



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council
FROM: Sherilyn Lombos, City Manager
DATE: April 3, 2009
SUBJECT: Work Session for April 13, 2009

Work Session will begin at 5:00 p.m. and will resume after Council meeting
There WILL be an executive session: ORS 192.660(2)(d)
Dinner will be available

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

Action requested: Council review the agenda for the April 13th City Council and Development Commission meetings.

5:10 p.m. (60 min) – Urban / Rural Reserves. This is the last of three discussions regarding Tualatin's growth and density aspirations. This discussion will focus on the Stafford area as well as the Town Center, commercial areas and industrial lands.

Action requested: Direction from the City Council on growth and density aspirations in the Stafford area, the Town Center, commercial and industrial areas.

6:10 p.m. (30 min) – Central Urban Renewal District Capital Project Options. As the Central District comes to the end of its current life, the remaining money needs to be allocated among several projects, including the Tualatin-Sherwood Road landscape project, the East Commons project and train noise mitigation. Attached is a memo from Doug with additional information for the discussion.

Action requested: Direction from the Commission on allocation of the remaining CURD dollars among the various remaining projects.

6:40 p.m. (15 min) – EXECUTIVE SESSION – Labor Relations (Contract negotiations with the Tualatin Employees Association – contract expires June 30, 2009).

BREAK FOR CITY COUNCIL MEETING

8:00 p.m. (30 min) – Clackamas County Library District. In February the City Council gave direction to move forward with the steps needed to annex into the Clackamas County Library District. Tonight's discussion will focus on the schedule, milestones, actions and policy issues that need discussion and direction. Attached is a memo from Paul with additional information, including a draft IGA for the discussion.

Action requested: Direction from the City Council regarding annexing into the Clackamas County Library District.

8:30 p.m. (30 min) – Legislative Session Update. The Legislature is currently in session and there are a number of bills working their way through the process. This discussion will focus on areas of priority for the Council, specific bills that are being tracked, and a process for keeping Council apprised of emerging issues.

Action requested: Direction from Council on priorities and positions on specific bills.

9:00 p.m. (30 min) – Council Communications & Roundtable. This time is the Council's opportunity to brief the rest of the Council on committee meetings, follow-up on items, and any other general Council information that needs to be discussed.

Action requested: This is an open Council discussion.

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

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

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



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Doug Rux, Community Development Director *DR*
Aquilla Hurd-Ravich, Senior Planner *AHR*

DATE: April 13, 2009

SUBJECT: URBAN AND RURAL RESERVES LOCAL ASPIRATIONS- TOWN CENTER, COMMERCIAL, INDUSTRIAL AND STAFFORD BASIN

BACKGROUND

On February 4, 2009, staff brought before Council a presentation titled Urban and Rural Reserves Local Aspirations. In this presentation, we reviewed building trends inside the Planning Area, discussed residential and employment capacity inside the planning area and reviewed potential capacity outside the planning area. At the end of the discussion Council identified two potential urban reserve candidates located on our southwesterly boundary and located on our southeasterly boundaries. In that presentation staff presented information related to the Town Center, industrial area, commercial area, medical center area, residential land, Southwest Concept Plan, South Tualatin, and our Sphere of Influence. Subsequently, on March 9th staff presented before Council an analysis of residential land in the City and the South Tualatin Area. Tonight, staff is presenting an analysis of employment land capacity in the Town Center, commercial and industrial areas as well as analysis of residential land in the Town Center and the Stafford Basin.

Staff intends to prepare a final report articulating the City's Local Aspirations that will be distributed to Council prior to the Tualatin Tomorrow Community Event on April 30th.

POLICY CONSIDERATIONS

- Town Center: Should future development be more dense, less dense or status quo? What type of impact will development densities have on residential development in the future? Are the population and employment estimates acceptable ranges or should they be higher or lower? How much growth should we plan for in the next 20 to 50 years?

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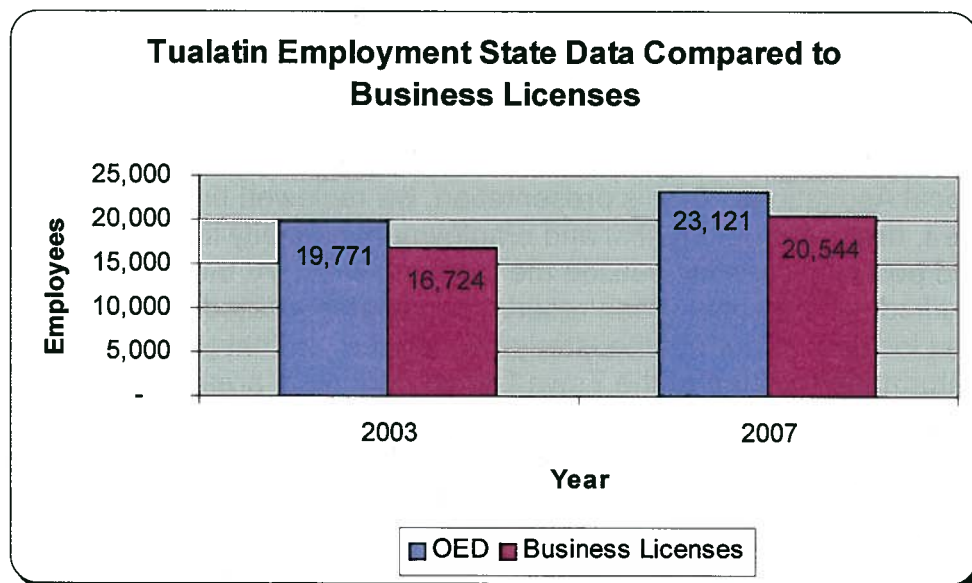
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- Commercial and Industrial: Should development continue at current trends or should development become more intense to use land more efficiently? Intensity of development also affects commercial and industrial land supply. What sectors should the City focus on for employment needs and what land use policies will facilitate this growth?
- Stafford Basin: What density requirements should apply to residential land in North and South Stafford? Are the land use allocations in North Stafford acceptable? Are commercial land allocation in South Stafford acceptable?

Employment

In the February 4th work session staff reported employment numbers based on business license data. This data indicated the number of employees grew from 16,588 in 1999 to 21,430 in 2007. Employment grew by 6% between the years 1999 and 2003 and it grew another 22% between the years 2004 and 2008. Since that time staff has been working with data from the Oregon Employment Department (OED) to determine a more accurate employment number. According to OED in 2003 there were approximately 19,771 employees in the City and approximately 23,121 employees in 2007.

Figure 1



Community Development March 2009

Table 1

Tualatin Employment OED v. Biz Licenses			
Year:	OED	Business Licenses	% Difference
2003	19,771	16,724	18%
2007	23,121	20,544	13%

Community Development March 2009

Town Center

Nonresidential density is often measured in terms of floor area ratio. As defined by A Planner's Dictionary, floor area ratio is the total floor area of all buildings or structures on a zoning lot divided by the total square footage of said lot. Floor Area Ratio (FAR) can be expressed either as a number 0.2, 0.5, 1.0 etc, or a ratio 2:1 in this case meaning a building twice the size of the lot area can be built on the lot. Staff determined the FAR in the Town Center, Commercial and Industrial areas by comparing gross building square footage to developable area, not lot size. Developable area is defined by the Tualatin Development Code as the privately owned land area upon which site improvements are to be placed, including but not limited to buildings, landscaping, parking, loading, vehicular circulation, outdoor storage areas and water quality facilities. Developable areas do not include public rights-of-way or wetlands.

The Town Center contains a mix of uses including residential, office and retail and the FAR is inclusive of these uses. The Town Center has an average FAR of 0.37. Staff compared business license information with land use applications to establish a gross building square footage in the Town Center. Staff estimated the building footprint size of buildings without a land use approval to determine FAR. There are 3,855 employees, according to OED data, in the Town Center and 1 employee per 324 square feet of building area. Because Town Center building area also includes residential square footage, the ratio of 1 employee/ 324 square feet is representative of a mixed-use ratio.

Redevelopment in the Town Center consists of the sites and possible development identified in Table 2. Over the next 20 years population could increase by 131 to 1,048 people in the Town Center due to redevelopment and vacant land. New residences are primarily identified to be located on the Nyberg Limited Partnership site. In 20 years a total of 2,849-4,550 new jobs could be added to the Town Center. This is a combination of redevelopment and vacant land. Based on redevelopment identified below, FAR could range from 0.37 to 0.40 in 20 years and in the next 50 years FAR could range from 0.36 to 0.40 based on current standards. Presently, there are 3,855 employees in the Town Center according to 2007 OED data and there are 1,249,927 gross building square feet. At the time of preparation of this staff report, staff is unclear what net gain in employees and square footage may occur over the next 20 and 50 years. Illustrations of Town Center redevelopment are included as Attachment B. These 3-D drawings help to illustrate what the Town Center might look like after proposed vacant land and redevelopment is completed.

In February 2008, the City Council approved a revised Town Center vision statement:

The Tualatin Town Center will be a distinctive high-quality mixed-use development location with a wide variety of residential dwellings and retail, professional and service employment opportunities, and important recreational and cultural facilities.

Articulating the cities aspirations for the future requires a discussion of several policy considerations. One discussion must focus on density of the Town Center and whether or not it should become more or less dense or remain the same. Based on the redevelopment scenarios described here does the city have a desire to increase density

or do these scenarios need to be scaled back. This decision is affected by the City's desired density in other residential areas including within our existing boundaries, in the UGB expansion area of South Tualatin and Stafford Basin. The Council expressed a desire to keep residential density in South Tualatin low at 1-6.4 dwelling units per acre. The difference between the City's desires of 1.64 du/acre and Metro's requirement of 10 du/acre is 2,823 dwelling units. Redevelopment in the Town Center will yield approximately 1,014 dwelling units at the high end after 50 years of growth. Therefore, there is a deficit of 1,809 dwelling units. If the desire is to keep residential density low then residential density in the Town Center would need to be increased in order to meet State and Metro requirements. Other policy considerations are whether or not the population and employment aspirations for the Town Center are within acceptable ranges. If the scenarios should reflect higher population employment numbers then the building height in the Town Center will be need to be increased. Additionally, we would have to mandate housing and provide incentives for housing in the Town Center rather than its current permissive application.

Table 2

Site Description	Square Feet	Dwelling Units	Time Horizon
Baker/ Tomeoni – 3-4 story office building	32,925- 43,900		20 yrs
Robinsons Crossing/ Veterans of Foreign Wars - 3 story office retail building in addition to the renovation of the historic Robinson's building.	36,350		20 yrs
Emami Parcels/ Clark Lumber - multi-story mixed use, retail on ground floor, office above and structured parking.	50,000- 120,000		20 yrs
United Rentals - 2 story retail on ground floor with office, potentially medical or dental above.	26,000		20 yrs
Nyberg Limited Partnership - a mix of retail, office and residential in potentially multi-story buildings.	230,000 (low)- 500,000-800,000 (high)	45 (low)- 200-400 (high)	20 yrs
Pac-Trust - 4 to 5 buildings of class A office building with retail on the ground floor.	400,000-500,000		20 yrs
Red Lot (Core Area Parking) - 4 story parking structure with ground floor retail.	15,000		20 yrs
Boones Ferry and Warm Springs - 1 story office/ medical office building.	18,000		20 yrs
Martinazzi Avenue and Warm Springs Street - 1 story restaurant use on a vacant lot.	7,000- 10,000		20 yrs
Kaiser's vacant lot - multistory office building	100,000		20 yrs
Total in 20 years:	915,275 (low)- 1,369,250-1,669,250 (high)	45(low)- 200- 400(high)	
Mohave Court - a mixed use retail, office and residential in multi-story buildings.	176,000 (low)- 580,000-900,000 (high)	37(low)- 231-452 (high)	20yrs- 50 yrs
Tualatin Development Commission property - two story civic building	20,000- 25,000		50 yrs
Hedges Green/ Zian Limited Partnership - mixed use of retail, office and residential in potentially multi-story buildings.	144,000 (low)- 320,000-500,000 (high)	28 (low)- 127-162 (high)	50 yrs
Total in 50 years:	340,000 (low)- 925,000 –1,425,000 (high)	65 (low)- 358-614 (high)	
Grand Total:	1,255,275 (low)- 2,294,250-3,094,250 (high)	110 (low)- 558-958 (high)	

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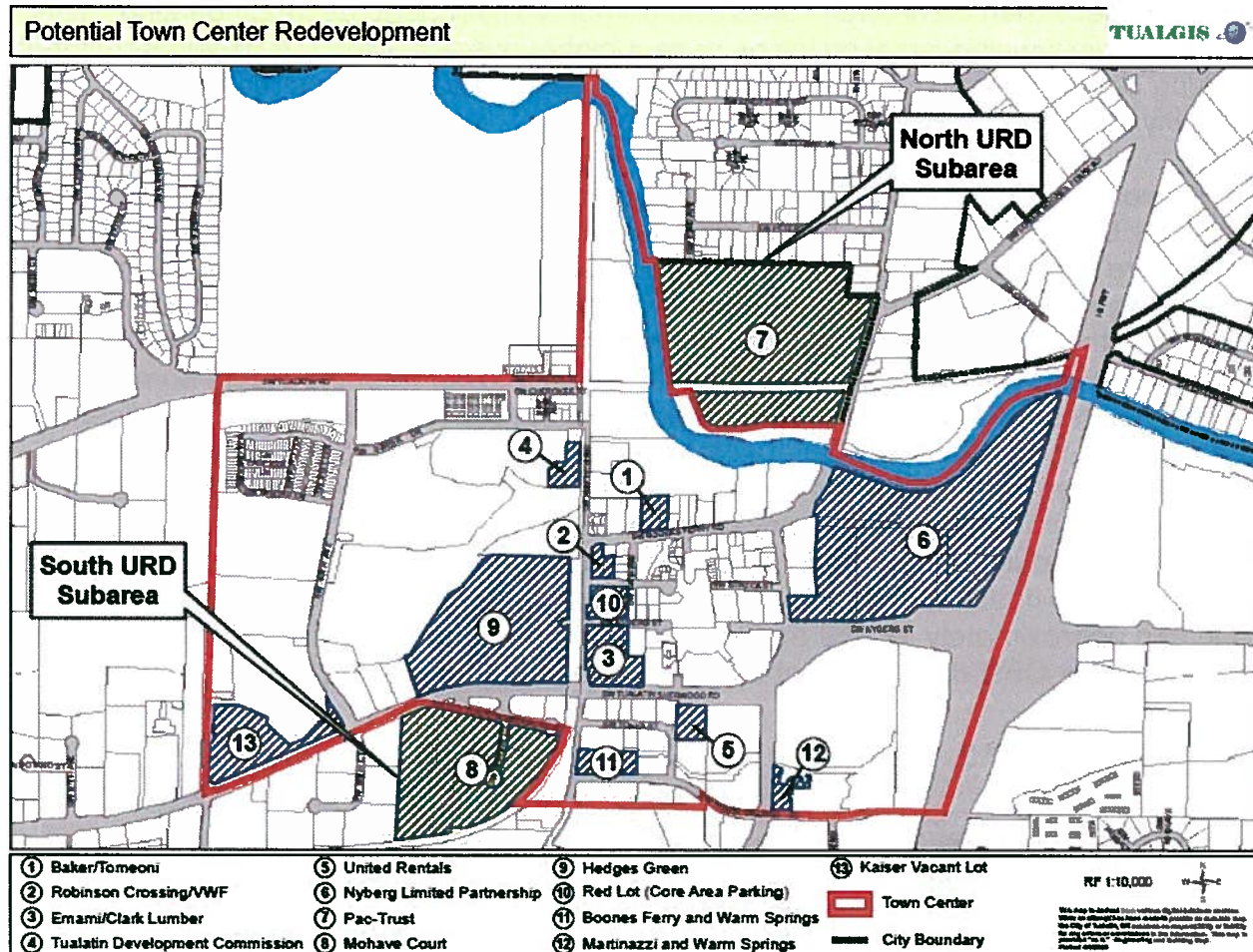
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Table 3. Town Center:

Summary:		
	Low	High
Vacant commercial land in the Town Center	1.69 acres	
Redevelopment in 20 years	915,275 square feet	1,369,250-1,669,250 square feet
Redevelopment in 50 years	340,000 square feet	925,000-1,452,000 square feet
20 years- New employment based on redevelopment (2,808-3,264-4,550) and vacant land (41 jobs)	2,849 new jobs	3,264- 4,550 new jobs
50 years- New employment based on redevelopment (1,049-2,855-4,398),	1,049 new jobs	2,855-4,398 new jobs
20 years- New dwelling units based on redevelopment (45-200-400 units) and vacant land (5-6 units).	50 dwelling units	206-400 dwelling units
50 years- New dwelling units based on redevelopment (65-358-614units),	65 dwelling units	358-614 dwelling units
20 year- Population increase Based on 2.62 people per dwelling unit:	131 population	540-1,048 population
50 year- Population increase Based on 2.62 people per dwelling unit:	170 population	938- 1,609 population

Community Development March 2009

Figure 2



Commercial and Industrial Area

A similar process was used in commercial and industrial areas to determine FAR used in the Town Center analysis. Analysis of FAR in the commercial areas does not include the Town Center or Medical Center. Buildings constructed prior to the Architectural Review process were not calculated either. The FAR would most likely increase by about 8-10 percent if with inclusion of buildings constructed prior to 1977. The average FAR for commercial land is 0.26, which means that for every 1,000 square feet of land there is approximately 260 square feet of building space. There are approximately 5,527 employees in commercial areas and approximately one employee per 812 square feet of gross commercial building. Industrial land has an average FAR of 0.36 and approximately 12,850 employees and one employee per 1,228 square feet of gross building area. Industrial buildings may have a higher floor area ratio than commercial buildings because less land is need to accommodated the use. For purposes of this analysis the development area is used in the FAR ratio. The development area encompasses parking and landscaping. Commercial uses typically require more parking to accommodate employees and customers than industrial uses. Since more land is required to support commercial uses, a lower ratio of building space to land space may

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occur than what can exist on industrial land. Industrial uses typically need larger building space than commercial uses and do not typically need as much parking. This could explain why industrial buildings have a higher average FAR. However, structured parking can accommodate more commercial building square footage and therefore possibly increase the FAR.

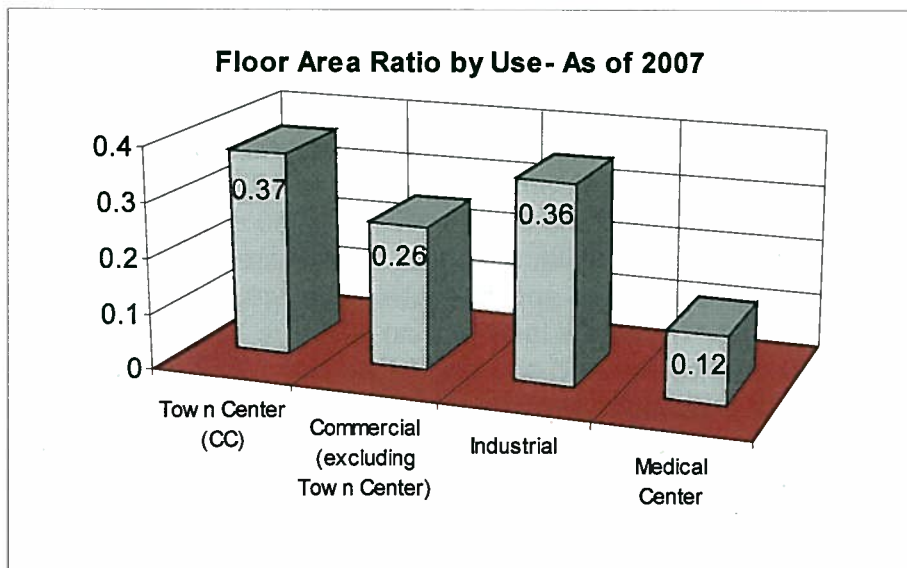
At the work session in February, the employment numbers presented were based on data from City business licenses. At that time, the staff memo indicated that we would bring back more accurate employment data from the Oregon Employment Department (OED) when it was available. Since that time the Community Development staff has been working with OED to obtain and analyze employment data. Historically, the number of employees reported on business licenses is typically lower than the actual number of employees reported to OED. The number of employees reported on business license data in 2007 is 13 percent lower than total employees in 2007 according to OED data. OED data does not break down employees by Planning District, commercial land, or industrial land. It is only broken down by NAICS codes. The number of employees on commercial and industrial land is an estimate based on a 13% increase of the employees reported on business licenses. There are approximately 5,527 employees on commercial land and approximately 12,850 employees on industrial land in 2007. This method was used because OED data does not break down by Planning District.

Table 4

	F.A.R.	Employees	Employees/ Square Foot
Commercial	0.26	5,527	1 job/ 812 square feet
Industrial	0.36	12,850	1 job/ 1,228 square feet
Medical Center	0.12	1,294	1 job/ 494 square feet

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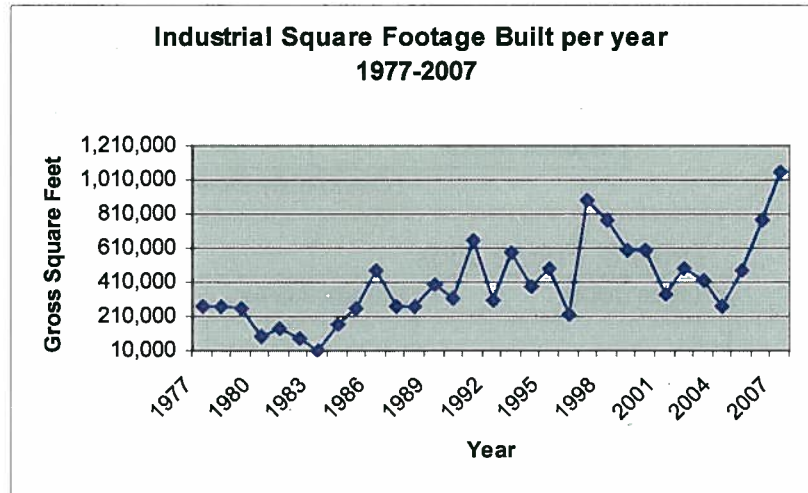
Figure 3



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Figure 4

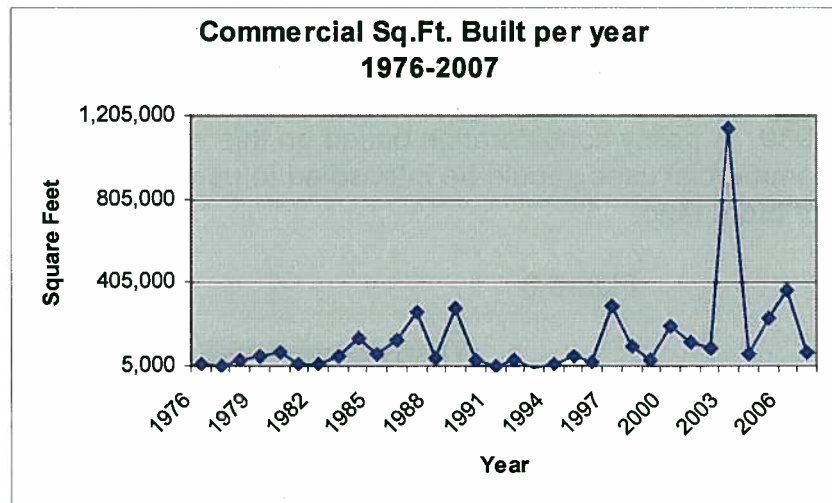
Based on the data from the last 30 years an average of 406,301 square feet of industrial buildings were built per year. The least amount of square footage was built in 1983 at 10,084 square feet and the greatest amount was built in 2007 at 1,057,982 square feet and the median 342,069 square feet was built in 2001.



