



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager
DATE: February 6, 2009
SUBJECT: Work Session for February 9, 2009

Work Session will begin at 5:00 p.m.
There WILL NOT be an executive session
Food will be available from California Pizza Kitchen

The following items are up for consideration at work session:

5:00 p.m. (30 min) – Metro's Transit Oriented Development (TOD) program.

Several meetings ago, you requested that Metro come make a presentation and have a discussion about the transit oriented development program. Representatives from Metro will be present to discuss this program and what, if any implications it has or might have for Tualatin. Attached is their PowerPoint presentation that will be used.

Action requested: This is information only – no specific action is requested.

5:30 p.m. (45 min) – Tualatin-Sherwood Road Pedestrian/Landscape Improvements Project.

In November 2008 you discussed this project at work session and sent the consultant back with some input and direction. The consultant is back with several options for pedestrian/landscape improvements on Tualatin-Sherwood Road from I-5 to Outback Restaurant. You will also need to look at the budget and give some direction about funding this project.

Action requested: Direction from Council on which option or components of options that you like for the Tualatin-Sherwood Road improvement project.

6:15 p.m. (15 min) – Access Way Restrictions. At your October 13th Council meeting a gentleman spoke to you requesting that you allow him to keep a fence that he constructed on a city-owned tract in order to restrict access to folks walking on the path beside his house. At the November 24th Council meeting, staff brought forward a revocable permit, which would allow the fence to remain in place. Council pulled the item from the agenda and requested that the issue be brought to a work session for further discussion. Staff will have a map available at the work session showing all of the access easements and tracts throughout the city. We would like the Council to review the purpose of the access ways and then discuss if you are willing to allow restrictions to these public access way and if so, under what circumstances?

Action requested: Direction from Council regarding whether restricting the public access ways is permissible and if so, under what circumstances.

6:30 p.m. (20 min) – Council Communications & Roundtable. This time is the Council's opportunity to brief the rest of the Council on committee meetings, follow-up on items, and any other general Council information that needs to be discussed.

Action requested: This is an open Council discussion.

6:50 p.m. (5 min) – Council / Commission Meeting Agenda Review.

Action requested: Council review the agenda for the February 9th City Council and Development Commission meetings and discuss items of interest or Council activities from the past two weeks.

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

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

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

METRO | TRANSIT ORIENTED DEVELOPMENT PROGRAM



Presented by: Leila Aman
Tualatin City Council Work Session
February 9th, 2009

TOD Program Overview



The purpose of Metro's TOD and Centers Program is to create public-private partnerships that produce transit oriented development projects and vibrant, compact urban centers in order to increase travel by transit, walking and biking.

TOD Program Strategies

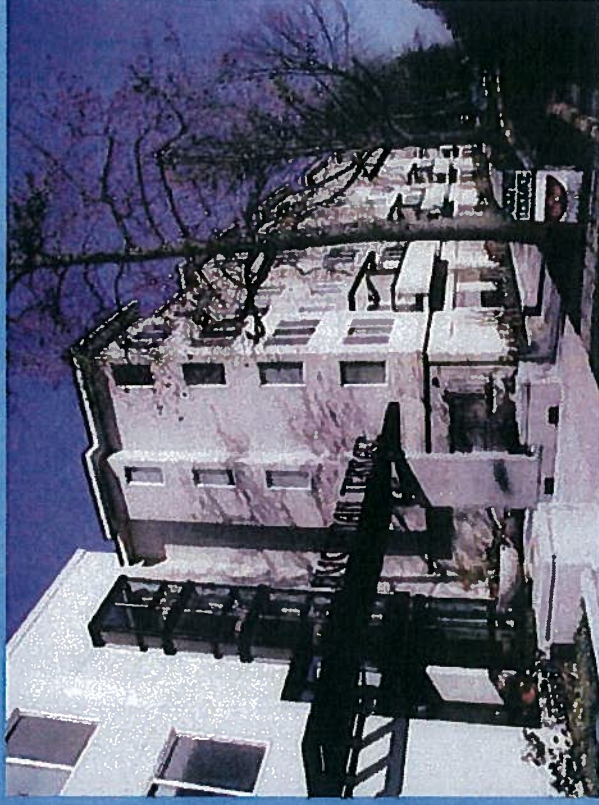


- Create market comparables for higher density buildings near transit and centers
- Develop developers with expertise in higher-density mixed-use buildings in suburban settings
- Increase acceptance of urban style buildings through high quality design
- Carry out place making and contribute to local identity

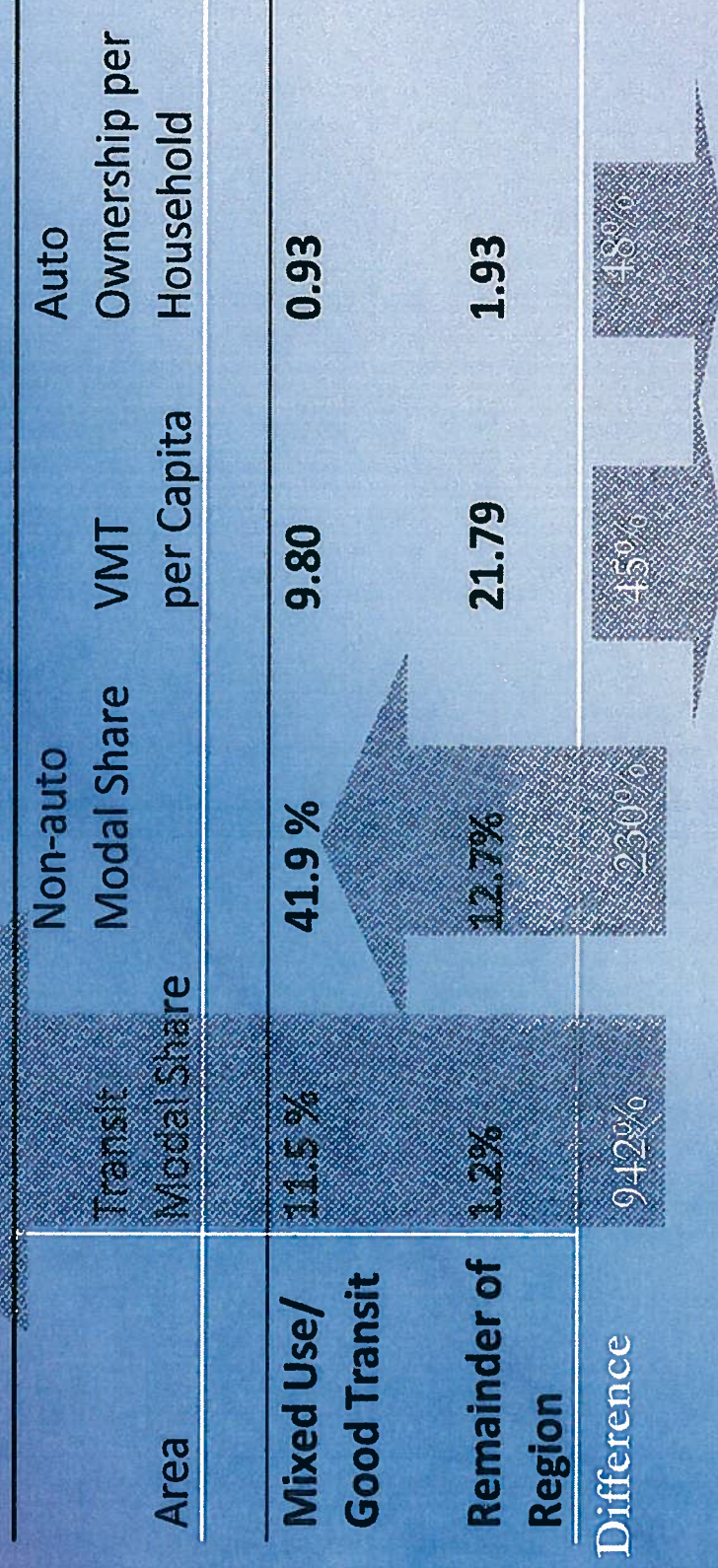
TOD Characteristics

TOD projects have three fundamental characteristics that enhance transit ridership:

- A mix of moderate to high intensity land uses;
- A physical or functional connection to the transit system;
- Design features that reinforce pedestrian relationships and scale—a walkable environment.



