




MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager 

DATE: July 20, 2009

SUBJECT: Work Session for July 27, 2009

Work Session will begin at 5:00 p.m.
Councilor Truax will be absent

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

Action requested: Council review the agenda for the July 27th City Council and Development Commission meetings.

5:05 p.m. (55 min) – Tualatin-Sherwood Road Enhancement Project. The Tualatin-Sherwood Road enhancement project is in the design phase. Tonight's discussion includes getting feedback regarding the corridor landscape theme and gateway / entry feature themes and direction to be taken back to the Advisory Committee. Attached is a memo from Community Development with additional information.

Action requested: Direction from the City Council on the corridor landscape themes and direction on a gateway / entry feature for the Tualatin-Sherwood Road enhancement project.

6:00 p.m. (45 min) – For Lease / Sale Sign Regulations. The Tualatin Planning Advisory Committee has been discussing amendments to the current "for lease/sale" sign regulations in commercial and industrial planning districts. They have forwarded to Council several proposed amendments to the current regulations. Tonight's work session will focus on the TPAC discussions and recommendations. Attached is a memo from Community Development with additional information.

Action requested: Direction from Council on amendments to the current “for lease/sale” sign regulations in commercial and industrial planning districts.

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

Action requested: This is an open Council discussion.

Following Council Meeting (45 min) – Extension of Land Use Approvals. The economic conditions nationally have meant that several local development and redevelopment projects have been delayed up to and past land use approval expiration dates. Staff would like direction from the Council about extending certain land use approvals, including architectural reviews, subdivisions and partitions. Attached is a memo from Community Development with additional information.

Action requested: Direction from Council on extending certain land use approvals.

Following Council Meeting (60 min) – Urban / Rural Reserves. The regional process for urban / rural reserves continues moving forward toward further refinement. Staff will present updated information and get additional Council feedback about the areas that abut our border. A staff report will be sent under separate cover later in the week.

Action requested: Feedback from the Council on the urban / rural reserve process.

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

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


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




MEMORANDUM

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator 

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

DATE: July 13, 2009

SUBJECT: SW TUALATIN-SHERWOOD ROAD LANDSCAPE AND
PEDESTRIAN IMPROVEMENTS WITH GATEWAY FEATURE
PROJECT

POLICY CONSIDERATIONS

1. Corridor Landscaping – Which direction should be taken with the Tualatin-Sherwood Road Corridor landscaping element of the project?
 - a. The Commission preferred the Traditional Boulevard concept.
 - b. The Ad Hoc Committee liked a combination between the Traditional Boulevard and Nature Greenway. The Nature Greenway was liked for reasons of consistency with the landscape work currently underway in the I-5 corridor. (Attachment B).
2. Gateway/Entry Features – Which of the four gateway/entry feature themes best represents Tualatin?
 - a. The Commission left this issue open and are waiting to hear what is suggested by the Ad Hoc Committee.
 - b. Ad Hoc Committee discussions produced four potential gateway/entry feature themes that include the Wapato Garden, Stone Triangle, Waterline Columns and Architectural Colonnade. (all attached)
3. Artist Involvement – What is the preferred method of artist involvement in the design process of the gateway/entry feature?
 - a. Should an artist be hired now to assist Mayer-Reed in designing an art piece for the gateway/entry feature.
 - b. Should there be a call for artists at a later date, which would involve an artist selection process?
4. Future Park Utilization – What is the park's relationship to the gateway/entry feature and how might the park be utilized in the future as it relates to the gateway/entry feature?
 - a. It is important to note that we are not designing a park at this time.

- b. Any future park modifications and/or design will be managed by the Community Services Department as a separate project.
- 5. Space for Future Art - Should there be space designated along the Tualatin-Sherwood Road Corridor for future art? What are the impacts of future art on the gateway/entry feature?
 - a. This issue has not been addressed by the Commission to date.
 - b. The Ad Hoc Committee has expressed an interest in the provision of space for future art that might allow for replication of the gateway/entry feature.

BACKGROUND

The Tualatin Development Commission, the urban renewal agency of the City of Tualatin, has contracted with the engineering firm of CH2M Hill and with Mayer-Reed as the subcontractor for design of the SW Tualatin-Sherwood Road Landscape and Pedestrian Improvements with Gateway Feature Project. This project is identified in the Central Urban Renewal District Plan and is intended to enhance the Tualatin-Sherwood Road corridor.

The design phase of the project is separated into two parts. Part one of the project will consist of the design of landscape and pedestrian improvements on SW Tualatin-Sherwood Road from the Fred Meyer entrance continuing across SW Boones Ferry Road to the Outback Steakhouse restaurant located within the Hedges Green Retail Center. Part two of the project consists of the design of a gateway/entry feature to be located in the Tualatin Commons Park between SW Tualatin-Sherwood Road and SW Nyberg Street.

The project calls for new landscaping in the median, street lighting, traffic signals and planter strips of SW Tualatin-Sherwood Road with enhanced pedestrian features. A major visual component of the project is the gateway/entry feature design, which has required special attention and involves a different process from the design of the landscape improvements. The budget for this project was originally \$1.8 million for both design and construction. However, due to the elimination of the East Commons Project and reallocation of urban renewal funds, the budget has increased to \$2.7 million and is inclusive of design, permitting and construction. There is \$500,000 within the \$2.7 million dedicated for the construction of the gateway/entry feature.

The Tualatin Development Commission conducted the first work session on this project on November 24, 2008 at which time staff reviewed the project scope and process with the Commission. The project consultants led a brainstorming session to gather ideas from the Commission as to what is desired for corridor/pedestrian improvements and a gateway/entry feature. Following this meeting, the project was placed on hold for a period of time in order to resolve the train horn noise mitigation funding issue. The Commission re-visited the project in April of 2009 and gave additional feedback to staff and consultants. The Commission's direction was that a water feature is not essential for the gateway/entry feature and that they were partial to the Traditional Boulevard corridor concept but not committed (Attachment A). The Commission emphasized that no

decisions had been made and that they were awaiting feedback from the public as to what their desires were for the project before doing so.

The consultants took the Commission's comments to the Ad Hoc Committee that was formed as part of the public involvement element of the project. The Ad Hoc Committee consists of representatives from Tualatin Parks Advisory Committee (TPARK), Tualatin Arts Advisory Committee (TAAC) and the Urban Renewal Advisory Committee (URAC). The Committee's charge is to provide input on the gateway/entry feature and streetscape improvements along the Tualatin-Sherwood Road Corridor. The Committee held its first meeting on June 2, 2009 at which time the project scope and process was discussed. Feedback and recommendations from the Committee members were expressed. The second meeting of the Ad Hoc Committee was held on July 7, 2009. Illustrations, based on the feedback given to the consultants by the Committee members at the previous meeting, were presented and discussed in detail. The illustrations delineated four general gateway/entry feature design themes.

The policy considerations, design illustrations and Ad Hoc Committee comments are the focal point of the discussion for this portion of the work session.

REQUEST

Staff requests that the Commission discuss the policy considerations and provide additional comments that will be taken back to the Ad Hoc Committee in an effort to achieve consensus on a conceptual design for the gateway/entry feature.

DISCUSSION

The consultants and staff met with the Ad Hoc Committee on two occasions. Each meeting produced several suggestions and ideas for the gateway/entry feature. During the discussions, the consultants encouraged the Committee members to think about what would be a good fit for the Tualatin community (what seems to identify with Tualatin), the space in which it will be located and how the gateway feature should relate to the surrounding area now and in the future. The following suggestions were discussed and agreed upon by the Committee at the June 2nd meeting:

The Committee did not want –

- The feature to be interactive
- Passive water
- Seasonal water

The Committee did want –

- The feature to be vertical
- Something that symbolizes water and motion
- A feature with lighting
- Something that could possibly be seen from I-5
- Continuity

- Visually conducive to vehicular traffic as opposed to foot or pedestrian traffic
- A provision for future art work
- Materials such as metal or stone or a combination of both

At the July 7th meeting, the consultants produced four illustrated themes to the Committee, which are based on the information from the first meeting (described above). The themes consist of the Wapato Garden, Stone Triangle, Waterline Columns, and Architectural Colonnade (Attachment B). The Committee was asked once more to think about how each of these themes fit within the Tualatin Community and how each might enhance the park and its surroundings. It was emphasized to the Committee that we are not designing a park as part of this project. The following suggestions were made and agreed upon by the Committee:

- Continuity is very important
- The gateway feature should be replicated throughout the City
- No water feature in this (Commons Park) location
 - This location would not allow for an optimal water feature experience
 - Wapato Garden should be eliminated
- Preferred the vertical basalt stones (natural material)
- There should be lighting as part of the feature
- The feature should serve as an identity for the community
- Need something bold and exciting and well done as to not invite ridicule from the community
- Desire something that is relatively low maintenance and taxpayer friendly

In addition to the above comments, the TAAC has drafted a letter addressed to City Council (Attachment C) with recommendations for the art selection process as well as for the gateway/entry feature itself. These recommendations are categorized into two separate areas aptly named Area One and Area Two. Area One expresses that the gateway/entry feature be exciting, bold and constructed in a manner that targets those passing by in vehicles. Suggestions were to have something in place that is unique to Tualatin and reflects the City's heritage and identity. In addition it was suggested that the TAAC be given the authority by City Council to submit a direct recommendation for the art piece. Area Two addresses the provision of space for public art along the Tualatin-Sherwood Road Corridor. The recommendations include setting aside space for public art at each intersection, installation of at least one public art piece at one intersection as part of this project, and direction by the City Council to TAAC to conduct a call for artists.

Staff and consultants will present the results of the July 27, 2009 work session discussion to the Ad Hoc Committee at a third meeting in the effort to provide further direction toward narrowing down a conceptual design for a gateway/entry feature. The next step will then be to schedule an open house in September to present the conceptual gateway/entry feature design(s) to the general public for comment. The proposed design concept will then be brought back to the Commission for final approval.

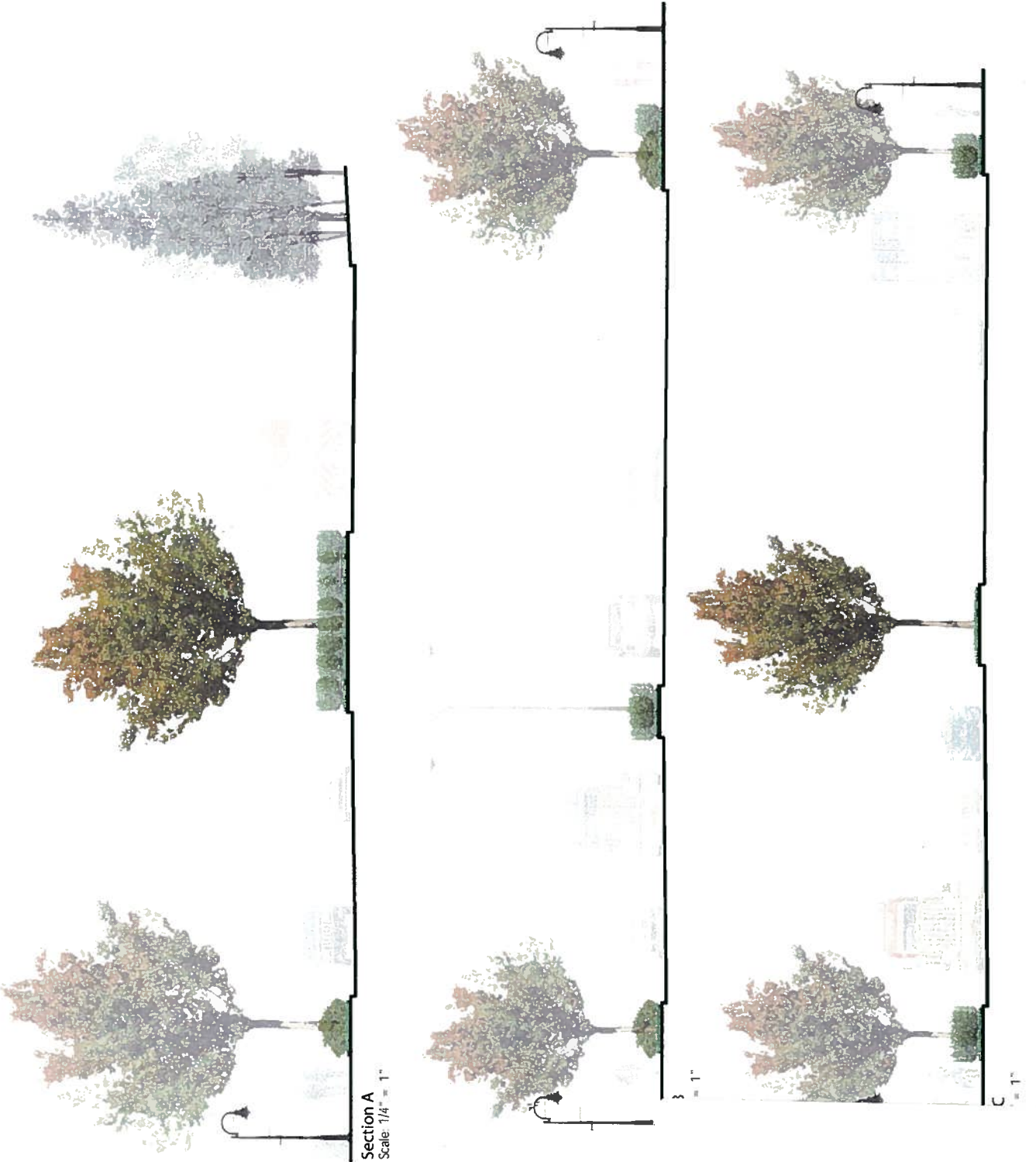
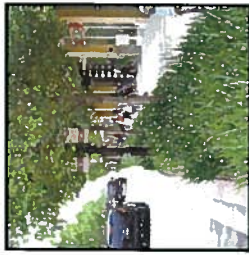
MEMORANDUM: SW Tualatin-Sherwood Road Landscape and Pedestrian
Improvements with Gateway Feature Project

July 13, 2009

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Attachments:

- A. Corridor Concept Illustrations (cross sections)
- B. Gateway/Entry Feature Design Themes
- C. Letter from the Tualatin Arts Advisory Committee



Attachment A



Section A
Scale: 1/4" = 1'



Section B
Scale: 1/4" = 1'



Section C
Scale: 1/4" = 1'



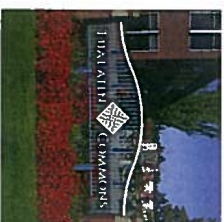
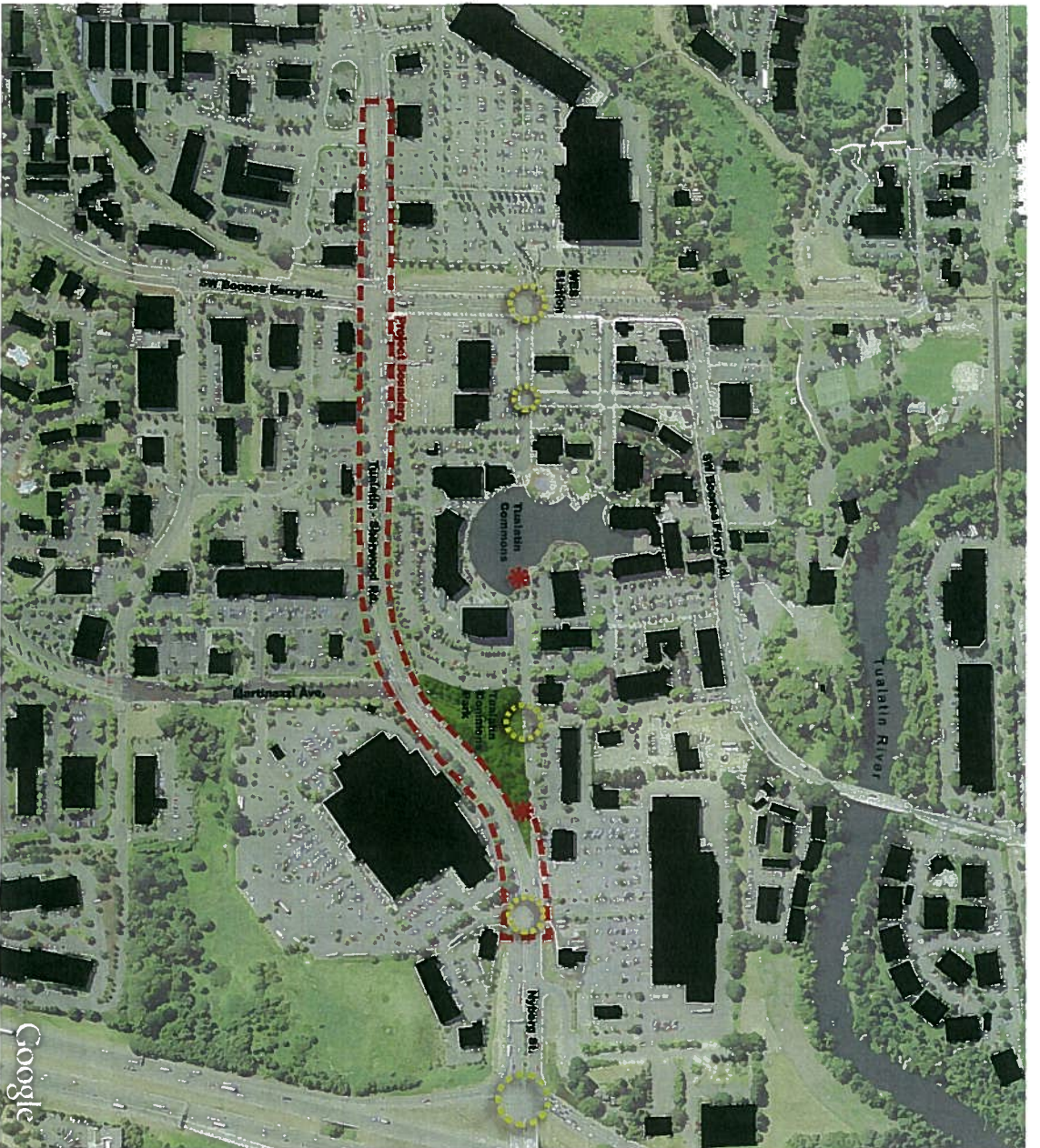
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Section B
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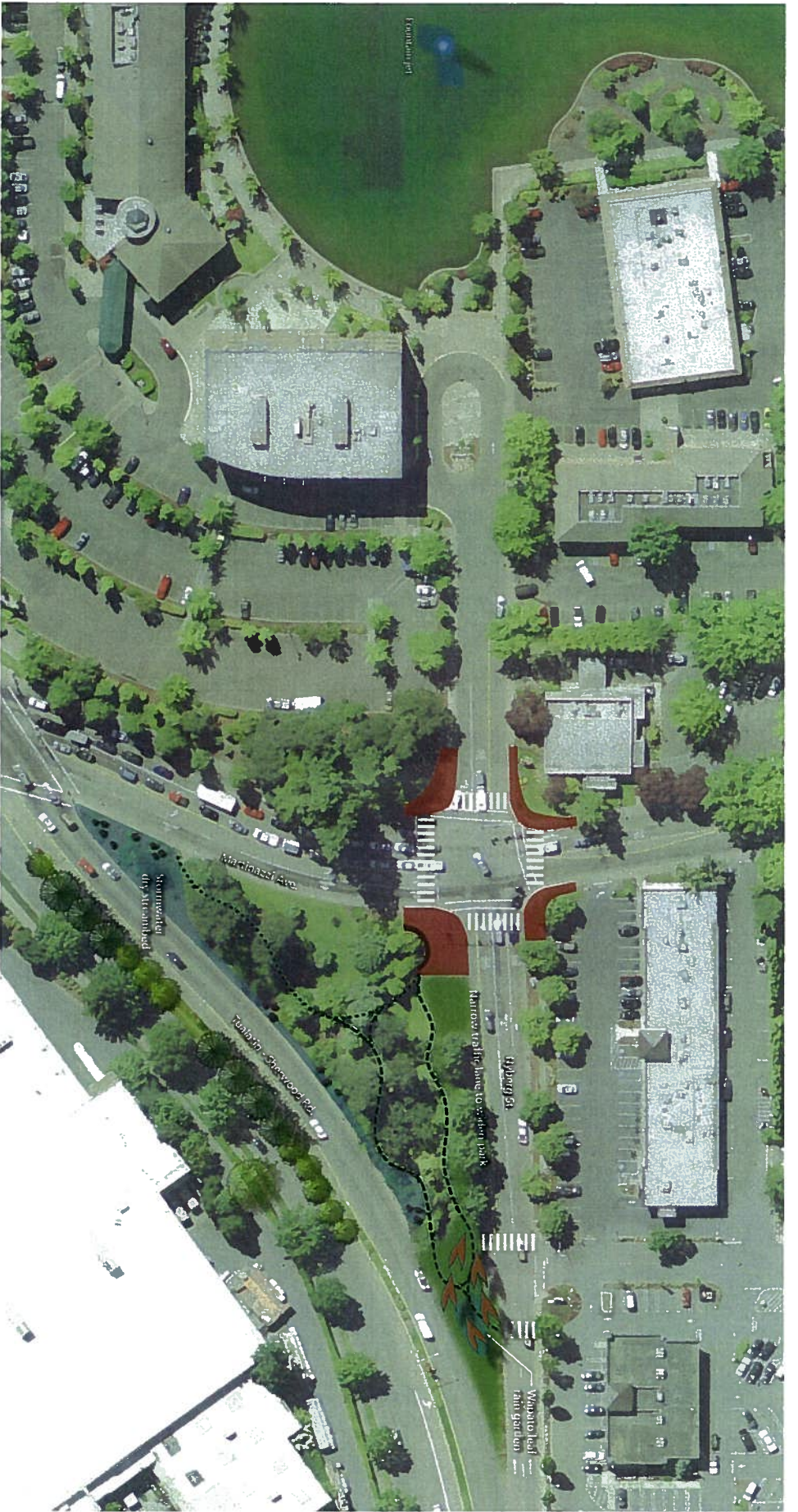
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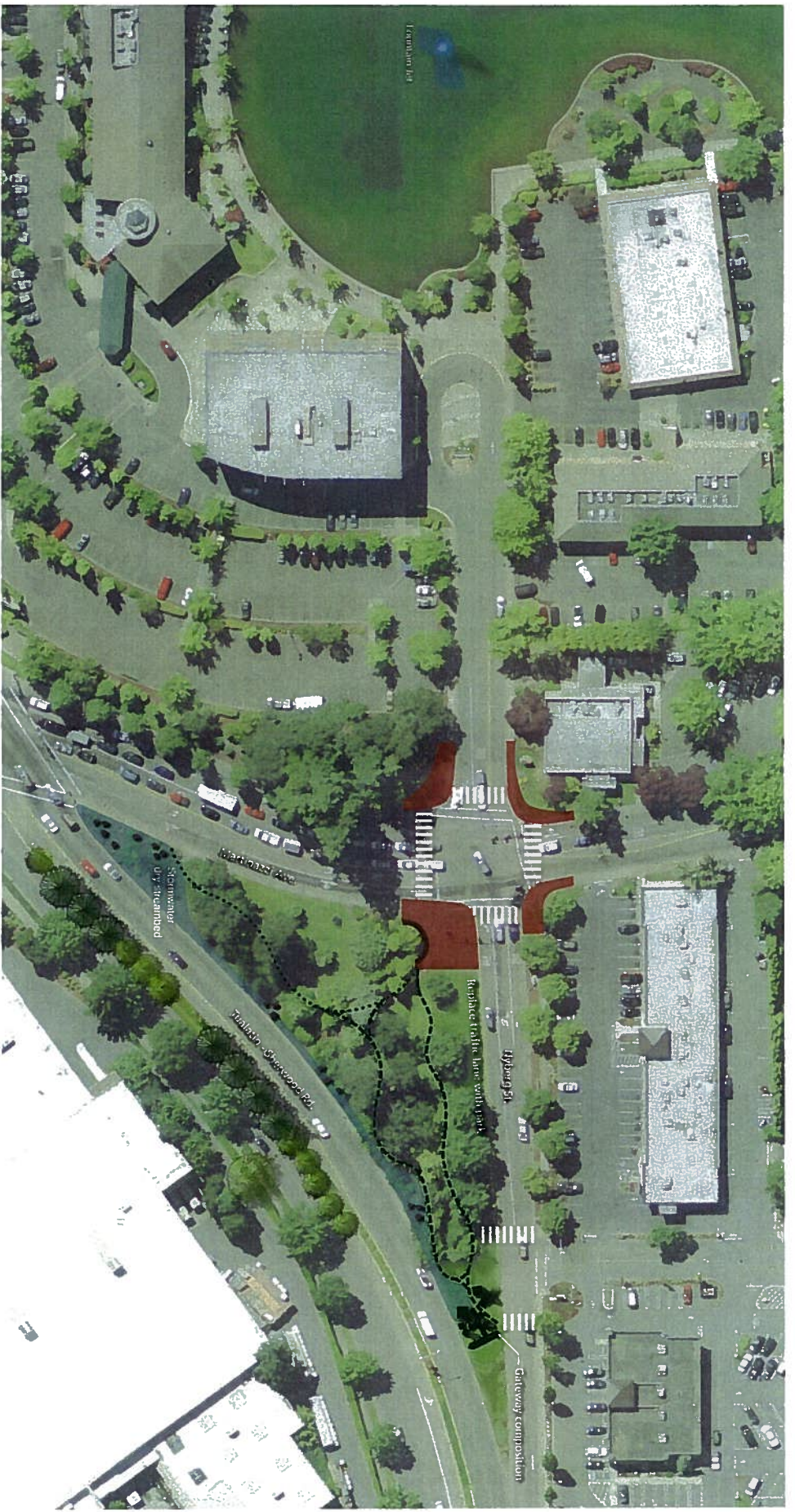