Community Development January 2009

Figure 5

Based on data from the last 30 years of commercial development outside of the Town Center, an average of 127,088 square feet were built per year. The least amount of square footage was built in 1993 when no commercial square footage was recorded outside of the Town Center the greatest amount was built in 2003 at 1,144,554 square feet.



Community Development January 2009

Vacant land was derived by applying a net acre definition, which is essentially a layer of constraints to vacant land identified through Metro's available data in the City and Planning Area. The City's GIS staff determined there are 20 acres of vacant commercial land, 340 acres of vacant industrial land and 8 acres of vacant medical center land. Vacant, redevelopable and infill land can support approximately 1,259 jobs on commercial land, 6,445 jobs on industrial land and 224 jobs on medical center land. Redevelopable and vacant industrial and commercial land can be seen on Attachment D.

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Table 5: Employment land:

Employment Acres:	Vacant Acres	Infill Acres	Redevelopable Acres
Commercial	20	5	21
Industrial	340	9	99
Medical Center	8		

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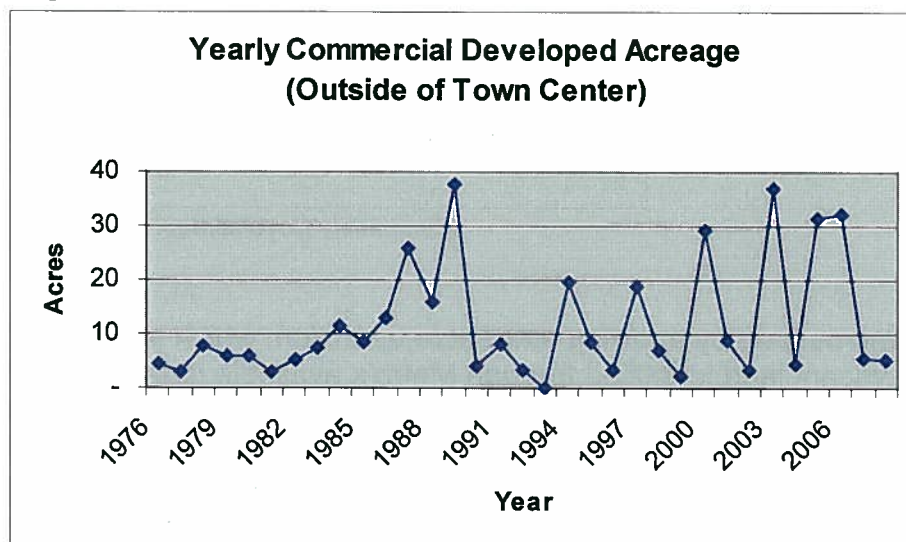
Table 6: Future Jobs:

Future Jobs:	Vacant Acres	Infill Acres	Redevelopable Acres	Total
Commercial	550	138	571	1,259
Industrial	4,895	125	1,425	6,445
Medical Center	224			224

Community Development March 2009

One approach to predicting the future of Tualatin's commercial land is by looking at the number of acres that have been developed per year over the last 30 years. The graph below indicates that developed acres increased overall between the years of 1976 and 1989 before dropping back down. The graph shows that in the years following 1987 there were peaks and valleys in terms of the number of acres developed with no real indication of any trend. The average amount of land developed over the last 30 years is 11.76 acres per year with a median of 7.28 acres, a low of zero in 1993 and a high of 37.85 in 1989. A policy consideration based on this information is if this trend should continue or if commercial uses should be intensified to use land more efficiently and reduce the need for more land.

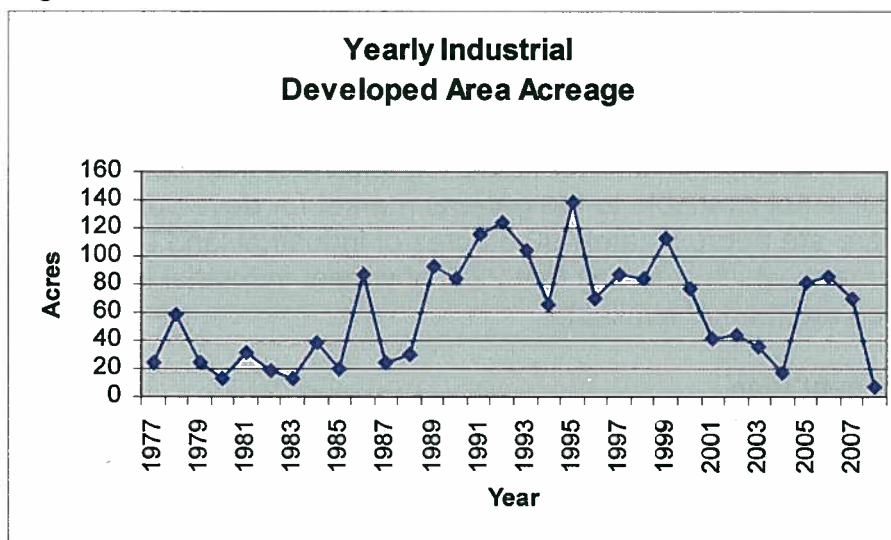
Figure 6



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A graph of industrial developed acres over the past 30 years indicates a gradual overall increase of developed acres between the years 1977 to 1995 and an overall decrease from 1995 to 2008. The average amount of industrial land developed over the last 30 years is 60.15 acres per year with a median of 62.30 acres, a low of 7.05 in 2008 and a high of 138.30 in 1995. A policy consideration based on this information is whether or not to continue this trend or intensify development.

Figure 7



Community Development March 2009

It is difficult to judge what land development will look like in the future when no strong trends are apparent from past development. However, draft a report prepared by E.D. Hovee & Company, LLC for Metro in January 2009, *Employment Demand Factors & Trends Task 1 Report- Metro Employment & Economic Trends Analysis*, estimates that industrial areas in what they term "outer rings" (including Tualatin) will accommodate the majority of industrial building space by 2028. Currently the inner rings, Inner North & East, Inner Westside, Inner I-5 and Inner Clackamas, have 54% of industrial space but the outer rings have captured over 60% of the tri-county's share of industrial growth post 2000. This report defines "Flex Space" as industrial space with 50% or more office space. Flex Space is primarily located in the Inner Westside and continues to locate in that area. Although the Outer I-5/205 (including Tualatin) has recently been targeted for flex space.

A majority of office development is located in the central area (downtown Portland); however, since 2000 41% of office development has occurred in the Inner Rings and 33% in the Outer Rings. Retail space in the Outer Ring is predominately found in centers of 35,000 square feet or more. According to the report, development since 2000, region wide, has favored large stores. "Centers have maintained a constant share of the region's retail inventory, while "other" or main street retail has declined as a share of the reported regional total." (pp19-24)

Hovee also reported on commercial and industrial densities throughout the region. They found a commercial FAR of 0.43 in post 2000 development in the Outer I-5/205 sub area. There was insufficient data to determine the FAR of industrial development post 2000 but pre 2000 FAR was 0.08. The commercial FAR in Tualatin, 0.27, is lower than the FAR in our sub area, and because of insufficient data we can not compare the City's industrial FAR to what the report found in our sub area. It should be pointed out that the Hovee report includes square footages of all centers.

Land Banking

In the last analysis of industrial land presented to the Council on February 4th, vacant industrial land was estimated at 408 acres however; staff had not estimated the percentage of land that was being banked. Land banking generally means a private property owner is holding the land for future expansion of their company and although it is not developed it is not available to the general market for development. Based on staff knowledge, there are approximately 90.6 acres of industrial land that is committed for future development, which is to say that 22% of vacant industrial is being land banked and 317.4 acres are market available.

Southwest Concept Plan

The Concept Plan is made up of 431 gross acres of which 221 acres are considered vacant and another 179 acres are considered redevelopable according to GIS analysis in April 2009. Additionally there are two public utility easements, BPA and PGE, that transect the concept plan area where development cannot occur. These areas are proposed to have pedestrian trails. Assumed future uses in the area include a mix of light industrial (printing, material testing, and assembly of data processing equipment) and business park uses (flex-type space for technology companies). In total the area could support 5,500 to 5,700 jobs by the year 2025 and possibly 12,000 new jobs on the high end. In addition to the industrial jobs a node of commercial that will serve the industrial uses will generate new jobs. The City identified land adjacent to the southerly boundary of the Southwest Concept Plan as an "Area of Interest" for Urban Reserves. This area would most likely serve as a transportation connection between 124th Avenue and an east west arterial. However the 7.19 vacant acres could support approximately 104 industrial jobs.

Summary

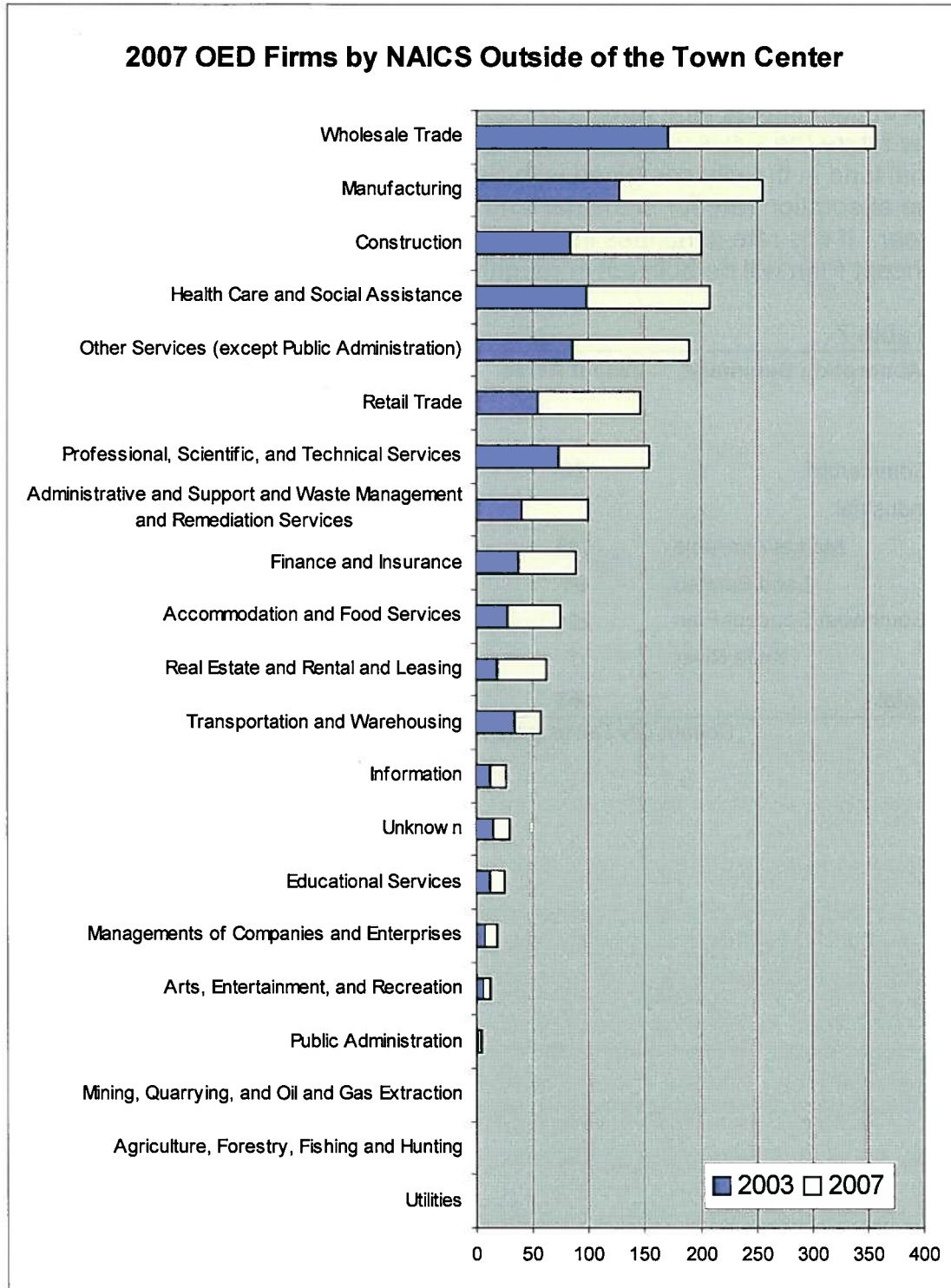
The table below describes the City's vacant land supply for commercial and industrial land. There are approximately 18 acres of vacant commercial land. Over the last 32 years, 12 acres of commercial land have been absorbed per year. If this average rate continues in the future the City's vacant commercial land supply will last two years. Vacant industrial land in the city combined with Southwest Concept Plan acreage totals 760 acres. The absorption rate for industrial land over the past 31 years is an average of 60 acres per year. If this rate continues in the future industrial land supply and land in the Southwest Concept Plan will be built out in roughly nine years.

Table 7

Absorption Summary:	Vacant Acres	Average Absorption per year	Land Supply in years
Commercial	20	12	2
Industrial:			
Market Available	249	60	4
Land Banked	91	60	2
Southwest Concept Plan	221	60	4
Knife River	7	60	0.12
Total	568		9

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Figure 8



The above graph indicates that there are more firms in the wholesale and trade sector than any other sector in Tualatin followed by manufacturing, construction, health care and

social assistance. Analysis of industrial and commercial areas leads to several policy considerations for discussion. One discussion should be about what sectors to focus on in Tualatin to meet employment needs and what land use policies are necessary to facilitate the growth of those sectors. Additionally, another policy discussion should focus on if industrial development should continue at its current rate, which means our land supply ends in roughly 9 years, or if development should intensify (become more dense) to stretch the land supply for a longer period of time. A similar discussion should focus on commercial land that could be built out in the next 2 years and whether or not development should continue as status quo or become more intense.

Stafford Basin

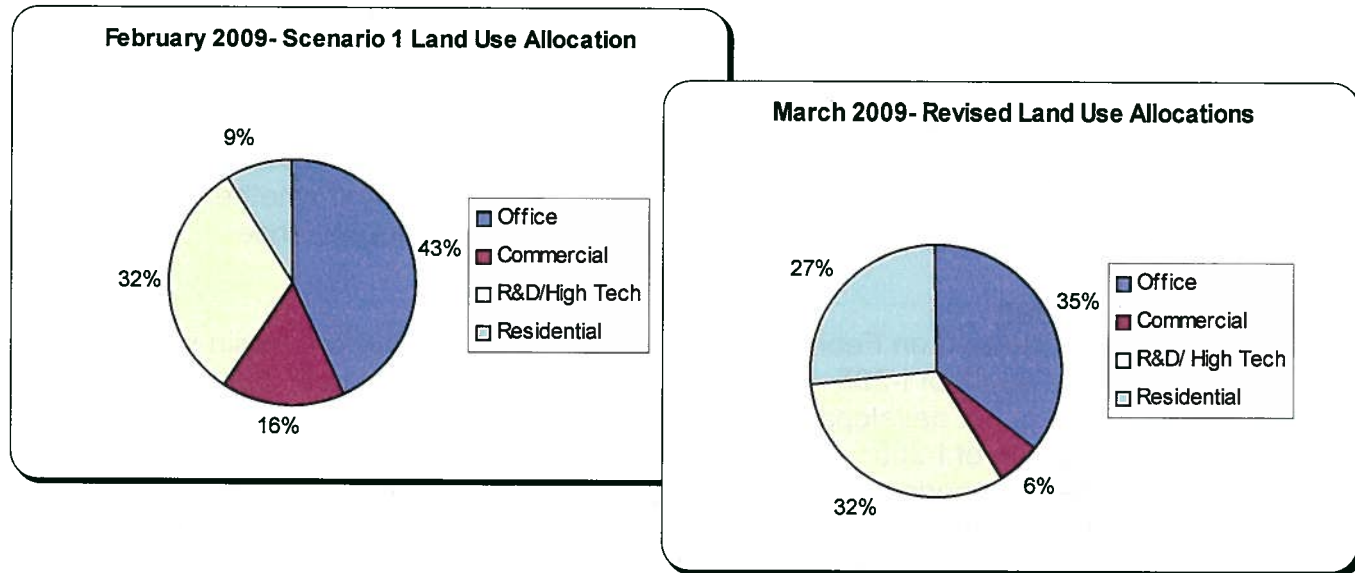
At the work session on February 4th, staff presented the Stafford Basin in two parts north of I-205 and south of I-205. Based on GIS analysis conducted in January 2009 there are 1,680 acres of net developable vacant land out of 2,900 gross acres in the Stafford Basin, north and south of I-205. At the February 4th work session, staff presented two development scenarios. The first scenario (Scenario 1) presented the land use assumptions in the 2000 Fiscal Impact Analysis for the area north of I-205 and south of I-205 developing at Metro's required density of 12 dwelling units per acre. (Since that time staff clarified with Metro that new lands brought into the UGB must be planned for 10 dwelling units per acre and not 12 dwelling units per acre.) The second scenario (Scenario 2) was the entire Stafford Basin developing as low density residential, according to City requirements, with two commercial nodes of about 3-5 acres each. Council discussed the two bookend scenarios and directed staff to reduce the amount of employment land north of I-205. Staff reduced the amount of land designated for office and commercial and increased residential land while R&D/ High Tech acres remained the same.

Table 8

February 2009- Scenario 1 Land Use Allocations		March 2009- Revised Land Use Allocation	
Office (43%)	77 acres	Office (35%)	64 acres
Commercial (16%)	29 acres	Commercial (6%)	10 acres
R&D/High Tech (32%)	57 acres	R&D/ High Tech (32%)	57 acres
Residential (9%)	16 acres	Residential (27%)	49 acres
Total Land	180 acres	Total Land	180 acres
Employment Land	164 acres	Employment Land	131 acres
Residential land	16 acres	Residential Land	49 acres

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Figure 9.



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Staff used the revised land use assumptions to estimate population and employment in the north Stafford Basin area. An estimated 3,683 jobs could be created based on 28 jobs per acre based on OED jobs per acre. Population is not as easy to estimate because three different density requirements may apply: City requirements, State and Metro. A similar process was used in the South Tualatin analysis presented in a former work session. The City must plan for 8 dwelling units per acre to meet State requirements. In order to meet this requirement some land must be designated for a higher residential density like medium-low (RML). Staff assigned percentages of land to RL and RML to find a mix that equals the State's required density. The final result produced a range that meets the State's requirement of 390 dwelling units. Net vacant residential land is broken into 55% RL and 45% RML which produces a range of 180-391 dwelling units. However, a mix of RL and RML does not meet Metro's density requirement of 10 dwelling units per net acre or a total of 488 dwelling units. In order to meet Metro's requirement land was distributed as follows: 50% RL, 32% RML, 9% RMH and 9% RH. This mix results in a range of 270-488 dwelling units.

Staff contacted three school districts that may be affected by a population increase in our "Area of Interest" including West Linn-Wilsonville, Sherwood, and Tigard-Tualatin. The north Stafford area falls completely within the West Linn-Wilsonville School District. Staff used their standards to determine the number of possible students, number of possible schools and the resulting acreage necessary to provide for schools. The number of students that could possibly live in this portion of the Stafford Basin, given the assumed residential acreage, is not high enough to trigger new schools in the area. Minimum acres for schools sites are 10 acres for elementary schools, 17 acres for middle schools and 40 acres for high schools. The school acreage in Tables 9-11 indicate there could be a need for additional capacity either by expanding existing school sites, changing school boundaries or if the district deems it necessary building new sites. The following tables

illustrate employment land, jobs, residential land, dwelling units depending the density requirement, resulting population, potential school acreage and acreage needed to accommodate parks all according to required density. One factor in determining park land needs are the number of residences being served. There are three types of parks Mini, Neighborhood and Community that staff analyzed against potential population in North Stafford. Each park type can range in size: Mini Parks range from 2,500 square feet to 2 acres; Neighborhood Parks range from 15 to 20 acres; and Community Parks range from 16 to 100 acres. Based on staff's analysis approximately 1-2 Mini Parks could be required and 1-2 Neighborhood Parks depending on the number of residents. Potential population in North Stafford alone is not large enough to warrant a community park.

Table 9

Land Use Allocations North of I-205 with City Densities		
Employment Land	131 acres	
Jobs	3,683 jobs	
Residential Land	49 acres	
	Low	High
Dwelling Units (1-6.4 du/acre)	49 d.u.	312 d.u.
Population	128 pop	818 pop
School acres needed	0.63 ac	5.98 ac
Park Acres Needed	2,500 sq feet	15 acres

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Table 10

Land Use Allocations North of I-205 with State Densities		
Employment Land	131 acres	
Jobs	3,683 jobs	
Residential Land	49 acres	
	Low	High
Dwelling Units (8 du/acre)	180 du	391 du
Population	473 pop	1,025 pop
School acres needed	2.32 ac	7.49 ac
Park Acres Needed	2,500 sq feet	30 acres

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Table 11

Land Use Allocations North of I-205 with Metro Densities		
Employment Land	132 acres	
Jobs	3,683 jobs	
Residential Land	49 acres	
	Low	High
Dwelling Units (10 du/acre)	270 du	488 du
Population	707 pop	1,278 pop
School acres needed	3.47 ac	9.35 ac
Park Acres Needed	2,500 sq feet	30 acres

Community Development March 2009

Scenarios 1 and 2 also applied to South Stafford. In Scenario 1 staff assumed 3-5 acres of commercial land and 1,159-1,161 acres of residential land developed at 12 dwelling units per acre. In Scenario 2 staff assumed residential land could be developed at 1-6.4 dwelling units per acre. In the revised land use allocation staff increased the amount of commercial land and analyzed residential land using three density requirements, City, State and Metro. Again school and parks requirements were analyzed to determine the number of acres necessary to serve the population.