Good Data: METRO 1994 Travel Behavior Survey



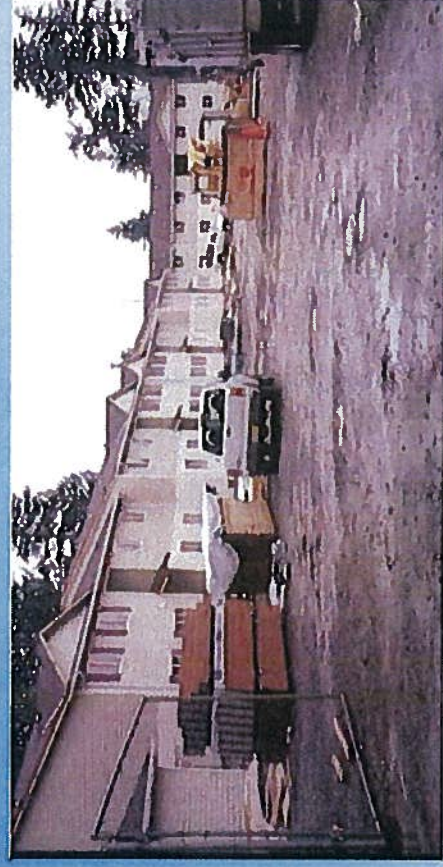
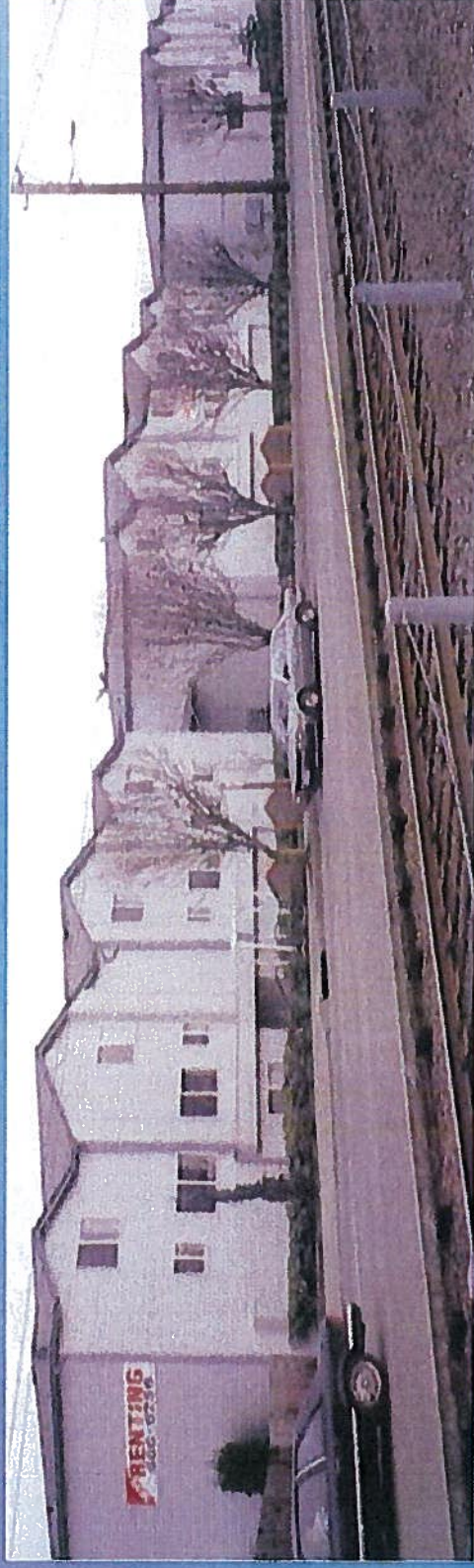
The Dilemma of Density

**"There are two things Oregonians
hate.... sprawl....and density."**

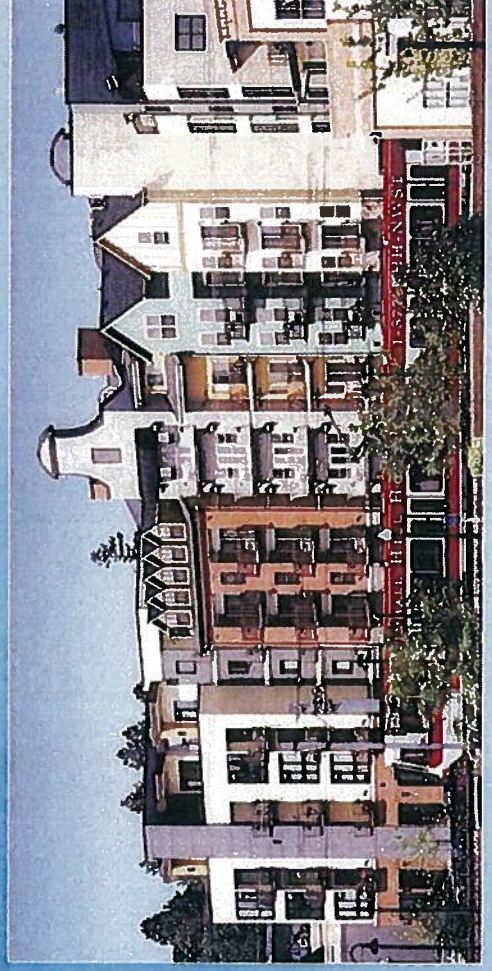
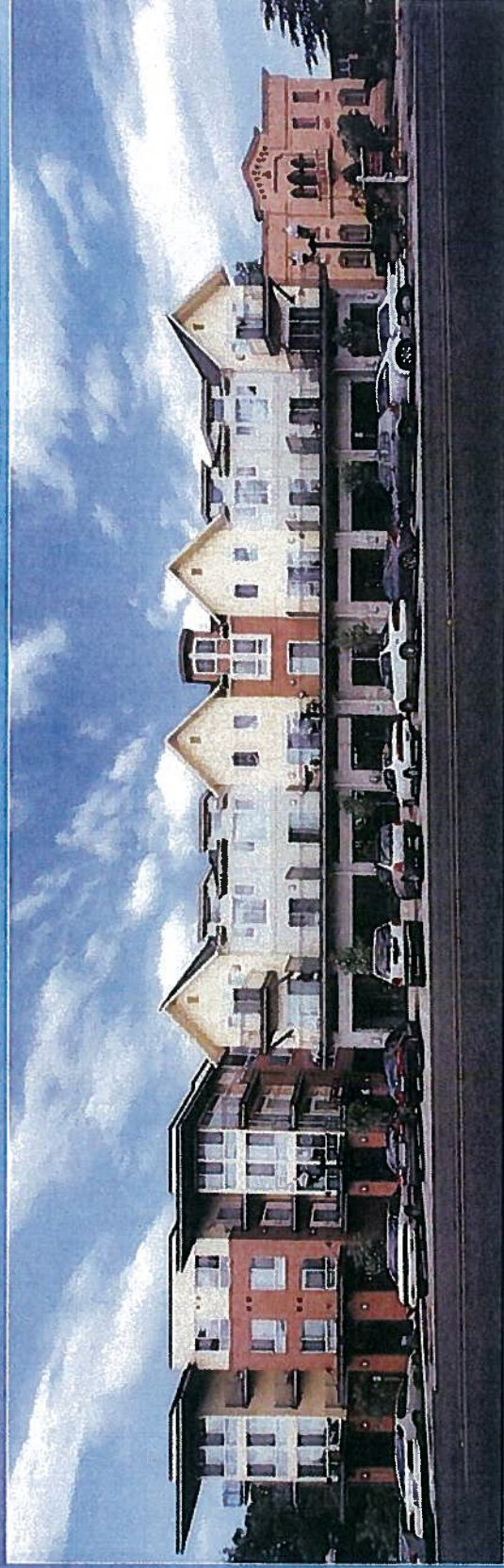


**Former Oregon Governor
John Kitzhaber (1995-2003)**

Bad Density – TOD vs TAD



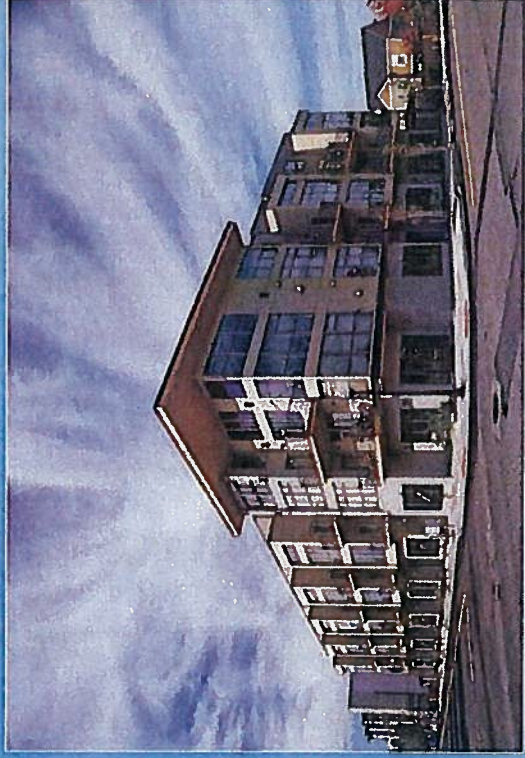
Good Design Can Solve the Density Riddle



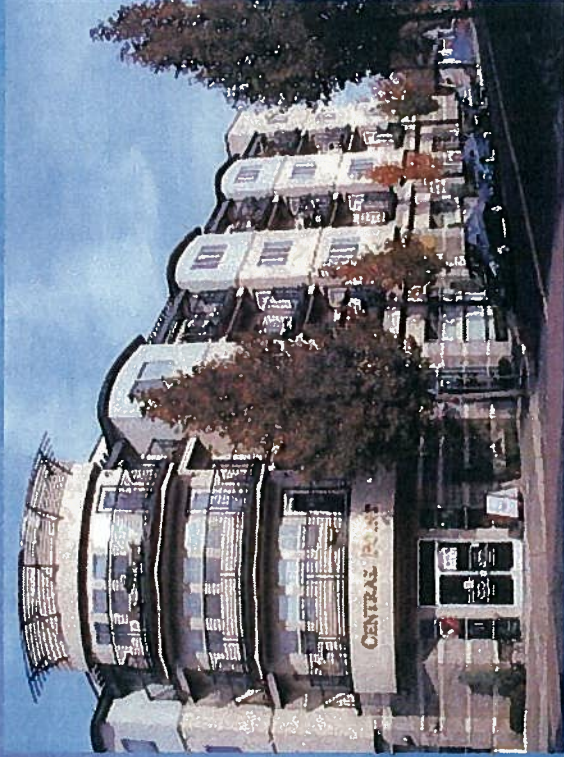
Why do we exist?

- Mixed use and higher density is best for transit use and walk/bike trips but....

...market forces aren't producing this product in suburban locations



Who Said We Could Do This?