Maple Garden
7/09





Stone Triangle 7/09

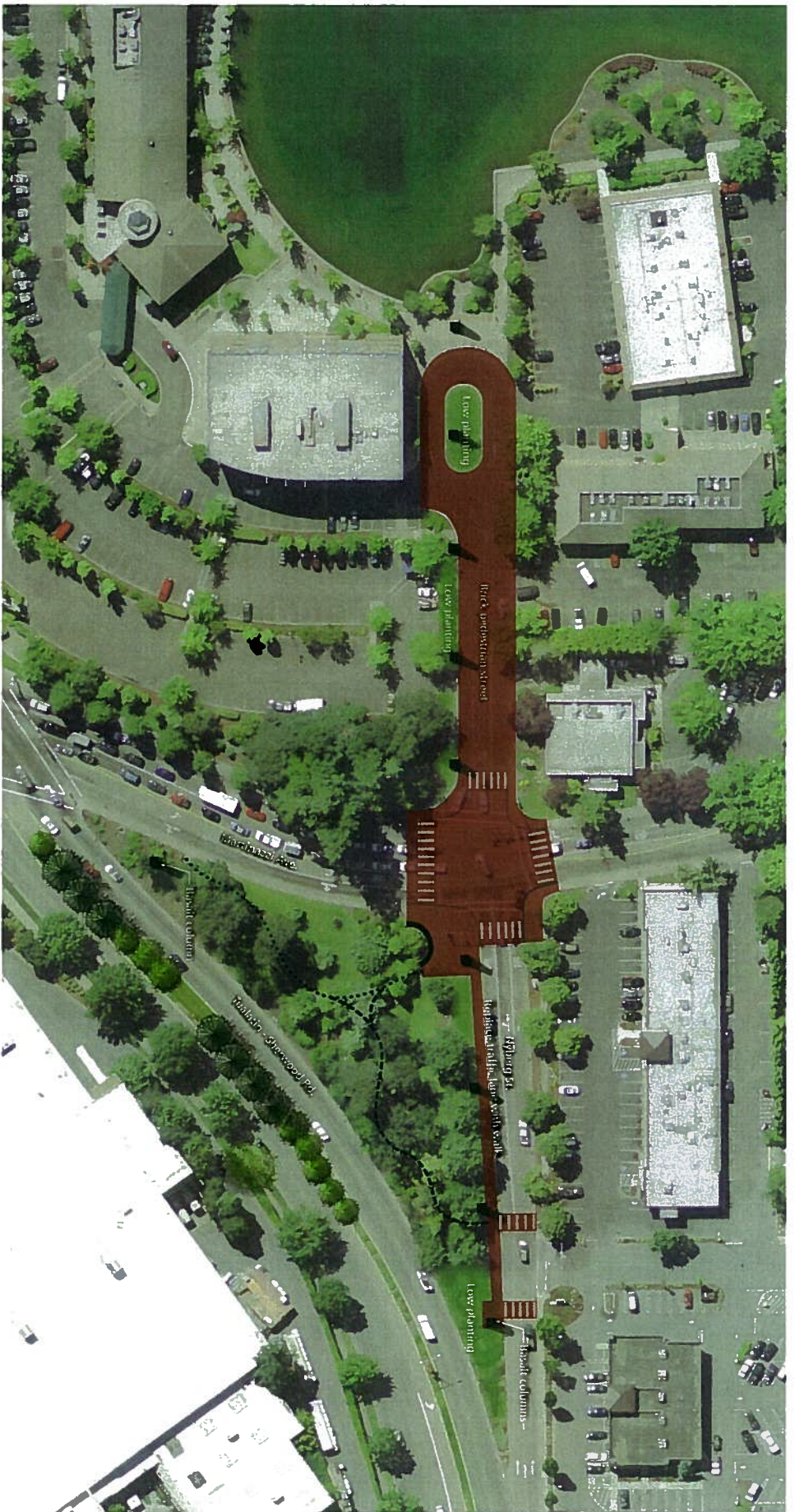




Metrolink Columns
7/09









*Architectural Promenade
7/09*

Tualatin Arts Advisory Committee

Tualatin, Oregon

June 17, 2009

Lou Ogden, Mayor, City of Tualatin
Chris Barhyte, Council Member and President
Ed Truax, Council Member
Jay Harris, Council Member
Monique Beikman, Council Member
Donna Maddux, Council Member
Joelle Davis, Council Member

Dear Mayor and Members of Council;

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

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

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

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

Page 2, Tualatin Arts Advisory Committee

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

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

Recommendation 1a: The Tualatin Arts Advisory Committee recommends that any installation should reflect something especially unique about the City of Tualatin, something that clearly reflects the city's heritage or identity. Areas to be explored by the consultant should include our Indian name connection (perhaps incorporating our city's Logo), the number of ferries that were once active in our area, the Tualatin River, the local wetlands, etc.



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

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

Page 3, Tualatin Arts Advisory Committee

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

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

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

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

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

Sincerely,

Buck Braden
Chair, Tualatin Arts Advisory Committee

XC: Sherilyn Lombos, City Manager
Eric Underwood, Director, Development
Doug Rux, Director, Community Development
Paul Hennon, Director, Community Services
Smith, Smit, Smyte and Whatever, Project Consultants



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*
Colin Cortes, Assistant Planner *C.C.*

DATE: July 27, 2009

SUBJECT: AMENDMENT OF "FOR LEASE/SALE" SIGN REGULATIONS

POLICY CONSIDERATIONS:

Should the City amend the regulation of "for lease/sale" (real estate) signs in commercial and industrial planning districts as recommended by TPAC?

BACKGROUND:

TPAC had expressed concerns about the apparent proliferation of "for lease/sale" signs along major roads and streets within the city due partly to the moribund national real estate market. During the April 27 work session, Council directed that the City enforce the sign code by targeting non-residential "for lease/sale" signs that are blatant violations, including excessive size or number or placement within public right-of-way (ROW) or on public property.

During its last meeting on May 14, TPAC upon staff recommendation directed that staff compare Tualatin real estate (for lease/ sale) sign regulations with those of other cities regarding permitted and banned sign types, location parameters, size, number, time limits, and fees. Staff presented this information to TPAC on June 11. TPAC considered the staff memo and through a 6-0 vote recommended amendments to the Tualatin sign regulations based on the comparative information; and requested that the City Council consider the following amendments:

- Require permits for "for lease/sale" (real estate) signs in commercial and industrial planning districts
- Establish time limits similar to the City of Sherwood, which allows signs in commercial or industrial zones to be displayed for up to either 2 weeks or 2 months

- Set permit fees to recover processing costs
- Allow a real estate sign to be either lawn or pole type, rather than only a lawn sign as presently allowed
- Allow one sign per tax lot, regardless of the number of street frontages
- Establish a maximum sign face area of eight (8) square feet (sq ft), ideally with the dimensions of 2 x 4 ft
- Establish a maximum height of six (6) ft above ground
- Continue to allow signs with two faces, yet allow faces to diverge from opposite sides of a plane no more than 45° rather than the 90° presently allowed.

OUTCOMES:

Upon Council direction, staff will prepare a plan text amendment (PTA) application with proposed amended language for review by TPAC and a future Council hearing.

Attachments:

- A. Memo to TPAC 6/11/2009 with "For Lease" Sign Regulations Comparative Research



MEMORANDUM

CITY OF TUALATIN

TO: Tualatin Planning Advisory Committee (TPAC)

THROUGH: Doug Rux, Community Development Director

FROM: Colin Cortes, Assistant Planner

DATE: June 11, 2009

SUBJECT: "For Lease" Sign Regulations Comparative Research

BACKGROUND:

During its last meeting on May 14, TPAC upon staff recommendation directed that staff compare Tualatin real estate (for lease/ sale) sign regulations with those of other cities regarding permitted and banned sign types, location parameters, size, number, time limits, and fees. This memo presents this information that can serve as the basis for any changes to Tualatin sign regulations that TPAC recommends.

The researched cities are:

1. Beaverton
2. Hillsboro
3. Lake Oswego
4. Oregon City
5. Sherwood
6. Tigard
7. West Linn
8. Wilsonville.

The list begins below with an overview of the regulations from Tualatin itself:

Tualatin

38 Sign Regulations

- No particular term for "for lease" and like signs
- Permit not required

Attachment A
Memo to TPAC 6/11/2009 with "For Lease" Sign
Regulations Comparative Research

MEMORANDUM: Follow-up information about sign regulation review

June 11, 2009

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- How permitted: as temporary lawn or pole sign only; TDC 31 defines a lawn sign as a "temporary, freestanding or A-frame sign" and a temporary sign as a "sign not permanently attached to the ground (set on or post driven or dug into the ground with no footing or foundation), wall or building and allowed to be displayed for only a short period of time."
- Commercial and industrial zoning:
 - Number: One per public street frontage
 - Size: max. 32 sq ft per face, max. 64 sq ft total for both faces; if two faces, faces may diverge no more than 90 degrees from opposite sides of the plane
 - Height: max. 9 ft
- Time limit: Neither implied nor specified
- Fee: n/a because permit not required

1. Beaverton

60.40 Sign Regulations

- Termed "real estate sign"
- Permit required
- Regulated separately from election signs
- How permitted: Real estate signs may be any permitted sign type, including as advertising structures in the form of billboards and portable signs
- Commercial and industrial zoning:
 - Number: per lot max. of one sign, which may be single or double-faced and freestanding or wall. Adjacent lots under common ownership count as one lot. Additional signage allowed for properties with over 300 ft of public frontage, one additional sign allowed for every 300 ft and signs must be at least 300 ft from each other. If over 1,200 ft frontage no more than two signs may be condensed into a double-faced sign of max. 64 sq ft per face (total 128 sq ft) with max. 20 ft height.
 - Size: max. 32 sq ft per face, max. 64 sq ft total for both faces
 - Height: max. 8 ft, up to 15 ft in most intense commercial zoning districts
- Time limit: Neither implied nor specified
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: \$80 flat fee

2. Hillsboro

15.20 Signs

- No particular term, except "signage ... used to advertise real estate sales"
- Permit not required
- Regulated in common with election signs

MEMORANDUM: Follow-up information about sign regulation review

June 11, 2009

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- How permitted: Temporary sign only; defined as “a sign that is not permanently attached to a building, structure, or the ground and that is intended to remain in use for no more than a short time.” May not be banner, pennant, wind sign, or flag.
- Commercial and industrial zoning:
 - Number: One per public street frontage, only if the second frontage sign and the first sign would not be simultaneously visible.
 - Size: max. 32 sq ft
 - Height: max. 8 ft
- Time limit: max. 15 days following date of lease or sale or max. of one year, whichever is less time.
- Other: Real estate sign must be only on the property that is for lease or sale; not within ROW and cannot obstruct vision clearance
- Fee: n/a because permit not required

3. Lake Oswego

47 Sign Code

- No particular term, except “signage ... used to advertise real estate sales” (almost verbatim to Hillsboro)
- Permit not required
- Regulated in common with election signs
- How permitted: Temporary sign only; defined as “any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials, with or without frames, and any other type sign not permanently attached to the ground, or a structure, intended to be displayed for a short period of time only.”
- Commercial and industrial zoning:
 - Number: per lot max. of one sign; an additional sign may be allowed if the property has a second street frontage and the two signs would not be simultaneously visible (same as Hillsboro)
 - Size: max. 32 sq ft
 - Height: no max. height
- Time limit: max. 15 days following date of lease or sale
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: n/a because permit not required

4. Oregon City

15.28 Signs

- Termed “for sale and lease signs”
- Permit not required

- Regulated in common with election signs
- How permitted: Temporary sign only; defined as “a sign that will become obsolete after the occurrence of an event or series of events. Temporary signs include, but are not limited to, for sale and lease signs ...”
- All zoning districts:
 - Number: per property street frontage max. of one sign, which may be single or double-faced. Adjacent lots under common ownership count as one lot.
 - Size: max. 4 sq ft per face, max. 8 sq ft total for both faces
 - Height: no max. height
 - Other: may not be mounted on a fence
- Time limit: implied that because a temporary sign “will become obsolete after the occurrence of an event or series of events,” obsolescence indicates expiration.
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: n/a because permit not required

5. Sherwood

16.102 Signs

- No particular term
- Permit required
- How permitted: implied that allowed as temporary sign only, definitions varying by type: portable A-frame, portable sign, and banner.
- Commercial and industrial zoning (portable A-frame and banner prohibited in industrial):
 - Number: one per lot max.
 - Size: max. 6 sq ft
 - Height: none specified
 - Other: must be at least 10 ft from any other temporary sign
- Time limit: approval for up to either 2 weeks or 2 months
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: \$50 for up to 2 weeks approval; \$150 for up to 2 months

6. Tigard

18.780 Signs

- No particular term
- Permit not required
- How permitted: implied that allowed as temporary sign only, defined as “any sign, banner, lawn sign or balloon which is not permanently erected or permanently affixed to any sign structure, sign tower, the ground or a building.”

- All zoning districts:
 - Number: one per lot max.
 - Size: max. 12 sq ft per face, max. 24 sq ft total for both faces
 - Height: none specified
- Time limit: 30 days after permit issuance; up to two 30-day extensions possible in a calendar year (90 possible days in a calendar year)
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: n/a because permit not required

7. West Linn

52 Signs

- No particular term
- Permit required
- Regulated in common with election signs
- How permitted: implied that allowed as temporary sign only, defined as "any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials."
- Commercial and industrial zoning:
 - Number: per lot max. of one sign, which may be freestanding or wall.
 - Size: freestanding or wall max. 32 sq ft
 - Height: freestanding max. 5 ft; wall max. 25 ft
 - Other: min. 1 ft setback from ROW
- Time limit: the sooner of date of lease or sale or max. 60 days in a calendar year.
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: \$50 flat fee

8. Wilsonville

4.156 Sign Regulations

- Termed "real estate signs"
- Permit not required
- Regulated in common with election signs
- How permitted: Temporary sign only; defined as a banner, pennant, poster or advertising display constructed of paper, window paint, cloth, canvas, plastic sheet, cardboard, or other like materials intended to be displayed for a limited period of time."
- Commercial and industrial zoning:
 - Number: whichever is greater of the following: one per lot; one per 3 acres; or one per street frontage.
 - Size: max. 32 sq ft per sign face and up to 3 faces (96 sq ft max. all faces)
 - Height: max. 6 ft height

- Other: must be placed at least 50 ft from any other freestanding sign on the same lot; sign must pertain to the subject property
- Time limit: none specified
- Other: Not within ROW and cannot obstruct vision clearance
- Fee: n/a because permit not required

RECOMMENDATION:

Staff recommends that TPAC consider the staff memo; recommend specific amendments, if any, to the Tualatin sign regulations based on the comparative information; and request that the City Council consider these amendments.