Table 12

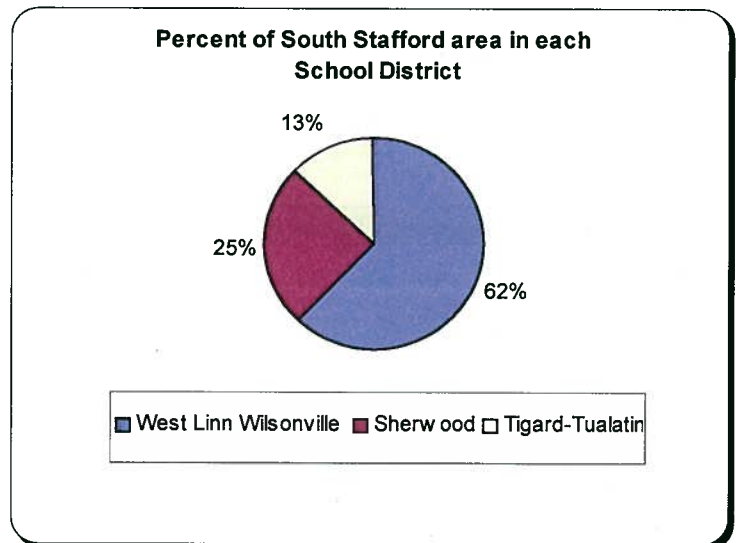
Scenario 1			Scenario 2			Revised Land Use		
South Stafford Basin			South Stafford Basin			South Stafford Basin		
Residential Land	1,159	1,161	Residential Land	1,159	1,161	Residential Land	1,154	1,158
Commercial Land	5	3	Commercial land	3	5	Commercial Land	10	6
Metro 12 du/acre	13,908	13,932	City density (1-6.4 du/acre)	1,159	7,430	See Tables 12-14		
Jobs	126	210	Jobs	126	210	Jobs	252	420

Community Development March 2009

South Stafford falls within three school districts West Linn-Wilsonville, Tigard-Tualatin and Sherwood. West Linn-Wilsonville occupies the greatest amount of acreage followed by Sherwood and Tigard-Tualatin. Staff contacted each of the districts to discuss how they plan for population growth and future enrollment. West Linn-Wilsonville provided a very detailed long range planning document which described student distribution, estimated students per household, typical sizes of elementary, middle and high schools and minimum acreage requirements. Sherwood provided most of the same details minus the

student distribution and Tigard-Tualatin provided very little planning information. Where information was lacking, staff made assumptions based on West Linn-Wilsonville's data. Acreage assessments based on density requirements are included in the following tables. In the West Linn-Wilsonville school district there could be a need for up to three elementary schools and one middle school at the high end of Metro's density requirement. The Sherwood School District could need 1-2 elementary schools at Metro's requirements and Tigard-Tualatin may also need one elementary school at the high end of Metro's density requirement. The low end of density requirements does not generate enough acreage to meet minimum school site sizes; however additional capacity may be accommodated in expanded school sites, changing school boundaries or building new schools if the districts deem it necessary.

Figure 10



Community Development March 2009

Staff assigned percentages of land to RL and RML to find a mix that equals the State's required density. The final result produced a range that meets the State's requirement of 9,264 dwelling units. Net vacant residential land is broken into 55% RL and 45% RML which produces a range of 4,284-9,287 dwelling units. However, a mix of RL and RML does not meet Metro's density requirement of 10 dwelling units per net acre or a total of 11,580 dwelling units. In order to meet Metro's requirement land was distributed as follows: 50% RL, 32% RML, 9% RMH and 9% RH. This mix results in a range of 6,404-11,580 dwelling units.

The Community Development staff worked with other City departments to approximate the extent of services in the Stafford Basin. Three maps are attached as Attachment C that indicate transportation, water and sanitary services in the Stafford Basin. The potential population in South Stafford is significantly larger than North Stafford and could require significantly more park land. The range is quite wide and the number of parks depends on the size of parks. There could be a need for 6-61 Mini Parks again depending on population served and the size of each park. Anywhere 2.5 to 33 Neighborhood Parks and 2-4 Community Parks could be needed.

Table 12

Land Use Allocations South of I-205 with City Densities		
Employment Land	6-10	acres
Jobs	252-420	acres
Residential Land	1158-1154	acres
	Low	High
Dwelling Units (1-6.4 du/acre)	1,158 du	7,411 du
Population	3,034 pop	19,417 pop
West Linn-Wilsonville School Acres	9 ac	88 ac
Sherwood School Acres	7 ac	38 ac
Tigard-Tualatin School Acres	2 ac	19 ac
Park Acres Needed	15,000 sq feet	39 acres

Community Development March 2009

Table 13

Land Use Allocations South of I-205 with State Densities		
Employment Land	6-10	acres
Jobs	252-420	acres
Residential Land	1158-1154	acres
	Low	High
Dwelling Units (8 du/acre)	4,284 du	9,287 du
Population	11,225 pop	24,332 pop
West Linn- Wilsonville School Acres	34 ac	110 ac
Sherwood School Acres	12 ac	31 ac
Tigard Tualatin School Acres	7 ac	23 ac
Park Acres Needed	1.26 acres	49 acres

Community Development March 2009

MEMORANDUM: Urban and Rural Reserves/ Local Aspirations: Town Center,
Commercial, Industrial and Stafford Basin

April 13, 2009

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Table 14

Land Use Allocations South of I-205 with Metro Densities		
Employment Land	6-10 acres	acres
Jobs	252-420	acres
Residential Land	1158-1154	acres
	Low	High
Dwelling Units (10 du/acre)	6,404 du	11,580 du
Population	16,777 pop	30,339 pop
West Linn Wilsonville School Acres	51 ac	138 ac
Sherwood School Acres	17 ac	34 ac
Tigard Tualatin School Acres	11 ac	29 ac
Park Acres Needed	2 acres	61 acres

Community Development March 2009

Table 15

Estimated Population Growth based on Dwelling Unit Capacity in Stafford Basin						
Estimated Population of Tualatin as of July 2008				26,040		
US 2000 Census 2.62 persons per household				2.62		
	North Stafford		South Stafford		Total	
<i>Range</i>	<i>low</i>	<i>high</i>	<i>low</i>	<i>high</i>	<i>low</i>	<i>high</i>
Population Growth at low density development	128	818	3,034	19,417	3,162	20,234
Population Growth at State densities	473	1,025	11,225	24,332	11,698	25,356
Population Growth at Metro densities	707	1,278	16,777	30,339	17,484	31,616

Community Development March 2009

How do Urban and Rural Reserve Designation Factors apply to the Stafford Basin?

The Oregon Administrative Rule, titled Urban and Rural Reserves in the Portland Metropolitan Area, describes the authority to designate urban reserves as resting with Metro and the authority to designate rural reserves as resting with the counties. However, neither can make designations unless they have entered into an Intergovernmental Agreement articulating which areas will receive each designation. One of the rules for designating urban reserves is that "Metro and a county shall apply the factors of OAR660-027-0050 and shall coordinate with cities, special districts and school districts that might be expected to provide urban services to these reserves when they are added to the UGB, and with state agencies". There are eight factors in OAR660-27-0050 that apply to land identified and selected for designation as urban reserves. The full text of these factors and the rural factors are attached as Attachment A.

- (1) Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;
- (2) Includes sufficient development capacity to support a healthy economy;
- (3) Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers;
- (4) Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers;
- (5) Can be designed to preserve and enhance natural ecological systems;
- (6) Includes sufficient land suitable for a range of needed housing types;
- (7) Can be developed in a way that preserves important natural landscape features included in urban reserves; and
- (8) Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.

Further information regarding infrastructure costs is needed to inform analysis of the above factors. Staff intends to work with outside consultants to analyze infrastructure needs and cost. These findings will be presented at a later date. However, the Community Development Staff has worked with other department managers to estimate what level of service may be needed for the area in terms of water, sewer, and roads. As discussed above staff has worked with school districts in the area that may be affected and Community Service staff to determine a need for park land in the Stafford Basin.

Summary

The policy considerations relevant to the Stafford Basin include what density range should residential development occur given local, state and Metro desires. Secondly, do the land use allocations described for North Stafford make sense given the amount of land available for development, the proximity to an interchange and the absorption rates of the City? Other considerations should focus on the need for neighborhood serving commercial land. Staff has allocated for small nodes of development in South Stafford of 6-10 acres with the intent that residents can obtain daily goods and services in their neighborhoods. For some residents this presents an opportunity to walk or ride a bike to commercial areas and reduce daily vehicle miles traveled. Providing some goods and services in local commercial opportunities may also reduce congestion in the Town Center. A policy discussion could consider whether more nodes of commercial land are needed. Table 16 summarizes the population growth that could occur in the City and Planning Area, the Town Center, South Tualatin, and Stafford Basin. Growth within the City and the Planning Area and in South Tualatin was discussed at the last work session on March 9, 2009.

Table 16- Population Growth:

Current Population (July 2008)	26,040					
Inside City and Planning Area Boundaries						
	Low	High				
Build Out	27,787	29,984				
Town Center- Vacant Land and Redevelopment	Low	High-Low	High-High			
20 year + Build Out Total	27,918	30,524	31,032			
50 year + 20 year + Build Out Total	28,088	31,462	32,641			
South Tualatin and Stafford Basin (Outside City)						
	City	State	Metro			
	Low	High	Low	High	Low	High
Outside City + 20 year TC + Build Out Total	31,903	56,528	42,658	62,981	49,948	70,868
Outside City + 50 year TC + Build Out Total	32,073	58,137	42,828	64,590	51,557	72,477

- Attachments:**
- A. Urban and Rural Reserve Factors
 - B. Town Center Concept Modeling
 - C. Stafford Basin Draft Conceptual Service Maps
 - D. Commercial and Industrial Capacity Map

Attachment A

660-027-0050

Factors for Designation of Lands as Urban Reserves

Urban Reserve Factors: When identifying and selecting lands for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:

- (1) Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;
- (2) Includes sufficient development capacity to support a healthy economy;
- (3) Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers;
- (4) Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers;
- (5) Can be designed to preserve and enhance natural ecological systems;
- (6) Includes sufficient land suitable for a range of needed housing types;
- (7) Can be developed in a way that preserves important natural landscape features included in urban reserves; and
- (8) Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.

Stat. Auth.: ORS 195.141, 197.040

Stats. Implemented: ORS 195.137 - 195.145

Hist.: LCDD 1-2008, f. & cert. ef. 2-13-08

660-027-0060

Factors for Designation of Lands as Rural Reserves

(1) When identifying and selecting lands for designation as rural reserves under this division, a county shall indicate which land was considered and designated in order to provide long-term protection to the agriculture and forest industries and which land was considered and designated to provide long-term protection of important natural landscape features, or both. Based on this choice, the county shall apply the appropriate factors in either section (2) or (3) of this rule, or both

(2) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to provide long-term protection to the agricultural industry or forest industry, or both, a county shall base its decision on consideration of whether the lands proposed for designation

(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3) as indicated by proximity to a

UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland, or forestry values for forest land;

(b) Are capable of sustaining long-term agricultural operations for agricultural land, or are capable of sustaining long-term forestry operations for forest land

(c) Have suitable soils where needed to sustain long-term agricultural or forestry operations and, for agricultural land, have available water where needed to sustain long-term agricultural operations; and

(d) Are suitable to sustain long-term agricultural or forestry operations, taking into account:

(A) for farm land, the existence of a large block of agricultural or other resource land with a concentration or cluster of farm operations, or, for forest land, the existence of a large block of forested land with a concentration or cluster of managed woodlots;

(B) The adjacent land use pattern, including its location in relation to adjacent non-farm uses or non-forest uses, and the existence of buffers between agricultural or forest operations and non-farm or non-forest uses;

(C) The agricultural or forest land use pattern, including parcelization, tenure and ownership patterns; and

(D) The sufficiency of agricultural or forestry infrastructure in the area, whichever is applicable.

(3) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "Natural Landscape Features Inventory" and other pertinent information, and shall base its decision on consideration of whether the lands proposed for designation:

(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described OAR 660-027-0040(2) or (3);

(b) Are subject to natural disasters or hazards, such as floodplains, steep slopes and areas subject to landslides;

(c) Are important fish, plant or wildlife habitat;

(d) Are necessary to protect water quality or water quantity, such as streams, wetlands and riparian areas;

(e) Provide a sense of place for the region, such as buttes, bluffs, islands and extensive wetlands;

(f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban uses and rural uses, or conflicts between urban uses and natural resource uses

(g) Provide for separation between cities; and

(h) Provide easy access to recreational opportunities in rural areas, such as rural trails and parks.

MEMORANDUM: Urban and Rural Reserves/ Local Aspirations: Town Center,
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(4) Notwithstanding requirements for applying factors in OAR 660-027-0040(9) and section (2) of this rule, a county may deem that Foundation Agricultural Lands or Important Agricultural Lands within three miles of a UGB qualify for designation as rural reserves under section (2) without further explanation under OAR 660-027-0040(10).

Stat. Auth.: ORS 195.141, 197.040

Stats. Implemented: ORS 195.137 - 195.145

Hist.: LCDD 1-2008, f. & cert. ef. 2-13-08

MEMORANDUM: Urban and Rural Reserves/ Local Aspirations: Town Center,
Commercial, Industrial and Stafford Basin
April 13, 2009
Page 26 of 30

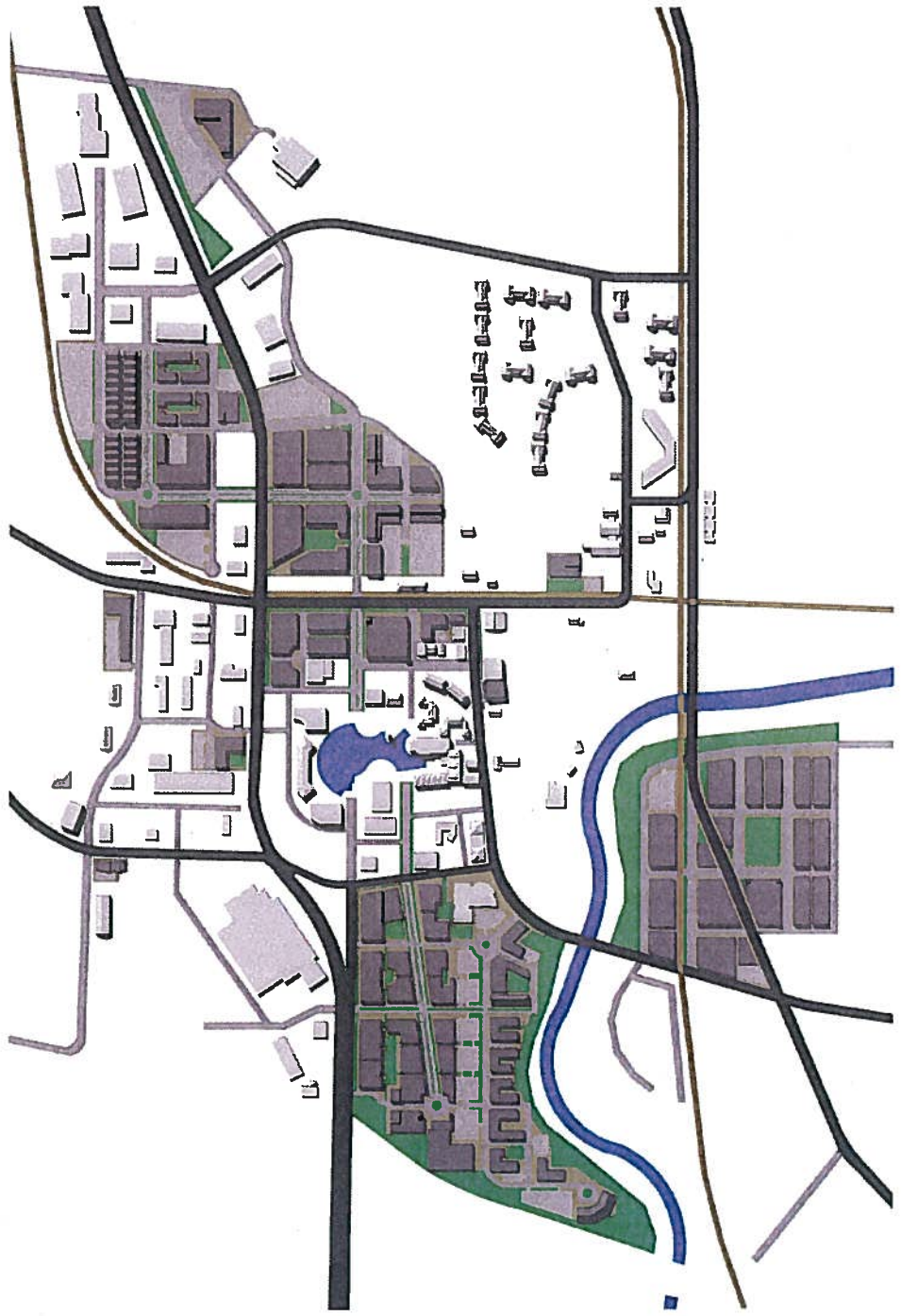
Attachment B:

See attached maps 1-7

fifty year vision

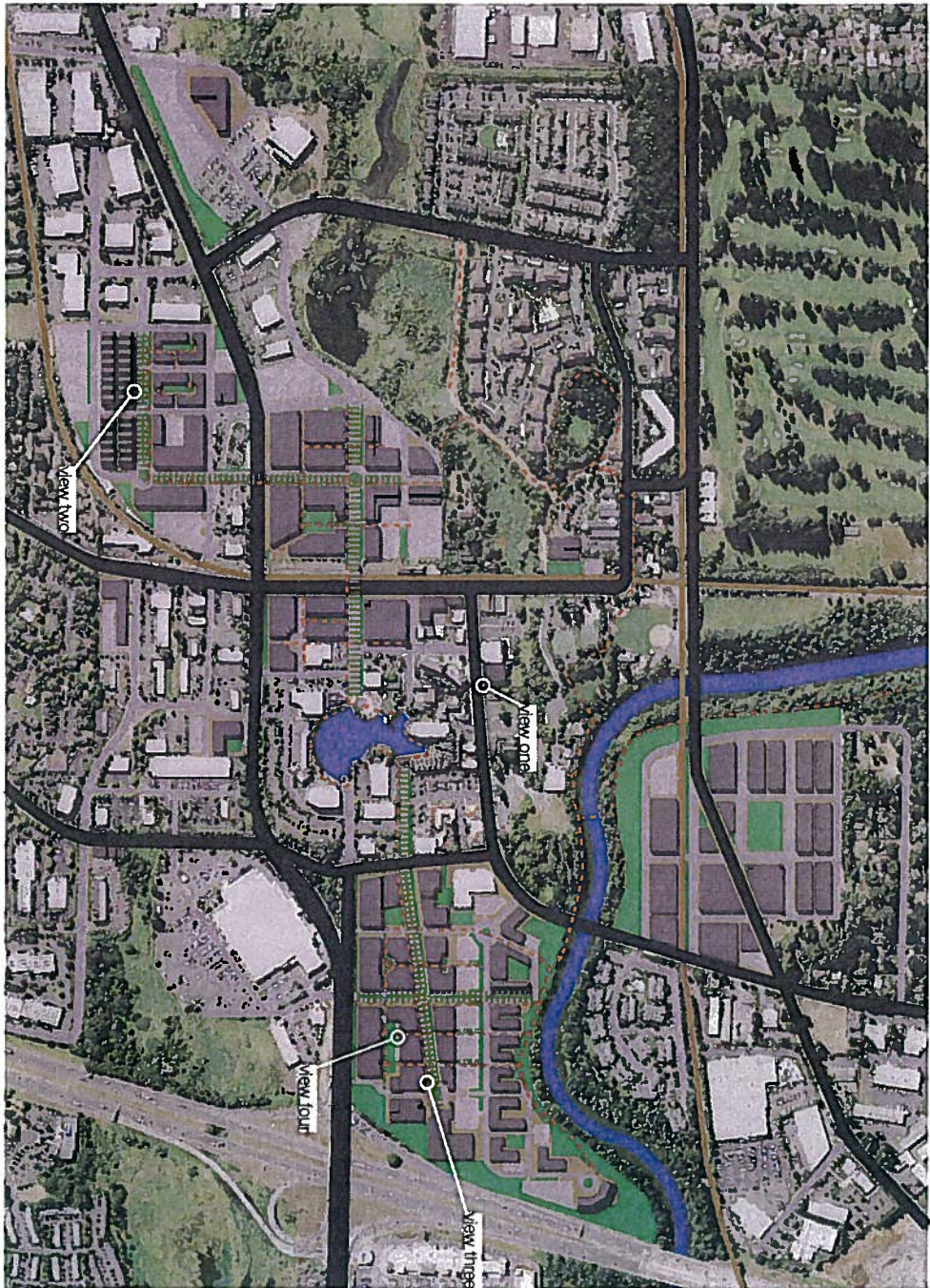
THE CITY OF TUALATIN: LOCAL ASPIRATIONS GROWING AN URBAN TOWN CENTER

STASTNYBRUN ARCHITECTS
March 2009



Key

- Existing Buildings
- Future Buildings
- Arterial Roads
- Secondary Roads
- Train Line
- Surface Parking
- Green Space
- Water

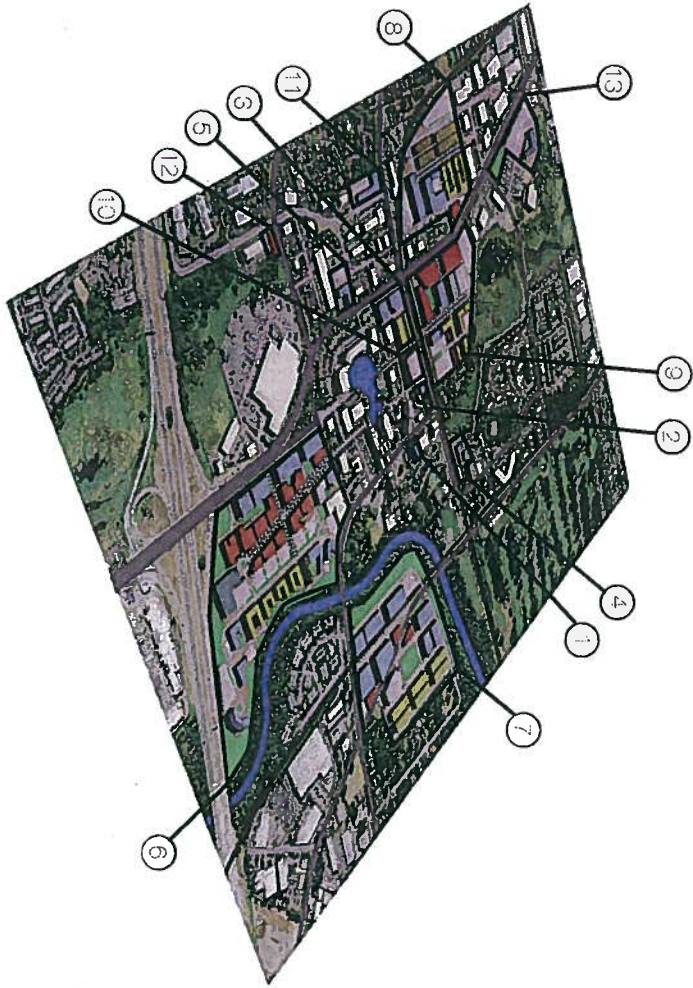


circulation systems

THE CITY OF TUALATIN: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

STASTNYBRAUN ARCHITECTS
March 2009

- Key
- Green Boulevard
 - Arterial Street
 - Secondary Street Network
 - Pedestrian Pathways
 - Train Line