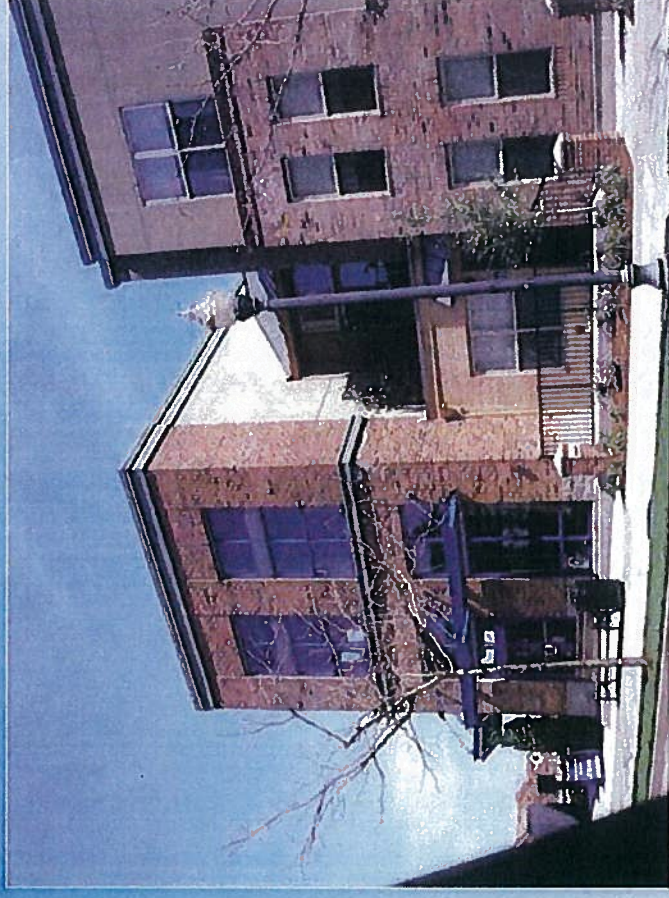
Legislation Codified under Section 49 USC 5309 (a)(5) and (f); and 5309(a)(7).

FTA concluded that: A development project *IS* a transportation project if it is ***physically or functionally connected*** to transit and ***enhances*** the transportation system.

- Took three years to get approval, starting in 1995, first (only?) program in the country to use transportation funds for TOD Projects

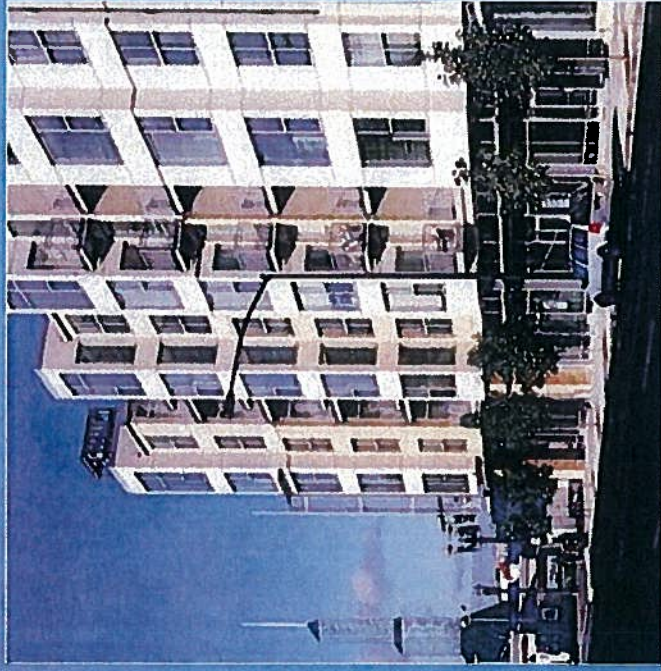
How Are We Funded?

- Grant program – have to apply every other year
- Regional flexible transportation funds “switched” with local funds
- Currently \$2.5 million per year for capital expenditures and operations
- Grossly underfunded - doubled the amount of light rail, yet program funding levels have stayed the same



TOD Program | Investing in the future, now

Public Investments to Help Offset Added Costs of Mixed Use Higher Density Projects



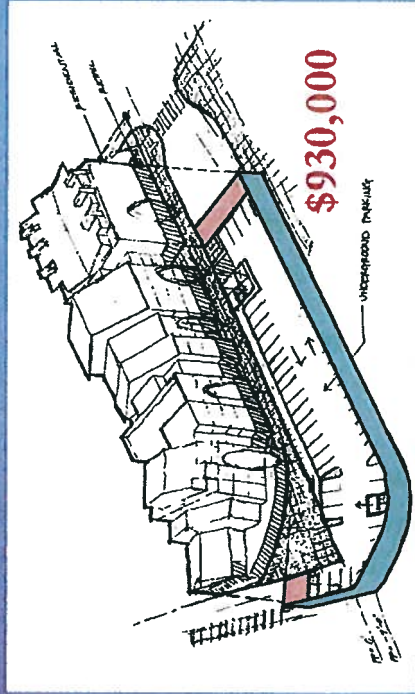
- TOD Easements and land write-downs
- Funding to offset “cost premiums”
- Capitalized value of increased transit ridership used as threshold test of investment

Transit-Oriented Development

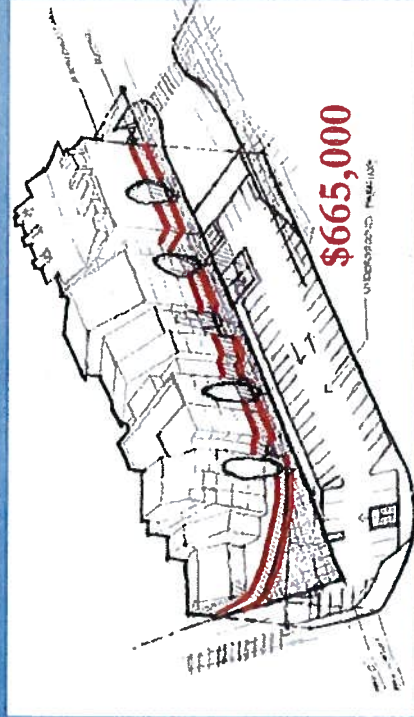
- Cost premiums associated with higher density mixed use are:
 - structured parking
 - elevator
 - separation of uses
 - building material
 - thicker footings
 - complex fire systems



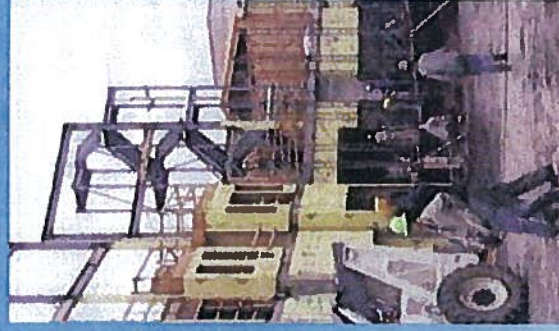
Cost Premiums: The Crossings



Structured Parking



Firewall Separations



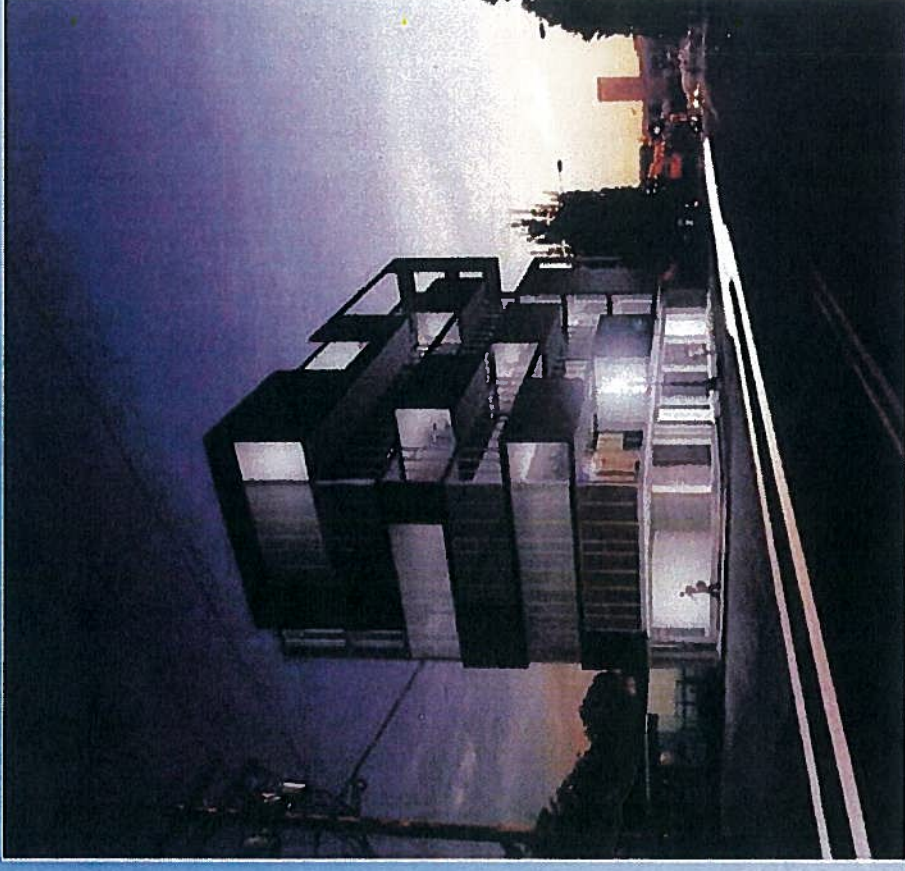
Additional Cost
Premiums



TOD Program Investment | How Does it Work?