Attachments:

A. Comparative Table of "For Lease" Sign Regs

Comparative Table of "For Lease" Sign Regs from 8 Other Local Cities


"For Lease" Sign Regulations



City	Tualatin	Beaverton	Hillsboro	Lake Oswego	Oregon City	Sherwood	Tigard	West Linn	Wilsonville
Reference term	none in particular	real estate sign	none in particular	none in particular	for sale and lease signs	none in particular	none in particular	none in particular	real estate signs
Permit required?	no	yes	no	no	no	yes	no	yes	no
Physical forms	lawn or pole	any type as allowed for permanent signs	not banner, pennant, wind sign, or flag	cloth, canvas, light fabric, cardboard, wallboard, or the like, not permanently grounded	any type as allowed for permanent signs	portable, if commercial, A-frame and banner	any type as allowed for permanent signs	same as Lake Oswego	similar to Lake Oswego and West Linn
Number	one per public street frontage	one per lot, larger lots may qualify for additional signs	one per public street frontage	one per public street frontage	one per public street frontage	one per lot	one per lot	one per lot	pick the greater: one per lot, one per 3 acres, or one per street frontage
Size	32 sq ft per face	32 sq ft per face	32 sq ft per face	32 sq ft per face	4 sq ft per face	6 sq ft per face	12 sq ft per face	32 sq ft per face	32 sq ft per face
Height	9 ft	8 ft	8 ft	none	none	none	none	5 ft freestanding; 25 ft wall	6 ft
Time limits	none	none	the lesser of 15 days following date of lease/sale or a year	15 days following date of lease/sale	on date of lease/sale	2 weeks or 2 months	30 days, w/ extensions up to 90 days max.	sooner of date of lease/sale or max. of 60 days within a calendar year	none
Fees	n/a	\$80	n/a	n/a	n/a	\$50 for 2 weeks, \$150 for 2 months	n/a	\$50	n/a



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Doug Rux, Community Development Director 
Colin Cortes, Assistant Planner 

DATE: July 27, 2009

SUBJECT: LAND USE APPROVALS EXTENSION DUE TO ECONOMIC RECESSION

POLICY CONSIDERATIONS:

Should the City extend land use approvals given the economic recession?

BACKGROUND:

The national recession of the real estate market has delayed several local development and redevelopment projects up to and past land use approval expiration dates. The Home Builders Association (HBA) of Metropolitan Portland requested that the City investigate extension of land use approvals, and several local cities have extended land use approvals or are doing so. This memo summarizes the types of local land use decisions, approvals already extended or expired in the past few years, and the consequences of altering the time period of approvals.

The Oregon Home Builders Association (OHBA) had requested that the state legislature extend land use approvals. In March 2009, Representative Mike Schaufler introduced House Bill (HB) 3031 to extend approvals by two years. The Oregon Legislature adjourned June 29 while HB 3031 remained in committee and so the bill did not become law. Because the scope of the bill was limited to residential development, had it passed it would have affected Tualatin little. Relative to commercial and industrial development, Tualatin in recent years had little residential development and since the recession has had virtually none with the exception of the mixed-used project Alexan Bridgeport. Additionally, the only expired residential land uses decisions are two 2006 subdivisions.

City staff decides administratively on these primary land use applications: architectural reviews (ARs), subdivisions (SUBs), and partitions (PARs). The Planning and

Engineering Divisions review ARs jointly and the Engineering Division reviews the other two types. The table below summarizes approval periods:

<i>Land Use Decision</i>	<i>Expiration</i>	<i>Code Reference</i>
AR	1 year; up to one 6-month extension	TDC 73.056
SUB	2 years; no extensions permitted	TDC 36.160(5)
PAR	2 years; no extensions permitted	TDC 36.240(7)
Building permit	180 days; extensions can continue indefinitely yet can be ceased by updates to the state building code	OSSC 105.3.2, 105.5

Examining architectural reviews (ARs) submitted in 2007 and 2008, nine (9) are expired or have granted extensions. Of these, three (3) expired and the applicants for an additional six (6) requested extensions that staff has granted and that are for projects not yet under construction. Staff reviewed a combined total of 51 ARs in 2007 and 2008. Overall, most projects approved through AR are under construction or constructed. The nine ARs are for commercial or industrial projects with the exception of mixed-use Alexan Bridgeport and are tabulated below. The table includes two subdivisions because they are expired although they date from 2006.

<i>AR No.</i>	<i>Project</i>	<i>Expiration Date</i>	<i>Extension Request</i>
AR07-02	Brockway	6/07/2008; ext. 1/07/2009	Requested 4/28/2008; no permit issuance; expired
AR07-16	CEC North Shop addition	8/8/2007	No request; no permits; not constructed; expired
AR07-21	Leveton Business Park Bldgs 1, 4, & 6	10/9/2007	No; not constructed; expired, though app resubmitted
AR08-01	Miller-Zimmerly	3/14/2009; ext. 9/14/2009	Request 2/25/2009
AR08-02	IDM - Itel Corp. Ctr	4/16/2009; ext. 10/16/2009	Request 2/26/2009
AR08-08	Pacific Coast Fruit	6/13/2009; ext. 12/13/2009	Request 6/05/2009
AR08-09	Alexan Bridgeport	7/10/2009; ext. 1/10/2010	Request 6/17/2009
AR08-10	Tualatin Business Center / Park / Walgraeve Property	7/3/2009; ext. 1/3/2010	Request 6/26/2009
AR08-13	Mutual Materials	8/14/2009; ext. 2/14/2010	Request 5/21/2009
S[U]B- 06-01	Amberstone Subdivision	11/20/2008	Expired

S[U]B - 06-02	Heather Ridge Subdivision	8/23/2008	Expired
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Aside from an applicant requesting extension in writing prior to expiration, an AR can remain valid if "a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division" per TDC 73.056(1). John Stelzenmueller, Building Official, has allowed some building permits to expire if they are one year or older and the applicant has not acted upon the permit or requested any action. Because there is no statute that prohibits indefinite extension of a building permit, he is extending permits indefinitely with written requests by the applicants to sustain the following projects:

- Alexan Bridgeport
- IDM / Itel Corporate Center
- Miller / Zimmerly
- Phight Campus
- Riverhouse (Note: this AR predates 2007)
- Tualatin Business Center / Park / Walgraeve Property

The Oregon Structural Specialty Code (OSSC), the state building code, is a modification of the International Building Code (IBC) and is typically issued in revised form every three years. The OSSC presently allows a building permit extension of 180 days (6 months), yet does not cap the number of extensions. The next OSSC update is expected to take effect in April 2010 and will limit each extension of a building permit to 90 days (3 months). Additionally, building code updates can be of such a nature that they require re-review of permits. Building permits are easy to extend, yet building code updates may require another plan review before the permit can be extended.

In summary, some land use decisions dating from 2007 onward are expired or at risk of expiring, and the majority of these are ARs. However, those ARs already granted one six-month extension each can now rely only on building permits or actual construction to remain valid. There is no guarantee that the applicants will reach construction given current economic conditions, and their applications may increase the number of expired ARs as extended expiration dates come and go in the following months.

Clean Water Services (CWS), the sewer and stormwater agency for Washington County, updates its regulations every few years and last updated them in 2007. These regulations have direct effect on the review of all local land use applications. Extending land use approvals would be complicated because it would necessitate a determination of what applications would require re-review by staff and CWS. CWS placed conditions of approval on many of these applications based on regulations in effect at the time.

Extension of any past land use decision spares applicants from compliance with present regulations implemented in the interim between approval and extension and prevents

the City from mandating compliance. The City has recently amended the TDC on topics including residential minimum density, minimum lot size, and site design; fences; historic preservation; and trees. If extensions become longer or more frequent, the greater the risk of discrepancies between past land use approvals and present local regulations.

OUTCOMES:

Regarding ARs, the Council could:

- Do nothing
- Extend the AR approval period
- Allow for more extensions
- Make any changes apply retroactively to ARs received during a specified time period, with a sunset provision
- Make any changes apply retroactively to ARs received during a specified time period, including all future ARs (permanent)

For future ARs, extending AR approval from a year to 18 months (1½ years) and continuing to allow for one 6-month extension would allow a project approval period of up to two (2) years total. This period would provide a good balance between accommodating applicants and ensuring staff retains the ability to reconcile past approvals and present land use regulations by providing an extension as a checkpoint. Granting a longer approval period to economically troubled projects within a specific time frame, such as those with expiration dates from late 2007 through 2010 or some period when the economy is expected to recover, is also possible though this would raise the issue of reconciling past approvals and present regulations.

Regarding PARs, and SUBs, the Council could

- Do nothing
- Extend the PAR and SUB approval periods
- Allow for an extension
- Make any changes apply retroactively to PARs and SUBs received during a specified time period with a sunset provision
- Make any changes apply retroactively to PARs and SUBs received during a specified time period, including all future PARs and SUBs (permanent)

On 9/25/2000, the Engineering Division amended the PAR and SUB approval periods via Ordinance No. 1058-00 (PTA-00-03). The amendment was from a one-year approval with allowance for a one-year extension to two-year approval. For this reason and because extension can introduce conflict with present regulations, the City Engineer recommends that the present PAR and SUB approval periods remain as they are.

Upon Council direction, staff will prepare a plan text amendment (PTA) application with proposed amended language for review by TPAC and a future Council hearing.

WORK SESSION ITEMS

PowerPoint?

1. Durham Services Update

2. Legislative Update (Admin)

3. South Tualatin (Comm.Dev)

4.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update

2. Commuter Rail Update

3. Volunteer Program Fiscal Year Report -

4. New Employee Introductions – *Merab Walker and Margaret Lyman, Police Services*

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2. Quit Claim Storm Easement Shoppes at Bridgeport (eng)

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. PTA-09-03 Historic Regulations Holistic Review Follow-up (Comm. Dev.)
2. PTA-09-04 Phase 3 – Trees (Comm Dev)
3. Toilet Rebate Program (City Engineer) TENTATIVE
4. High Speed Rail Update
- 5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. Tualatin Tomorrow PRN - Parks, Recreation and Natural Areas
- 2.
- 3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes
- 2.
- 3.
- 4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. CUP-09-02 Tualatin-Mini Storage Truck Leasing/Rental *Quasi-Judicial* (Comm. Dev.)
- 2.
- 3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1. Tualatin Tomorrow – Action Plan Update
- 2.
- 3.
- 4.
- 5.

EXECUTIVE SESSION ITEMS

- 1.

WORK SESSION ITEMS

PowerPoint?

1. Strategic Management Plan Update

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update

2. Commuter Rail Update

3. Proclamation – Senior Center Month

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2. Reso Authorizing CDBG Application (Comm Svcs)

3. Resolution Adopting Toilet Rebate Program (City Engineer) TENTATIVE

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1.

2.

3.

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. CURD Maximum Indebtedness Financial Analysis TDC – (Comm. Dev.) *(Tentative)*

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1.

2.

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PMA-09-02 Waterman Property – Nyberg Lane (**Quasi-Judicial**) (Comm. Dev.)

2. PTA-08-06 Sign Design Standards CC/CG (**Legislative**) (Comm. Dev.)

3. CUP 09-__ Marquis (WH) *Quasi-Judicial* (Comm. Dev.) *(Tentative)*

4. VAR 09-__ Marquis (WH) *Quasi-Judicial* (Comm. Dev.) *(Tentative)*

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

1.

2.

3.

4.

5.

EXECUTIVE SESSION ITEMS

1.

WORK SESSION ITEMS

PowerPoint?

1. 300-Ft Notification Discussion (Comm Dev)

2.

3.

4.

5.

PRESENTATIONS / ANNOUNCEMENTS / SPECIAL REPORTS

PowerPoint?

1. YAC Update

2. Commuter Rail Update

3.

CONSENT CALENDAR ITEMS

1. Meeting Minutes

2.

3.

4.

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. PTA-09-03 Historic Regs (**Legislative**) (Comm. Dev.) (*Tentative*)

2. PMA 09-___ Meridian Park Hospital (**Quasi-Judicial**) (Comm.Dev.) (*Tentative*)

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. YAC Update _____
2. Commuter Rail Update _____
3. Tualatin Tomorrow HSS _____

CONSENT CALENDAR ITEMS

1. Meeting Minutes _____
2. _____
3. _____
4. _____

PUBLIC HEARINGS – Legislative, Quasi-Judicial or Other

PowerPoint?

1. _____
2. _____
3. _____

GENERAL BUSINESS ITEMS (not consent)

PowerPoint?

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

EXECUTIVE SESSION ITEMS

1. _____

July

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4- BFCC	2 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	3 Independence Day Holiday CITY OFFICES CLOSED LIBRARY OPEN 6:30p Concerts on the Commons	4 LIBRARY CLOSED 10a-7p Alder Creek Kayak Rental Sat&Sun thru 9/13 3:00pm Fox Hills 4 th of July Parade at Bridgeport Elementary
5	6	7 6:30p TLAC 7:00p Summer Reading at the Commons Carina out	8 4:00p-8:00p Attorney General's Forum, Rustic Shelter, TCP 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VICSC, Council Chambers Paul out	9 7:00p TPAC Meeting, Council Chambers	10 7:30a Chamber Networking Hosted by Active Media @ Heritage Center 11:45a Pohl Center Anniversary Celebration 6:30p Concerts on the Commons	11 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons
12	13 5:00p Work Session 7:00p Council/TTDC Mtg Paul out Don out	14 12-2pm Library One-Year Celebration, Community Room 6:00p TPARK 7:00p Summer Reading at the Commons	15 4:30p City-State Relations Meeting (Tigard Library) 5:30p Chamber Alive After Five, Windrose Conf. & Mtg. Center, 809 West First, Newberg	16 7:00p Urban Renewal Advisory Committee, City Offices, 18876 SW Martinazzi Avenue Mike out	17 7:30a Chamber Networking @ Winona Grange, 8340 SW Seneca 6:30p Concerts on the Commons	18 7:00a-6:00p Oregon Emerald Cup - Boat races on Lake at Tualatin Commons
19 5:00p TTSD "Bridging the Gap" Concert	20 Mike out	21 6:30p TAAC 7:00p Summer Reading at the Commons	22 5:00p Metro Policy Advisory Committee	23 11:30a Chamber Luncheon @ Country Club	24 7:30a Chamber Networking @ Best Buy Nyberg Woods 12-9p ArtSplash 6:30p Concerts on the Commons	25 10a-9p ArtSplash
26 10a-4p ArtSplash	27 5:00p Work Session 7:00p Council/TTDC Mtg Kent out	28 7:00p Summer Reading at the Commons Sherilyn out (noon)	29	30	31 7:30a Chamber Networking @ Schwan's Home Service, 20350 SW Avery Court 6:30p Concerts on Commons	

2009

August

2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 10a-7p Alder Creek Kayak Rental Sat&Suns thru Sept 13 BFCC
2	3	4 6:30p TLAC 7:00p - 10:00p National Night Out - Police/City Staff/Council Members 7:00p Summer Reading at the Commons	5 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4- BFCC	6 6:45p Clackamas County C-4 Meeting @County Develop. Services Building 7:00p TPAC Meeting, Council Chambers	7 7:30a Multi-Chamber Networking @ Hayden's 8:00a - 6:00p Last day of Willowbrook Camp at Browns Ferry	8 Crawfish Festival & Parade
9 Crawfish Festival Car Show & Haggen	10 5:00p Work Session 7:00p Council/TDC Mtg	11 6:00p TPARK 7:00p Summer Reading at the Commons	12 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	13	14 7:30a Chamber Networking @ Alder Dental, 7110 SW Hazel Fern 8:30a-1 Dept Head Teambuilding 6:30p Concerts on the Commons	15 7:00a-6:00p Columbia Cup - Boat races on Lake at Tualatin Commons
16 TTSD Fund-Run Tualatin High to Tigard High	17	18 6:30p TAAC	19 12:00p Core Area Parking District Board, Council Chambers SAFE ROUTES TO SCHOOLS CONFERENCE 5:00p Chamber Alive After sponsored by 5-A Group Realty @ Lake at the Commons	20 4p UR/RR Public Hearing (Hillsboro)	21 7:30a Chamber Networking @ Azumano Travel, 16200 SW Pacific Hwy Tigard 5:00p - Willowbrook fences down at Browns Ferry 6:30p Concerts on the Commons	22
23	24 5:00p Work Session 7:00p Council/TDC Mtg	25	26 5:00p Metro Policy Advisory Committee	27 11:30a Chamber Luncheon @ Country Club	28 7:30a Chamber Networking @ Village Inn 6:30p Concerts on Commons Paul out	29

September

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	31 Paul out Mike out	1 6:30p TLAC	2 12p-7p Alder Creek Kayak Wed-Fri rentals through Sept 4- BFCC	3 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	4 12p-7p Alder Creek Kayak final day of weekday rentals at BFCC	5 10a-7p Alder Creek Kayak Rental Sat&Suns thru 9/13 BFCC 6:00p-9:00p Portland Model Power Boat Association at Lake at Tualatin Commons
6	7 Labor Day Holiday CITY OFFICES CLOSED	8 6:00p TPARK Mike out Paul out	9 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Meeting Library-Community Room	10 7:00p TPAC Meeting, Council Chambers	11 Sherilyn out	12
13 10a-7p Alder Creek Kayak final day for season rentals-BFCC	14 5:00p Work Session 7:00p Council/TDC Mtg Sherilyn out Carina out	15 6:30p TAAC	16	17	18	19
20	21	22	23 5:00p Metro Policy Advisory Committee	24 11:30a Chamber Luncheon @ Country Club	25 6p THS Silent Auction Fundraiser	26
27	28 5:00p Work Session 7:00p Council/TDC Mtg	29	30			

2009

October

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1 LOC Conference - PDX 6:45p Clackamas County C-4 Meeting @County Develop. Services Building	2	3 6:00p-9:00p Portland Model Power Boat Association at Lake at Tualatin Commons
4	5	6 6:30p TLAC	7	8 7:00p TPAC Meeting, Council Chambers	9	10
11	12 5:00p Work Session 7:00p Council/TDC Mtg	13 6:00p TPARK	14 5:00p Metro Policy Advisory Committee 6:30p Tualatin Tomorrow VIC Steering Committee Meeting, Council Chambers	15 7:00p Urban Renewal Advisory Committee, City Offices, 18876 SW Martinazzi Avenue	16	17 8:30a-4:00p Portland Model Power Boat Association at Lake at Tualatin Commons
18	19	20 6:30p TAAC	21	22 11:30a Chamber Luncheon @ Country Club	23	24 6th Annual West Coast Giant Pumpkin Regatta
25	26 5:00p Work Session 7:00p Council/TDC Mtg	27	28 5:00p Metro Policy Advisory Committee	29	30	31

2009



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: July 27, 2009

SUBJECT: URBAN/ RURAL RESERVES ANALYSIS- RECOMMENDATIONS
TO WASHINGTON AND CLACKAMAS COUNTIES

POLICY CONSIDERATIONS:

1. A recommendation to the counties to designate Tualatin's areas of interest as urban reserves.
2. A recommendation to the counties to designate Tualatin's areas of interest as rural reserves.
3. A recommendation to the counties to leave Tualatin's areas of interest as undesignated.
4. A recommendation to the counties to designate a combination of the above.

BACKGROUND

This discussion builds on three previous work session discussions regarding Local Aspirations and Urban Reserves. Staff is requesting that Council forward a recommendation to Washington and Clackamas Counties regarding the designation of Knife River and Stafford Basin as an urban or rural reserve or the areas or parts thereof remain undesignated. To assist you with this decision, staff has prepared this memo with information about the processes Washington and Clackamas counties are using to analyze rural reserves, work done by the Clackamas County Business Alliance and the Stafford Hamlet, and finally an analysis of urban reserve factors prepared by staff.

DISCUSSION

According to the Land Conservation and Development Department administrative rule, urban and rural reserves can be defined as follows:

Urban reserves designated under this division are intended to facilitate long-term planning for urbanization in the Portland metropolitan area and to provide greater certainty to the agricultural and forest industries, to other industries and

MEMORANDUM: RESERVES ANALYSIS

July 27, 2009

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commerce, to private landowners and to public and private service providers, about the locations of future expansion of the Metro Urban Growth Boundary.

Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural land and forestland, and for important natural landscape features that limit urban development or define natural boundaries of urbanization.

The objective of this division is a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important natural landscape features that define the region for its residents.

Undesignated land is not defined in the administrative rule, but essentially it is land within the study area that receives neither an urban or rural designation. These designations will not change existing zoning nor will the governing jurisdiction change until such time that land in an urban reserve be brought into the UGB. Urban reserve land will be used for UGB expansion if Metro determines an expansion of the boundary is necessary to provide a 20-year supply of employment and residential land. Based on information staff has learned through county meetings, the zoning on land designated rural reserves will be frozen for the next 50 years or duration of the reserve. Additionally, based on staff's understanding if all the land designated for urban reserves is consumed through UGB expansions before the end of 50 years then undesignated land will be considered for UGB expansions. Undesignated land receives no protection from urbanization like that afforded to rural reserves. Additionally, the counties can change the zoning and land use designations in undesignated land under the same authority they currently have in the state land use system.