SITE	RETAIL	OFFICE	HOUSING	CIVIC	TOTAL
1 Baker/Tomeoni	3,300	23,400	0	0	26,700
2 Robinson Crossing/WVF	11,500	23,000	0	0	34,500
3 Enami/Clark Lumber	43,000	57,000	88,000	0	168,000
4 Tualatin Development Commission	0	0	0	21,000	21,000
5 United Rentals	8,000	21,000	0	0	29,000
6 Nyberg Limited Partnership	291,600	323,000	148,000	106,000	868,600
7 Pac-Trust	302,500	325,000	240,000	0	867,500
8 Mohave Court	133,000	248,000	254,000	0	635,000
9 Hedges Green	239,000	112,000	93,000	0	444,000
10 Red Lot	20,000	0	0	0	20,000
11 Boones Ferry & Warm Springs	0	24,000	0	0	24,000
12 Martinazzi & Warm Springs	10,000	0	0	0	10,000
13 Kaiser Vacant Lot	0	89,000	0	0	89,000
Total	1,061,900	1,245,400	803,000	127,000	3,237,300

Note: All the numbers in square footage (SF)

square footage potential

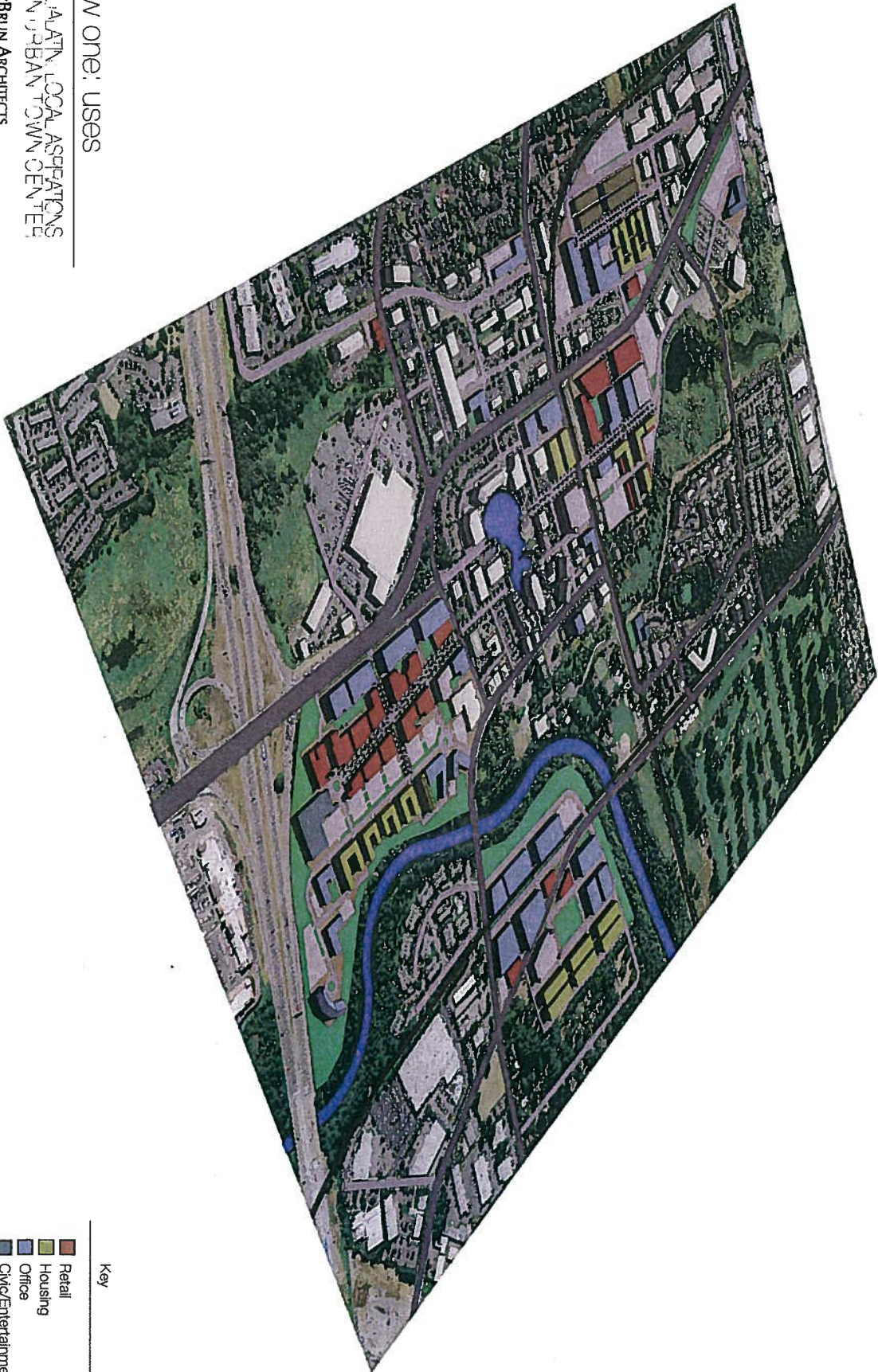
THE CITY OF TUALATIN: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

STASTNYBRUN ARCHITECTS
March 2009

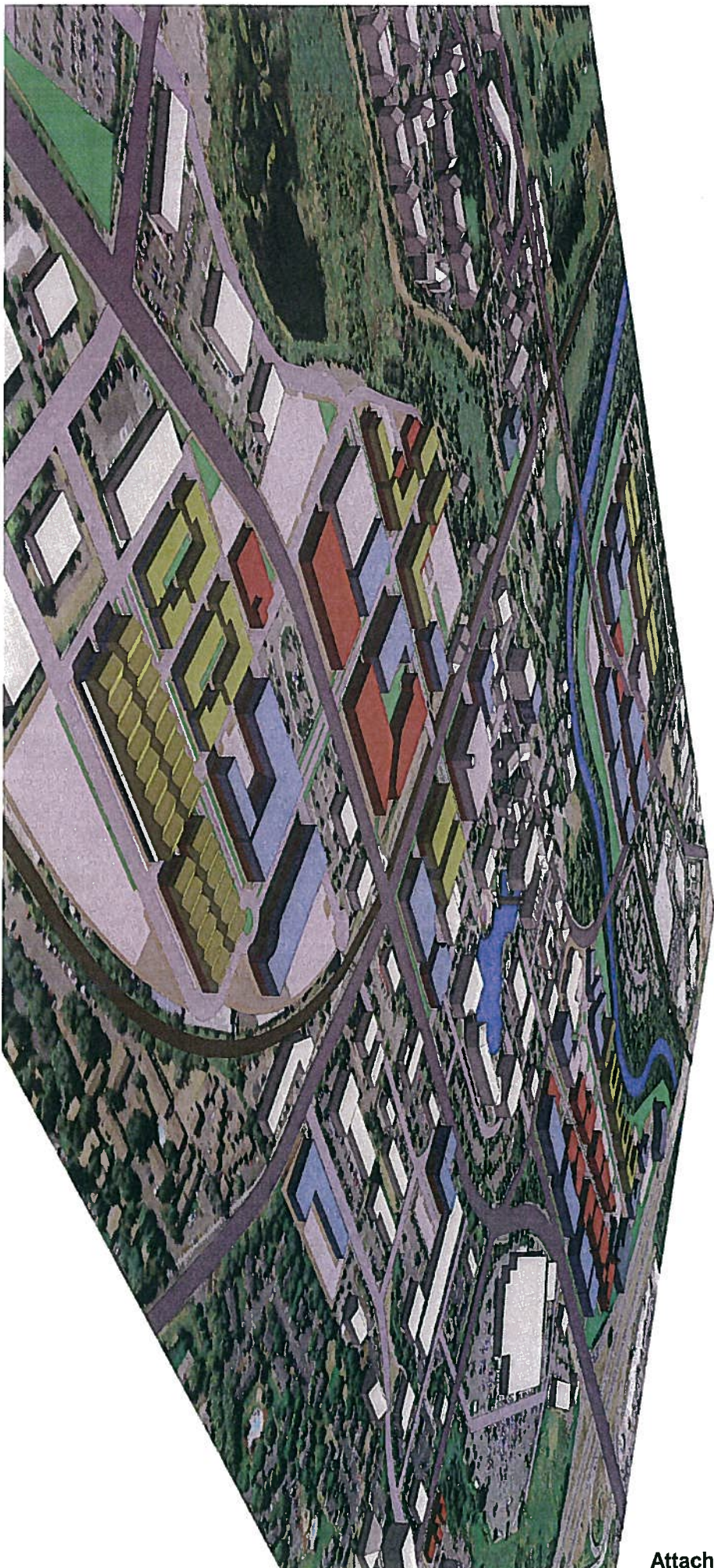
THE CITY OF TUALATIN LOCAL ADOPTIONS
GROWING AN URBAN TOWN CENTER

STASTNYBRUN ARCHITECTS
March 2009

Overview one: uses



- Key
- Retail
 - Housing
 - Office
 - Civic/Entertainment
 - Surface Parking
 - Existing Buildings









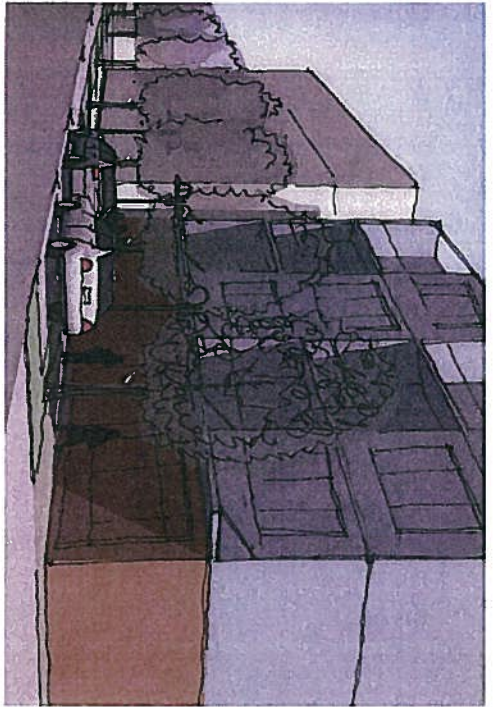
Overview two: Uses

THE CITY OF TUALATIN: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

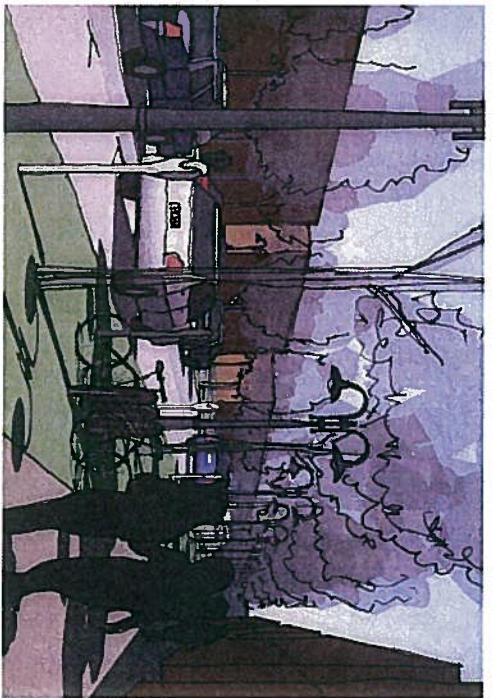
 StastnyBrun Architects
March 2009

Key

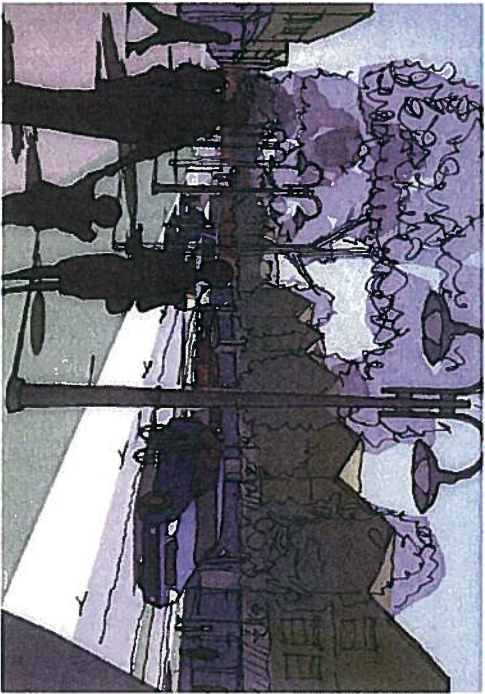
	Retail
	Housing
	Office
	Civic/Entertainment
	Surface Parking
	Existing Buildings



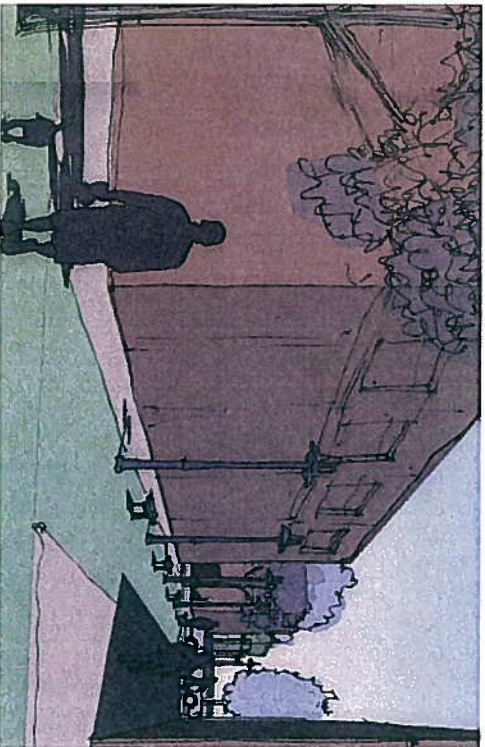
view one



view two



view three



view four

perspectives

THE CITY OF TUALATIN: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

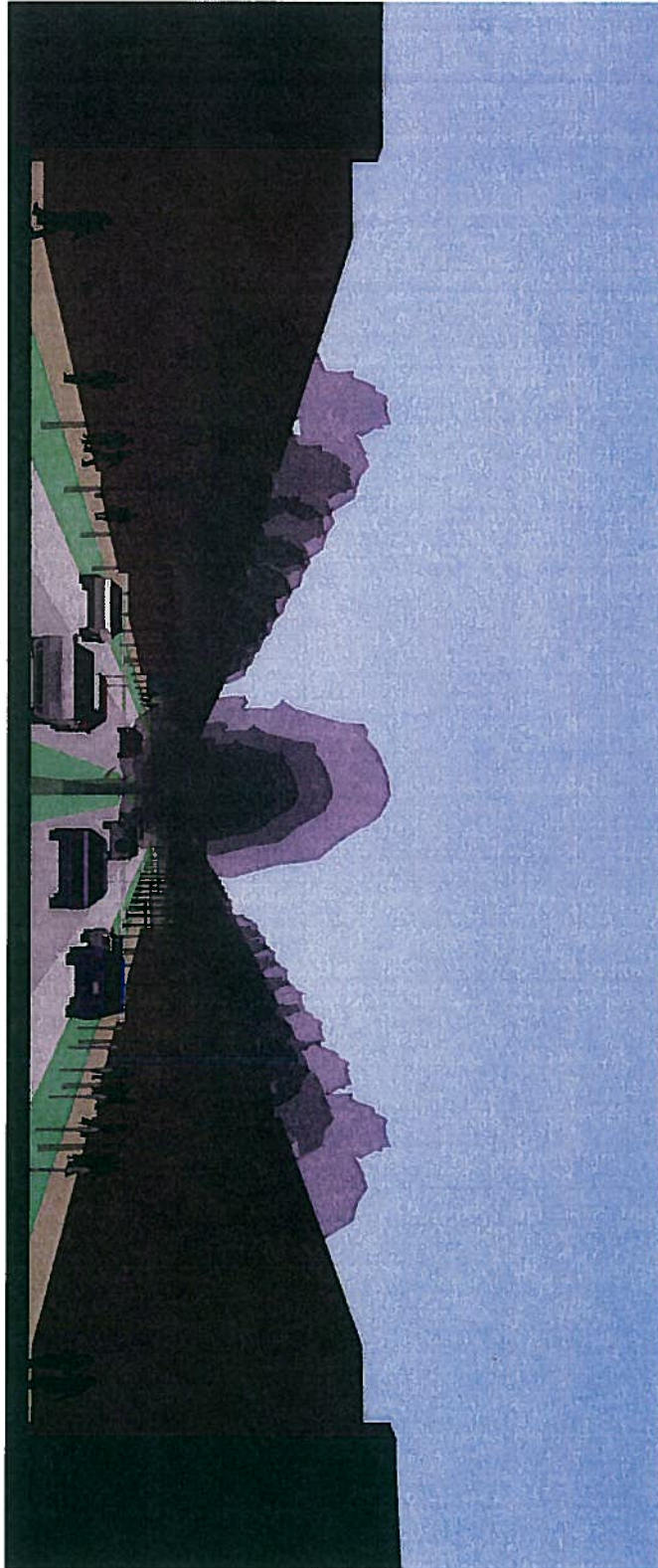
 StastnyBruhn Architects
March 2009

green boulevard: section

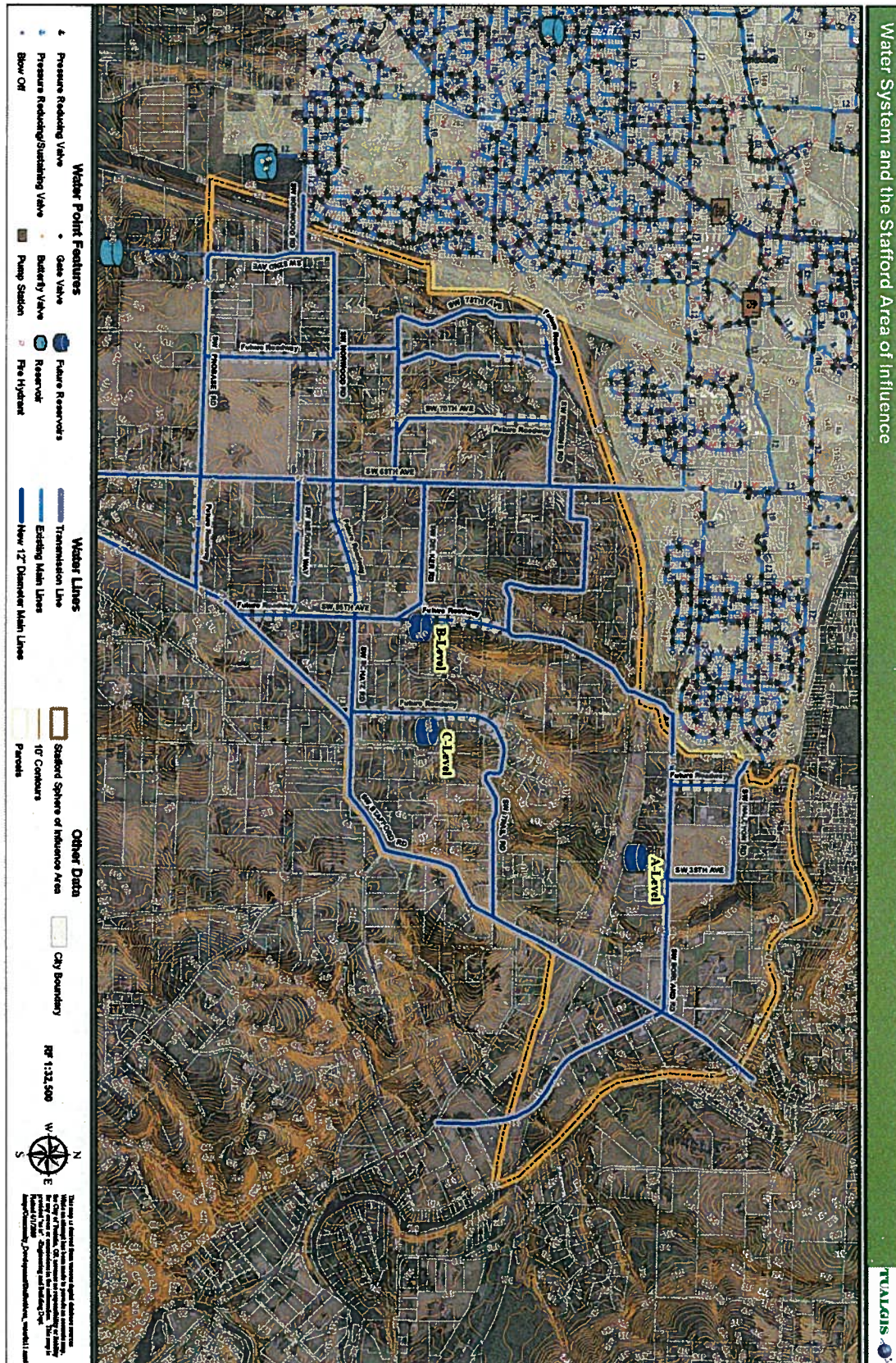
THE CITY OF TUALATIN: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

STASTYBRUN ARCHITECTS
March 2009

building edge
wide sidewalk
street trees
& furniture
vehicle parking
bike lane
vehicle lane
center green
vehicle lane
bike lane
vehicle parking
street trees
& furniture
wide sidewalk
building edge