- Land Value Write Down
- TOD Easement
- Loans

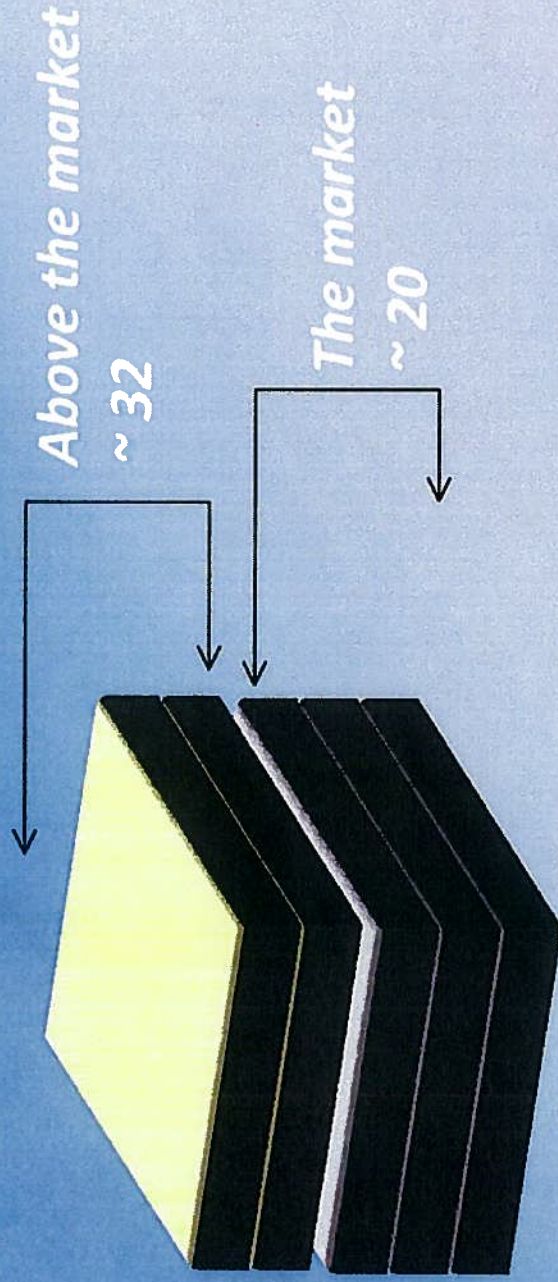
We invest in private projects to offset the gap associated with building higher density mixed use and for pushing the market...



TOD Program Investment | How Does it Work?

1. Cost Premium Analysis (project must have cost premiums)
2. Capitalized Farebox Revenue (must have **delta**, daily transit fare x 30 years = capitalized farebox revenue – enhances overall system effectiveness by bringing users to the system)
3. TOD Steering Committee
4. 7 day notice to Metro Council
5. Development Agreement
 - Preconstruction performance prior to transfer of deed or release of funds
 - Approval of preliminary plans
 - Approval of construction drawings
 - Proof of permit
 - Construction bid
 - Proof of equity capital and mortgage financing (**you have a project!**)

The Delta



12 rides per day X 30 years

TOD Program Investment | How Does it Work?

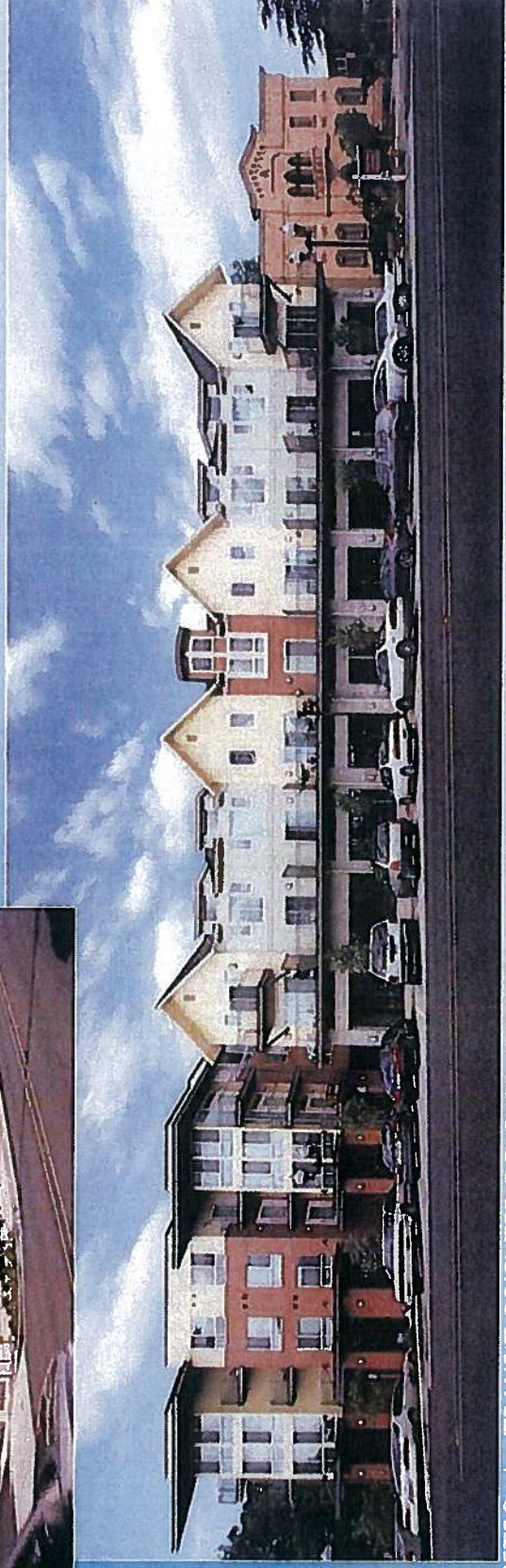
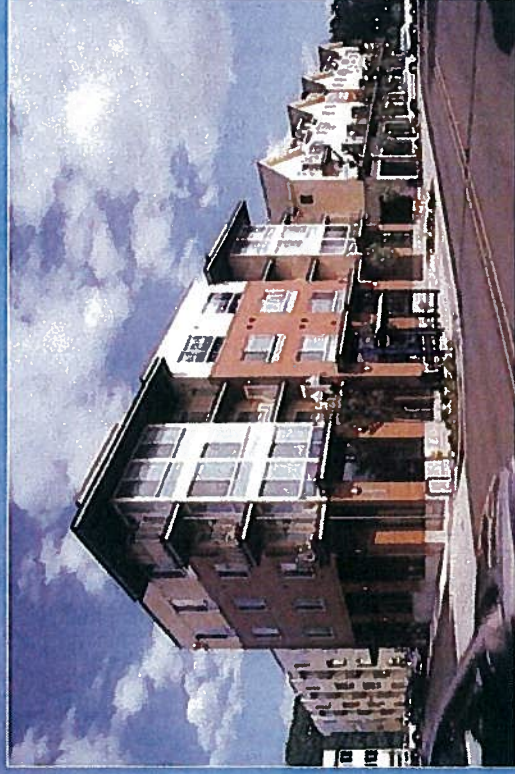
1. Cost Premium Analysts (project must have cost premiums)
2. Capitalized Farebox Revenue (must have delta, daily transit fare x 30 years = capitalized farebox revenue – enhances overall system effectiveness by bringing users to the system)
3. TOD Steering Committee
4. 7 day notice to Metro Council
5. Development Agreement
 - Preconstruction performance prior to transfer of deed or release of funds
 - Approval of preliminary plans
 - Approval of construction drawings
 - Proof of permit
 - Construction bid
 - Proof of equity capital and mortgage financing (**you have a project!**)



Example Projects

North Main Village – City of Milwaukee

4 stories
64 workforce rentals
33 condominiums/townhomes
8,000 ft² ground floor retail
TOD Funding: \$550,000 loan