A brief recap of how reserves will be designated: reserves will be formally designated through agreements between Metro, and Washington, Clackamas and Multnomah Counties.

Representatives from these governing bodies make up "the Core 4". They are the only voting members of the Reserves Steering Committee (RSC), which is made up of officials from local cities, counties and Metro as well as representatives from business sectors, state agencies, agricultural community, environmental conservation community, and social and economic equity organizations. The RSC serves to assist with the study and development of urban and rural reserves and meets monthly. Washington County Reserves Coordinating Committee (WCRCC) serves to inform Washington County's recommendations. Clackamas County has a Policy Advisory Committee (PAC) made up of representatives from cities, citizen organizations and other stakeholder groups. They help inform recommendations made by Clackamas County Board of Commissioners.

Reserves decision-making timeline:

August/ September 2009: County advisory committees will make recommendations to county commissions on urban and rural reserves.

MEMORANDUM: RESERVES ANALYSIS

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September 2009: County recommendations will be presented to the RSC.

October 2009: The RSC will make a recommendation to the Core 4 on preliminary urban and rural reserves.

November 2009: Core 4 will make their final recommendation

December 2009: Reserve areas will be recommended via inter-governmental agreements.

May 2010: Metro designates urban reserves and the counties designate rural reserves.

Public involvement is scheduled to take place on August 10 when the Clackamas County Planning Commission holds a public hearing, August 20, 2009 when Washington County holds a public hearing, regional public outreach in mid-October and public hearings March through April 2010. Because the first round of decisions are taking place this August, it is imperative that Tualatin's interests are represented at the counties in the form of a written recommendation.

Currently, the counties are conducting further analysis of their candidate reserve areas. Washington County is working with Planning Directors from the county to conduct urban analysis and their staff is working on rural analysis. Clackamas County staff is working with their PAC to evaluate urban reserve candidates. They recently completed their review of rural reserve candidates and at the conclusion of urban reserves they will reconcile areas that were recommended for both designations.

Rural Reserve Analysis by Washington County (as of July 8, 2009)

Tualatin's Knife River Area is entirely located in Washington County. The portion of Tualatin's Stafford Area located west of SW 65th Avenue is within Washington County; the remainder of this Interest Area is in Clackamas County. See Attachment A for a map of Washington County's rural reserve study area in Tualatin's Areas of Interest.

Washington County's Rural Reserves Analysis is in Phase 3, which focuses on identifying farmland, forest land and important landscape features for long-term protection from urbanization. Washington County is now refining the tools required for more specific determinations to be used when potential urban and rural areas overlap.

For Farmland Analysis, the Oregon Department of Agriculture (ODA) Agricultural Lands Inventory was used as well as the following factors to identify potential candidate rural reserve areas for farmland protection: Urbanization, Productivity Rating, Parcelization, Rural Residential Dwelling Density, and Physical Features. Potential Candidate Rural Reserve areas then were divided into four tiers based on the combination of factors. Tier 1 is for areas that rank highest for designation as a Rural Reserve. Tier 4 areas rank lowest. A portion of the ODA Map can be seen in Attachment B.

For Forest Land Analysis, the Oregon Department of Forestry (ODF) Forest Land Inventory was used to identify potential candidate Rural Reserve Areas for Forest Land. The three tiers of Rural Forest Land Reserves (RFL) range from RFL 1 for the best forest

MEMORANDUM: RESERVES ANALYSIS

July 27, 2009

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land that should be considered for protection, to RFL 3, which is land with the lowest rating. A portion of the ODF Map can be seen in Attachment C.

The Important Landscape Features Analysis considered Metro's Natural Landscape Features Inventory as well as factors such as 100-year floodplains, steep slopes over 25%, Goal 5 Significant Natural Resources, streams in upland areas, and the 350-foot contour level. These factors were used to identify potential candidate Rural Reserve Areas for Important Natural Landscape Features, which are divided into three tiers. RNF 1 includes all areas above the 350-foot contour that provide a sense of place as well as providing headwater protection for streams; mapped resources that do not have some type of existing land use protection or cannot be preserved as an important natural landscape feature if included in an urban reserve; and the main stems of the Tualatin River, Lower Gales Creek, Dairy Creek, and McKay Creek. RNF 2 includes remaining areas on Metro's Natural Landscape Features Inventory. RNF 3 is an open category undergoing further analysis. To see Metro's Natural Features Map see Attachment D.

Based on Washington County's preliminary analysis, all of Tualatin's Knife River Area is preliminarily ranked Tier 4 Conflicted with respect to the Farmland Analysis; this is the lowest possible rank for designation as a Rural Reserve. According to the ODA, Conflicted Agricultural Lands are "agricultural lands whose agricultural capability is more times than not considered excellent but whose suitability is questionable primarily due to questions of integrity and ability to operate that in turn lead to issues of long-term viability." On the ODF Forest Land Inventory, all land in the Knife River Area is identified as Low Density Residential/Commercial and ranked High in subject-to-urbanization value. The area is not identified as a potential candidate Rural Reserve Area for Forest Land. Most of the Knife River Area is shown as Mineral and Aggregate Overlay, District A, on Washington County's Rural / Natural Resource Plan – Significant Natural Resources map. District A is applied only to sites upon which extraction, processing and stockpiling activities are currently undertaken and to sites that may be utilized for such activities in the future. A small area in the southeast corner of the Knife River Area is identified as Water Areas, Wetlands & Fish and Wildlife Habitat; this area has been taken out of the net developable area by the environmental constraint layer of the City's mapping analysis. It does not appear that the Knife River Area includes areas identified as potential candidate Rural Reserve Areas for Important Natural Landscape Features. The Tonquin Geologic Area is identified on Metro's Natural Features Inventory as being in the vicinity of Knife River; however their map does not provide enough detail to determine if Knife River is part of this significant natural feature or outside of it.

Most of Tualatin's Washington County Stafford Area is preliminarily ranked Tier 4 Conflicted with respect to the Farmland Analysis, however, a small area in the southeast corner is preliminarily ranked Tier 2, which is the second highest rank for designation as a Rural Reserve. On the ODA Agricultural Lands Inventory this area is designated Important Agricultural Land, which is agricultural land that is suited to agricultural production and contributes to or has the capacity to contribute to the commercial agricultural economy. Most of the Washington County portion of Stafford Area is identified as Low Density Residential/Commercial on the ODF Forest Land Inventory, however, the southeast portion of the Area is identified as Intensive Agriculture. The Stafford Area is ranked High in subject-to-urbanization value and is

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not identified as a potential candidate Rural Reserve Area for Forest Land. The only natural resources identified in the Stafford Area on Washington County's Rural / Natural Resource Plan – Significant Natural Resources map are streams; these have been accounted for in the City's constraint layer. It does not appear that the Stafford Area includes areas identified as potential candidate Rural Reserve Areas for Important Natural Landscape Features.

Rural Reserve Analysis by Clackamas County (as of July 14, 2009)

Clackamas County's Rural Reserves Analysis is in Phase III-IV during which the Policy Advisory Committee (PAC) is developing recommendations on specific Rural Reserve Areas to help guide the Clackamas County Board of Commissioners in identifying areas for designation. To aide their analysis, Clackamas County has used similar technical documents to those used by Washington County, such as the ODA Agricultural Lands Inventory, Metro's Natural Landscape Features map, and the ODF Forestland Development Zone map. However, the evaluation process has been based more on qualitative "local knowledge" assessment than on quantitative "technical screening" as is being used by Washington County. Clackamas County has identified 19 Rural Reserve Candidate Sub-areas for analysis. Tualatin's Stafford Area falls within two of these Sub-areas: Area N north of I-205, and Area O south of I-205 and east of SW 65th Avenue. See Attachment E for a map of Clackamas County's rural reserve study area in Tualatin's Area of Interest.

Area N is being studied as a Rural Reserve Candidate Sub-area for long-term protection of important natural landscape features because it includes the Tualatin River and Wilson Creek, both of which are shown on Metro's Natural Landscape Features Inventory. It is not being considered for long-term protection to the agriculture and forest industries. Area N qualifies as "under threat of urbanization" because it is adjacent to the UGB, but it contains Conflicted farmland and, therefore, does not qualify for long-term agricultural protection. The Stafford Hamlet, City of Tualatin, and many area property owners have indicated interest in an Urban Reserve designation for the Borland Road area, while the City of West Linn, area citizens, and environmental groups have indicated an interest in Rural Reserve designation, and the City of Lake Oswego has indicated that the area should be studied for both Urban and Rural Reserve designations. A majority of PAC members voted in support of Area N not being designated a Rural Reserve with the exception of the natural features (Tualatin River and Wilson Creek), because floodplains and riparian features can be adequately preserved with public acquisition and/or development restrictions.

Area O is being studied as a Rural Reserve Candidate Sub-area for long-term protection to the agriculture and forest industries because the southern part of the Area is shown as Important farmland on the ODA Agricultural Lands Inventory. It is not being considered for protection of important natural landscape features. Area O qualifies as "under threat of urbanization" because it is adjacent to the UGB, however only part of the Area qualifies for agricultural protection because the northern part is considered Conflicted farmland. The City of Wilsonville has indicated that it would potentially have the ability to serve the western and northern portion of Area O with sewer service, but the southeastern portion would be more difficult to serve. The PAC has recommended that Area O should not be

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designated a Rural Reserve except for that portion identified as Important farmland, which ranks high on many agricultural factors.

Clackamas County Business Alliance

The Clackamas County Business Alliance (CCBA) provides leadership to businesses in Clackamas County by identifying opportunities and solving problems in the areas of workforce development, transportation and infrastructure, economic development, and land use. The CCBA has developed a Concept Plan for the Stafford Area that follows the boundaries of the Stafford Hamlet and also includes a small area of land south of I-205 and west of the Tualatin River in the plan boundary.

The CCBA Concept Plan for Tualatin's Stafford Area (approximately 562 acres) is dominated by proposed Mixed Use Employment (42%) and High Density Residential (11%) use focused on SW Borland Road and the new 4-lane traffic circle that recently was completed at the SW Borland Road / SW Stafford Road intersection (Wankers Corner). Open Space along the Tualatin River and area creeks occupies 23% of the total area, while the remainder is occupied by existing Church (6%), School (10%), and Medium Density Residential (9%; existing Halcyon neighborhood) uses. The Concept Plan includes a Light Rail Station located at Wankers Corner, and a Light Rail Line Alignment. The Alignment enters the Concept Plan area from the south following the north side of I-205 to the south side of SW Borland Road, then follows SW Borland Road west through its intersection with SW Stafford Road to west of the Rolling Hills Community Church property, after which it cuts diagonally southwest to once again parallel the north side of I-205, continuing west out of the Concept Plan area. The Concept Plan also includes a possible future bridge and roadway across the Tualatin River connecting SW Borland Road southeast of Wankers Corner with SW Johnson Road east of the river. Staff will present a hard copy of this map at Council Work Session.

Stafford Hamlet

The Stafford Hamlet includes all of Area N as defined by the Clackamas County Rural Reserves Analysis as well as a small portion of Area S located south of I-205 and north of the Tualatin River, and contains 3,930 total acres. Tualatin's Stafford Area is located entirely within the Stafford Hamlet's boundary, forming its southwest edge adjacent to I-205 and the City of Tualatin.

The Vision for the Stafford Hamlet identifies the Borland area, south of the Tualatin River and north of I-205, not including the Halcyon neighborhood, as the most reasonable to develop for the purposes of residential densities and employment opportunities. This area, including the Halcyon neighborhood, is equivalent to Tualatin's Stafford Area. The Hamlet's Vision states that "Great care must be taken to protect the Tualatin River and to maintain the Stafford Character" in the Borland area. The Stafford Character is defined as including "open space, pastoral views, native trees and wildlife, and the Tualatin River and its tributaries". Further, the community "feels that growth and development, should it occur in Stafford, must be done thoughtfully, and in a fair and balanced manner that builds a strong, complete community and respects the rights of property owners". The Hamlet's Vision also

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states that already developed residential neighborhoods such as Halcyon should not be redeveloped to greater density because the lot sizes have already been established, are well accepted, and provide value to the community with their individuality and character. In addition, the Vision specifies that provision of adequate facilities must be addressed before significant development occurs; clustering to concentrate development so that open land is preserved without sacrificing economic viability is a desirable style of development for some parts of the Hamlet; and significant areas will not be developed or will have very limited development due to environmental constraints.

Urban Reserve Analysis

In Washington County all cities worked from base a template for urban reserves analysis. The cities will provide analysis to the County to compile an overarching document of analysis of urban reserves in the County. The template has general information about each City such as population, geographic size, the Cities' needs and aspirations. It contains a description of the pre-qualifying concept plan of Tualatin's Area of Interest. Pre-qualifying concept plans, an idea developed by cities in Washington County, are prepared plan maps and plan text to test and apply the urban reserve factors. The level of planning is similar in detail in Metro's 2040 Plan and Concept Plans required by Metro Title 11. The final section of the template is an analysis of the urban reserve factors. Because Tualatin is located in both Washington and Clackamas Counties, staff used this template to analyze the entire city. Staff intends, with Council direction, to submit a completed analysis along with a recommendation to both Counties and their staff.

The full text of the template can be found in Attachment J. Staff provided a description of the City and our Local Aspirations in terms of development in the next 20 and 50 years. Our analysis describes how the Stafford Basin and Knife River, both areas of interest outside the UGB, fit into our Local Aspirations.

The pre-qualifying concept plan work in the Stafford Basin is based on the aspirations set by Council to protect open space, protect groves of trees, and provide parkland and school sites that will benefit residents in the City and surrounding area. Corridors of natural areas along I-205 and I-5 are envisioned to serve as buffers.

Planning and GIS staff worked to implement these aspirations and established a 200 foot buffer from the ODOT right-of-way on the east side of I-5 and the south side of I-205, added a trail system around streams and potential Clean Water Services buffer areas, and designated areas with substantial tree canopy as natural areas. Setting aside this land reduced net developable acres to 1,174 acres. An Environmental Elements Map is included as Attachment F.

Next, land use allocation was also based on the work done for Local Aspirations. Acreage for schools and parks is accounted for in the pre-qualifying concept plan. Based on a population of 10,000 people approximately 54 to 77 acres for schools is needed. Parks will require approximately 58 to 118 acres. Employment land ranges from 121 acres to 125 acres. Land for Low-density residential ranges from 3,677 acres to 534

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acres. Two Neighborhood Centers are proposed one south of I-205 and the other north of I-205. They will consist of commercial nodes about 6-10 acres in size and medium – low density residential land about 10 to 20 acres in size. A note of interest is that there is not enough developable land in Stafford Basin to develop all low density housing units at 1 du/ acre. A map of the Pre-Qualifying Concept Plan can be seen in Attachment G.

A second land use allocation was processed under a Metro Scenario using their requirement of 10 dwelling units per acre. Under this scenario 1,174 net developable acres yields 615 acres of residential land, which translates to 16,113 residents. This population increases the amount of acres needed for schools to 92-119 acres and it increases the parkland need to 93-179 acres. Another note of interest is that there is not enough land to develop at the high end of the range under the Metro Scenario. The high end of the range accounts for the upper end of the school and parkland need for acres.

Pre-qualifying concept plan work in the Knife River was less complicated given that the area is intended to serve as a transportation connection for 124th Avenue and a future east west arterial. The remaining land will be used for industrial development. There are 7 acres of vacant land that could support 104 jobs and 70 acres of redevelopable land that could support 1,004 jobs. The gross acreage is 117 the remaining 40 acres are environmentally constrained by streams and wetlands. The Pre-Qualifying Concept Plan for Knife River can be seen in Attachment H.

The next portion of the analysis goes through the Urban Reserve Factor Findings. A summary of the findings has been provided here and the full text and analysis draft can be found in Attachment J.

a) Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments:

Transportation is the only existing infrastructure in the Stafford Area. Tualatin has looked at the area in terms of providing water, sewer, and expanded transportation. This area will require four water storage tanks to serve the area. Sanitary lines will follow the drainage basins and one new pump station near the Tualatin River will be necessary to pump waste to Clean Water Services Durham Treatment Plant. Clean Water Services currently provides sanitary service to the City of Tualatin including the portion located in Clackamas County. Further coordination will be required to ensure Clean Water Services can serve the Stafford area and become part of their service area. Future transportation arterials and collectors have been identified. Most future roadways follow existing roads and will need to be widened and in some cases public right-of-way will need to be acquired to connect roads. A Future Infrastructure Map can be seen in Attachment I.

Staff looked at analysis conducted by the Core 4 Technical team produced in February 2009. They analyzed providing urban level sanitary sewer, water and transportation services to potential candidate urban reserves. These studies rated candidate reserve areas using a scale of higher, medium or low suitability. Stafford rated high for sewer suitability, north of I-205 rated high for water service suitability

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and south of I-205 rated mediums. Knife River rated high suitability for sewer service and medium suitability for water service.

Transportation was broken into three suitability categories: cost per system lane mile, cost per added lane mile and connectivity. Stafford rated high suitability for cost per system lane mile and low for added lane mile and connectivity. Knife River rated medium for all three categories.

Tualatin contracted with CH2M Hill to analyze the cost of infrastructure services in the Stafford Basin. The following table illustrates their findings.

Stafford Basin Infrastructure Analysis Summary:

Infrastructure: Cost:			
Wastewater	\$148,000,000.00	Dwelling Units	3,877
Water	\$ 61,000,000.00	Jobs	4,103
Transportation	\$163,000,000.00	Total Infrastructure Cost	\$372,000,000.00

City of Tualatin Community Development July 2009; CH2M Hill July 2009

b) Includes sufficient development capacity to support a healthy economy

Stafford Basin

Two Neighborhood Centers could provide commercial nodes to serve residents of the neighborhoods. Each commercial area could support 504-840 jobs on 12-20 acres. This employment estimate equates to 42 jobs per acres based on an exiting neighborhood commercial center in Tualatin. The Employment Areas could support 3,683 jobs on approximately 131 acres. This estimate is based on an average of 28 jobs per acre on commercial land inside of Tualatin's boundaries using data from the Oregon Employment Division.

Knife River

This area could support approximately 104 additional jobs on 7 acres of vacant industrial land. An additional 1,004 jobs can be supported on 70 acres of redevelopable land. Based on an average of 14.4 jobs per acre on industrial land inside of Tualatin's city boundaries.

c) Can be efficiently and cost-effectively served with public school and other urban-level public facilities and services by appropriate and financially capable service providers:

Costs of providing schools, a new fire station, parks, trails, a community center, and a nature center were analyzed. West Linn- Wilsonville (WWSD) provided information about costs of schools; Tualatin Valley Fire & Rescue provided information about the cost of a new fire station. And Community Services provided information about the costs of parks, trails and two bridges, a community center and a nature center.

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Schools in WWSD could cost approximately \$64 to \$74 million including development and land costs. Land costs for a new school in Sherwood School District (SD) could be \$6 million. They did not get back to us about construction costs. A fire station could cost \$3.6 million for construction and land. Finally Community Service amenities could cost between \$250 and \$322 million. All cost estimates are in 2008 and 2009 dollars.

Knife River is not planned for residential development therefore we did not estimate school, fire or Community Service costs.

d) 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;

Stafford Basin

A trail system has been designed around the stream network and in the buffer areas along I-5 and I-205. Each trail either connects with another trail or a collector or arterial road, and the network will connect with the existing trail network in Tualatin. They will also connect to the commercial nodes in proposed Neighborhood Centers. The trails are intended to be multiuse for both bicycles and pedestrians. The commercial nodes are planned to be within walking distance, ¼ of mile, from medium-low density residential neighborhoods.

Knife River

Transportation improvements to this area will be necessary to facilitate vehicular and pedestrian movement.

e) Can be designed to preserve and enhance natural ecological systems;

Planning, engineering and GIS staff reached a consensus on the elements that constitute environmentally constrained land. GIS staff identified wetlands from Tualatin's Local Wetland Inventory data, streams from Metro's Regional Land Information System (RLIS) data, floodplains and floodways from FEMA maps, and slopes greater than 25% from RLIS data. The environmentally constrained land includes protective buffers as prescribed by Clean Water Services including a 125 foot buffer around the Tualatin River, 50 foot buffers around streams and other sensitive areas, and 35 feet from the top of the bank on slopes that have a grade greater than 25%.

Additionally, designated open space is included in environmentally constrained land. Designated Open Space is defined as: undeveloped home owner association tracts, parks, greenways, community gardens, cemeteries, Metro owned open space, public schools, community centers, public golf course, and public water quality facilities. This information was determined by assessor identification of property use.