Attachment C: Stafford Basin Service Maps- Draft Conceptual Water System



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Transportation

- Arterial
- Collector
- Local Streets

Other Data

- Substantive Sphere of Influence Area
- City Boundary
- Parcels
- 10' Contours

RF 1:12,500

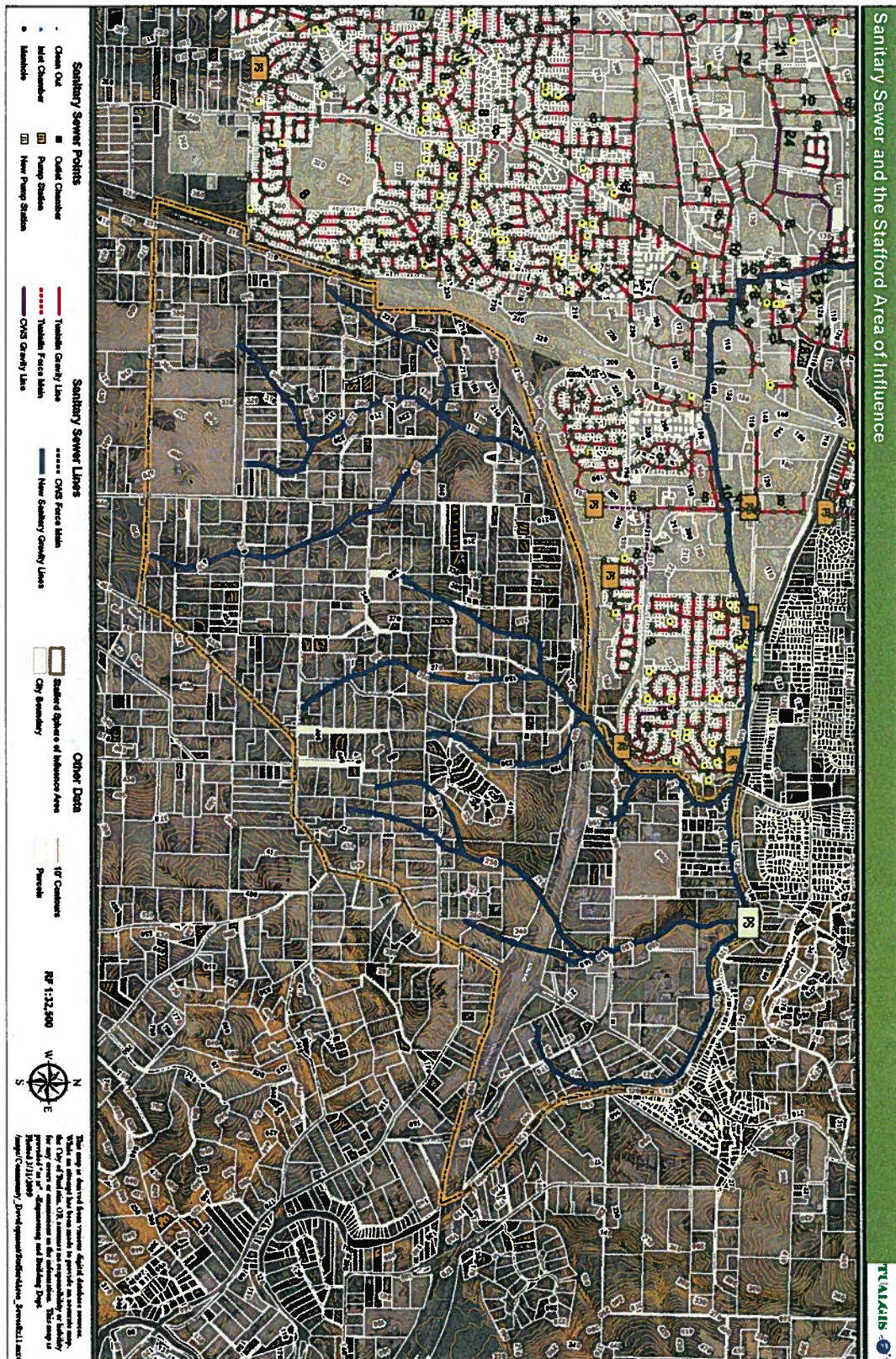
North Arrow

This map is a technical drawing showing the potential future transportation system for the City of Stafford, VA. It is not a representation of the current transportation system. The map is for informational purposes only and should not be used for any other purpose. The map is not a guarantee of any future transportation system. The map is not a representation of the current transportation system. The map is for informational purposes only and should not be used for any other purpose. The map is not a guarantee of any future transportation system.

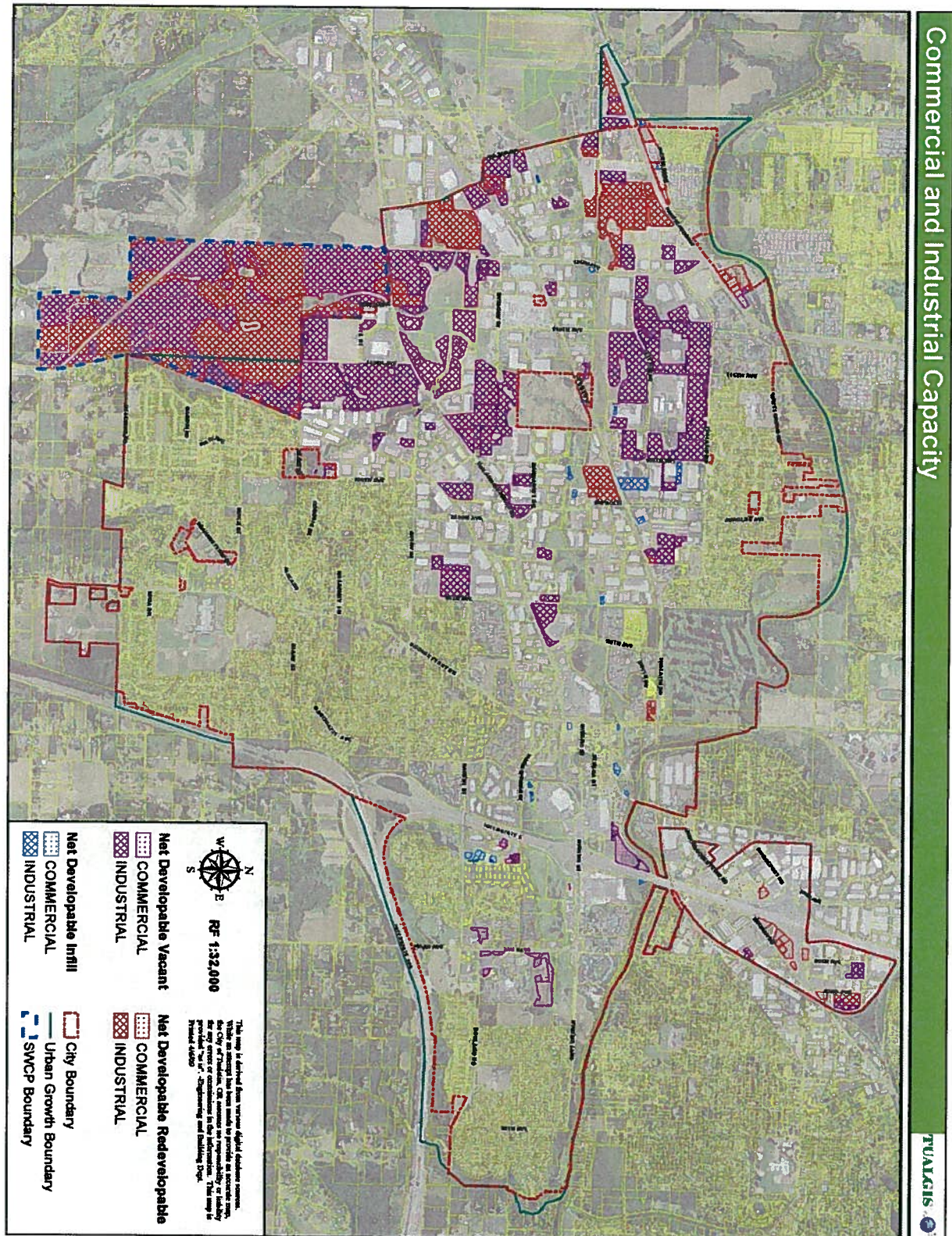
Potential Future Transportation System and the Stafford Area of Influence

TVA/DAIS

Attachment C: Stafford Basin Service Maps- Draft Conceptual Sanitary



Attachment D: Commercial and Industrial Capacity





City Council Work Session

Urban/Rural Reserves Local Aspirations- Town Center, Commercial, Industrial and Stafford Basin

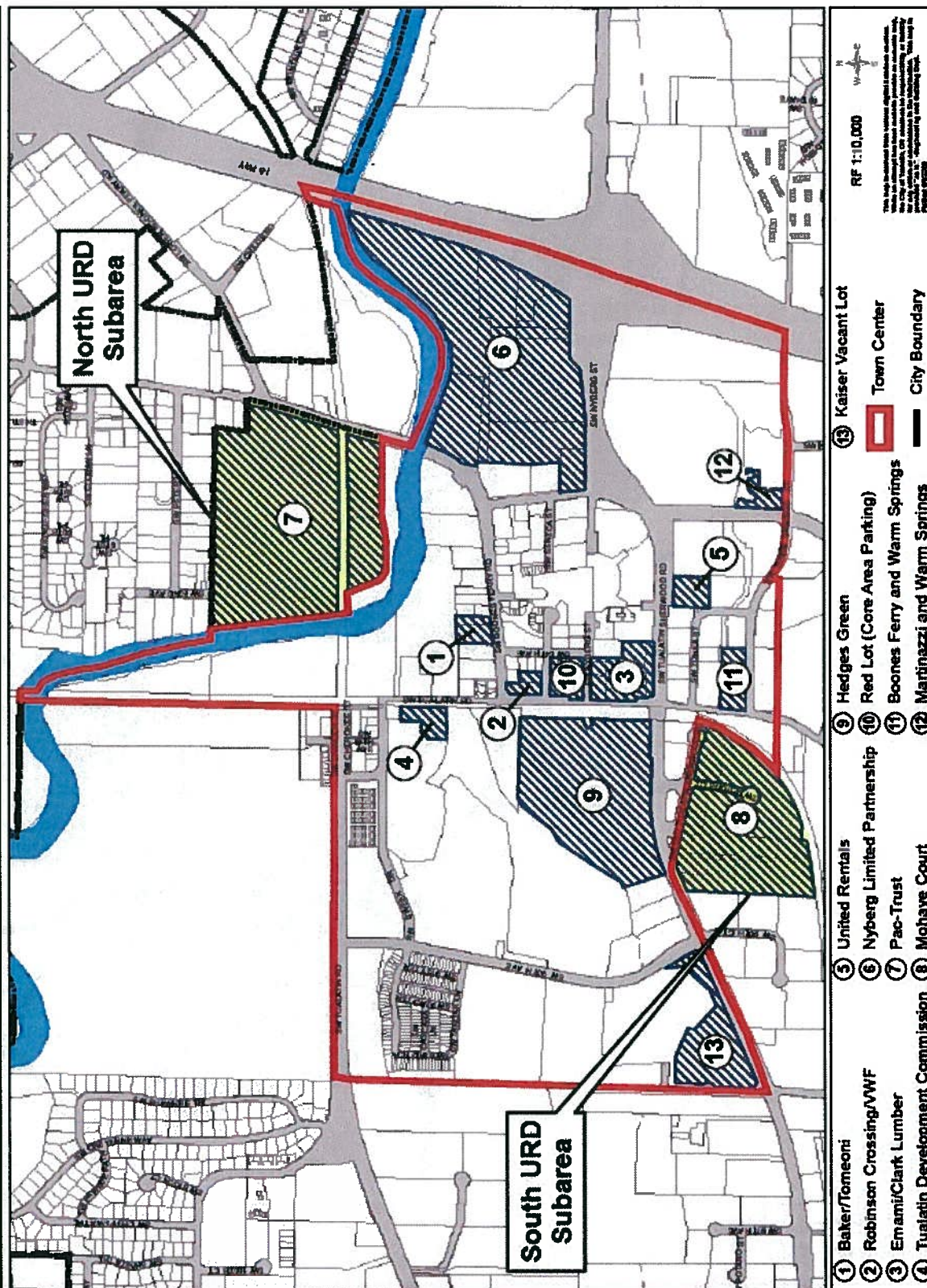
April 13, 2009



Recap

- Work session on February 4, 2009:
- Reviewed building trends in Planning Area
- Capacity inside and outside the Planning Area
- Council identified two potential candidates for urban reserves





fifty year vision

THE CITY OF TULALUM: LOCAL ASPIRATIONS GROWING AN URBAN TOWN CENTER

STANTIN BRAUN ARCHITECTS



Key

- Existing Buildings
- Future Buildings
- Arterial Roads
- Secondary Roads
- Train Line
- Surface Parking
- Green Space



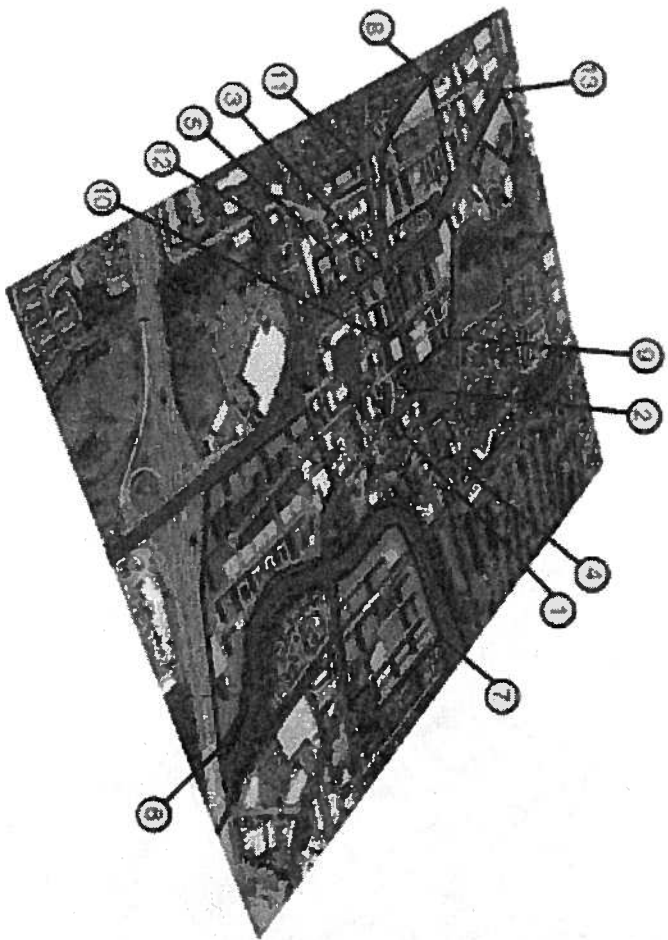
Key

- Green Boulevard
- Arterial Street
- Secondary Street Network
- Pedestrian Pathways
- Train Line

circulation systems

THE CITY OF TUALATIN: LOCAL ASSESSMENTS
GROWING AN URBAN TOWN CENTER

STANTEC ARCHITECTS
March 2009



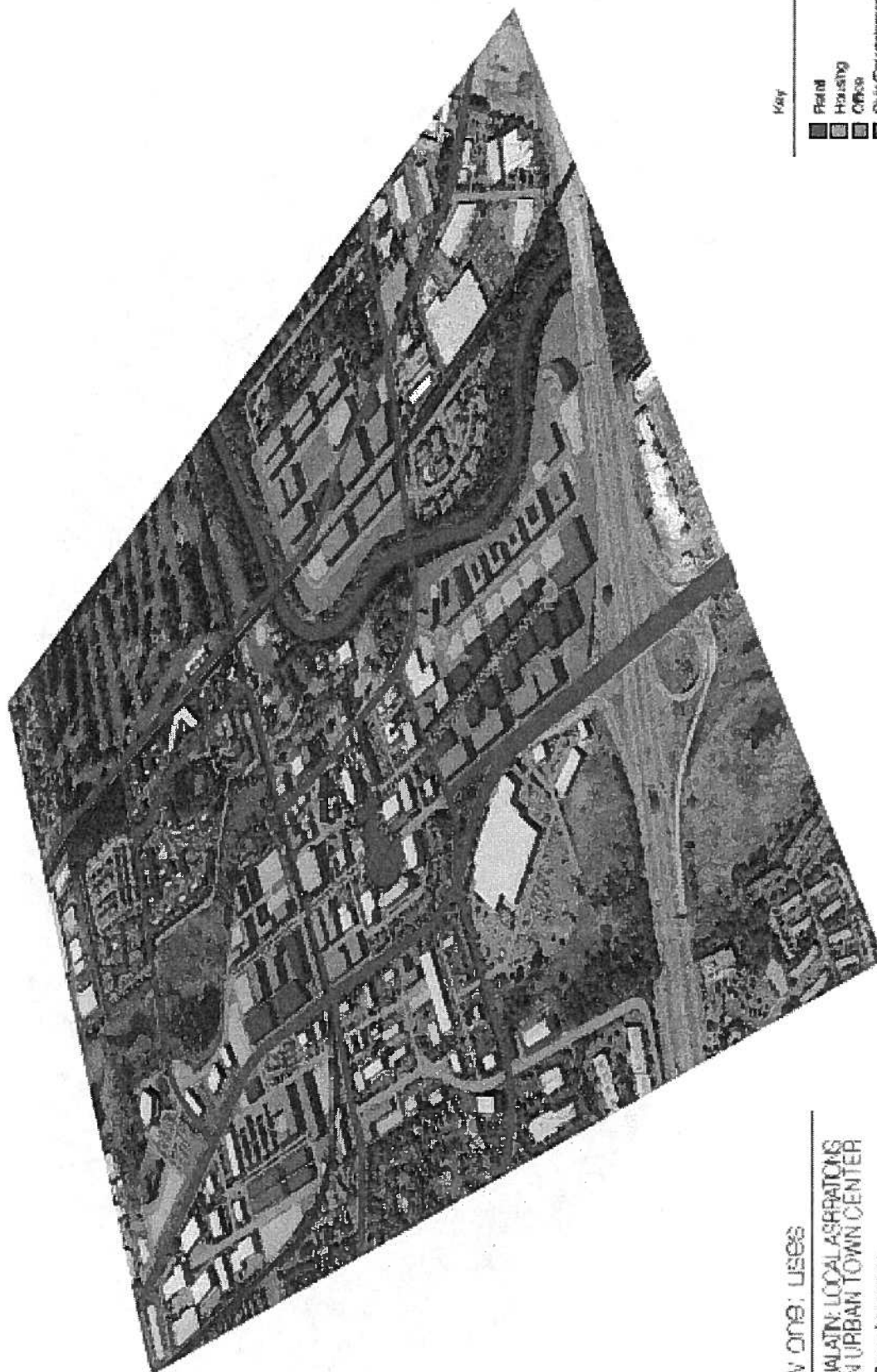
SITE	RETAIL	OFFICE	HOUSING	CIVIC	TOTAL
1 Bayview Terminal	0	20,000	0	0	20,000
2 Polaris Crossing R/W	11,500	20,000	0	0	31,500
3 Emerald Creek Lane - Commercial	40,000	67,000	0	0	107,000
4 Tualatin Development Corporation	0	0	0	0	0
5 United Pacific	0	21,000	0	0	21,000
6 Newcap Limited Partnership	101,000	220,000	140,000	100,000	661,000
7 Newcap Limited Partnership	202,000	205,000	240,000	0	647,000
8 Metway Court	150,000	240,000	250,000	0	640,000
9 Hedgerow Drive	600,000	110,000	0	0	710,000
10 Red Lot	20,000	0	0	0	20,000
11 Bonanza Ferry & West George	0	20,000	0	0	20,000
12 Merchants & West George	10,000	0	0	0	10,000
13 Kansas Western Lot	0	20,000	0	0	20,000
Total	1,051,000	1,245,000	380,000	127,000	2,803,000

Note: All the numbers in square footage (SF)

Square footage potential

THE CITY OF TUALATIN LOCAL ASPIRATIONS GROWING AN URBAN TOWN CENTER

Starr & Brown Architects
March 2009

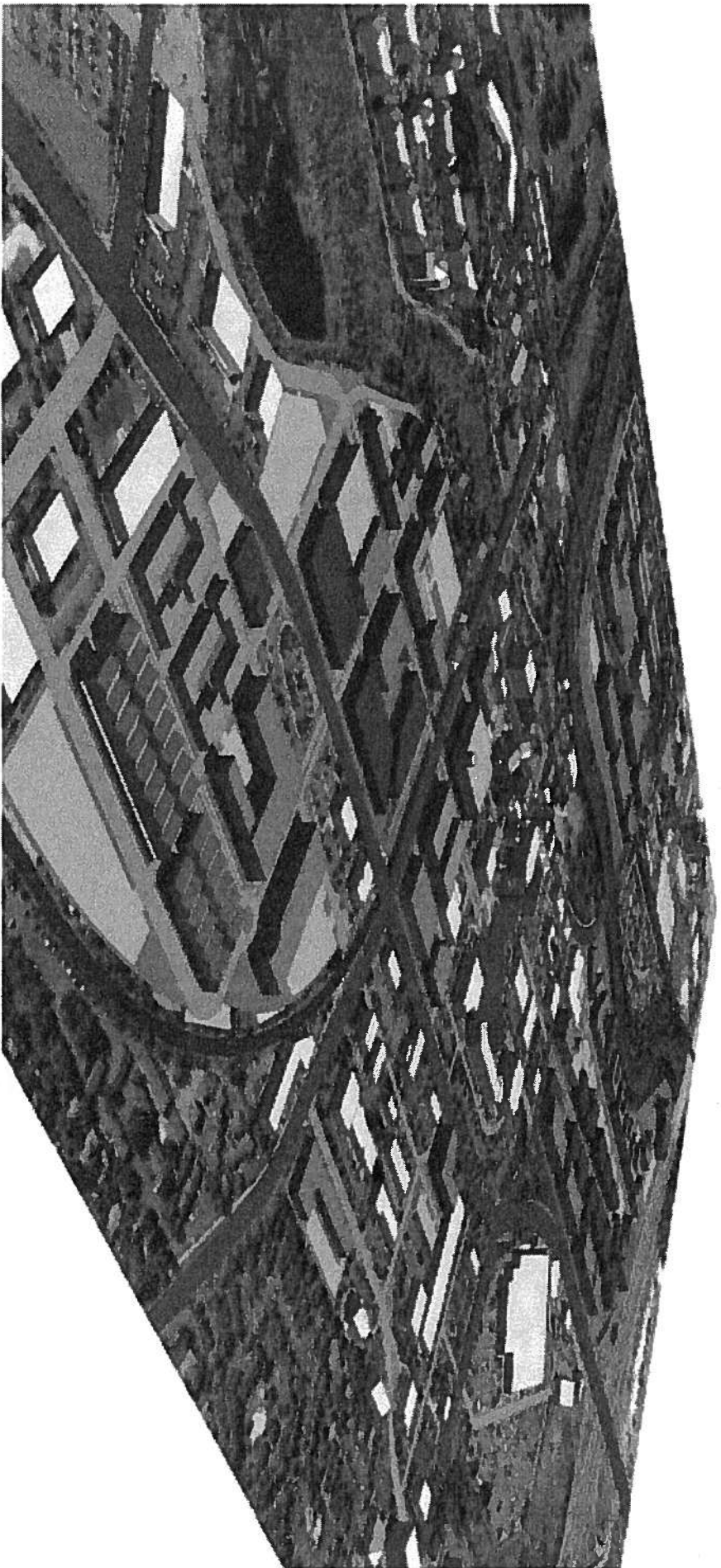


- Key
- Retail
 - Housing
 - Office
 - Outdoor Entertainment
 - Surface Parking
 - Existing Buildings