Example Projects

The Rocket – Central City Portland



4 stories

16,037 ft² Mixed Use Commercial

Restaurants & creative office

LEED Platinum

No Parking

TOD Funding: \$275,000

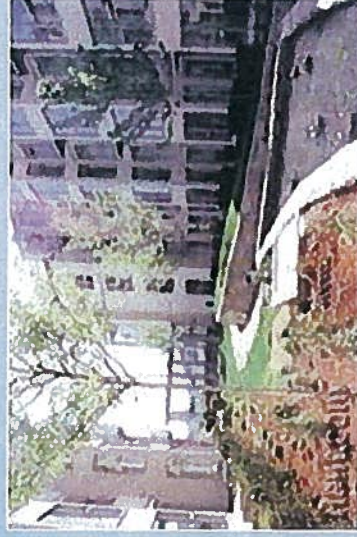


Example Projects

The Merrick - Portland



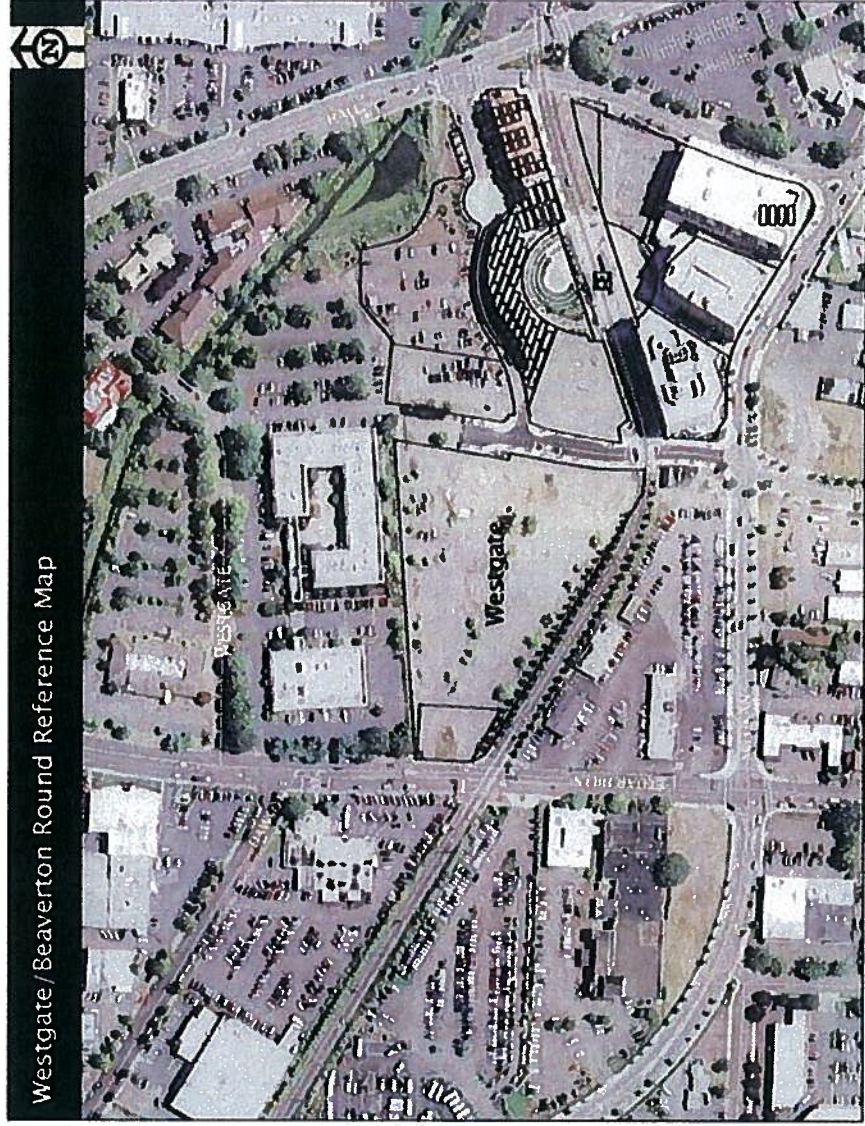
6 stories
185 Apartments
15,000 sq. ft. ground floor retail
Underground parking – 2 levels
TOD Funding: \$200,000



Example Projects

Land Banking– Westgate Theater

Westgate/Beaverton Round Reference Map



Metro partnered with the City of Beaverton to purchase site.

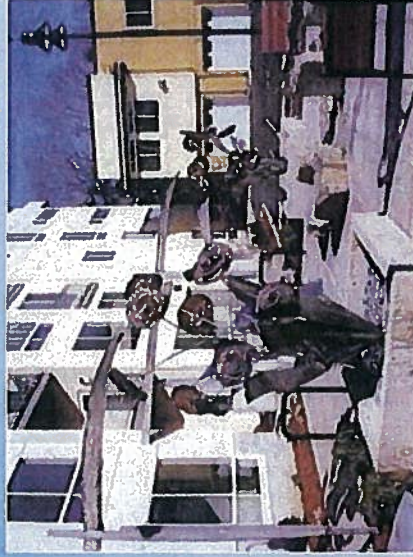
IGA requires:

- 3 or more buildings
- Transit supportive layout
- 30,000 ft² retail
- 220,000 ft² office with structured parking
- FAR near 2:1



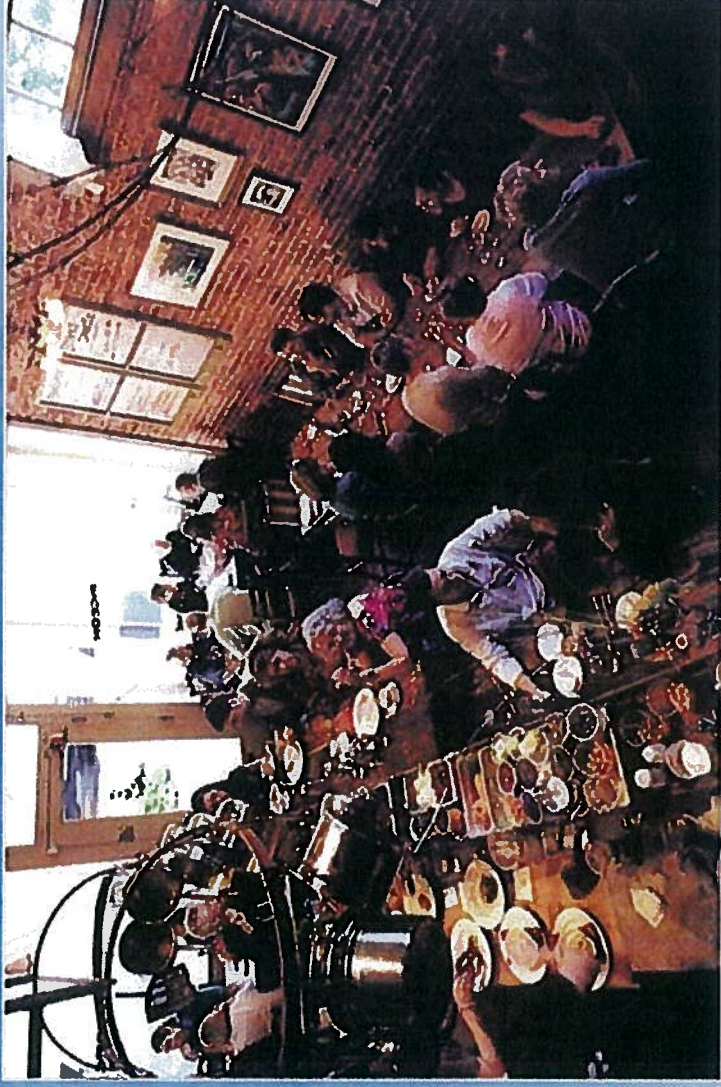
Also...

- We think incorporating art and green elements enhance TOD projects and contribute to placemaking



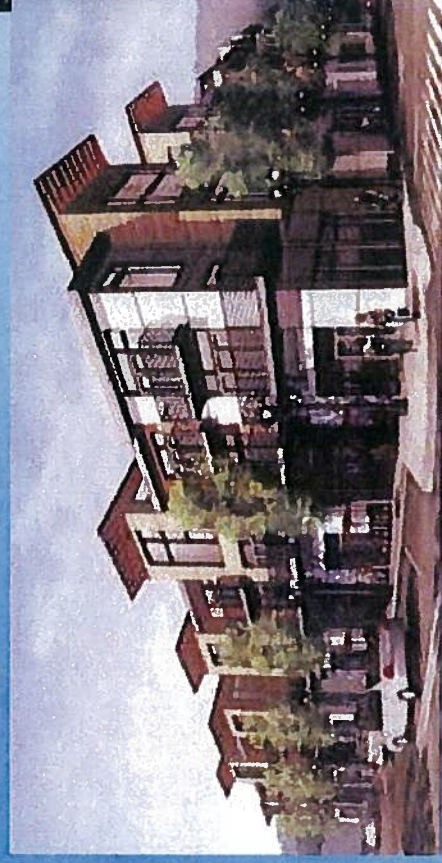
Urban Living Infrastructure

New pilot program which invests in urban amenities (groceries, cafés, restaurants, brew 'n views, etc.) which enhance urban living to complement existing TOD program activities



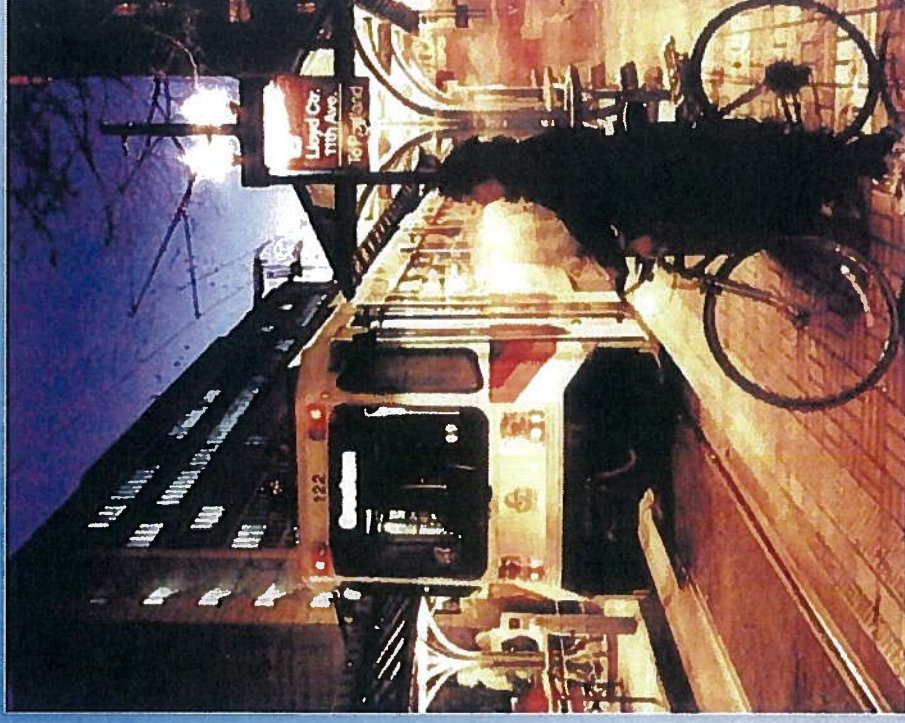
Challenges

- Empty retail
- Construction cost increases
- Market dynamics
- Funding



Other TOD Benefits...