Knife River

A process to identify environmentally constrained land was similarly applied to this area. This process resulted in the removal of a large wetland in the southeast portion of Knife River.

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f) Includes sufficient land suitable for a range of housing types;

Stafford Basin

Two Neighborhood Centers can provide areas for medium-low density residential housing. This will provide the opportunity for some dense development, at 7 to 10 dwelling units per acre, served by the commercial nodes in the Neighborhood Centers. Tualatin anticipates approximately 140 to 400 housing units built at a medium-low density. Low-density residential areas are expected to fill the remaining balance of Stafford Basin. Approximately 3,677 to 3,417 low-density housing units are anticipated at 1 to 6.4 dwelling units per acre, according to Council's aspirations.

Knife River

No residential areas are proposed for this area.

g) Can be developed in a way that preserves important natural landscape features included in urban reserves, and;

Stafford Basin

Natural landscape features are included in our net developable acres definition such as the Tualatin River, streams, slopes greater than 25% and wetlands. According to Metro's Natural Landscape Features Inventory from 2007 there are no significant natural features in this area.

Knife River

This area is near or in the Tonquin Geologic Area a significant natural resource identified by Metro's Natural Landscape Features Map. Washington County has preliminarily determined this area to be in a mineral aggregate overlay district. Washington County identified a wetland that is located in this area and it is part of the City's environmentally constrained land and as required by Clean Water Services 50-foot buffers will be protected.

h) Can be designed to avoid or minimize adverse effects on farm and forest practices and on important natural landscape features on nearby resource land, including land designated as rural reserves.

Stafford Basin

According to a January 2007 Oregon Department of Agriculture Study the area in the Stafford Basin is considered conflicted agricultural land. There are two areas zoned Exclusive Farm Use (EFU) land. One area is near 65th Avenue and I-205 and is part of the Conflicted land. The second area is north of Frobase Road near 65th Avenue and is considered Important agricultural land.

Tualatin's Pre-Qualifying Concept Plan concentrates development and density in the center of the Stafford area and not at the edges. Neighborhood Centers are located at strategic intersections where they will be accessible by vehicular, pedestrian and bicycle traffic. Development on the edge will most likely be low-density residential. These patterns should provide buffers from farm or forest practices located in candidate rural

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reserves to the east and north. The specific area was identified because of the topography that directs drainage northerly toward the Tualatin River.

Knife River

The Knife River area is considered conflicted. The soils have no agricultural capability and most of the area is wet, gravelly, mucky and rocky. (ODA 2007) The uses to the north and east of this area are presently industrial and planned for industrial use in the future. The continuation of existing land uses in the area should not create adverse effects on farm and forest practices in candidate rural reserve areas to the west and south. Immediately bordering the Knife River area are proposed arterial roads with 124th Avenue proposed to the west and a possible arterial to the south connecting I-5 and 99W.

Council Recommendation to Washington and Clackamas Counties

Based on the above analysis staff is requesting that Council recommend a designation of Tualatin's Areas of Interest to the counties. Staff's conclusion based on the analysis of urban reserve factors is that both Knife River and Stafford Basin are more suitable for urban level development rather than rural development.

Policy Considerations:

1. A recommendation to the counties to designate Tualatin's areas of interest as urban reserves.
2. A recommendation to the counties to designate Tualatin's areas of interest as rural reserves.
3. A recommendation to the counties to leave Tualatin's areas of interest as undesignated.
4. A recommendation to the counties to designate a combination of the above.

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- Attachments:**
- A. Washington County Rural Reserves Map
 - B. Partial ODA Map
 - C. Partial ODF Map
 - D. Natural Features Map
 - E. Clackamas County Rural Reserves Map
 - F. Tualatin Environmental Elements Map
 - G. Pre-Qualifying Concept Plan Map Stafford Basin
 - H. Pre-Qualifying Concept Plan for Knife River Map
 - I. Future Infrastructure Map
 - J. Draft Pre-Qualifying Urban Reserve Concept Analysis

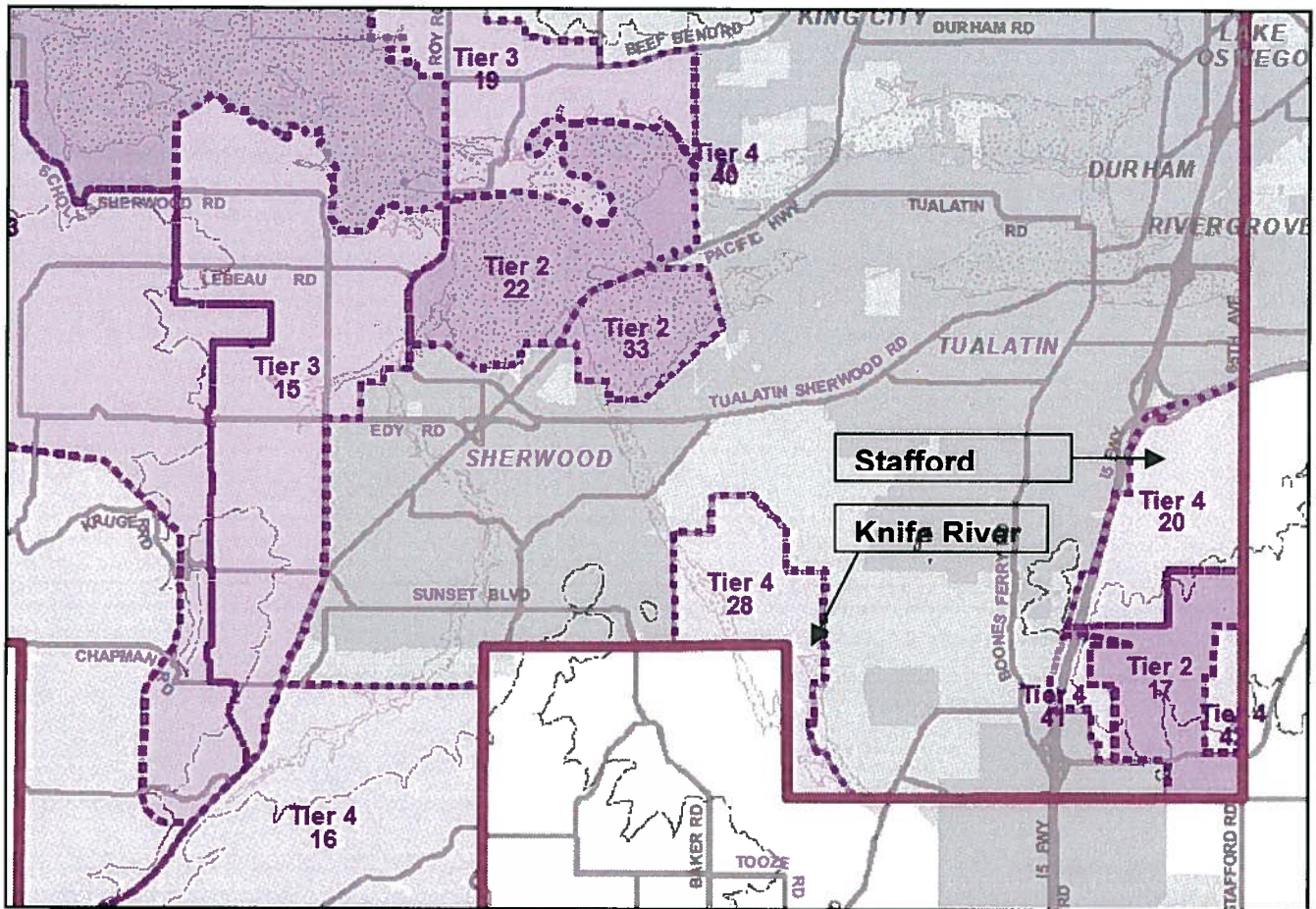
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Attachment A

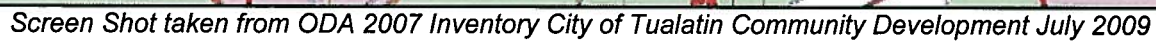
Washington County Rural Reserve Study Areas in Tualatin's Area's of Interest



Screen Shot taken by City of Tualatin Community Development July 2009

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ODA 2007 Inventory Map



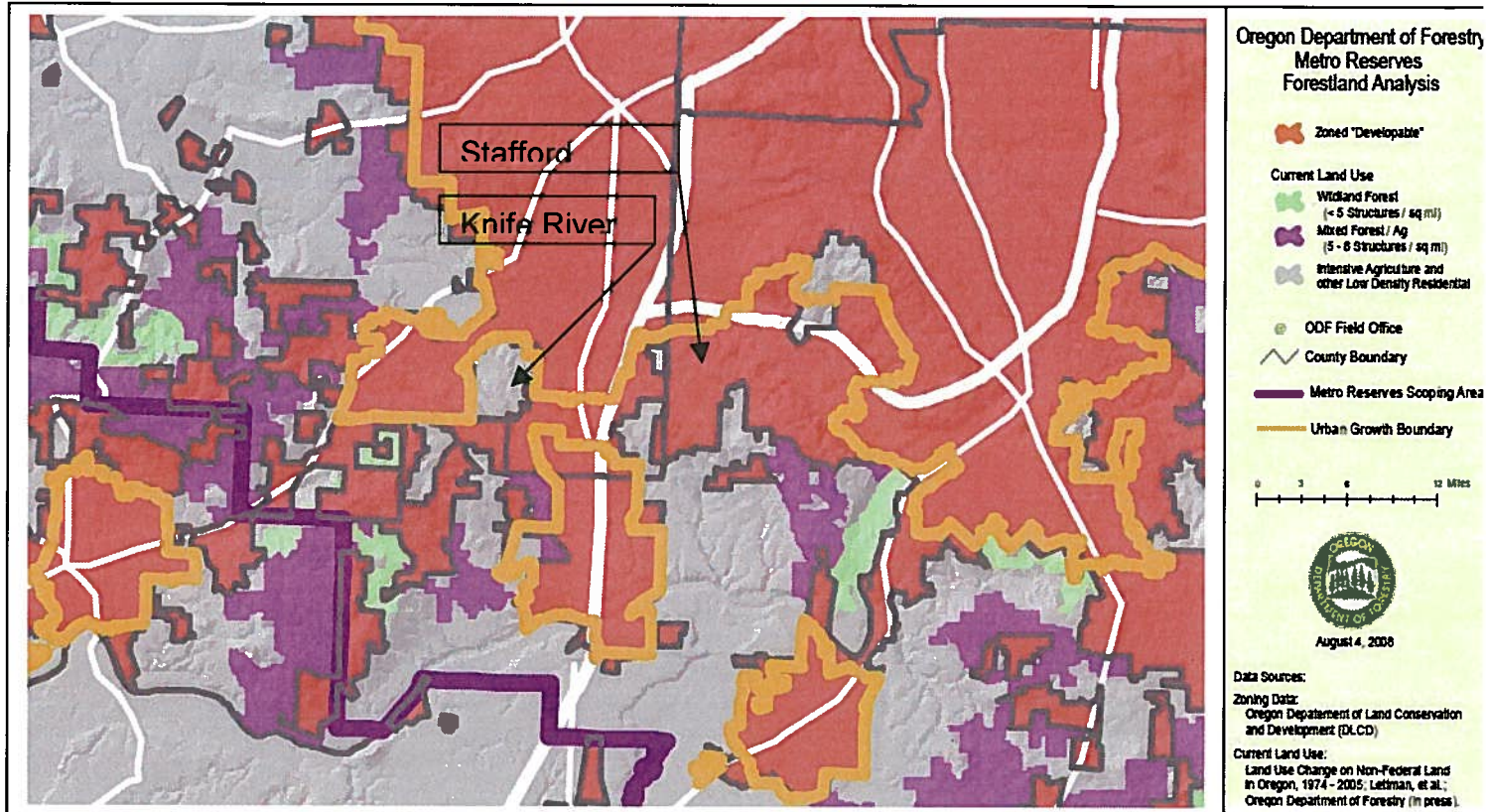
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Attachment C

Partial ODF Map



Screen shot by City of Tualatin Community Development from www.oregonmetro.gov July 2009

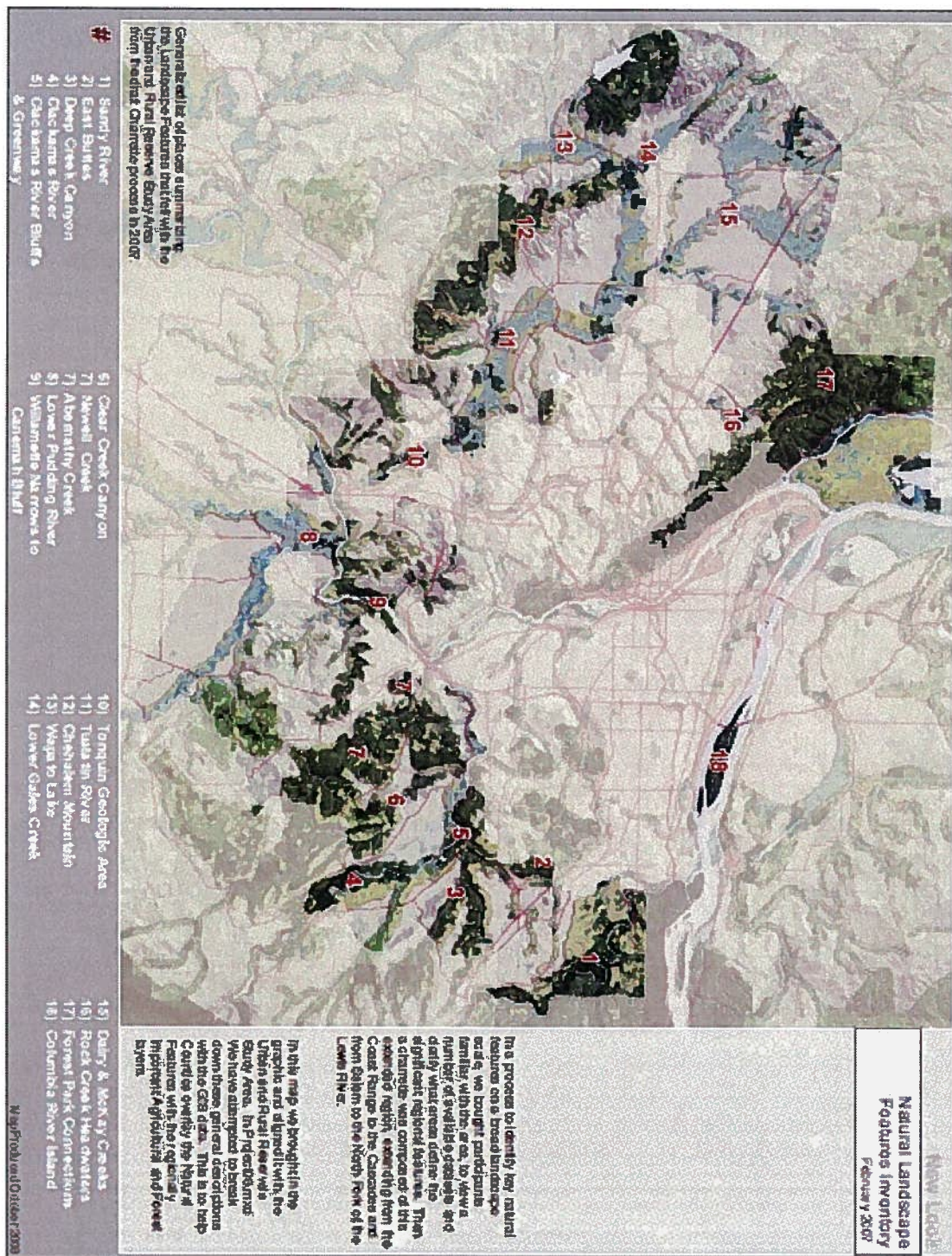
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Attachment D.

Metro Natural Features Map



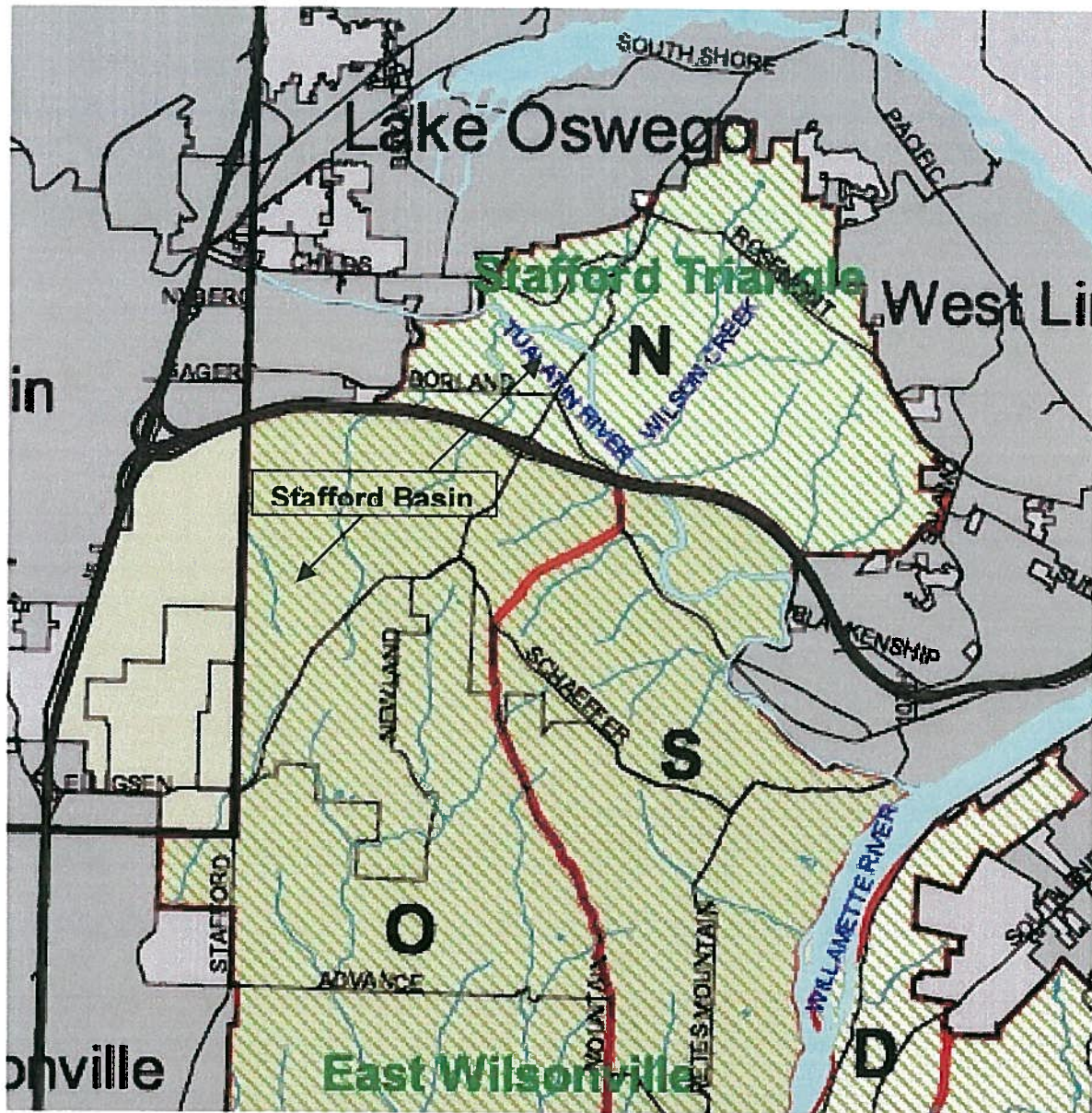
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Attachment E.