OVERVIEW ONE: USES

THE CITY OF TUALATIN: LOCAL ASSESSMENTS
GROWING AN URBAN TOWN CENTER

SHARINBEIN ARCHITECTS
March 2009

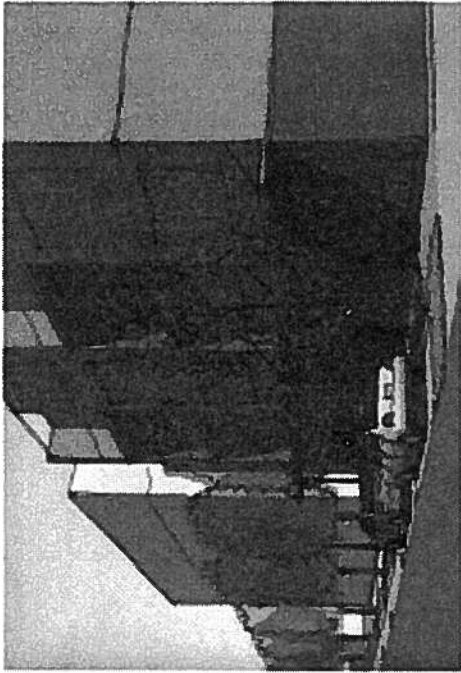


Overview (MO) Uses

THE CITY OF TULSA: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

Shaw + Brown Architects
March 2006

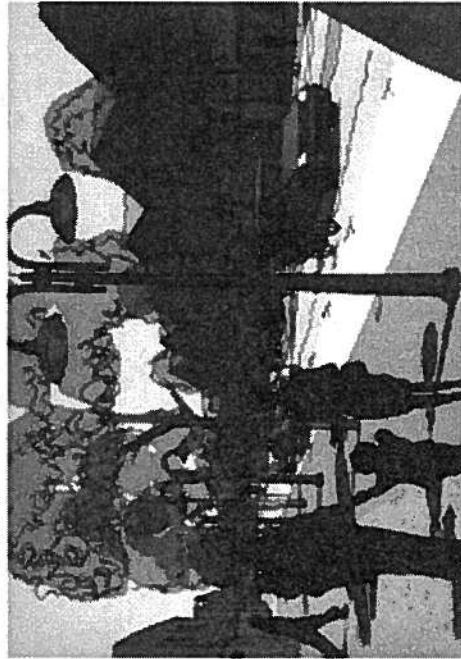
- Key
- Retail
 - Housing
 - Office
 - Civic/Entertainment
 - Surface Parking
 - Existing Buildings



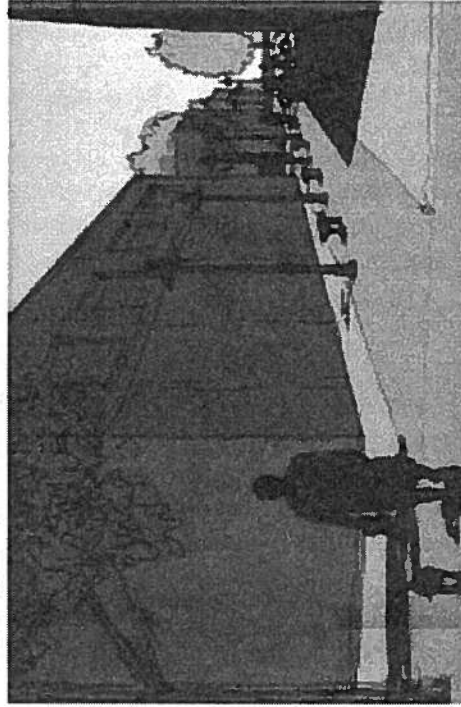
view one



view two



view three



view four

perspectives

THE CITY OF TULALUM: LOCAL ASPIRATIONS
GROWING AN URBAN TOWN CENTER

STANLEY BRUN ARCHITECTS
March 2006



wide sidewalk
 street trees
 vehicle parking
 bike lane
 vehicle lane
 center green
 vehicle lane
 bike lane
 painted vehicle
 street trees
 wide sidewalk
 building edge

green boulevard: section

THE CITY OF TULSA
 GROWING AN URBAN TOWN CENTER

SUSTAINABLE ARCHITECTS
 NORTH SIDE



Policy Considerations

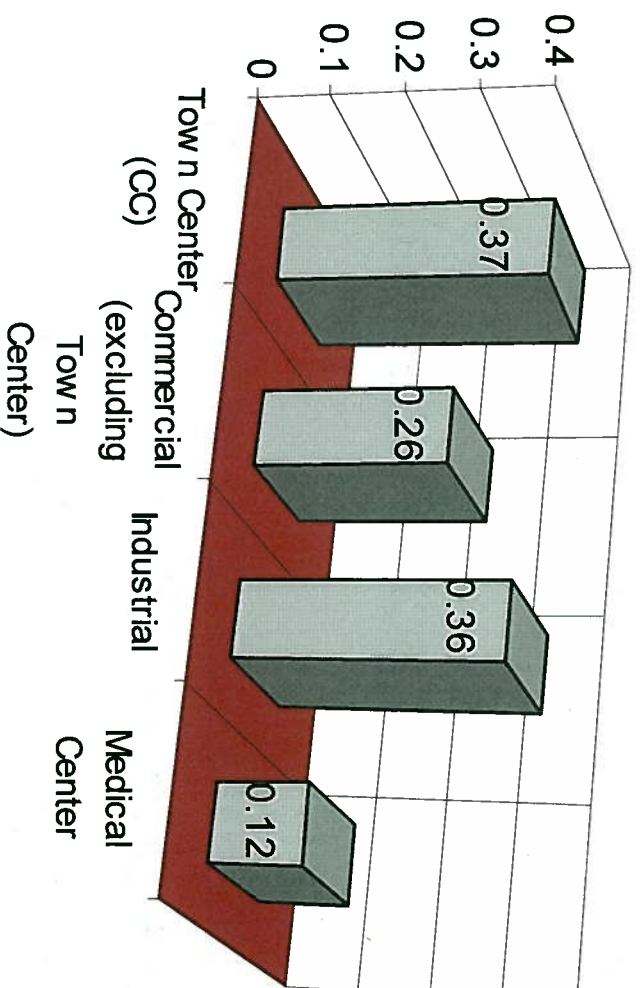
- Town Center:
- Should future development density change?
- How will this impact residential densities?
- Are the population and employment estimates acceptable ranges?
- How much growth should we plan for in the next 20 to 50 years?





Commercial & Industrial

Floor Area Ratio by Use - As of 2007



3/9/2009

City of Tualatin





Commercial & Industrial

Absorption Summary:		Vacant Acres	Average Absorption per year	Land Supply in years
Commercial		20	12	2
Industrial:				
Market Available		249	60	4
Land Banked		91	60	2
Southwest Concept Plan		221	60	4
Knife River		7	60	0.12
Total		568		9





Policy Considerations

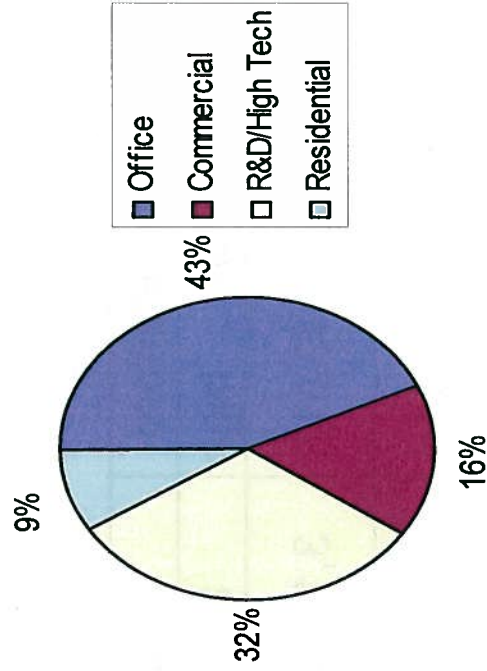
- Commercial and Industrial:
 - Should future development density increase? This can affect commercial and industrial land supply.
 - What sectors should the City focus on for employment needs?
 - What land use policies will facilitate this growth?



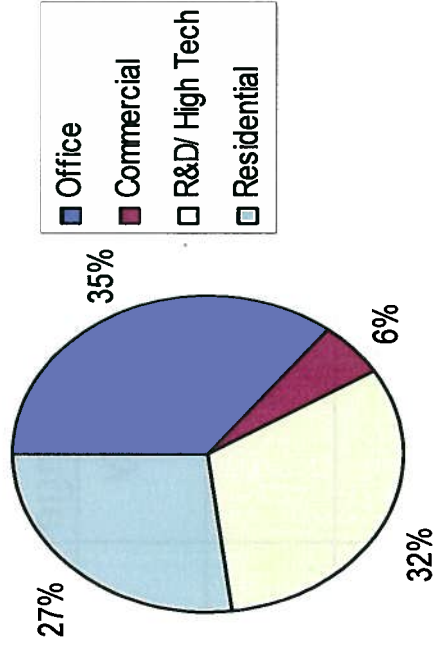


North Stafford

February 2009- Scenario 1 Land Use Allocation



March 2009- Revised Land Use Allocations





South Stafford



Estimated Population Growth based on Dwelling Unit Capacity in Stafford Basin

Estimated Population of Tualatin as of July 2008

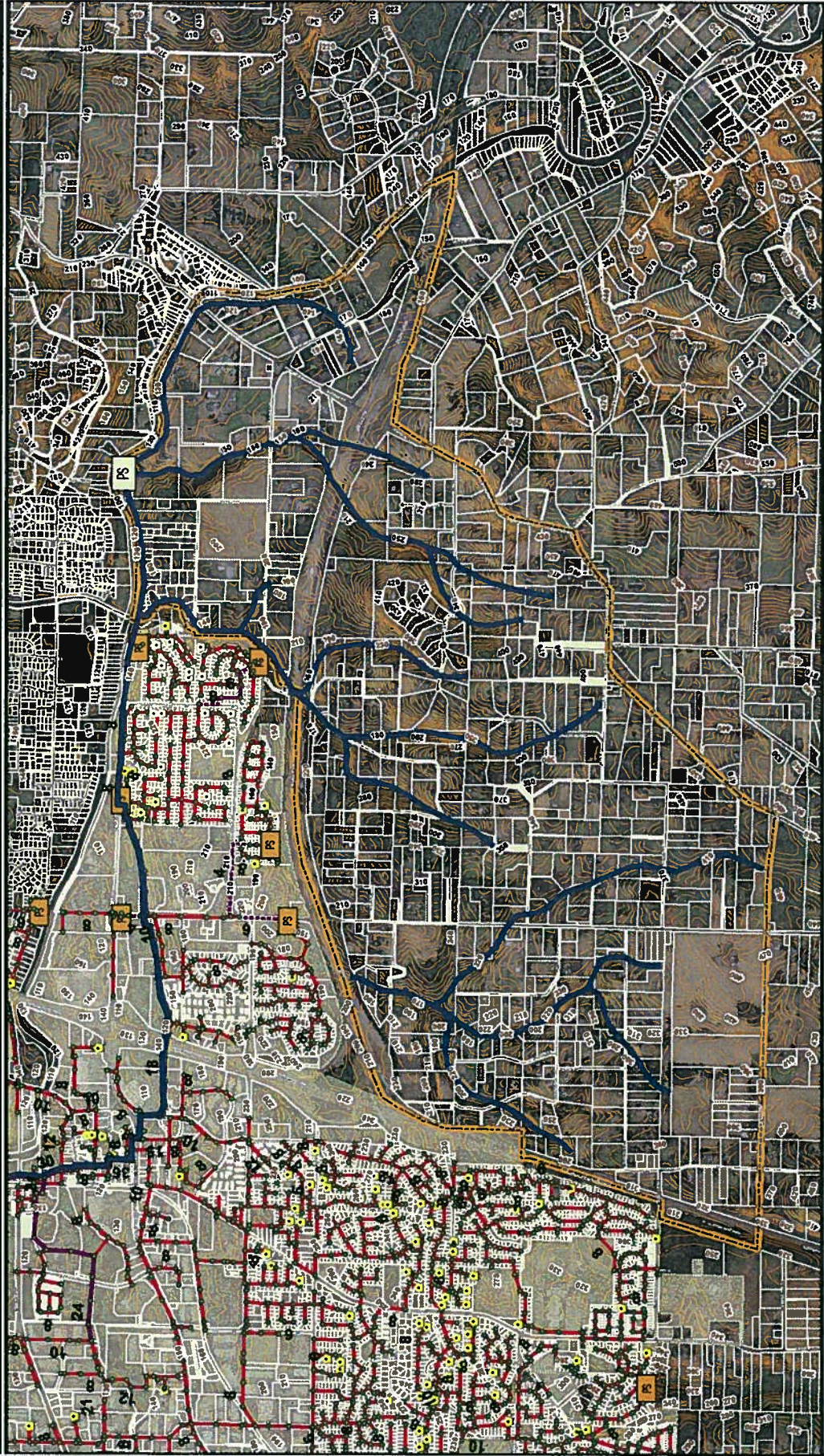
US 2000 Census 2.62 persons per household

	North Stafford		South Stafford		Total	
Range	low	high	low	high	low	high
Population Growth at low density development	128	818	3,034	19,417	3,162	20,234
Population Growth at State densities	473	1,025	11,225	24,332	11,698	25,356
Population Growth at Metro densities	707	1,278	16,777	30,339	17,484	31,616

Draft Conceptual Sanitary Map

Sanitary Sewer and the Stafford Area of Influence

TUALAGIS



Sanitary Sewer Points

- Green Out
- Inlet Chamber
- Outlet Chamber
- Pump Station
- New Pump Station
- Manhole

Sanitary Sewer Lines

- Tualatin Gravity Line
- Tualatin Force Main
- CWS Gravity Line
- CWS Force Main
- New Sanitary Gravity Lines

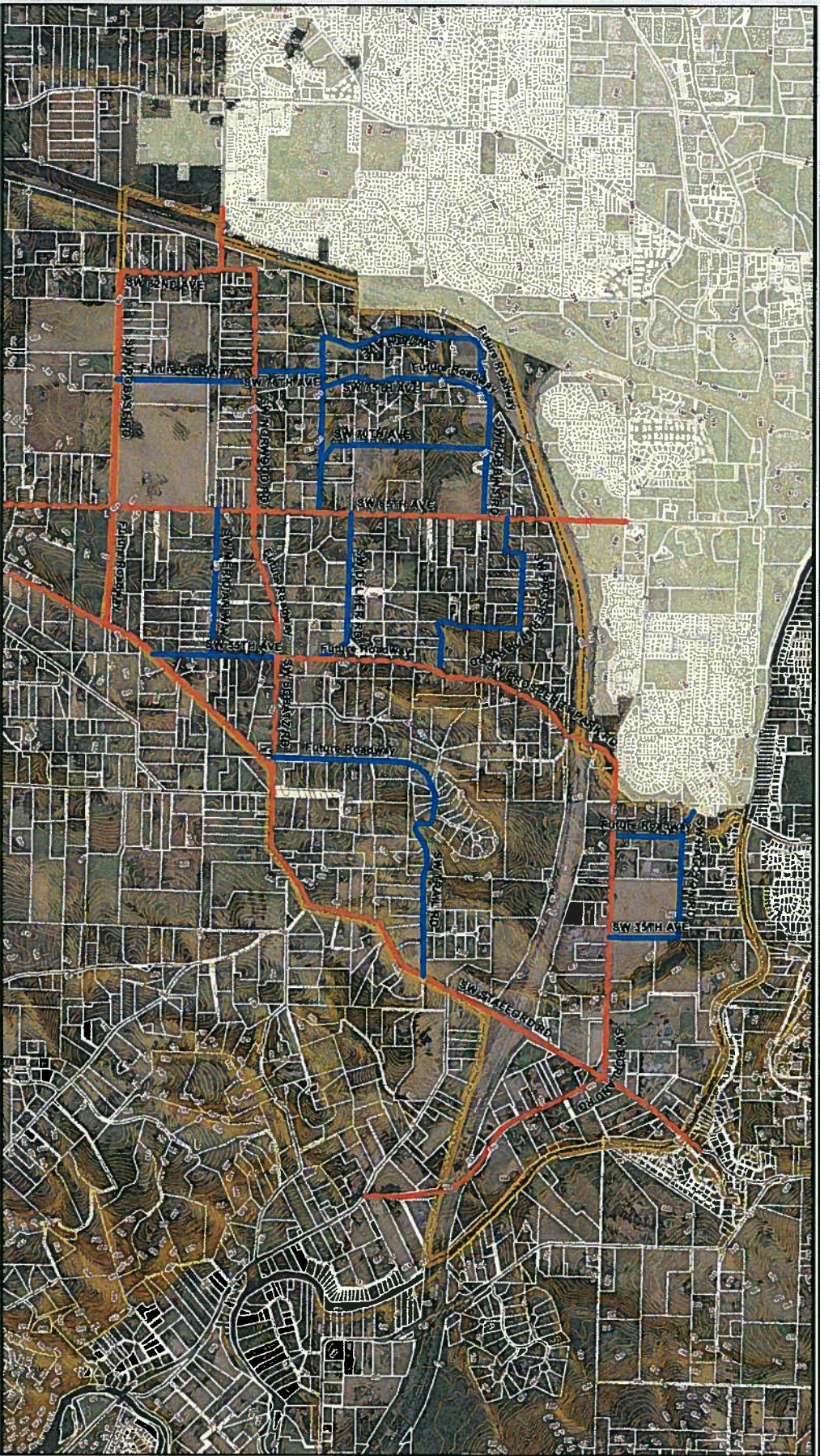
Other Data

- Stafford Sphere of Influence Area
- City Boundary
- 10' Contours
- Parcels

RF 1:32,500

N
W
E
S

Potential Future Transportation System and the Stafford Area of Influence

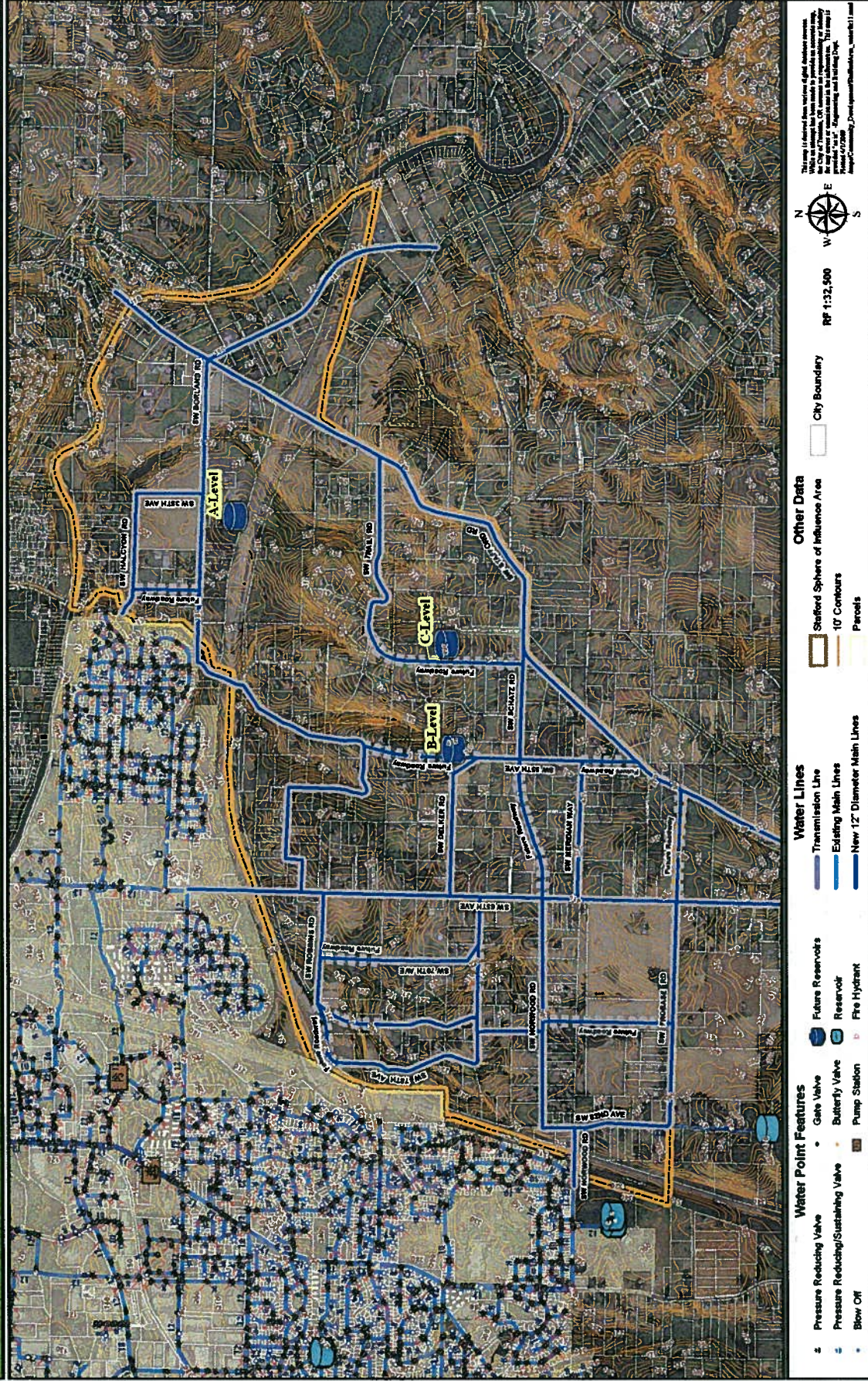


This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Houston, OR, assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is." Engineering and Planning Dept.
 Printed 4/1/2009

Draft Conceptual Water System

Water System and the Stafford Area of Influence

TUALAGIS





Population Growth

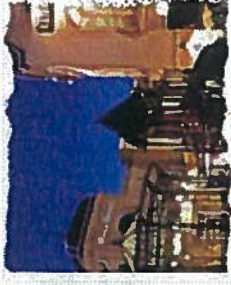


Population Growth					
Current Population		26,040			
Inside City and Planning Area Boundaries					
		Low		High	
Build Out		27,787		29,984	
Town Center- Vacant Land and Redevelopment		Low		High-Low High-High	
20 year + Build Out Total		27,918	30,524	31,032	
50 year + 20 year + Build Out Total		28,088	31,462	32,641	
Outside City and Planning Area					
		City	State		Metro
		Low	High	Low	High
Outside City + 20 year TC + Build Out Total		31,903	56,528	42,658	62,981
				49,948	70,868
Outside City + 50 year TC + Build Out Total		32,073	58,137	42,828	64,590
				51,557	72,477



Policy Considerations

- Stafford Basin:
 - What residential density requirements should apply in North and South Stafford?
 - Are the land use allocations in North Stafford acceptable?
 - Is commercial land allocation in South Stafford acceptable?