- Uses land more efficiently (80 acres vs. 504), less impermeable surface
- In higher density, transit served, mixed-use areas, households produce 2.5 times less GHG emissions consume **half** the energy
- TOD projects produce 50% fewer auto trips
- TCRB Report 128 — Transportation Research Board of the National Academies
- Advancing 2040 vision



Key Messages

- Regional approach for land use/transportation
- Compact, transit-oriented urban form will not happen on its own in many communities
- Public/private partnerships with developers and

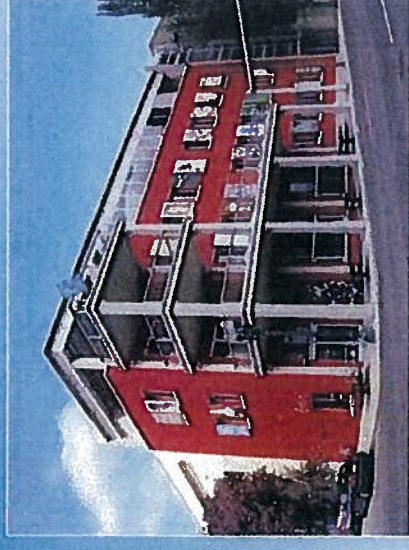
Incentives are needed to facilitate TOD projects and leverage transit investments



METRO | TOD Program

More info on-line:

www.oregonmetro.gov/tod



Contact information:

Leila Aman, Senior Development Project Manager

METRO | TOD Program

Planning and Development Center

503.797.1633

Leila.aman@oregonmetro.gov

MEETING DATE: Monday, February 23, 2009

Ogden out

start time:

WORK SESSION ITEMS

PowerPoint?

1. Utility undergrounding program / policy (Mike/Brenda)

2. Oxford House follow-up (code changes to reflect LUBA decision) (Comm Dev)

3. Signs in Office Commercial Districts (Comm Dev)

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Tomorrow ACE – Arts, Culture & Education

2.

3.

CONSENT CALENDAR ITEMS

1. Resolution - Stafford MOU on Communications (Comm Dev) (?)

2. Resolution HIST-08-01 Appeal Demo Old Elementary School (Legal)

3. Resolution – IGA with TTSD for grant funds (Police)

4. Resolution – Settlement Agreement OMARK (Finance)

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance – Library cleanup language

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1. Labor Relations

MEETING DATE: Monday, March 2, 2009

Special Work Session (food provided)

start time: 6-9p

Location:

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. Urban Renewal Discussion - 90 min (Doug)
 - a. Overview / Urban Renewal 101/Primer
 - b. Leveton District (history, projects, spent, map, future)
 - c. Central District (purpose of district, extension of max. indebtedness, project costs)

2. Five Year Forecast/Revenue Expenditures Discussion

3. Recreation Programs – Options for Expansion

WORK SESSION ITEMS

PowerPoint?

1. Historic Regulations Follow-up (Comm Dev)
2. Sign Design Standards Follow-up (Comm Dev)
3. Library Community Room Policy (Comm Svcs)
4. Truck Routes
- 5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin YAC Update
- 2.
- 3.

CONSENT CALENDAR ITEMS

1. Tualatin Student Visual Chronicle Presentation (Comm. Services)
- 2.
- 3.
- 4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA- 08-07 CO Monument Signs (*Legislative*) (Comm Dev)
2. PTA-08-08 Single Family definitions/standards (*Legislative*) (Comm Dev)
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance Core Area Parking District Tax Rate FY 09/10 (Comm Dev)
2. Ordinance – truck routes
3. Finance -
4. Finance -
5. Finance -

EXECUTIVE SESSION ITEMS

1. Labor Relations (tentative)

MEETING DATE: Monday, March 23, 2009

start time:

WORK SESSION ITEMS

PowerPoint?

1. Water quality facilities – monitoring (Eng) yes
2. Water conservation (Eng) yes
3. Legislative Session Update (Admin)
- 4.
- 5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tree City USA Presentation / Arbor Week Kick-Off
- 2.
- 3.

CONSENT CALENDAR ITEMS

1. URAC Annual Report (TDC) (Comm Dev)
2. TPAC Annual Report (Comm Dev)
- 3.
- 4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. PTA-08-04 Street Tree Regulations (*Legislative*) (Comm Dev)
- 2.
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance PTA- 08-07 CO Monument Signs (Legal)
2. Ordinance PTA-08-08 Single Family definitions/standards (Legal)
3. Ordinance – Mandatory Business Recycling
- 4.
- 5.

EXECUTIVE SESSION ITEMS

- 1.

MEETING DATE: Monday, April 13, 2009

start time:

WORK SESSION ITEMS

PowerPoint?

1. _____
2. _____
3. _____
4. _____
5. _____

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Earth Day Proclamation _____
2. YAC Update _____
3. _____

CONSENT CALENDAR ITEMS

1. _____
2. _____
3. _____
4. _____

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1. _____
2. _____
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Ordinance – PTA-08-04 Street Tree Regulations (Legal) _____
2. _____
3. _____
4. _____
5. _____

EXECUTIVE SESSION ITEMS

1. _____

MEETING DATE: Monday, April 27, 2009

start time:

WORK SESSION ITEMS

PowerPoint?

1.

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. TT Presentation GHT

2.

3.

CONSENT CALENDAR ITEMS

1.

2.

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

February

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 WES Week Kent Out	3 WES Week 11:30a Lunch n' Learn @ Tualatin Police Station 6:30p TLAC	4 WES Week 11:30a Tualatin Tomorrow Partners Luncheon @ Police Dept Training Room 1:15p Tualatin Historical Soc 6p Special work session (Police) 7:00p ARB (if necessary)	5 WES Week 5:30pm – Mayor Ogden @ YAC meeting	6 WES Week 7:30a Chamber Networking Hosted by Flowering Jade @ Senior Center	7 5p Library Foundation Fundraiser
8	9 5:00p Work Session 7:00p Council/TDC Mtg	10	11 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers Brenda out Nancy out	12 7:30a Metro JPACT Meeting (Metro Chambers) 11:30a Chamber Valentine's Day & Auction @ Country Club 7:00p TPAC	13 7:30a Chamber Networking @ Wine Styles, 7009 SW Nyberg Street	14
15	16 Presidents Day Holiday CITY OFFICES CLOSED LIBRARY OPEN 1-9p	17	18 8:00a Chamber New Member Breakfast @ Claim Jumper 12:00p Core Area Parking District Board, Council Chambers 7:00p ARB (if necessary)	19 9:00a Chamber Ambassador's Mtg @ Pacific Continental Bank, 7111 SW Nyberg St. 12p Friends of Library 7p Special URAC Meeting, Council Chambers	20 7:30a Chamber Networking Hosted by Drs. Mosure & Kinney @ Heritage Center	21
22	23 5:00p Work Session 7:00p Council/TDC Mtg	24	25 5:00p Metro Policy Advisory Committee 7:00p ARB (if necessary)	26	27 7:30a Chamber Networking Hosted by Paragon Automotive	28

2009

March

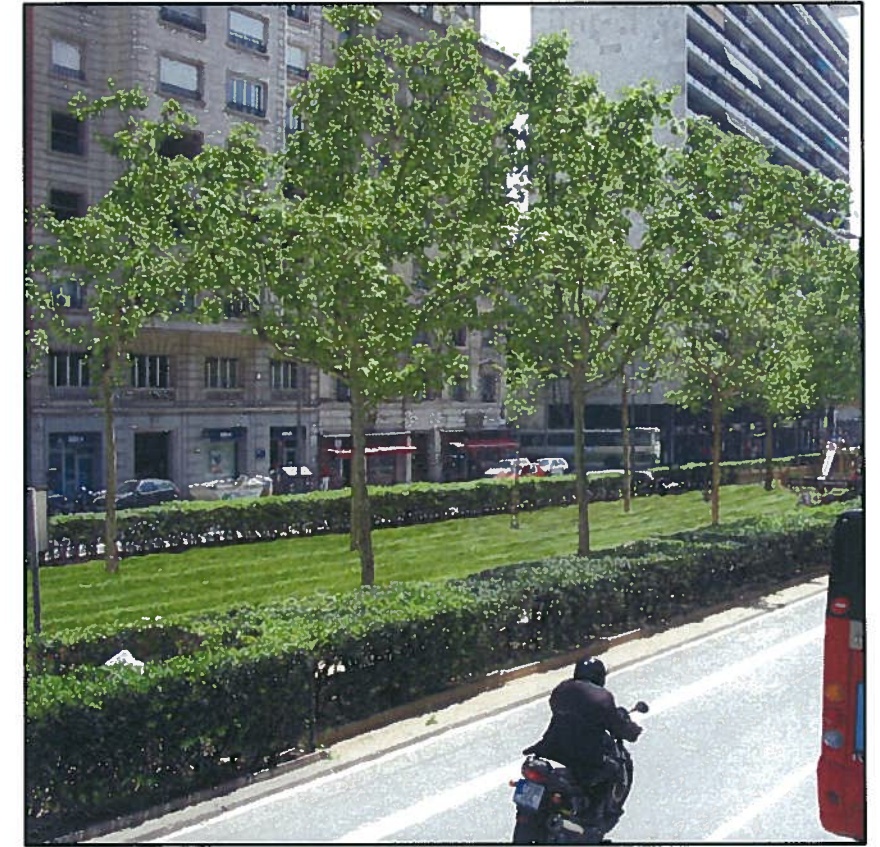
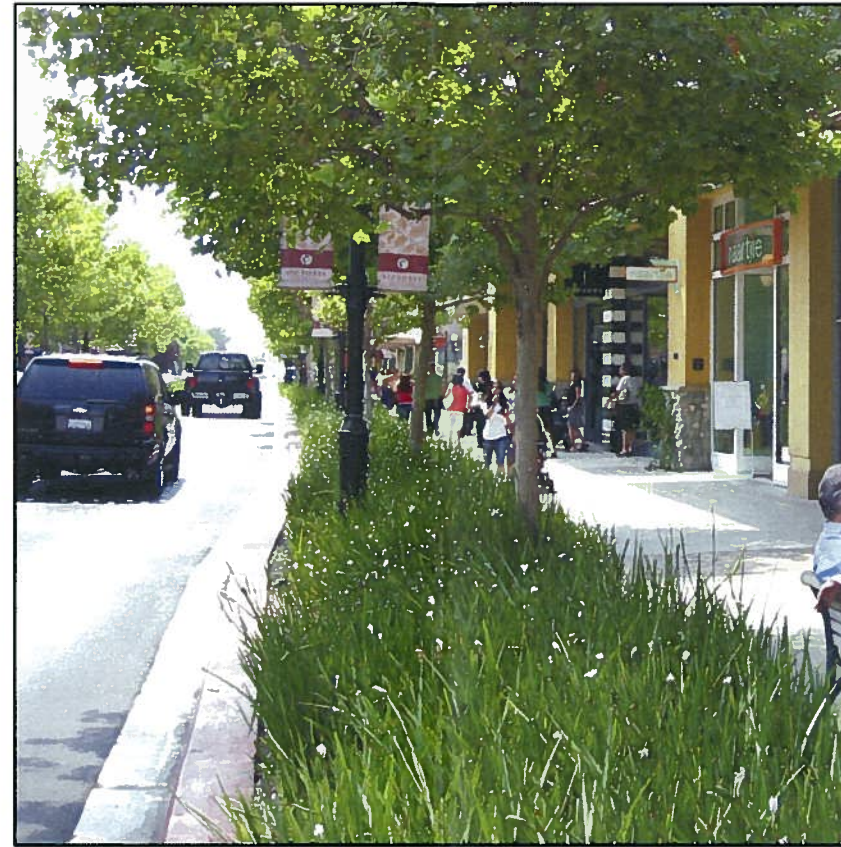
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 6p Potential Joint Meeting w/TTSD 6p Special Work Session (location: TBD)	3 11:30a Lunch n' Learn (Call Chamber for Location) 6:30p TLAC	4 1:15p Tualatin Historical Soc 6p Potential Joint Meeting w/TTSD 7:00p ARB (if necessary)	5 7:30a Metro JPACT Meeting (Metro) 6p Potential Joint Meeting w/TTSD 6:00pm – Counselor Maddux @ YAC meeting	6 7:30a Chamber Networking Hosted by Broadway Rose Theater 6:30p Police Awards Banquet (Senior Center)	7
8	9 5:00p Work Session 7:00p Council/TDC Mtg	10	11 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow Vision Implementation Committee, Police Training Room 7:00p ARB (if necessary)	12 7:00p TPAC	13	14
15	16	17	18	19 12p Friends of Library	20	21
22	23 5:00p Work Session 7:00p Council/TDC Mtg	24	25 5:00p Metro Policy Advisory Committee 7:00p ARB (if necessary)	26 11:30a Chamber Luncheon @ Country Club	27	28
29	30 6p Potential Joint Meeting w/TTSD	31 6p Potential Joint Meeting w/TTSD				