Clackamas County Rural Reserve Study Area in Tualatin's Area of Interest



Screen Shot by City of Tualatin Community Development Department July 2009

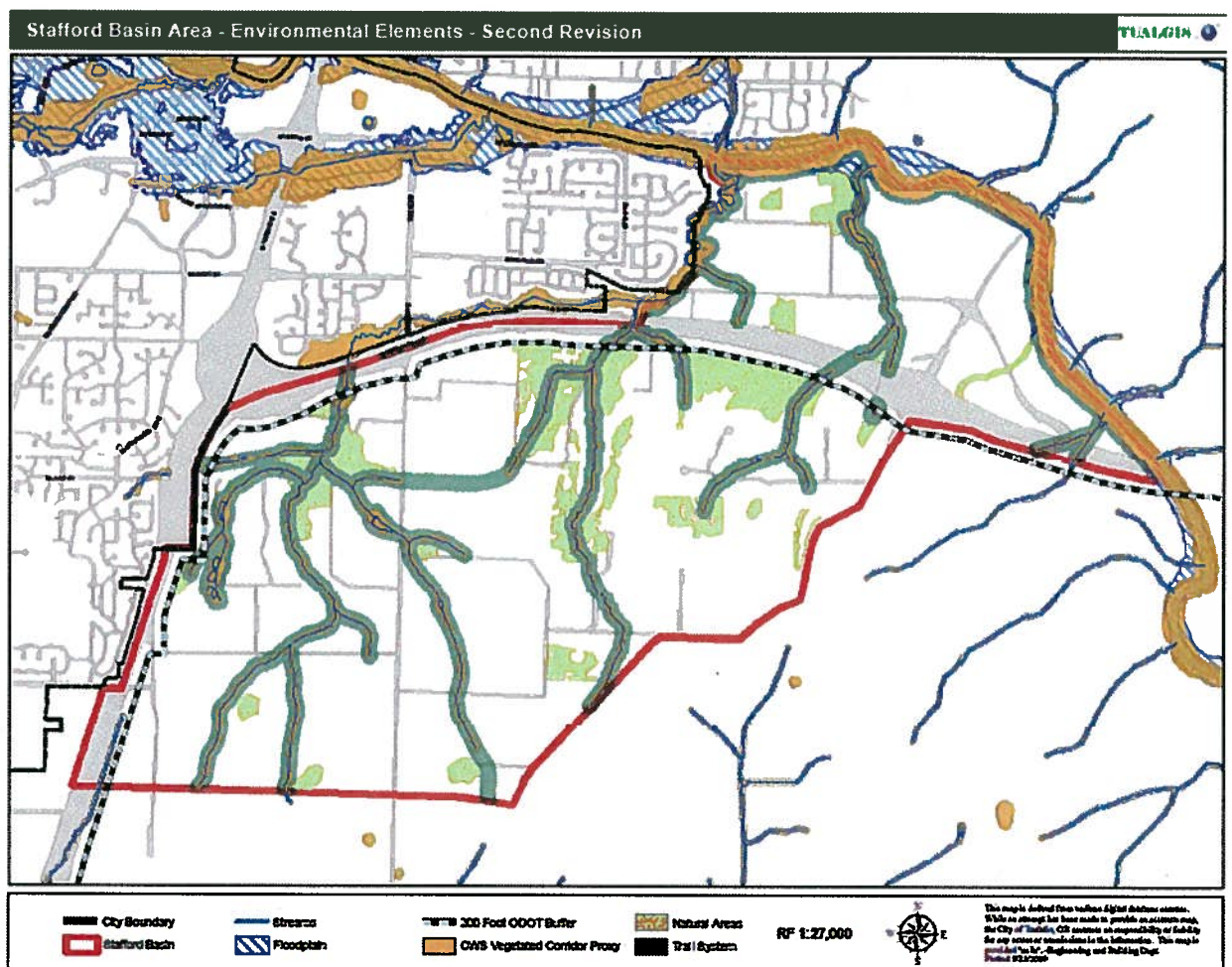
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Attachment F

Tualatin Environmental Features



City of Tualatin GIS July 2009

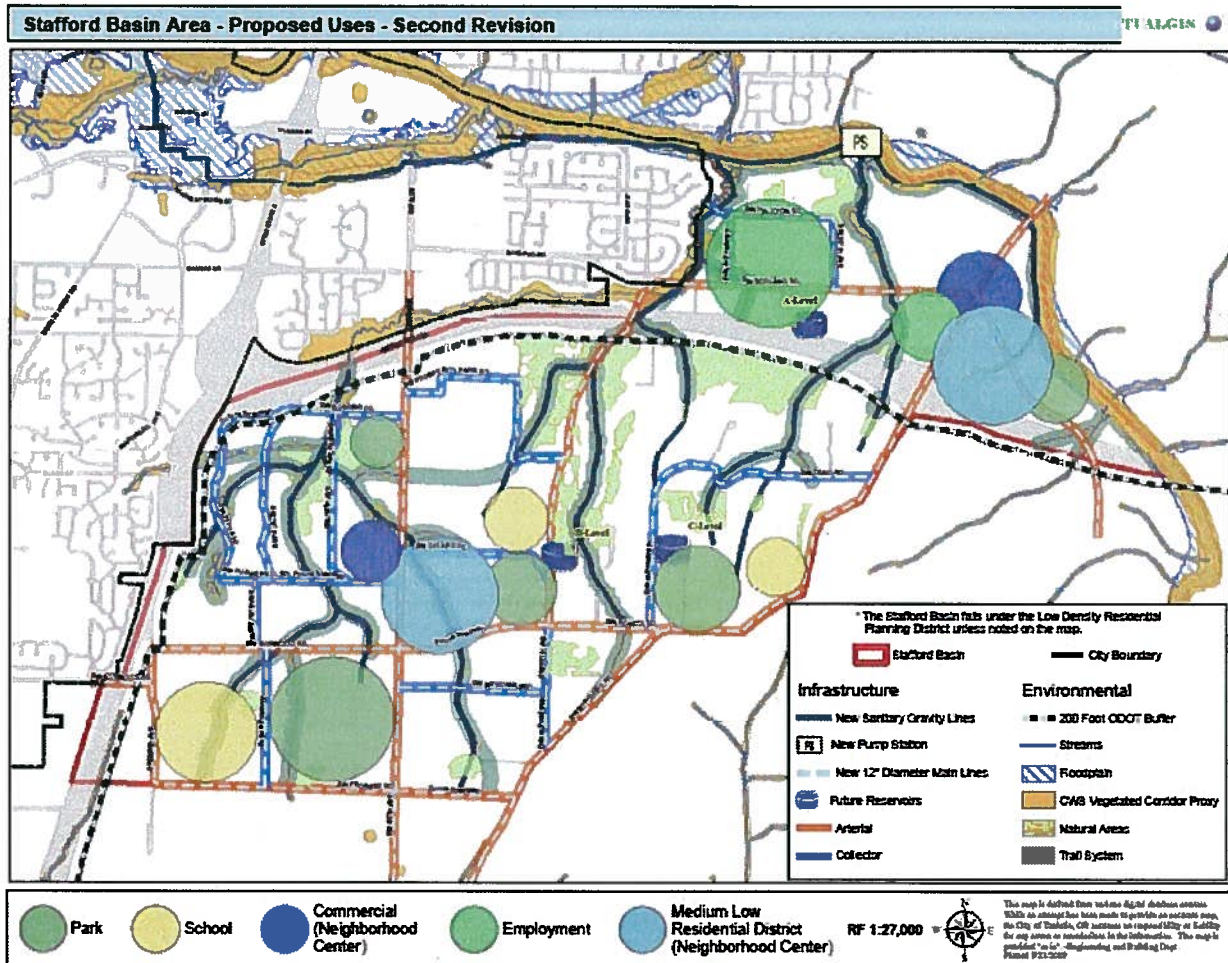
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Attachment G

Draft Pre-qualifying Concept Plan Map for the Stafford Basin



City of Tualatin GIS July 2009

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Attachment H

Pre-Qualifying Concept Plan- Knife River



City of Tualatin GIS July 2009

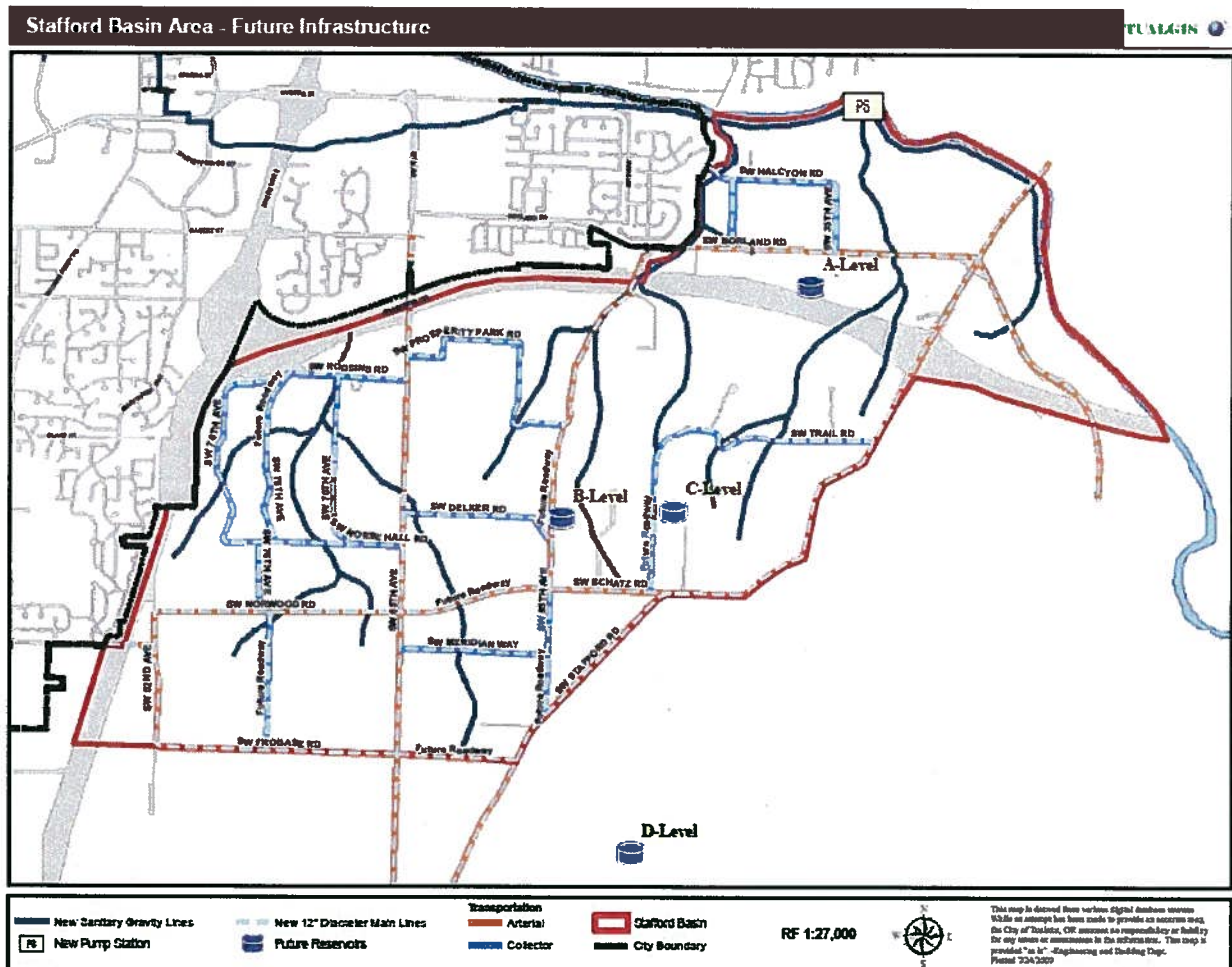
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Attachment I

Future Infrastructure Map



City of Tualatin GIS July 2009

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Attachment J- *DRAFT*

I. Introduction

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II. City of Tualatin

According to Portland State University Population Research Center, in 2008 Tualatin was a city of 26,040 people in 8.12 square miles. Data from Oregon Employment Division indicates that in 2007 there were 23,121 employees and 1,102 firms. The wholesale trade sector has 17% of all firms followed by manufacturing at 12% and construction at 11%. The City's northern boundary is the Tualatin River. The City has good access to regional transportation with two interchanges on the I-5 freeway and 99W located along our westerly boundary. Additionally, TriMet has a park ride lot near exit 290 off of I-5 for bus service and there is a West Side Express commuter rail line that stops in the Town Center.

Tualatin's aspirations, as defined by the City Council, are to maintain quality of life in Tualatin. Over the next 20 years, residential and employment growth in the city could occur on vacant, redevelopable and infill lands. Development on commercial, industrial and residential land will resemble development patterns today. However, the Town Center has been identified as an area for increased density in both employment and residential uses. Growth in the Town Center could occur on vacant land but increased densities will require the redevelopment of land in the Town Center.

Transportation improvements such as new roadways and additional lanes are necessary to accomplish the aspirations over the next 20 years. Additionally, transportation, water and sewer improvements were identified for the Town Center in a 2005 plan. The Town Center is currently in an Urban Renewal District and the City will pursue keeping this designation to help remove blight conditions and leverage development identified for the future Town Center.

Over the next 50 years, Tualatin has identified the Stafford Basin as an area outside of the existing UGB for potential growth instead of increasing densities in existing neighborhoods. The City's aspirations are to protect open space, protect groves of trees, and provide parkland, and school sites. Corridors of natural areas along I-5 and I-205 are envisioned to serve as buffers.

III. Potential Candidate Reserve Area

Tualatin has two Areas of Interest: Area of Interest 1, the Stafford Basin, and Area of Interest 2, generally referred to as Knife River.

Stafford Basin

The Stafford Basin is located in both Washington and Clackamas County. The entire area of 2,900 gross acres are generally bounded by the Tualatin River to the north,

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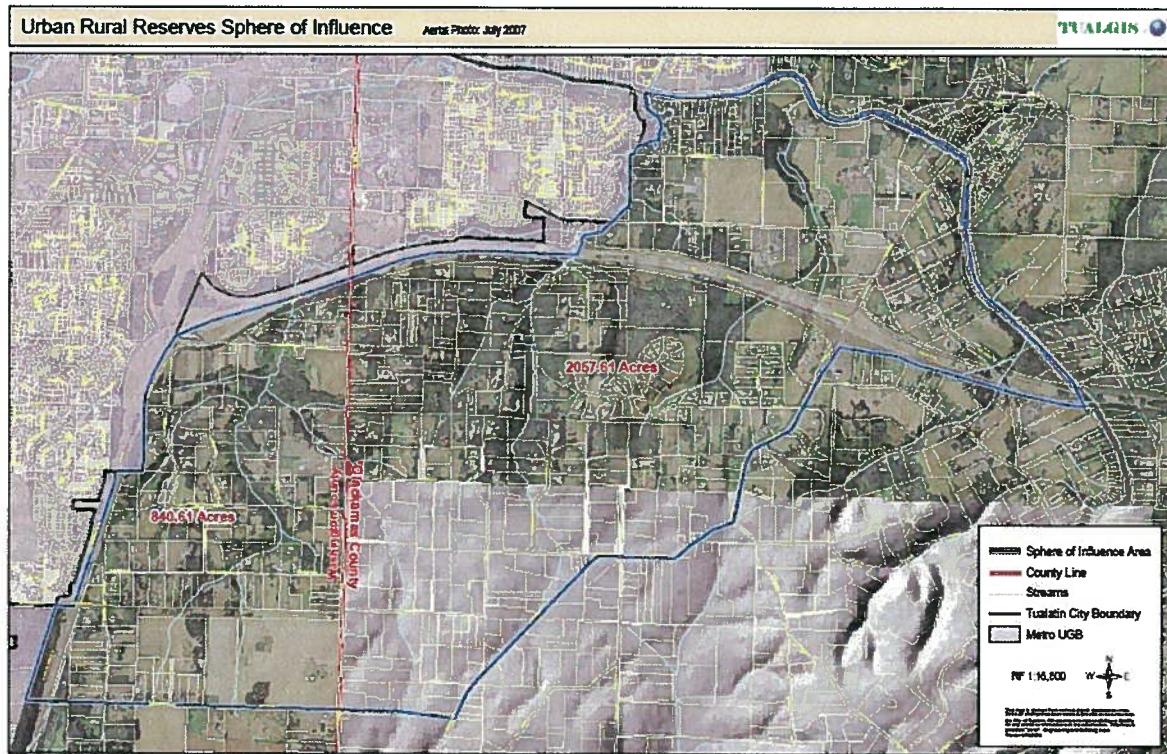
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Attachment J- *DRAFT*

Frobase Road to the south, approximately Stafford Road to the east and the City's border to the west. 800 gross acres are located in Washington County, which is bounded by Tualatin's City Boundary to the north, 65th Avenue to the east, Frobase Road to the South and the City's westerly border to the west. According to RLIS data approximately 16% is farmland, 7% is forest, 23% is residential, 52% is tract land, 1% is commercial, 0.4% is industrial, 0.2% is religious, and 0.8% is undefined. .

Stafford Basin Area



City of Tualatin GIS January 2009

Given that Stafford Basin is outside of the UGB, transportation is the only existing infrastructure. The area is served by well water and septic systems. Two schools are located north of I-205 and south of the Tualatin River in the West Linn- Wilsonville School District. There is a commercial node at the Stafford Road and Borland Road round-a-bout. The 0.2% of land for religious uses is predominately consumed by one organization north of I-205. South of I-205 are primarily farm uses and some residential development. There are steep slopes in the area that limit development. The constraints can be seen on the map labeled net developable acres.

Our first level of analysis in the Stafford Basin was to determine Net Acres, remaining land after the following constraints are subtracted from gross acreage: public right-of-way existing and ultimate width, wetlands, floodplains and floodways, slopes greater than 25%, designated open space, the Tualatin River buffer of 125 feet, 50 foot buffers around sensitive areas and 35 feet from the top of the bank on slopes that have a grade greater than 25%. Applying this definition to 2,900 gross acres resulted in 1,680 net developable acres.

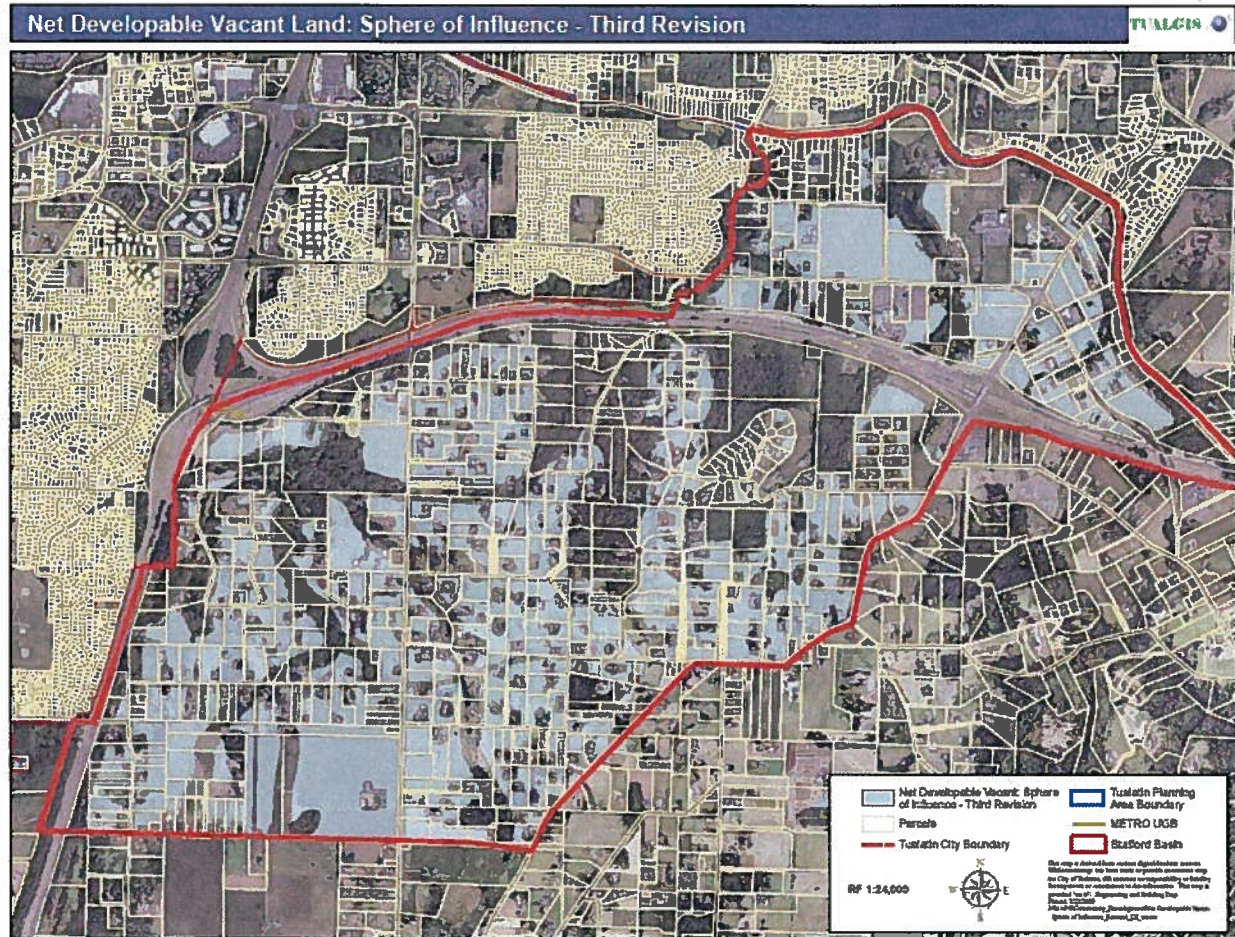
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Attachment J- DRAFT

Net Developable Acres



City of Tualatin GIS July 2009

Knife River

The Knife River area is generally located outside of the City's southwesterly border west of Waldo Way and on the northerly and southerly sides of Tonquin Road. This area is of interest primarily for transportation connectivity, as it would serve to extend 124th Avenue to any future east west arterial roads. Land not utilized for transportation would be used for industrial development. Approximately 81% of land in the area is classified as industrial, Tualatin Valley Fire and Rescue uses 15% and another 4% is tract land.

