City of Tualatin*

Tony Doran – *City of Tualatin*

Matt Hastie – *Angelo Planning*

Eryn Kehe – *JLA Public Involvement*

Sam Beresky – *JLA Public Involvement*

Welcome and Call to Order

Eryn Kehe from JLA Public Involvement welcomed the group and thanked them for their attendance. She explained that the focus of today's meeting is on Linking Tualatin and will mainly involve a workshop to discuss Focus Areas and Land Use Typologies. Members then introduced themselves.

Communication from the Public

There were no comments from the public.

Approve Meeting #6 Summary

Meeting #6 Summary was approved with no changes.

Announcements

Candice Kelly mentioned that she had been to a few of the second round of Working Groups. She said that the processes were a little different than at the first round of Working Group meetings, but still good. While understandable, she found it hard to focus only on the topic area of each Working Group. Eryn said that it is normal to have a little overlap between the topic areas. Jan Guinta added that new people were attending.

Cindy Hahn let the task force know that the project team presented the Linking Tualatin process to the Planning Commission on April 3, 2012. She said that they supported the progress of the project.

Project Update: Linking Tualatin

Matt Hastie gave a brief Linking Tualatin process update. While referring to the process graphic, he let the task force know that they are currently in the beginning of Step 2 – Develop & Evaluate Land Use Patterns. He said that over the next few months there will be focus on land use, existing conditions, and connectivity in Tualatin. In June there will be a multi-day workshop where land use alternatives will be evaluated against evaluation criteria. In addition strategies to improve or encourage transit use will be discussed.

Workshop – Focus Area Boundaries and Land Use Typologies

Matt Hastie gave a brief overview of the workshop. The Task Force will break into smaller groups and review the refined Focus Area boundaries and give feedback to the project team. He said that there already had been some refinements to the boundaries:

- Downtown boundary extends the official town center boundary
- Leveton and Herman Road were combined into one area
- Teton considered a separate area
- SW Concept Plan area considered differently than other areas

The TTF broke into three groups and spent 30 minutes reviewing the Focus Area boundaries. Feedback from the discussion included:

- Grimm's Fuel should be included in the Pacific Financial area
- Downtown boundary should follow the river for its northern boundary – section currently north of the river should be included in the Bridgeport focus area
- The area to the west of Teton and south of Pacific Financial should be added to Teton or be its own focus area

- The section along Avery, south of Teton and west of the Southwest Industrial Area, should be added to Teton
- The area to the south of Pacific Financial should be combined with Pacific Financial or with the Southwest Industrial or Teton area
- Pacific Financial boundary should follow the river
- There was discussion about the Pac Trust property – it should be kept in a focus area – maybe add to Bridgeport
- There was discussion about the need for a buffer on the west side of the SW Industrial area and along Avery, assuming the area to the north of Avery is included in one of the focus areas

Matt Hastie gave a brief overview of the Land Use Types. The PowerPoint included:

- Future vision of key areas in the city
- Develop land use and other recommendations during planning workshop
- Describes:
 - o Land use and activities
 - o Transit service and function
 - o Other transportation facilities
 - o Urban design, landscaping
- Categories & Potential Applicability:
 - o Mixed Use Center
 - o Town Center
 - o Industrial Employment Center
 - o Business Employment District
 - o Mixed Use Institutional Employment
- Questions:
 - o Is the vision on target?
 - o Do initial ideas about applicability make sense?
 - o Do you agree with ideas about transit facilities and other aspects?

The TTF broke into three groups and spent 45 minutes discussing the land use types. In the interest of time, Eryn asked each group to share the highlights of their discussion about one land use type.

Feedback from the discussion included:

Group #1 feedback - Focused discussion mainly on Mixed-use Center:

- Mixed-use is a draw and destination for people
- Bridgeport makes the most sense for high capacity transit as it already has many features of a transit-oriented development
- If high capacity transit ends up in the western area of the city (e.g. along Highway 99W), mixed-use should be considered for choice for the Pacific Financial area as well

Group #1 feedback on Town Center (notes):

- Should be like a traditional downtown, should serve Tualatin's citizens primarily. Secondary function is to serve areas further out
- Housing over shops should be added
- Community gathering places
- Business that serves community
- Can support more housing than mixed-use typology
- Hope that "large format retail" does not describe "big box"
- "14-hour district" not easily understood

Group #2 feedback - Focused discussion mainly on Industrial Employment District:

- In reference to future conditions, many areas could possibly have broader uses than solely Industrial Employment, such as areas of Teton, SW Industrial and Leveton/Herman Rd – these areas are possibly closer to type #4 Business Employment District, but current industrial uses should not be ignored
- Non-industrial uses should be adjacent to residential – there should be a buffer between industrial and residential

Group #2 feedback on Business Employment District (notes):

- Name could be more descriptive
- Describes Herman Road/Leveton and could also apply to Teton and SW Industrial in the future (or sections of those areas); important to respect existing industrial uses in these areas, but recognize that we might envision something different in the future

Group #2 feedback on Mixed-Use Institutional/Employment

- Meridian Park makes sense as a Mixed Use Institutional/Employment area but the Nyberg Woods area is more of a Mixed-Use Center; consider applying different land use types to the different portions of that focus area
- Mixed-Use Institutional seems more applicable to Pacific Financial/124th (compared to the Mixed Use Center land use type) given size of parcels and market for large scale commercial uses which will be attracted by more transit options

Group #2 feedback on Town Center (notes):

- Yes for core of downtown – try to achieve in future (more of a village character)
- For other sections of Tualatin-Sherwood Rd, other designation makes sense (possibly Business Employment or maybe Mixed Use Center)

Group #3 feedback - Focused discussion mainly on the Mixed Use Institutional/Employment land use type:

- Type makes sense in Meridian Park – if 65th could transition into a pedestrian-oriented street
- In Pacific Financial area - Mixed Use Institutional/Employment could serve employees in the area but could also serve neighbors as well

Group #3 feedback on Business Employment District (notes):

- Larger office employment
- Larger lots need good pedestrian/bike connectivity within the large lots to make transit practical (or a tighter street grid)
- Suggest a new Typology – the 3-4 spectrum

Group #3 feedback on Industrial Employment (notes):

- No link between Teton and 95th – one huge block
- Look at improving North/South connectivity there
- Commercial serving the community not just employees – there is a benefit of having small commercial nodes near single family neighborhoods

Group #3 feedback on Mixed-Use Center (notes):

- Nervous about allowing 1-story buildings

Matt Hastie gave a brief overview of the Focus Area evaluation criteria. The PowerPoint included:
Focus Area Evaluation Criteria

- Will be used to compare land use alternatives during planning workshop
- Tied to project goals and objectives
- Incorporate quantitative or qualitative measures
- Quantitative measures used in INDEX modeling analysis
- Can weight differently by focus area
- Review and comment by email

He asked the task force members to review the criteria on the project website (<http://www.ci.tualatin.or.us/departments/communitydevelopment/planning/longrange/LinkingTualatin.cfm>) and to provide feedback via email or phone by the next task force meeting on April 19th.

Matt Hastie also mentioned the June 4-7 Linking Tualatin workshop. The project team will take the input from the Working Group and Task Force to refine the focus areas, land use types, and how the evaluation criteria are weighted prior to the June workshop. The project team will work to identify the best ways for the task force members to participate in the workshop. An announcement of how and when the task force should participate will be made at a future task force meeting.

Communication from the Public

There were no comments from the public.

Next Meeting

April 19, 2012

5-7pm

Eryn asked Task Force members to please fill out the meeting evaluation forms.

Meeting adjourned.