2009

April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 1:15p Tualatin Historical Soc	2	3	4
5	6	7 6:30p TLAC	7:00p ARB (if necessary) 8 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	9 7:00p TPAC	10	11 Arbor Day Celebration (TBD)
	Kent Out				→	
12	13	14	15	16 12p Friends of Library 7:00p Urban Renewal Advisory Committee, Council Chambers	17	18
19	5:00p Work Session 7:00p Council/TDC Mtg 20	21	7:00p ARB (if necessary) 22 5:00p Metro Policy Advisory Committee	23 11:30a Chamber Luncheon @ Country Club	24	25
26	27	28	7:00p ARB (if necessary) 29 7:00p ARB (if necessary)	30 5:30p – 8:00p Tualatin Tomorrow Community Event @ Meridian Park Hospital Education Center		
	5:00p Work Session 7:00p Council/TDC Mtg					

2009





Section A
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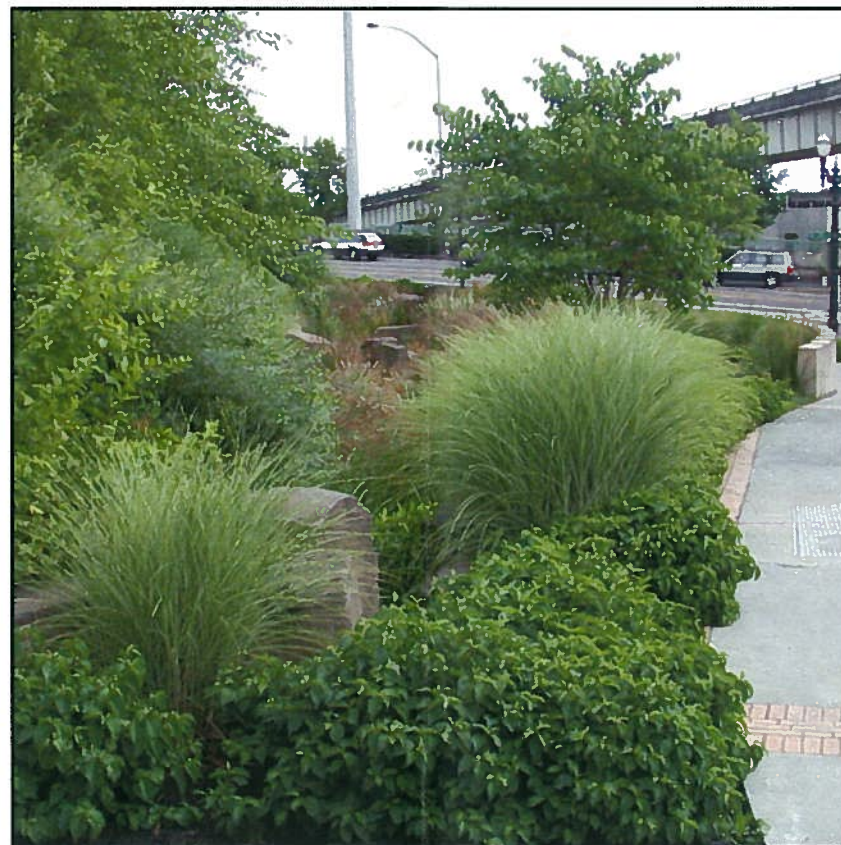
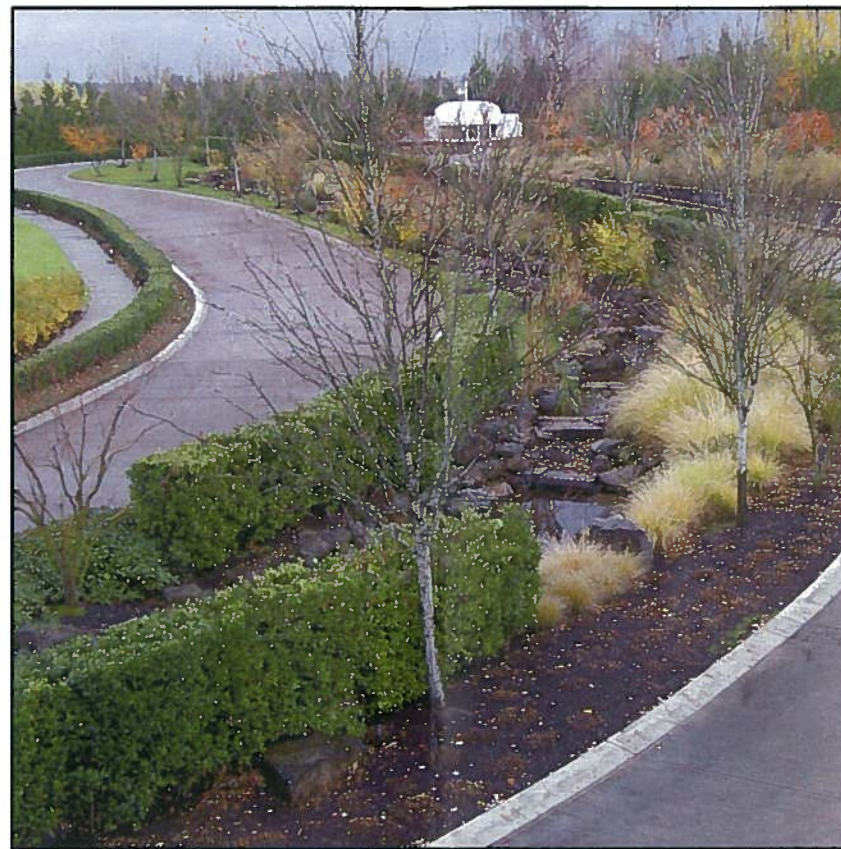


Section B
Scale: 1/4" = 1'



Section C
Scale: 1/4" = 1'







Section A
Scale: 1/4" = 1'



Section B
Scale: 1/4" = 1'



Section C
Scale: 1/4" = 1'





Chilkat Terrace, Tualatin, OR 97062

Image © 2009 Meta, Portland Oregon

© 2009 Tele Atlas

45°21'29.60" N 122°45'40.15" W

elev: 69 m

Jul 12, 2007

Eye alt: 223 m

Google

**Tualatin Development Commission
SW Tualatin-Sherwood Road Landscape and Pedestrian Improvements**

Preliminary Construction Budget Estimates

Construction Components	Range of Cost (thousands)	Option 1 (thousands)	Option 2 (thousands)	Option 3 (thousands)	Option 4 (thousands)	Option 5 (thousands)	Option 6 (thousands)
Landscaping	\$500 - \$600	\$500 - \$600	\$500 - \$600	\$500 - \$600	\$500 - \$600	\$400 - \$500	\$300 - \$400
Signals	\$700 - \$800	\$700 - \$800	\$500 - \$600	\$250 - \$350		\$500 - \$600	\$250 - \$350
Illumination	\$650 - \$750	\$200 - \$300	\$200 - \$300	\$200 - \$300	\$200 - \$300	\$550 - \$650	\$350 - \$450
Stormwater	\$200 - \$300						
Estimated Construction Cost	\$2,050 - \$2,450	\$1,400 - \$1,700	\$1,200 - \$1,500	\$950 - \$1,250	\$700 - \$900	\$1,450 - \$1,750	\$900 - \$1,200