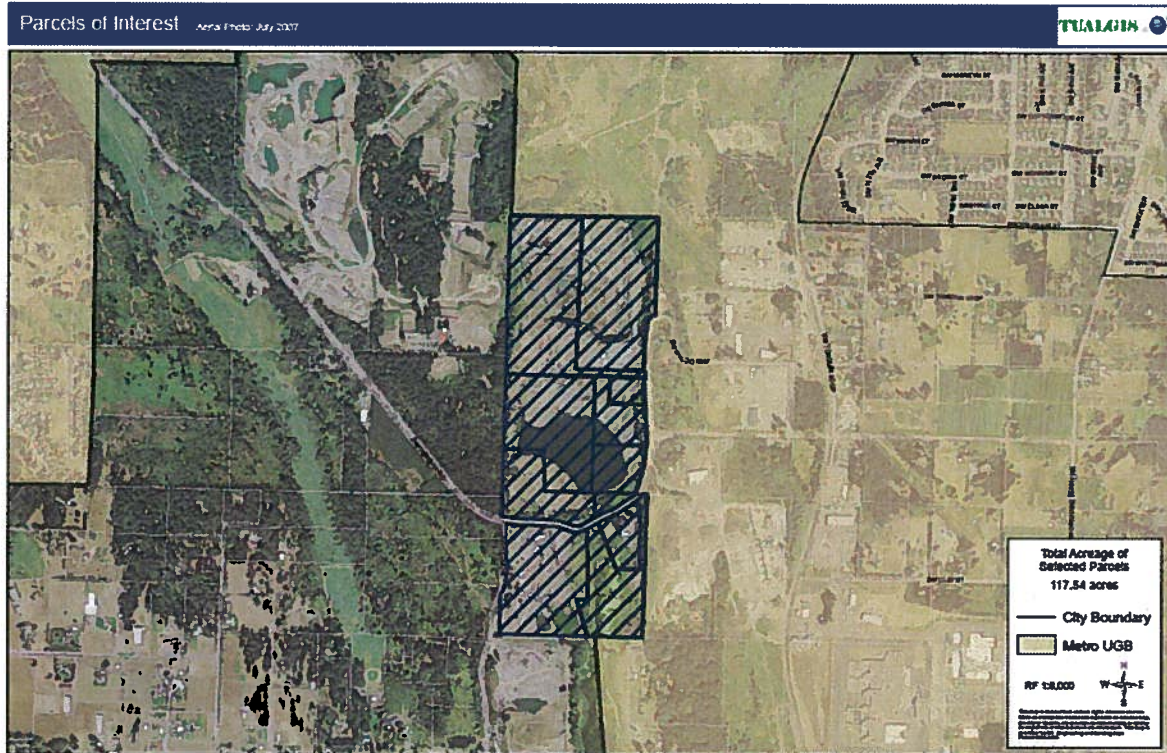
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Knife River Area



City of Tualatin GIS January 2009

IV. Pre-Qualified Concept Plan

Stafford Basin

The City Council envisions the Stafford Basin could have a maximum of 10,000 residents in the next 50 years. The City's aspirations for the Stafford Basin are to protect open space, protect groves of trees, and provide parkland and school sites that will benefit residents in the City and surrounding area. Corridors of natural areas along I-205 and I-5 are envisioned to serve as buffers.

After the Council articulated their aspirations for the Stafford Basin, Planning and GIS staff took another look at the area to determine what areas could be protected. We established a 200 foot buffer from ODOT right-of-way on the east side of I-5 and the south side of I-205, added a trail system around streams and Clean Water Services buffer areas, and designated areas with substantial tree canopy as natural areas. Setting aside this land reduced net developable acres to 1,174 acres.

Staff determined the number of acres of parks and schools needed to serve a community of 10,000 residents. Three school districts are located in the Stafford Basin: West Linn-Wilsonville (WWSD), Tigard-Tualatin (TTSD) and Sherwood (SD). Staff contacted all three districts to discuss how they account for new population in their districts. The most

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detailed information came from WWSD and was used to make assumptions in the cases of the other districts if information was missing. Based on staff's analysis, an estimated 54 to 77 acres for new schools are needed. That translates to approximately 2 schools in WWSD, approximately 1 school in SD and less than 1 school in TTSD, which indicates a shift in attendance boundaries would take place. Recent conversations with TTSD indicate their existing middle and elementary schools are at capacity. While the minimum numbers generated in our analysis do not indicate the need for a new school, TTSD may not be able to simply absorb additional students in existing facilities.

The City's Community Services Department provided planning staff with calculations used to determine how much parkland is needed to serve 10,000 new residents. The currently adopted Parks & Recreation Master Plan has not been updated since 1983; therefore we used two sets of guidelines to establish a range. The low-end results were generated using our current Parks & Recreation Master Plan guidelines and the high-end results were generated from the National Recreation and Park Association standards. Based on this information we estimated that 58 to 118 acres of parkland are needed, approximately 5 parks of 12 to 24 acres each.

In the table below, land use allocation is broken into employment, commercial, medium-low density residential and low density residential. We identified two Neighborhood Centers that could consist of commercial nodes and medium-low density housing. Two employment areas are located north of I-205 and low density residential is identified for the balance of the developable acres. The table below shows that when low-density residential land is developed at one dwelling unit per acre there are not enough acres to support that development pattern. It also shows that when low density residential is developed entirely at 6.4 units per acre there is a surplus of 29 acres. This indicates that development will most likely occur at a density range in between one dwelling unit per acre and 6.4 dwelling units per acre.

The above land use allocation is based on the City's aspirations. A second analysis under Metro's regulations provides a Metro scenario land use allocation. Using revised net developable acres of 1,174; there are 615 acres of developable residential land and 137 to 141 acres of employment land. Metro requires 10 dwelling units per acre that translates to 16,113 residents. A higher population will also require more acres of parks, 93-179 acres, and more acres for new schools, 92-119. Under this scenario WWSD could require two elementary schools and possibly one new middle school and two elementary schools may be necessary in the Sherwood School District. The table labeled Metro Requirements indicates that development on the high end cannot be supported in this land base. The high end of the range accounts for the upper range of parkland and school acre needs. To achieve the high end development range there would need to be a reduction in acres for parkland.

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Stafford Basin Land Use Allocation- Tualatin's Aspirations:

Stafford Basin	Low	High
Revised Net Developable Acres	1,174	
Population	10,000	
Total dwelling units (2.62 persons/ household)	3,817	
Low Density Dwelling Units (1-6.4 du/acre)	3,677	3,417
Medium-Low Density Dwelling Units (7-10 du/acre)	140	400
Acres needed for Low Density d.u. (1-6.4 du/acre)	3,677	534
Acres needed for Medium-Low Density (7-10 du/acre)	20	40
Public ROW 20% of Revised Net Developable	235	235
Acres for Employment	137	141
Acres needed for schools:	54	77
Acres needed for parks:		
Old Standard: 58 acres	58	
New Standard: 78-118		118
Total acres needed:	4,181	1,145
Revised net acres in Stafford Basin	1,174	1,174
Difference between net and needed acres:	(3,007)	29

City of Tualatin Community Development July 2009

Stafford Basin Land Use Allocation- Metro Requirements

Stafford Basin - Metro Version	Low	High
Revised Net Developable Acres	1,174	1,174
Population (2.62 persons/ household)	16,113	16,113
Total Dwelling Units (10 d.u./acre)	6,150	6,150
Acres for Residential	615	615
Public ROW 20% of Revised Net Developable	235	235
Acres for Employment 137-141	137	141
Acres needed for schools:	92	119
Acres needed for parks:		
Old Standard: 93acres	93	
New Standard: 115-179		179
Total acres needed:	1,172	1,289
Revised net acres in Stafford Basin	1,174	1,174
Difference between net and needed acres	2	(115)

City of Tualatin Community Development July 2009

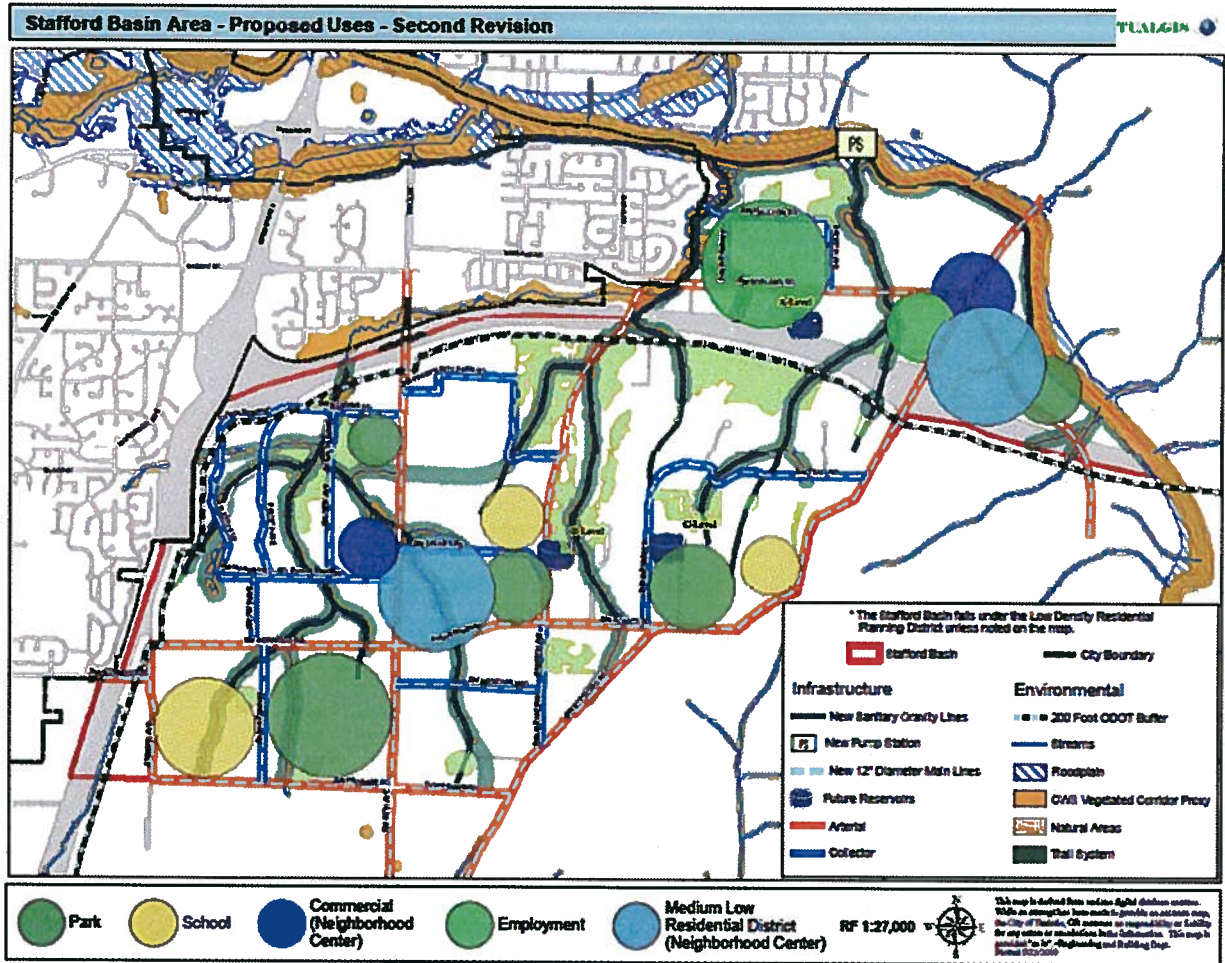
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Stafford Basin Land Use Allocation Map:



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Knife River

This area has approximately 117 gross acres, 7 of which are vacant net developable and 70 are redevelopable. Vacant land can support 104 jobs and redevelopable land can support 1,004 jobs at 14 jobs per acre. There is no residential land proposed for this area.

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Knife River Transportation Connection



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V. Urban Reserve Factor (OAR 660-27-0050) Findings

(1) *Urban Reserve Factors: When identifying and selecting land 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 the land inside the UGB:*

(a) ***Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments:***

Stafford Basin

Transportation is the only existing infrastructure in the Stafford Area. Tualatin has looked at the area in terms of providing water, sewer, and expanded transportation. This area will require four water storage tanks to serve the area. Sanitary lines will follow the drainage basins and a new pump station near the Tualatin River will be necessary to pump waste to Clean Water Services Durham Treatment Plant. An existing pump station at 65th Avenue will need to be upsized and sewer lines in 65th Avenue and the line to Durham Treatment Plan will need to be replaced and upsized. Clean Water Services currently provides sanitary service to the City of Tualatin including the portion located in Clackamas County. Further coordination will be required to ensure Clean Water Services can serve the Stafford area and become part of their service area. Future transportation arterials and collectors have been identified. Most future roadways follow existing roads and will need to be widened and in some cases public right-of-way will need to be acquired to connect roads.

Metro Design Type	Dwelling Units / Acre	Jobs /Acre	People / Acre
Neighborhood Center	12-20	20	20-40
Two Centers in Stafford:			
Commercial Nodes 504-840 jobs/ 12-20 acres		42	
Medium-Low Density housing 10-20 acres	7-10		18 - 26
Employment Areas		20	
Stafford:			
3,388 jobs/ 121 acres		28	
Residential Areas Inner/Outer neighborhood			13-14
Low Density Residential in Stafford:			
3,677-3,417 du/ 3,677-534 acres	1-6.4		2.62-16.76

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Knife River

This area is currently 81% industrial land. The City's aspirations for this area are for it to remain industrial and to redevelop from a gravel mining operation to more industrial uses and jobs. Additional infrastructure needed to support these uses is water, sewer and transportation. This area is primarily intended to serve as a connection for 124th Avenue to a future east west arterial. The extension of 124th is currently being considered by Metro Council to include in the Regional Transportation Plan.

Metro Design Type	Dwelling Units / Acre	Jobs /Acre	People / Acre
Industrial Area		9	
Knife River:			
1,108 jobs/ 77 acres		14	

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Infrastructure: Sanitary Sewer, Water, and Transportation

In February 2009, the Core 4 Technical Team released analysis of providing urban level sanitary sewer, water and transportation services to potential candidate urban reserves. These studies rated candidate reserve areas using a scale of higher, medium or low suitability.

Both areas of interest are rated as high suitability for sewer service. High Suitability areas generally are those that are easiest and least costly to serve. These areas are located near a treatment plant or conveyance facility with capacity to provide more service or near facilities that could add capacity relatively easily. Areas of high suitability may require substantial improvements but ones that are easy with available land or no major issues identified. Gravity flows were another consideration and these are primarily enabled by topography to flow to existing plants. High suitability areas will require investments to existing facilities that are presently located within the UGB. Tualatin's areas of interest are portions of Subarea-17 and Subarea-20, drainage basins rated by an expert group, engineers and key staff from potentially impacted service providers, for the relative efficiency and cost effectiveness of providing sanitary sewer services. The Stafford Basin located in S-17 is rated efficient, areas that are the easiest and least costly to serve. Knife River located in S-20 is rated moderately efficient, an area that will require substantial improvements but relatively easy ones. This study identified the Clean Water Services Durham Treatment Plant as the likely service provider for the western portion of S-17 (Stafford Basin is located in the western portion). And The Wilsonville treatment plant was identified for S-20.

Tualatin contracted with CH2M Hill to analyze the cost of infrastructure services in the Stafford Basin. Sanitary sewer costs consist of three parts: collection system, pump station and treatment costs. An existing pump station in Tualatin on 65th Avenue would need to be rebuilt to accommodate capacity, a new pump station would be required along the Tualatin River. The existing pump station on 65th Avenue will service flows from subbasin A and a new pump station along the Tualatin River will service flows from subbasin B and C. Both will pump flows to the Durham Wastewater Treatment Plant. The Durham WWTP will need to be upsized to accommodate new capacity. This cost is approximately \$148 million in 2009 dollars.

The Core 4 Technical Team produced a water service suitability study measures the relative ease or difficulty to provide new services to an area. The portion of Stafford Basin north of I-205 was rated high suitability meaning this area generally will only require typical extensions of service- general distribution lines, reservoirs, no major facilities are needed. The southern portion of Stafford Basin and Knife River are rated medium suitability. These areas require more than one substantial investment in facilities or other defining issues, like a new/additional treatment capacity, additional reservoirs or significant upgrading of existing lines, water/waste water management issues.

According to planning level cost estimates prepared by CH2M Hill, water infrastructure costs could total \$61 million in 2009 dollars for the Stafford Basin. They assumed that two existing 1 million gallon Level C Frobese Reservoir (C-1 and C-2) would be able to provide water to the Stafford Basin. The cost estimate includes the transmission system

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costs (construction of new 12-inch diameter mains), storage costs (construction costs of three 1 million gallon steel water storage tanks), and source water costs. Tualatin currently has three water service levels A, B, and C. This cost estimate determined that a new Level D is needed to serve elevations higher than 367 feet. Infrastructure cost for a new Service Level D includes a 1 million gallon storage tank, pump station, transmission piping, and a booster pump to provide water. One water source issue for consideration is the limits on Bull Run water. An alternative source may be required for the Stafford Basin. *Infrastructure analysis done for the Southwest Concept Plan can be used to estimate a cost for water services in Knife River.*

The Core Four Technical team analyzed the provision of urban level transportation service in candidate reserves using three sets of data: cost per system lane mile, cost per added lane mile and number of intersections per square mile or connectivity. The Stafford Basin ranks as higher suitability for cost per system lane. This is a cost estimate of constructing arterial and collector roadways in areas with fewer existing roadways. A higher rating indicates that this area is among the most suitable for providing a transportation system capable of accommodating urban levels of development. Knife River received a medium ranking indicating that this area is somewhat suitable for providing a transportation system capable of accommodating urban levels.

The next data set was cost per added lane mile an estimate that reflects the higher cost of constructing arterial and collector roadways in areas with steeper topography and natural resource features. The Stafford Basin ranks low in the category meaning that this area is among the least suitable for providing an urban level transportation system. This ranking is most likely due to numerous steep slopes and streams in the area. The Knife River area ranks medium suitability for accommodating urban levels of transportation service. Knife River has fewer steep slopes and canyons in comparison to Stafford Basin.

The final data set is connectivity a ranking expressed in intersections per square mile, which is a good indicator of the relative density of streets in a given network. The analysis found that flatter areas rank higher for connectivity, due to the ability to construct a more complete grid system. Again, the Stafford Basin ranks low suitability for connectivity and Knife River ranks medium suitability for similar reasons to the cost per added lane mile.

CH2M Hill estimated transportation costs in the Stafford Basin based on three types of roadways, as directed by Tualatin staff. The Basin is divided into major arterials, minor arterials and minor collectors. Planning level costs for developing a transportation infrastructure network is estimated to be \$163 million in 2009 dollars. Estimates are based on per lane mile cost of roadway facilities. Each lane mile includes the cost of excavation and embankment, asphalt surfacing, aggregate base, and drainage. Additional cost in the total estimate include: sidewalk, landscaping, illumination, signals, drainage, design and construction engineering, right-of-way and other project costs such as mobilization, etc. The transportation network identified by Tualatin staff is based on a mix of improving existing roads and creating new roads.

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Stafford Basin Infrastructure Analysis Summary:

Infrastructure: Cost:			
Wastewater	\$148,000,000.00	Dwelling Units	3,877
Water	\$ 61,000,000.00	Jobs	4,103
Transportation	\$163,000,000.00	Total Infrastructure Cost	\$372,000,000.00

City of Tualatin Community Development July 2009; CH2M Hill July 2009

To put some context around the infrastructure costs, transportation costs can be compared to the total costs of improvements listed in Tualatin's adopted Transportation Improvement Program Summary in the Tualatin Development Code. These costs are \$175 million in 2001 and 2005 dollars for improvements in Tualatin compared to \$168 million in 2009 dollars to develop arterial and collector roadways in the Stafford Basin. The cost summary above used a similar methodology as Metro's Draft June 2009 *Public Infrastructure Cost Case Studies*. In the case studies that were mixed uses, jobs and housing, Metro did not attempt to assign an infrastructure cost per dwelling unit or per job. One of their findings is that, based on the case studies used for this analysis, variations in cost are contingent on factors other than land use; therefore it is difficult to assign a cost per unit when an area has both housing and jobs.