Conclusion

- Urban Reserve Factors







MEMORANDUM

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator 

FROM: Doug Rux, Community Development Director 

DATE: April 13, 2009

SUBJECT: CENTRAL URBAN RENEWAL DISTRICT CAPITAL PROJECT
OPTIONS

BACKGROUND:

The Tualatin Development Commission has been discussing and evaluating the possibility of increasing the Central Urban Renewal District (CURD) maximum indebtedness amount. As part of that discussion presentations have been provided on project costs concerning outstanding projects listed in the CURD:

- East Commons
- Tualatin-Sherwood Road Pedestrian/Landscape Improvement

For the East Commons project the Commission discussed the project scope and funding allocation on April 9, 2007, February 11, 2008 and July 14, 2008. In regards to the Tualatin-Sherwood Road Pedestrian/Landscape Improvement project the Commission met on November 24, 2008 and February 9, 2009 providing direction on project scope and reviewed preliminary estimates on costs and scope reduction options. Included in the February 9 discussion was additional conversation on the East Commons.

A new project issue has arisen concerning train horn noise mitigation. On March 2, 2009 staff provided information on this possible project as part of the CURD maximum indebtedness discussion. The Commission did not directly address this possible project or provide direction for further evaluation but did direct staff to evaluate possible projects considering the City Council's vision stated for the town center, projects that would support that vision and projects that would leverage private investment.

MEMORANDUM: CURD Capital Project Options

April 13, 2009

Page 2 of 4

POLICY CONSIDERATION:

Should train horn noise mitigation at Nyberg Street and Boones Ferry Road be listed as a project within the current CURD plan?

Should funds be re-allocated from the East Commons and Tualatin-Sherwood Road Pedestrian/Landscape Improvement projects to fund train horn noise mitigation?

If funds are re-allocated to train horn noise should either East Commons or Tualatin-Sherwood Road Pedestrian/Landscape Improvement not be funded, or which component part of these projects should not be funded?

ISSUES:

The CURD plan currently has 5 projects that have not been completed. Below is the list:

- East Commons
- Tualatin-Sherwood Road Pedestrian/Landscape Improvement
- Boones Ferry Road – Martinazzi Avenue to Lower Boones Ferry Road
- Eastside Downtown
- Commons Landmark

Available funding or projected funding to construct these projects is \$4,000,000. At this level of expenditure the CURD maximum indebtedness amount has been reached. Estimated cost to construct all of the projects is \$31,860,000. Based on past discussions, priorities have been placed on the Tualatin-Sherwood Road Pedestrian/Landscape Improvement and East Commons projects. The estimated project cost breakdown in the FY 09/10 budget is:

- Tualatin-Sherwood Road Pedestrian/Landscape Improvement - \$1,800,000
- East Commons - \$2,200,000

East Commons

The Commission has discussed project scope and funding for the East Commons project at the April 9, 2007, February 11, 2008 and July 14, 2008 Work Sessions. The direction provided from those discussions was a scaled down version with a fund allocation amount of \$2.2 million. A full funded project would be approximately \$4,000,000.

Tualatin-Sherwood Road Pedestrian/Landscape Improvement

The Tualatin-Sherwood Road project was discussed in Work Sessions on November 24, 2008 and February 9, 2009. Funding for this project was allocated at \$1.8 million. At the February 9, 2009 Work Session a comprehensive approach was presented that addressed landscaping, lighting, traffic lights, and etc under three concepts. The concepts were Traditional Boulevard, Ornamental Parkway or Nature Greenway. At

MEMORANDUM: CURD Capital Project Options

April 13, 2009

Page 3 of 4

the conclusion of the Work Session the Commission focused on the Traditional Boulevard concept. The cost of this concept was approximately \$2.4 million for construction plus design and permitting of \$300,000. Information provided to the Commission that evening did not include a gateway feature with an estimated cost of \$500,000. A comprehensive project cost is in the range of \$3.2 million. At that time it was discussed utilizing some of the East Commons funding to backfill the Tualatin-Sherwood Road project. This would have meant utilizing \$1.4 million from East Commons plus the \$1.8 million already budgeted to reach the \$3.2 million estimate. The result is only \$400,000 for East Commons.

Train Horn Noise Mitigation

The emerging issue of train horn noise in the downtown area creates another variable. The City's Engineering Division estimates that mitigation improvements at the Nyberg Street/Boones Ferry Road intersection at \$1.3 million. As outlined above there is only \$4 million dollars available to expend on projects in CURD. If there were a desire to fund train horn noise mitigation, an amendment would be necessary to the CURD plan to list it as a project and a reduction in scope and funding would be necessary from the East Commons and the Tualatin-Sherwood Road projects.

There are several scenarios to address train horn noise mitigation.

1. Do not re-allocate CURD funds for train horn noise mitigation.
2. Re-allocate funds from the East Commons project to train horn noise and not do the East Commons project. This would leave approximately \$800,000, which is inadequate to fund the East Commons project. Re-allocate the \$800,000 to the Tualatin-Sherwood Road project, which is already funded at \$1.8 million. This would give a project total of \$2.6 million. This amount is less than the approximate \$3.2 necessary, thus project scope would need to be reduced based on options presented on February 9, 2009. The option sheet is attached.
3. Re-allocate funds from the Tualatin-Sherwood Road project to train horn noise and not do the Tualatin-Sherwood Road project. This would leave approximately \$500,000, which is inadequate to fund the Tualatin-Sherwood Road project. Re-allocate the \$500,000 to the East Commons project, which is already funded at \$2.2 million. This would give a project total of \$2.7 million. This amount is more than the approximately \$2.2 necessary, but allows the scope to be modified to include improvements on the west side of Martinazzi Avenue between Seneca Street and SW Boones Ferry Road or possibly Seneca Street improvements that were not included in the Commission directed project scope. Another option is direct the \$500,000 towards the gateway element of the Tualatin-Sherwood Road project.

Attachments: A. Tualatin-Sherwood Road Landscape/Pedestrian Improvement Scope Options

**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



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

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

DATE: April 13, 2009

SUBJECT: TUALATIN ANNEXATION TO CLACKAMAS COUNTY LIBRARY DISTRICT

PURPOSE

Advise Council on the approach, issues, and next steps to place the Clackamas County Library District Annexation measure on the November 3, 2009 ballot.

APPROACH

1. Negotiate IGA's with CC Commission
 - a. District – City
Covers collection/disbursement of taxes
 - b. County-City
Covers Network Services and capital
 - c. Elected to elected meeting date _____ who _____
2. Adopt Resolutions to
 - a. Place annexation vote on 11/3/2009 ballot
 - b. Enter into IGA's (2)
3. Provide Voter Information
 - a. Prior to July if service level to change
 - b. September 10 prior to election
 - c. Voter information

ISSUES

- Reimbursement for
 - Incorporated
 - Unincorporated
- Capital funding

TUALATIN ANNEXATION TO CLACKAMAS COUNTY LIBRARY DISTRICT

April 13, 2009

Page 2 of 2

- Effective date for service level change
- Goal: Gold: No service level change
 Silver: Service level change 11/4, if fails on 11/3 election
 Bronze: Service level change 7/1/09, restore 7/1/10
- OLA service level guarantee as part of the IGA
- Wilsonville and Lake Oswego related two-county issue

SCHEDULE

- May 22, 2009 ORS 308.225(2)(a) requires the legal description of the boundary change or the proposed change and an accurate map showing the change. Prior to June 22 (2nd June meeting) must have boundary maps and description filed, reviewed and edited. (allow 1 mo.)
- June 22, 2009 City adopts resolution that it consents to annexation
- July 6, 2009 City files paperwork for annexation proposal
- July 13, 2009 Propose annexation-County Board Public Hearing
- July 27, 2009 First Annexation Hearing- County Board
- Aug. 3, 2009 Second Annexation Hearing- County Board
- Sept. 3, 2009 Deadline to Clackamas County Elections Office
- Nov. 3, 2009 Election

Attachments: A. DRAFT IGA

PROPOSED FINAL MASTER IGA v.5
LIBRARY DISTRICT
2 March 2009

COOPERATIVE INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE LIBRARY DISTRICT OF CLACKAMAS COUNTY
AND
MEMBER CITIES

THIS COOPERATIVE INTERGOVERNMENTAL AGREEMENT (this "Agreement"), is entered into this ____ day of _____, 2009, by and between the Library District of Clackamas County (the "District") a county service district formed under ORS Chapter 451, and each of the Cities of Barlow, Canby, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Rivergrove, Sandy, West Linn, and Wilsonville (each, a "City" and collectively, the "Cities").

WHEREAS, voters approved formation of the District to provide financial support to the library service providers of Clackamas County (the "Library Cities"); and

WHEREAS, the Parties desire to work in a cooperative manner to support and provide library services to their residents; and

WHEREAS, many of the Cities participate in the Clackamas County-supported Library Network of Clackamas County, which is discussed in an intergovernmental agreement by and between the participating Cities and Clackamas County; and

WHEREAS, the Cities desire funding by the District and to provide the levels of service described herein;

NOW, THEREFORE, the District and Cities each covenant and agree to the following:

Section 1 Obligations of the District

- 1.1 District Board. The Board of County Commissioners acting under the provisions of ORS 451 is the governing body of the District and shall be known as the District Board.
- 1.2 District Advisory Committee. The District Board shall organize and appoint a District Advisory Committee consisting of one nominee from each Library City consistent with the policies and procedures of Clackamas County and/or the District for advisory committees. The District Board shall appoint the individual nominated by the Library City governing body to fill the service area's representative seat. The District Advisory Committee shall be responsible for meeting at least annually to consider: (i) the evaluation reports of participating libraries as submitted pursuant to Section 2.3, (ii) any proposed changes to this Agreement pursuant to the amendment process described in Section 3.3, and (iii) any impact of the annexation or withdrawal of territory from the District pursuant to Sections 3.4 and 3.5 hereof.

- 1.3 District Budget Committee. State law also requires that the District constitute a Budget Committee consisting of the members of the District Board and an equal number of citizens, who may be nominated pursuant to existing County budget committee procedures. The role and responsibilities of the Budget Committee shall be as set forth in the applicable statutes.
- 1.4 District Revenue. The District has a permanent tax rate of \$0.3974 per \$1,000 of assessed value, collected from all parcels of real property in the District.
- 1.5 Distribution of Revenue. Revenues generated by the District permanent rate, including delinquent taxes, are allocated, appropriated and expended pursuant to the budget adopted by the District Board. The District Board agrees to allocate, appropriate, and distribute the funds of the District pursuant to the formula as defined on Attachment A (the "Formula") for the service areas as shown on the maps included as Attachment B ("Service Area Maps"). The Formula may be reevaluated as necessary by the Parties to this Agreement. Any change to the Formula shall occur as an amendment to this Agreement.
- 1.6 Transition Payments. The parties hereto acknowledge and agree that the District shall distribute funds to Clackamas County for the operation of the Clackamas Corner and Oak Lodge Libraries pursuant to the alternative Service Area Maps described on Attachment B until such time as the City of Happy Valley and the City of Gladstone construct facilities sufficient to serve such area. During the term of such distributions, the Parties anticipate that the County libraries will be operated in a manner consistent with the Service Standards. Upon completion of such facilities, distributions shall be made based on the indicated Service Area Maps. To the extent the annual distribution of funds to Clackamas County is greater than the annual need to operate such libraries, the District shall retain such funds in trust for the Cities of Gladstone and/or Happy Valley, respectively, for distribution at such time as such City is constructing new library facilities.
- 1.7 Library Authority. Clackamas County operates public libraries pursuant to a board order creating public libraries for all Clackamas County residents dated July 9, 1938, as amended and updated pursuant to Board Order 85-1221 dated October 31, 1985. The District has received a delegation of such authority from Clackamas County to operate as a public library for the benefit of incorporated and unincorporated residents of Clackamas County pursuant to an Intergovernmental Agreement. To the extent necessary to insure the legal and effective functioning of the public libraries of Clackamas County but in no way intended to limit or otherwise restrict the powers or abilities of the City service providers to operate public libraries, the District hereby delegates such authority to operate public libraries for the benefit of incorporated and unincorporated residents of Clackamas County to each City service provider a party hereto or as may join this Agreement from time to time.

Section 2 Obligations of the Cities

- 2.1 Use of Funds. The Library Cities will use District revenue to provide public library service, and shall expend the entire library revenue paid under this Agreement in accordance with the purpose for which it was provided by implementing a plan to achieve the Service Standards. For the purposes of this Agreement, "Service Standards" shall mean (i) the standards described on Attachment C, (ii) the provision of services to all District residents on the same terms, and (iii) the proper expenditure of funds as described in this Section 2.1. District funds may not be used to support general overhead or administrative costs of Cities except to the extent such overhead or administrative costs are directly related to the provision of library services and/or the operation of a public library. It is the intention of the parties to work cooperatively in helping each city make progress in meeting the Service Standards.
- 2.2 Library Management. Library Cities retain administrative control over the library and library services in its service population. Each such City is responsible for developing library services based on the needs of its service population and the available revenue. The Library Cities will cooperate with the District Advisory Committee to assist in the review of library services to District residents.
- 2.3 Cooperation and Reporting. Each Library City will cooperate to the maximum extent practicable with other participating Cities to form standardized rules, procedures, and programs that affect the District and the provision of library services in Clackamas County as a whole. Each Library City will provide the District with (i) copies of its annual report to the State of Oregon regarding the provision of library services, (ii) a report on its efforts to meet OLA Threshold Standards as defined on Attachment C, and (iii) any supplemental reports that the District through both the District Advisory Committee and the District Board may require.

Section 3 Term and Amendment

- 3.1 Term. This Agreement shall commence on July 1, 2009 and continue until terminated as set forth herein.
- 3.2 Termination. This Agreement shall terminate upon the dissolution of the District.
- 3.3 Amendment. Except as specifically provided in Section 4.14, this Agreement may be amended at any time upon the agreement of the District and two-thirds of the Library Cities; *provided, however*, that any amendment that would amend that portion of the Formula providing for the return of one hundred percent (100%) of revenue collected within a City service provider's boundaries to such City service provider shall require the unanimous consent of all Cities serving on the District Advisory Committee.

- 3.4 Changes in District Territory. The parties hereto recognize that during the term of this Agreement changes in the District territory may occur, such as (i) territory outside the District may annex into the District, (ii) territory currently in the District may withdraw by annexation into a non-participating City, or (iii) unincorporated territory currently in the District may annex into a participating City. The District shall inform the District Advisory Committee of any such changes, and the District Advisory Committee shall review the Service Area Maps and the Formula and recommend any amendments to this Agreement necessary to adjust for such changes.
- 3.5 Incorporation of a City within District Boundaries. Should an unincorporated area within the District choose to incorporate during the life of the District, the District Advisory Committee shall make a recommendation to the District Board of whether the newly-incorporated city qualifies as a service provider as such term is generally used in this Agreement, and if so to what extent the Formula should be adjusted to allow for a distribution to such new service provider. If the newly-incorporated city does not qualify as a service provider, the District Advisory Committee shall make a recommendation to the District Board regarding the impact, if any, of the new city on the provision of library services. Any proposed changes shall be addressed as an amendment to this Agreement.

Section 4 General Provisions

- 4.1 Indemnification. Each party shall release, defend, indemnify and/or hold harmless the other, its officers, commissioners, councilors, elected officials, employees, and agents, from and against all damages, claims, injuries, costs, or judgments that may in any manner arise as a result of the party's performance under this contract, subject to Oregon Tort claims limitations.
- 4.2 Governing Law. This Agreement shall be construed and governed in all respects in accordance with laws of the State of Oregon, without giving effect to the conflict of law provisions thereof.
- 4.3 Savings. Should any portion of this Agreement or amendment there to be adjudged by a Court of appropriate final jurisdiction to be in violation of any local, state or federal law, then such portion or portions shall become null and void, and the balance of the Agreement shall remain in effect. All Parties shall immediately renegotiate any part of this Agreement found to be in such violation by the Court and to bring it into compliance with said laws.
- 4.4 Reasonable Attorney's Fees. In the event any action is brought to enforce, modify or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys fees and costs incurred in connection with such action or on appeal or review; said amount to be set by the court before which the matter is heard.

- 4.5 Notices. Formal notices, demands and communications between the Parties shall be deemed given three (3) business days after being sent by registered or certified mail, postage prepaid, return receipt requested to the principal offices of the party hereto, or upon confirmation of receipt via facsimile, electronic transmission, or hand delivery. Such written notices, demands and communication may be sent in the same manner to such other addresses and to such other persons and entities as either party may from time to time designate by mail as provided in this section.
- 4.6 No Personal Liability. No member, official, agent, or employee of the County, the District, or any City shall be personally liable to the other or any successor-in-interest thereto in the event of any default or breach by such entity.
- 4.7 No Agency. Neither anything in this Agreement nor any acts of the parties hereto shall be deemed or construed by the parties hereto, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between any of the parties to this Agreement. No party or its employees is entitled to participate in a pension plan, insurance, bonus, or similar benefits provided by any other party.
- 4.8 Entire Agreement. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties or the predecessors in interest with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing by the appropriate authorities of the party granting such waiver.
- 4.9 Further Action. The parties hereto shall, without additional consideration, acknowledge, execute, and deliver from time to time such further instruments as a requesting party may reasonably require to accomplish the purposes of this Agreement.
- 4.10 Non-Waiver of Rights. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right, power or remedy upon a breach of any provision of this Agreement shall not constitute a waiver of any provision of this Agreement or limit the party's right thereafter to enforce any provision or exercise any right.
- 4.11 Time is of the Essence. A material consideration of the parties entering into this Agreement is that the parties will perform all obligations under this Agreement in a timely manner. Time is of the essence as to each and every provision of this Agreement.
- 4.12 Restricted Assignment. No party hereto may assign its rights, responsibilities or obligations hereunder to another party, by operation of law or otherwise, without (i) seeking and receiving an amendment of this Agreement, (ii) having said party join this Agreement on the terms, conditions and covenants herewith, and (iii) with a demonstration that such new party has the capability and

durability to meet or exceed the levels of library service currently being provided by the party seeking to assign. The District Advisory Committee shall evaluate any request for assignment and make a recommendation to the District Board regarding the granting or denial of the same based on the above criteria, including the District Advisory Committee's determination of criteria (iii) above.

4.13 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

4.14 Enforcement of Terms. The Parties hereto recognize that the District is relying on the good faith and commitments of the Library Cities to utilize the funding provided by the District in the promised manner. The Parties expect that to the extent there is any noncompliance or breach of this Agreement, the Parties will discuss such noncompliance or breach in the District Advisory Committee and encourage an effort towards compliance. If discussions and encouragement do not remedy the continued failure of a party to meet the Service Standards or other term of this Agreement, then the District Advisory Committee shall meet to consider an amendment to this Agreement to create incentives for compliance, including but not limited to withholding of District funds, reallocation of unincorporated residents to neighboring service areas, or other such actions as may be deemed appropriate. The Parties hereto agree that in an event of a material breach of this Agreement by one of the Parties, an amendment proposed to specifically address such breach shall require a two-thirds vote of the Library Cities, including but not limited to any amendment which would reduce the breaching City's 100% return on assessments within such City's boundaries, either via a Formula amendment or otherwise.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers or representatives as of the day and year first above written.

CLACKAMAS COUNTY BOARD OF COMMISSIONERS, AS THE GOVERNING BODY OF THE
LIBRARY DISTRICT OF CLACKAMAS COUNTY
By: _____
Title: <u>Chair</u>
ATTEST: _____

THE CITY OF BARLOW	THE CITY OF CANBY
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF ESTACADA	THE CITY OF GLADSTONE
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF HAPPY VALLEY	THE CITY OF LAKE OSWEGO
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF MILWAUKIE	THE CITY OF MOLALLA
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF OREGON CITY	THE CITY OF RIVERGROVE
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF SANDY	THE CITY OF WEST LINN
By: _____	By: _____
Title: _____	Title: _____
ATTEST: _____	ATTEST: _____

THE CITY OF WILSONVILLE	
By: _____	
Title: _____	
ATTEST: _____	

Attachment A

1. For the purposes of this Agreement, the “Formula” shall be calculated consistent with the following concepts:

a. The District rate is \$0.3974 per \$1000 of assessed value.

b. Each year the District will receive the amount collected for the year plus delinquent taxes recovered from the previous year. The District will distribute funds when received using the formula described below and shown in the example.

2. The Formula has two components:

a. City Assessed Value Component: The annual distribution to a Library City for properties within its boundaries shall equal the assessed value of such Library City’s properties, as established annually by the Clackamas County Assessor, divided by the total assessed value of all properties in the District. This determines the Assessed Value Percentage Rate for each Library City. Each Library City will receive funds equal to the Assessed Value fund amount multiplied by its individual Assessed Value Percentage Rate.

b. Unincorporated Population Served Component: After calculation of each Library City’s Assessed Value fund amount, the District shall calculate the remaining funds to be distributed (the “Remainder Amount”) and distribute those funds based on the Unincorporated Population Served Percentage Rate based on the Service Area Maps attached to this Agreement as Attachment B. The term “Unincorporated Population” will also include residents of those cities that do not provide library services.

The Unincorporated Population Served Percentage Rate is determined by the number of unincorporated residents served by each City as allocated on the Service Area Maps divided by the total number of unincorporated residents within the District. Each Library City will receive funds equal to the Remainder Amount multiplied by its individual Unincorporated Service Area Percentage Rate.

3. Prior year recovered delinquencies and interest earned: Recovered delinquent taxes combined with any interest earned will be distributed to Library Cities based on the distribution percentage allocations calculated in the previous tax year.

Below are examples of the distribution of funds based on 2008 assessed values and population figures. The spreadsheet assumes the new Gladstone/Oak Lodge and Happy Valley libraries have not yet been constructed.