Options for Reducing the Project Scope and Budget

Option 1: Remove Pedestrian Area Lighting and Stormwater Improvements

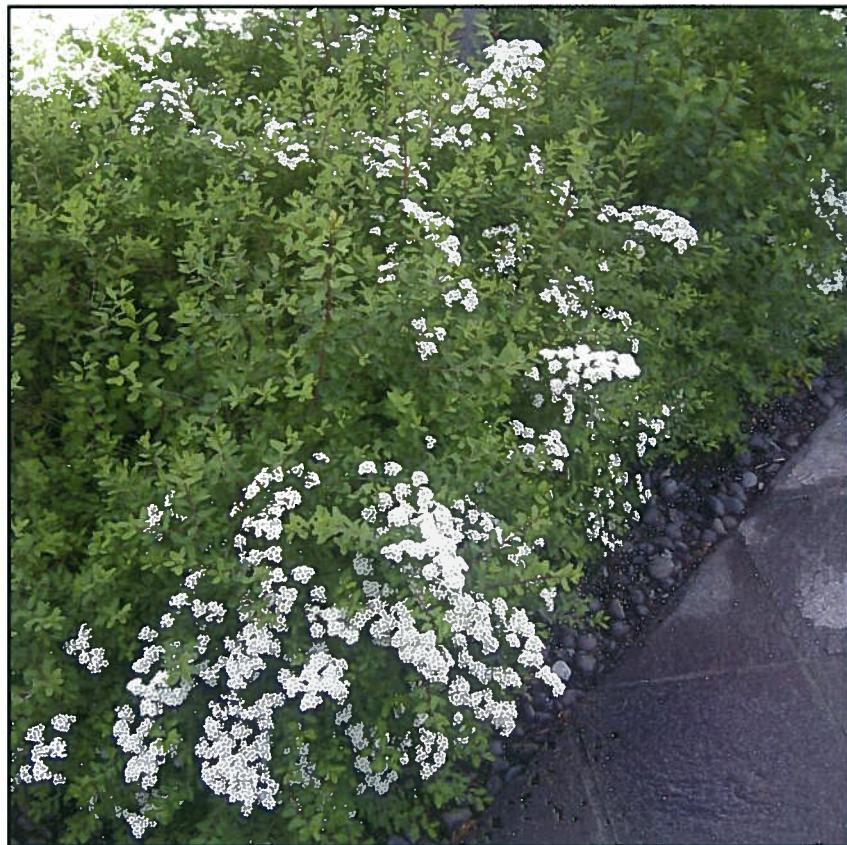
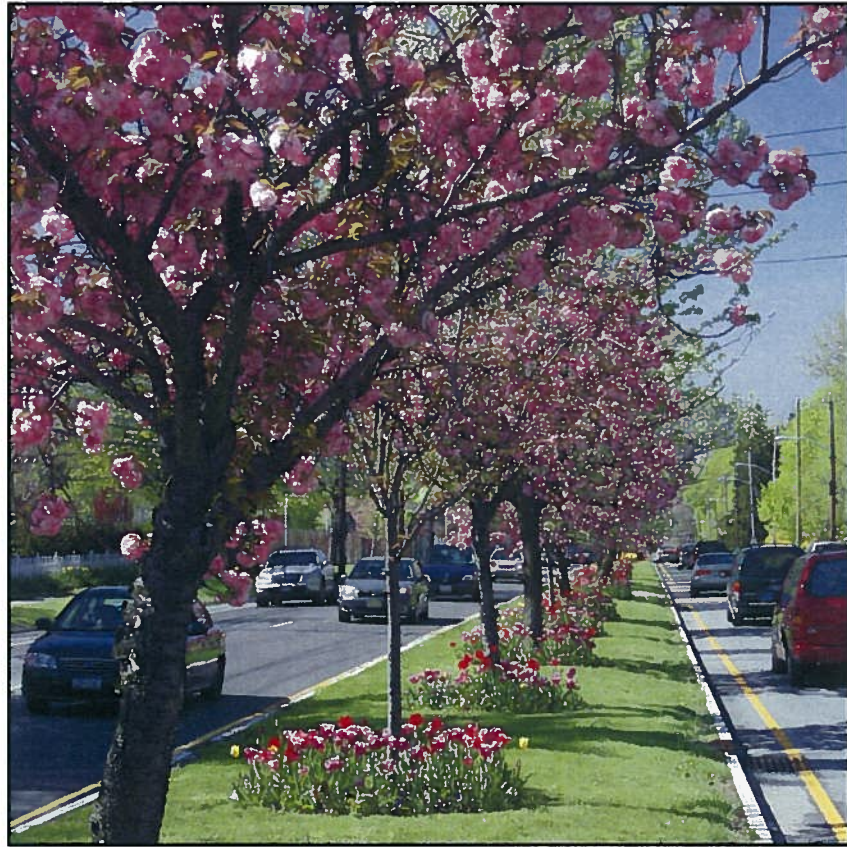
Option 2: Option 1 + Remove Fred Meyer Intersection Signal Upgrade

Option 3: Option 1 + Remove Fred Meyer and Commons Intersections Signal Upgrades

Option 4: Option 1 + Remove all Traffic Signal Upgrades

Option 5: Truncate Project Limits, Remove Portion West of Boones Ferry Road + Remove Fred Meyer Intersection Signal Upgrade

Option 6: Truncate Project Limits, Remove Portion West of Commons Intersection + Remove Fred Meyer Intersection Signal Upgrade





Section A
Scale: 1/4" = 1'



Section B
Scale: 1/4" = 1'



Section C
Scale: 1/4" = 1'



Ornamental Parkway

Colorful expression of ornamental landscape

- Large & small flowering trees
- Large flowering shrubs, perennials & bulbs
- Diverse plant palette
- Layers of plants in casual groups
- Moderate capital costs & higher maintenance



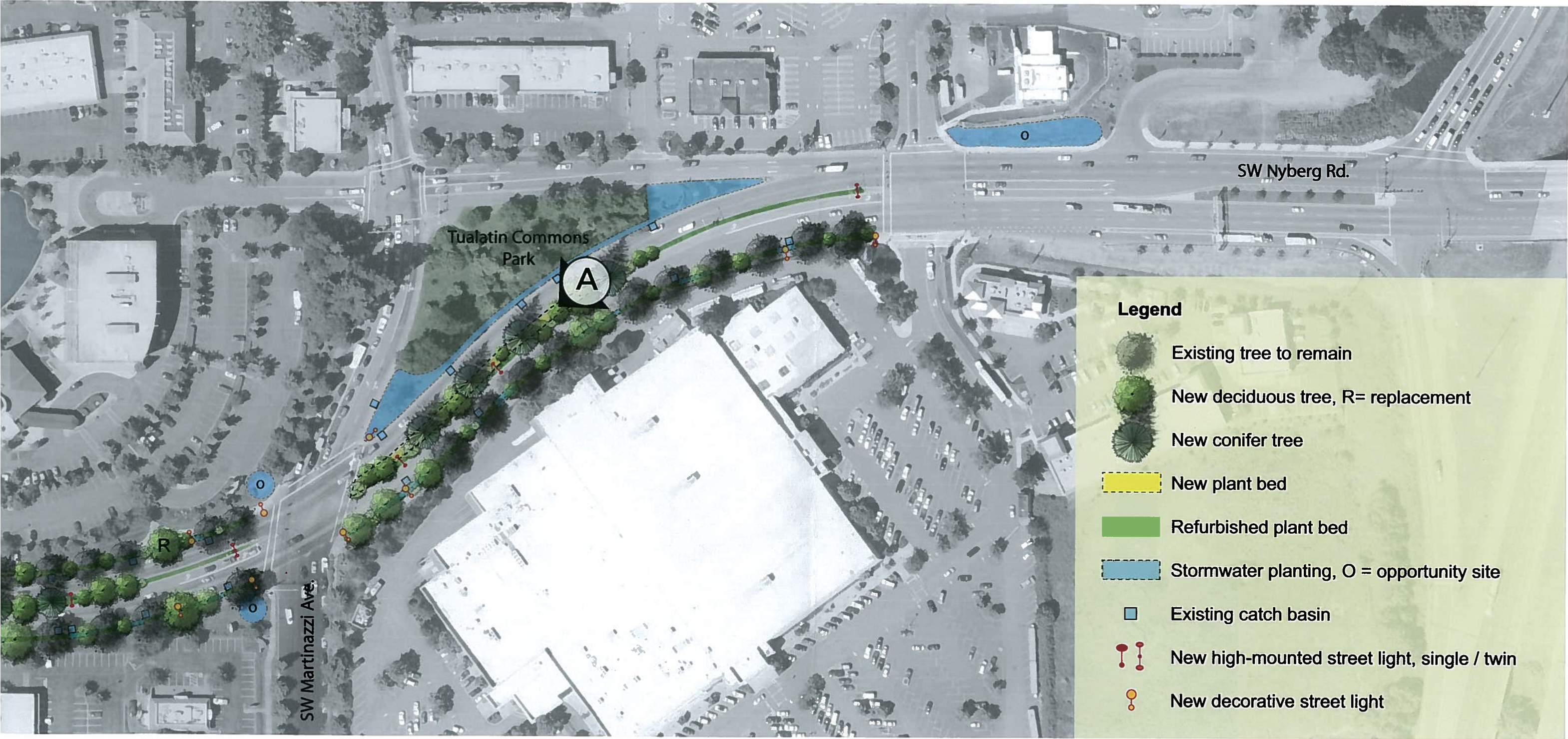


Nature Greenway

Informal expression of riparian & wetland landscape

- Multi-level continuous conifer and broadleaf tree canopy
- Native, native-adapted & diverse plant palette
- Stormwater treatment & habitat potential
- Large and medium shrubs and stormwater plants
- Higher capital costs & moderate maintenance





Traditional Boulevard

Formal expression of traditional city boulevard

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