Library District Distribution Formula

<i>Assessed Value 2008</i>		
Total County Assessed Value (AV)	\$32,936,836,893	100%
Less: Non-Participating City AV	\$(1,239,770,249)	-4%
Equals: Total Library District AV	<u>\$31,697,066,644</u>	96%
Participating Cities:	Assessed Value	
Canby	\$999,941,295	6%
Estacada	\$179,662,976	1%
Gladstone	\$635,886,719	4%
Happy Valley	\$1,508,430,197	9%
Lake Oswego	\$4,756,391,295	28%
Milwaukie	\$1,467,817,328	9%
Molalla	\$409,821,923	2%
Oregon City	\$2,002,572,357	12%
Sandy	\$551,473,814	3%
West Linn	\$2,655,549,376	16%
Wilsonville	\$1,652,437,025	10%
Total Participating Cities AV	<u>\$16,819,984,305</u>	100%
Total Library District AV	\$31,697,066,644	100%
Less: Participating Cities AV	\$(16,819,984,305)	-53%
Equals: Unincorporated AV in District	<u>\$14,877,082,339</u>	47%

<i>Unincorporated Population Served 2008</i>		
Canby	10,221	6%
Estacada	16,802	9%
Gladstone	8,506	5%
Happy Valley (Town Center)	32,373	18%
Lake Oswego	3,305	2%
Milwaukie	10,756	6%
Molalla	15,001	8%
Oregon City	28,015	15%
Sandy	22,236	12%
West Linn	5,691	3%
Wilsonville	3,421	2%
Oak Lodge	28,036	15%
	<u>184,363</u>	100%

<i>Example Distribution Calculation</i> <i>Assuming \$12 million in tax receipts</i>		
Total District Tax Receipts		
Total Tax Collected	\$12,000,000	100%
City Assessed Value	\$6,367,776	53%
Unincorporated Population Served	\$5,632,224	47%

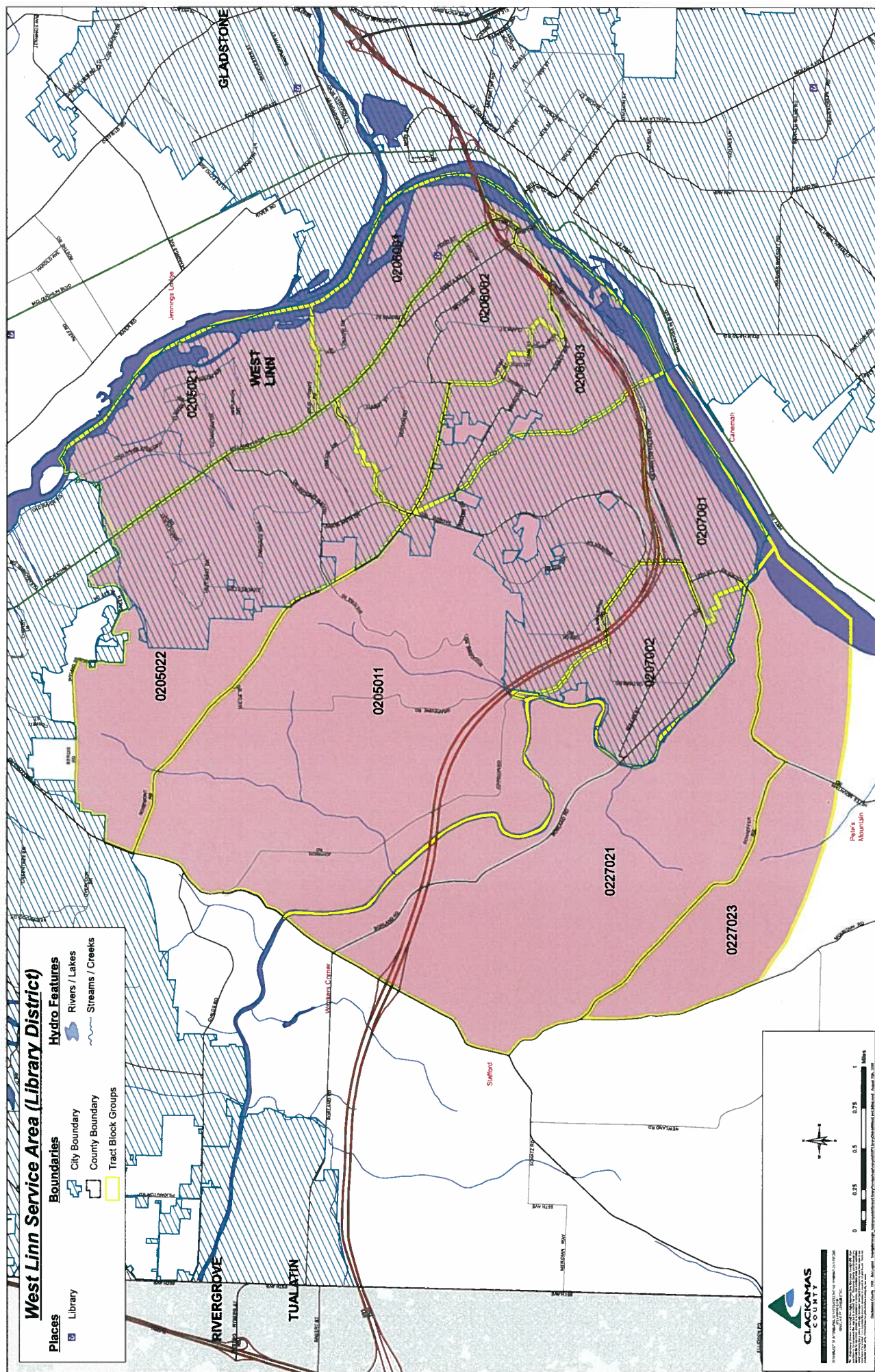
City Distribution of Receipts					
	<i>Assessed Value</i>	<i>Pop Served</i>	<i>Total</i>		
			\$	%	
Canby	\$378,562	\$312,248	\$690,810	6%	
Estacada	\$68,018	\$513,295	\$581,313	5%	
Gladstone	\$240,736	\$259,855	\$500,592	4%	
Happy Valley (Town Center)	\$571,067	\$988,984	\$1,560,051	13%	
Lake Oswego	\$1,800,693	\$100,967	\$1,901,660	16%	
Milwaukie	\$555,692	\$328,592	\$884,284	7%	
Molalla	\$155,152	\$458,275	\$613,427	5%	
Oregon City	\$758,142	\$855,848	\$1,613,990	13%	
Sandy	\$208,779	\$679,302	\$888,081	7%	
West Linn	\$1,005,348	\$173,858	\$1,179,206	10%	
Wilsonville	\$625,586	\$104,510	\$730,096	6%	
Oak Lodge	\$-	\$856,490	\$856,490	7%	
	\$6,367,776	\$5,632,224	\$12,000,000	100%	

Attachment B

Service population maps are included as Attachment B.

1. The maps divide Clackamas County into library service areas. These areas are based on distance, roads, rivers, travel patterns, etc. and are intended to define where people are most likely to receive library service, and to give a Library City the ability to meet the library threshold standards in Attachment C. Each Library City's service area has been constructed by assigning Census tracts into library service areas. Based on census data compiled every 10 years, the population in each census tract will be verified and then the total unincorporated population within each service area will be used to calculate the Formula.
2. For the continuation of library service to the citizens in the Oak Lodge and Clackamas Corner areas, the service area boundaries and population served totals will not change until the new Happy Valley Library is open and the new Gladstone/Oak Lodge Library is open. As each new facility is opened to the public, the service population will be adjusted to the new agreed-upon boundaries found in this Attachment. The population service area changes and resulting increase in payments for unincorporated population served will take place in the fiscal year following the library opening.

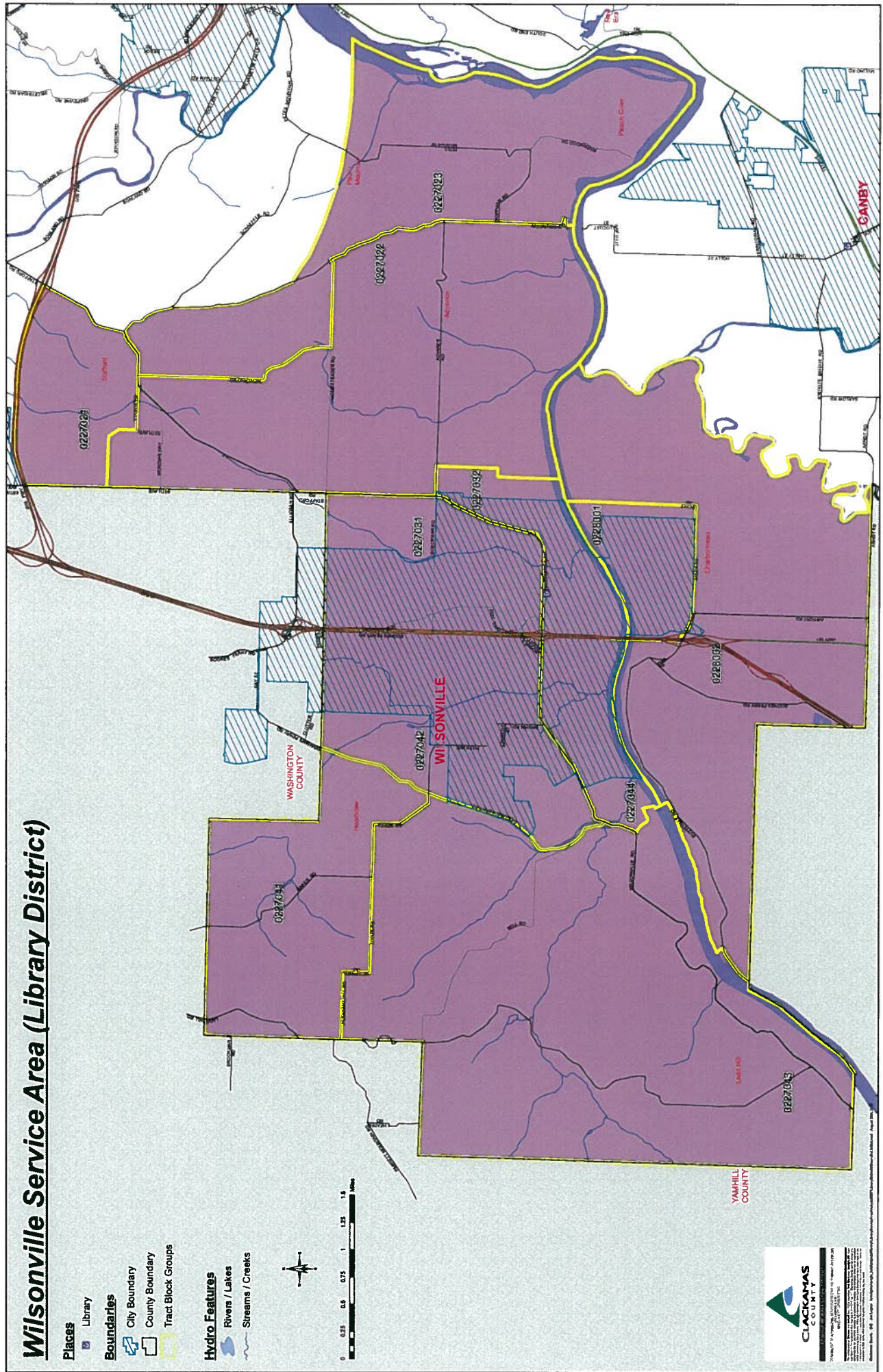
[See attached maps]



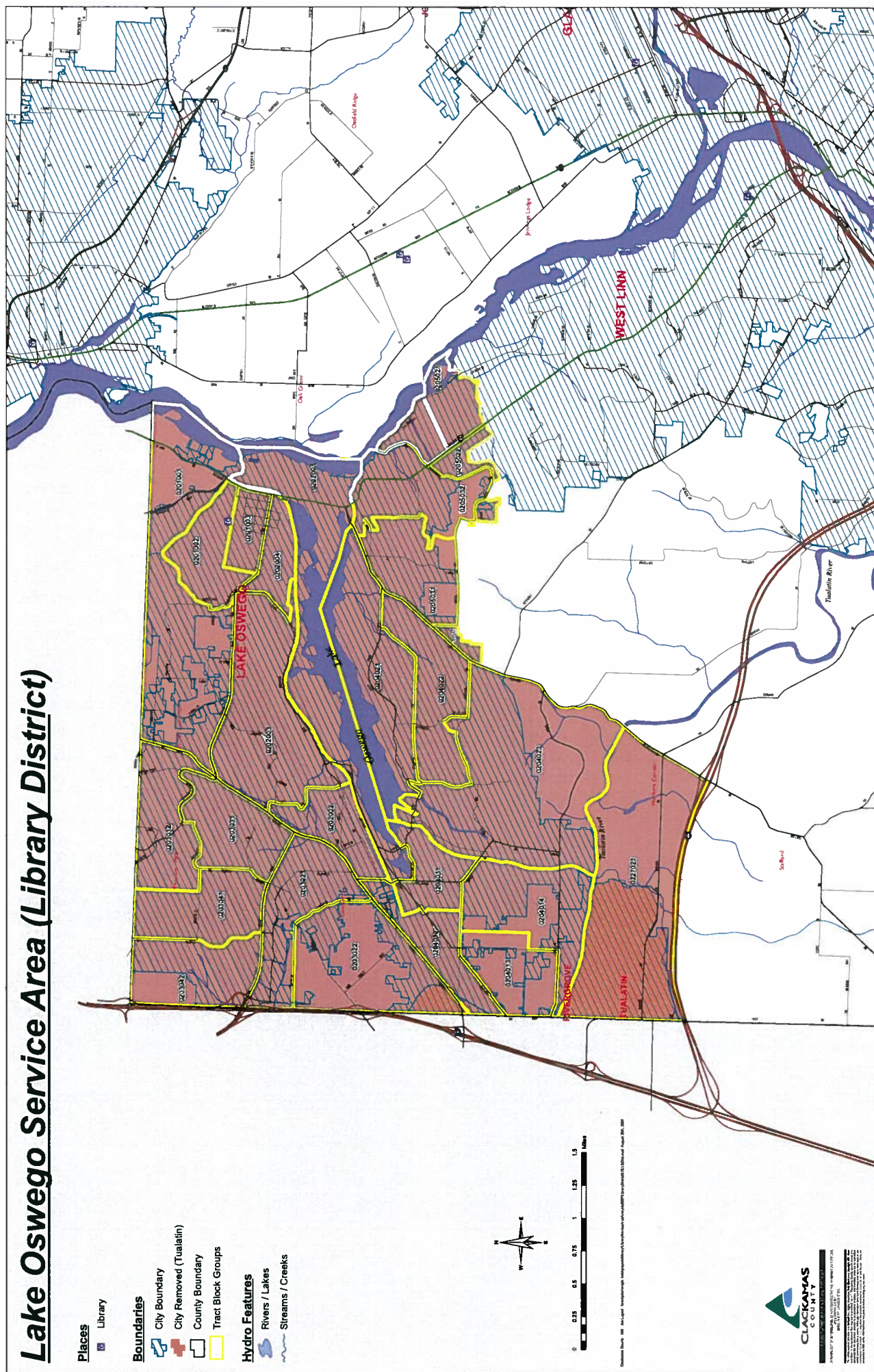
Wilsonville Service Area (Library District)

- Places**
- Library
- Boundaries**
- City Boundary
 - County Boundary
 - Tract Block Groups

- Hydro Features**
- Rivers / Lakes
 - Streams / Creeks



Lake Oswego Service Area (Library District)



Attachment C
Service Standards

The Parties agree that all library service providers shall strive to meet OLA Threshold Standards, with a particular emphasis on:

STAFFING: Provide qualified staff employed by the library as outlined in the table below:

Population Served	Threshold Staffing Level
0 - 2,499	0.5 FTE, with high school diploma
2,500 - 4,999	0.35 FTE/1,000 served. Director has B.A.
5,000 - 9,999	0.35 FTE/1,000 served. Director has B.A.
10,000 - 24,999	0.35 FTE/1,000 served. Director has MLS.
25,000 - 49,999	0.35 FTE/1,000 served. Director has MLS. 1/5 of staff has MLS.
50,000 - 499,999	0.33 FTE/1,000 served. Director has MLS. 1/5 of staff has MLS.

MATERIALS: Provide the number of volumes in the library's total collection as spelled out in the table below:

Population served	Threshold Materials
0 - 49,999	Material collection of 5,000 items or two items per capita, whichever is greater.
50,000+	Material collection of two items per capita.

ACCESS: Provide and post open hours which fit the community's need, including evening and weekend hours, and provide the minimum standards listed in the table below:

Population served	Threshold
0 - 4,999	20 hours
5,000 - 9,999	30 hours
10,000 - 24,999	40 hours
25,000 +	50 hours

NOTE: Total staffing levels and material volumes may be constrained by current facility size limitations. The Parties understand and agree that a strategic plan that recognizes such size limitations and adjusts staff and material goals accordingly is an acceptable implementation of this standard.

MEETING DATE: Monday, April 20, 2009
Special Work Session (*food provided*)

start time: 6p
Location:

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. Council discussion of 09/10 budget _____

2. Tualatin Tomorrow budget request _____

3. Water quality facilities – monitoring (Eng) _____

WORK SESSION ITEMS**PowerPoint?**

1. Sign Design Standards Follow-up (Comm. Dev)

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**PowerPoint?**

1. Tualatin Tomorrow Presentation GHT

2. Proclamation - Historic Week

3. New Employee Intro's – Police Officer, Property Evidence Technician

CONSENT CALENDAR ITEMS

1. Reso – Fee Schedule Amendment – Trees fee

2. Reso - Stafford MOU on Communications (Comm Dev) (?)

3.

4.

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial**PowerPoint?**

1. CUP-09-01 Stafford Hills Racquet & Fitness Club (Comm. Dev)

2.

3.

GENERAL BUSINESS ITEMS (not consent)**PowerPoint?**

1. Reso – Requesting Election on Clackamas County Library District (and Annexing)

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1. Labor

WORK SESSION ITEMS**PowerPoint?**

1. 1st Budget Committee meeting - FY 2009/10
2. Phase II Fences
- 3.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS**PowerPoint?**

1. Proclamation – Law Enforcement Memorial Week (Police)
2. Proclamation – Public Works Week (Eng)
- 3.

CONSENT CALENDAR ITEMS

1. Fee Schedule Update – Land Use Fees (Comm Dev)
2. Reso – Awarding Bid for Norwood Pump Station
3. Reso – Awarding AC water line replacement contract - Indian Woods/Indian Meadows
4. Reso - Approving Ratification of CBA – Tualatin Employees Assoc.
5. Reso – CUP-09-01 Stafford Hills Racquet/Fitness Club
6. Reso - Urbanization

PUBLIC HEARINGS – Legislative, Other, Quasi-Judicial**PowerPoint?**

- 1.
- 2.
- 3.

GENERAL BUSINESS ITEMS (not consent)**PowerPoint?**

1. Presentation/discussion ODOT I-5 Preservation project, sound walls, schedule
- 2.
- 3.
- 4.
- 5.

EXECUTIVE SESSION ITEMS

- 1.

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. FY 2009/10 Budget Presentation

2.

MEETING DATE: Wednesday, May 20, 2009

start time: 6:30p

3rd Budget Committee Meeting (IF NEEDED) (food not provided)

Location: Council Chambers

SPECIAL WORK SESSION ITEMS

PowerPoint?

1. FY 2009/10 Budget Presentation

2.

3.

WORK SESSION ITEMS

PowerPoint?

1. Historic Regulations Follow-up (Comm Dev.)

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

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.

WORK SESSION ITEMS

PowerPoint?

1.

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

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.

WORK SESSION ITEMS

PowerPoint?

1.

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

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.

April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 9a-3:30p LOC City Hall Day (Salem) 1:15p Tualatin Historical Soc 7:00p ARB Work Session re: Marquis Companies	2 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	3 7:30a Chamber Networking @ Haggen's	4
5 2:00p Arbor Day Kick-off Events	6 Wayside Horn Demo April 6, 7, or 8 Kent Out	7 11:30a Lunch & Learn (call Chamber for location) 6:30p TLAC	8 5:30p Alive After Five @ Taste of Wine, 7590 Nyberg Road 4:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chamb	9 7:00p TPAC	10 7:30a Chamber Networking @ Parklane Mattress, 10360 SW Spokane Court	11 9-11a Arbor Week Tree Plant/ Sesquicentennial Celebration-Tualatin Community Park_Mayor Ogden 10:00a.m. Easter Egg Hunt at Tualatin Community Park (Lion's Club)
12	13 5:00p Work Session 7:00p Council/TDC Mtg	14	15	16 12p Friends of Library 7:00p Urban Renewal Advisory Committee, City Offices, 18876 SW Martinazzi Ave	17 6-10:00p Community Partners for Affordable Housing fundraiser @ Tualatin Country Club	18 10:00a - 3:00p Health Fair @ Senior Center
19	20 6:p Council Work Session to discuss FY 09/10 budget Location: TBD	21 6:30p TAAC	22 5:00p Metro Policy Advisory Committee 5:00-7:00p Urban/Rural Reserves Open House @ Tigard High School 7:00p ARB (if necessary)	23 11:30a Chamber Luncheon @ Country Club (Celebrate Tualatin Volunteer Recognition)	24	25
26	27 5:00p Work Session 7:00p Council/TDC Mtg	28 Regional Emergency table top exercise	29 7:00p ARB (if necessary)	30 5:30p - 8:00p Tualatin Tomorrow Community Event @ Meridian Park Hospital Education Center		

2009

May

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1 9:00am – 1:30pm YAC Project FRIENDS	2
3	4	5 6:30p TLAC	6	7 12p Friends of Library 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	8	9 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons 10-2:00 Bulky Waste Day @ Allied in Wilsonville
10	11 5:00p Work Session - Budget Committee 7:00p Council/TDC Mtg	12 6:00p TPARK	13 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	14 7:00p TPAC	15 Carina out	16 10-2:00 Yard Debris Drop off @ Grimm's
17	18 Chamber Crawdaddy Open Time TBA 5p Budget Committee Carina out	19 6:30p TAAC	20 12:00p Core Area Parking District Board, Council Chambers	21	22	23
24	25 Memorial Day Holiday CITY OFFICES CLOSED	26 5:00p Work Session 7:00p Council/TDC Mtg	27 5:00p Metro Policy Advisory Committee	28 11:30a Chamber Luncheon @ Country Club	29	30 10a-2p Spring Fling @ Tualatin Commons
31						

2009

June

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2 6:30p TLAC	3	4 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	5	6 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons
7	8 5:00p Work Session 7:00p Council/TDC Mtg	9 6:00p TPARK	10 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Meeting, Location TBA	11	12	13 10:00a -Midnight Relay for Life (THS Artificial Turf Field)
14 Midnight - 10:00a Relay for Life (THS Artificial Turf Field) 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons	15	16 6:30p TAAC	17	18	19	20
21	22 5:00p Work Session 7:00p Council/TDC Mtg	23	24 5:00p Metro Policy Advisory Committee	25 11:30a Chamber Luncheon @ Country Club	26	27
28	29	30				

2009