Finally, the regional high capacity transit system plan, adopted by the Metro Council July 9, 2009, identifies I-205 in the next phase of regional priority corridors. This means corridors where future HCT investment may be viable if recommended planning and policy actions are implemented. The recommendation for I-205 is Light Rail Transit intended to connect Clackamas Town Center with Washington Square in the vicinity of I-205 and OR-217. Additionally, ODOT analyzed urban reserve study areas for the potential to accommodate additional traffic and the relative cost to improve state and federal highways. ODOT's analysis is that the potential to accommodate additional traffic on I-205 from I-5 to OR-212/224 is very low even without growth. There is a need to widen I-205 to at least six lanes, widen the Abernathy Bridge, add a truck climbing lane, and improve several interchanges including OR-213. ODOT describes this work as very expensive and the cost could be "huge" meaning greater than \$500 million. However, it is important to note that the portion of I-205 in the Stafford Basin is currently expanded to six lanes from the I-5 interchange to the Stafford Road exit, and the Stafford Road interchange has recently been improved with a new ramp meter lighting.

Based on analysis from CH2M Hill, studies produced by the Core 4 Technical Team, the adopted HCT plan and analysis from ODOT, the Stafford Basin could be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investment. Analysis from the Core 4 Technical Team indicates that Knife River could be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure, but some further analysis of infrastructure costs are needed.

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(b) Includes sufficient development capacity to support a healthy economy

Stafford Basin

Two Neighborhood Centers could provide commercial nodes to serve residents of the neighborhoods. Each commercial area could support 504-840 jobs on 12-20 acres. This employment estimate equates to 42 jobs per acres based on an exiting neighborhood commercial center in Tualatin. The Employment Areas could support 3,683 jobs on approximately 131 acres. This estimate is based on an average of 28 jobs per acre on commercial land inside of Tualatin's boundaries using data from the Oregon Employment Division.

Knife River

This area could support approximately 104 additional jobs on 7 acres of vacant industrial land. An additional 1,004 jobs can be supported on 70 acres of redevelopable land. Based on an average of 14.4 jobs per acre on industrial land inside of Tualatin's city boundaries.

The City of Tualatin is currently balanced between jobs and housing. The population in 2008 was 26,040 and the number of employees in 2007 was 23,121 according OED. Tualatin developed local aspirations that promote the continuation of this balance. The character of existing residential neighborhoods and the development patterns in existing commercial and industrial areas will remain the same as growth occurs. The City aspires to see more intense development in the Town Center, residential development in lands south of Tualatin, industrial business park like development in the Southwest Concept Plan and Knife River and residential development with some employment land (commercial, tech flex, office) in the Stafford Basin. *The Metro employment committee has conducted research that indicates appropriate employment uses for areas along I-205.*

Development of employment lands in Knife River and Stafford Basin includes sufficient capacity to develop a healthy economy because the City aspires to maintain its jobs housing balance and these areas will contribute to the City's overall economy.

(c) Can be efficiently and cost-effectively served with public school and other urban-level public facilities and services by appropriate and financially capable service providers:

Three school districts are located in the Stafford Basin: West Linn-Wilsonville (WWSD), Tigard-Tualatin (TTSD) and Sherwood (SD). Staff contacted all three districts to discuss how they account for new population in their districts. The most detailed information came from WWSD and was used to make assumptions in the cases of the other districts if information was missing.

Stafford Area

Schools

Based on the formulas below, we estimated that approximately 20-40 acres are required for two new elementary schools in the West Linn-Wilsonville School District, under the

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Council's aspirations. Construction costs based on 2009 dollars are estimated at \$54 million (\$27 million each). Land costs in 2009 dollars could range from \$10 to \$20 million (based on \$500,000 per acre).

West Linn- Wilsonville School District:

0.52 students per household

Student Distribution: Primary 56%; Middle 23%; High 21%

Students per school: Primary 500-550; Middle 600-800; High 1,200-1,500

The same distribution rates from WWSD were used to estimate school needs in Sherwood School District. Based on the above formulas we estimate that approximately one new elementary is need and 12 acres of land to support that school. Land costs in 2009 dollars could be approximately \$6 million (based on \$500,000 per acre).

Sherwood School District:

0.88 students per household

Student Distribution: Primary 56%; Middle 23%; High 21%

Students per school: Primary 500-550; Middle 700-800; High 1,100-1,600

Tigard Tualatin School District (TTSD) met with staff on July 23, 2009 and provided a student per household number of 0.51. Based on these formulas 5-8 acres for schools are needed and less than one (0.32) schools are required. Although the numbers do not indicate the need for a new school TTSD schools are at capacity and can not simply absorb new population through a shift in attendance boundaries.

Tigard-Tualatin School District:

0.52 students per household

Student Distribution: Primary 56%; Middle 23%; High 21%

Students per school: Primary 500-550; Middle 600-800; High 1,200-1,500

Fire

The Stafford Basin and Knife River are currently in the Tualatin Valley Fire & Rescue service district. Tualatin staff spoke to the Tualatin Valley Fire & Rescue (TVF&R) Public Information Officer regarding the need for a new fire station in the Stafford Basin. Presently, TVF&R does not see the need for a new fire station in the next five to 10 years because they have a station on Mountain Road that has the lowest call volume in the district. They also have mutual aide agreements with Lake Oswego's Fire Department to help meet their needs. However, in the next 40 to 50 years a new station could be needed to serve additional population. A new station requires one square acre of land and in 2009 dollars could cost \$3.1 million for construction costs. The total cost could be around \$3.6 million.

Community Services

The Community Services Department provided cost estimates for parks, trails and bridges, a community center that would serve the entire City of Tualatin and a nature center. These costs are in 2008 dollars and they are based on data from the Recreation Bond Measure Facility Study in 2008. Parks were estimated at 5 parks of 20 acres at approximately \$1 million per acre. Community center costs were based on the estimates used for the November 2008 bond measure. This center was planned to serve a population of 26,040 and would likely be larger to accommodate more people. Trails

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were estimated using the costs for bike trails that are because they are intended to be multipurpose use. Bike trails require paving and are 10 to 12 feet in width. Costs included development and not land costs, which can be estimated at \$250,000 per acre. Estimated costs for trails are \$600 per lineal foot up to \$2,500 per lineal foot. There are 64,000 lineal feet of trails planned in the Stafford Basin. Part of this trail system calls for two bridges one over I-205 and one over the Tualatin River. Bridge costs are based on the recently completed pedestrian bridge that connects the Community Park with Durham's City Park. That bridge cost \$3 million in 2007. A bridge across I-205 is estimated to cost five times as much. Finally a nature center will serve the areas designated as natural areas. Costs include land costs for 250 acres, a building, parking lot, fencing, signage and trails.

Facility	Cost	
	Low	High
Parks	\$ 75,000,000.00	\$100,000,000.00
Community Center	\$ 34,000,000.00	\$ 42,000,000.00
Trails	\$ 60,000,000.00	\$ 80,000,000.00
Bridges	\$ 18,000,000.00	\$ 20,000,000.00
Nature Center	\$ 60,000,000.00	\$ 80,000,000.00
Total	\$247,000,000.00	\$322,000,000.00

City of Tualatin Community Services and Community Development July 2009

As described under factor a), the Stafford Basin is not currently in Clean Water Services service district. However, Clean Water Services currently serves the portion of Tualatin in Clackamas County. An expansion of their service district boundaries will be required to serve this area.

Based on Fiscal Impact Analyses conducted for the Stafford area in 2000 and South Tualatin in 2003, staff can estimate a cost of services for Police, library and other city services to the Areas of Interest.

Knife River

No residential areas are proposed for this area therefore, we did not estimate acres for new schools or parks.

Based on the analysis for the school districts, fire district and City Community Services, Stafford Basin and Knife River can be efficiently and cost-effectively served with public school and other urban-level public facilities and services by appropriate and financially capable service providers. Agreements with Clean Water Services will be needed and further analysis of City services are needed.

- (d) ***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;***

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Stafford Basin

Tualatin's City Council aspires to protect natural open space in the Stafford Area. To help facilitate this aspiration and to promote outdoor recreation, a trail system has been designed around the stream network and in the buffer areas along I-5 and I-205. Each trail either connects with another trail or a collector or arterial road, and the network will connect with the existing trail network in Tualatin. They will also connect to the commercial nodes in proposed Neighborhood Centers. The trails are intended to be multiuse for both bicycles and pedestrians. The commercial nodes are planned to be within walking distance, ¼ of mile, from medium-low density residential neighborhoods.

A preliminary system of arterials and collectors has been identified to connect the area. A grid system of local streets can be designed for portions of new development; however, there are steep slopes and streams in much of the area that will prohibit a grid system in the entire area. TriMet bus service could be provided in this area, and a High Capacity Transit Light Rail line along I-205 is identified by Metro in the next phase of regional priority corridors.

Knife River

Transportation improvements to this area will be necessary to facilitate vehicular and pedestrian movement.

The Stafford Area 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. At a high level of concept planning, a trail system that will connect with Tualatin's existing trail system is planned along with a network of collectors and arterials to connect the area. The regional High Capacity Transit plan indicates a light rail line that will travel in the vicinity of I-205 providing public transit. Knife River likewise can be served with a well connected system of streets as indicated by the analysis conducted by the Core 4 Technical Team and the City aspires for this area to serve as a transportation connection.

(e) *Can be designed to preserve and enhance natural ecological systems;*

Stafford Basin

Land in the Stafford Basin can be designed to preserve and enhance natural ecological systems because environmentally constrained land was removed prior to analysis. Planning, Engineering and GIS staff reached a consensus on the elements that constitute environmentally constrained land. GIS staff identified wetlands from Tualatin's Local Wetland Inventory data, streams from Metro's Regional Land Information System (RLIS) data, floodplains and floodways from FEMA maps, and slopes greater than 25% from RLIS data. The environmentally constrained land includes protective buffers as prescribed by Clean Water Services including a 125 foot buffer around the Tualatin River, 50 foot buffers around streams and other sensitive areas, and 35 feet from the top of the bank on slopes that have a grade greater than 25%.

Additionally, designated open space is included in environmentally constrained land. Designated Open Space is defined as: undeveloped home owner association tracts,

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parks, greenways, community gardens, cemeteries, Metro owned open space, public schools, community centers, public golf course, and public water quality facilities. This information was determined by assessor identification of property use.

Analysis was initially conducted on net developable acres, remaining land after environmentally constrained land was removed from gross acres. Based on the Council's aspirations additional land was identified for open space protection. A buffer of 200 feet from ODOT right-of-way on the east side of I-5 and the south side of I-205 was established. A trail system around the streams and Clean Water Services buffer areas was put in place. Finally, several areas are designated as natural areas (designated forest land from Metro's RLIS data) where large stands of trees currently exist.

Tualatin's contractor, CH2M Hill, analyzed water quality as part of the transportation analysis. The analysis found that treatment of water from new impervious surfaces would be required. Costs to treat storm water were included in transportation costs based on the assumption that Low Impact Development practices will be implemented.

Knife River

A process to identify environmentally constrained land was similarly applied to this area. This process resulted in the removal of a large wetland in the southeast portion of Knife River.

Both areas can be designed to preserve and enhance natural ecological systems, because all environmental constraints were removed from developable land in the initial analysis of land use allocation. Additional land in the Stafford Basin was identified for open space protection to ensure the natural ecological systems could be protected.

(f) *Includes sufficient land suitable for a range of housing types;*

Stafford Basin

Two Neighborhood Centers can provide areas for medium-low density residential housing. This will provide the opportunity for some dense development, at 7 to 10 dwelling units per acre, served by the commercial nodes in the Neighborhood Centers. Tualatin anticipates approximate 140 to 400 housing units built at a medium-low density. Low-density residential areas are expected to fill the remaining balance of Stafford Basin. Approximately 3,677 to 3,417 low-density housing units are anticipated at 1 to 6.4 dwelling units per acre, according to Council's aspirations.

Knife River

No residential areas are proposed for this area.

The Stafford Basin is 1,174 net developable acres and includes sufficient land suitable for a range of housing types. High level concept planning indicates medium-low density (attached and detached multi-family units) housing will be located near commercial centers to create walkable neighborhoods and low density housing will have access to the centers as well as parks and schools.

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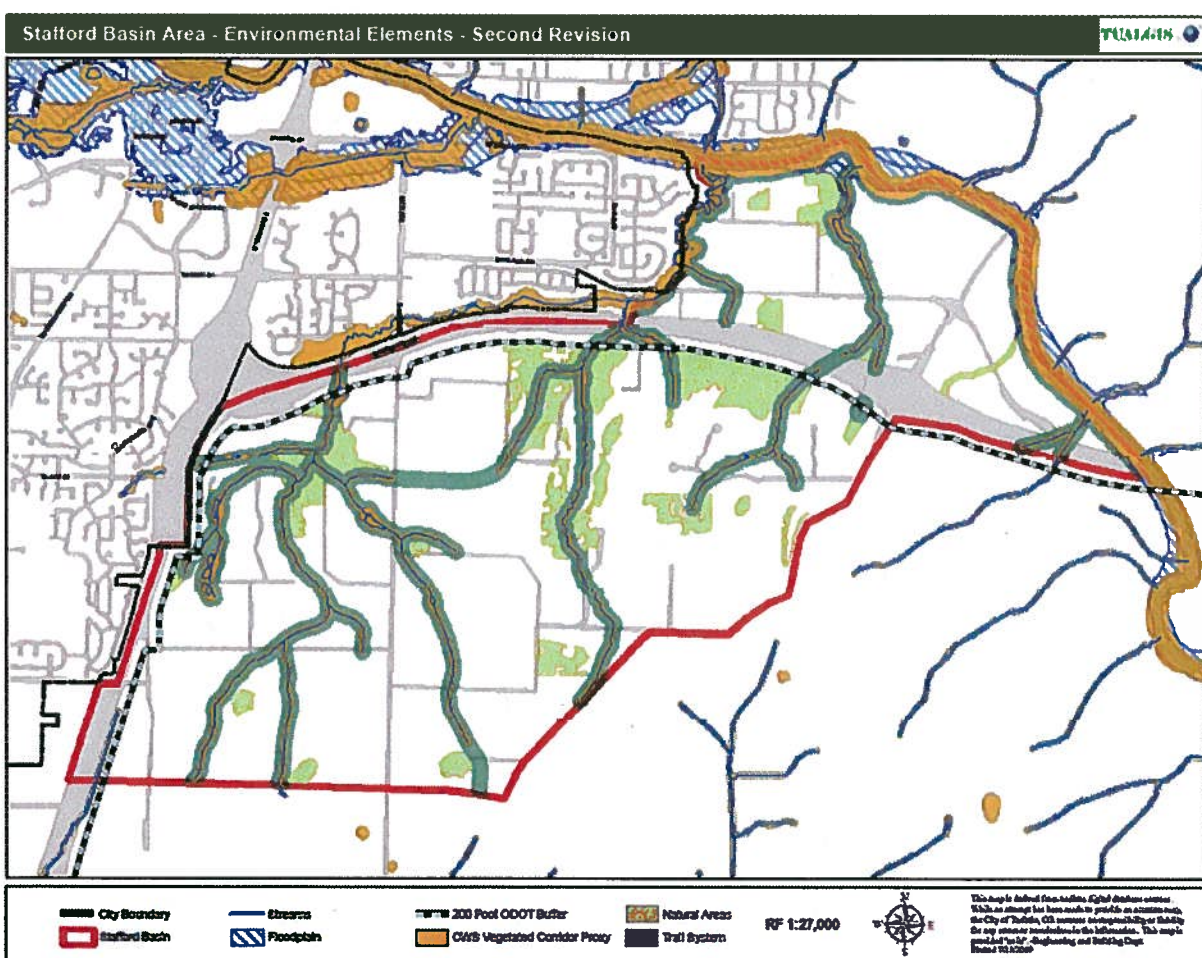
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- (g) ***Can be developed in a way that preserves important natural landscape features included in urban reserves, and;***

Stafford Area

Natural landscape features are included in our net developable acres definition such as the Tualatin River, streams, slopes greater than 25% and wetlands. According to Metro's Natural Landscape Features Inventory from 2007 there are no significant natural features in this area. The map below shows protected open space including: the trail system, the 200 foot buffer along ODOT right-of-way and natural areas.

Environmental Elements



City of Tualatin GIS July 2009

Knife River

This area is near or in the Tonquin Geologic Area a significant natural resource identified by Metro's Natural Landscape Features Map. Washington County has preliminarily determined this area to be in a mineral aggregate overlay district. Washington County identified a wetland that is located in this area and it is part of the City's environmentally constrained land and as required by Clean Water Services 50-foot buffers will be protected.

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Washington County's Rural / Natural Resource Plan – Significant Natural Resources map shows Knife River as being in a mineral and aggregate overlay area. Oregon Department of Fish and Wildlife produced a draft Prioritization of Metro Natural Landscape Features in July 2009. Out of nine natural landscape features identified by Metro in Washington County, the Tonquin Geologic Area is ranked number 8. Key features, values and attributes are: Oregon Conservation Strategy (OCS) species of concern; OCS priority habitats; significant wetland habitats; Streams with ESA-listed salmonids. OCS, adopted in 2006, is the state's overarching strategy for conserving fish and wildlife, to help ensure Oregon's natural treasures are passed on to future generations. (ODWF September 2007) Species of concern are those listed as threatened, endangered or sensitive. Priority habitats support the life of priority species. "ESA [Endangered Species Act] listed salmonids" is defined as fish species (salmon, trout and chars, e.g. bull trout) listed as endangered, threatened or being considered for listing. (State of Washington Department of Ecology, September 2008)

Metro's Nature Landscape Feature Inventory, February 2007, does not indicate any natural resources in the Stafford Basin; therefore this area can be developed in a way that preserves important natural landscape features included in urban reserves. Based on this same map it is not clear if Knife River is located in the Tonquin Geologic Area or near it. However, the entire area is currently being used for industrial and mineral aggregate extraction uses. In addition the City has accounted for wetlands and streams in the area in our environmental constraints; therefore Knife River can be developed in a way that preserves important natural landscape features included in urban reserves.

- (h) ***Can be designed to avoid or minimize adverse effects on farm and forest practices and on important natural landscape features on nearby resource land, including land designated as rural reserves.***

Stafford Basin

The most effective response to this factor is a summary of findings produced in the Oregon Department of Agriculture *Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands* January 2007. This report analyzed the Stafford Triangle as a subarea and a portion of that land is located in Tualatin's Area of Interest in the Stafford Basin. The portion of land Tualatin is studying is north of I-205, south and west of the Tualatin River and east of the City of Tualatin. This portion of the Stafford Basin is considered conflicted agricultural lands, that is lands whose agricultural capability (soils/water) is more times than not considered excellent but whose suitability is questionable primarily due to questions of integrity and ability to operate. Soils in this area are classified as Class II and designated as prime farmland. According to the report some areas along the Tualatin River are prone to seasonal flooding and drainage issues. Land in this area have the majority of agricultural irrigation rights and it is located within the Sherwood-Dammasch-Wilsonville Ground Water Limited Area. The report found that the current zoning, which allows rural residential uses, and existing uses are not considered compatible with commercial agricultural practices, such as schools, churches, retail and single-family residential along the Tualatin River in the neighborhood known as Halycon. Additional existing uses that are incompatible with

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commercial agriculture are the single family neighborhoods in the City of Tualatin that borders this area on the western edge. "Finally, the entire area south of the river is a recognized exception area that provides no protection for farm use." (ODA 2007) The report concludes that the Stafford Triangle, including the portion in Tualatin's Area of Interest, is not suited for long-term viable commercial agriculture. This conclusion is based on ODA's assessment that this land is a small isolated core land base with poor integrity and infrastructure. However, some high-value, direct-marketed production may be viable depending on trends in agriculture.

The portion of Tualatin's Area of Interest south of I-205 was studied by ODA as a portion of the subarea called East Wilsonville. This portion of Tualatin's Area of Interest is bounded by I-205 on the north, Stafford Road on the east, Frobase Road on the south and the City of Tualatin on the west. The entire subarea of East Wilsonville described in the report is much larger than Tualatin's Area of Interest and extends south to the Willamette River east to West Linn and west to Wilsonville. Soils in Tualatin's Area of Interest are Class II and the area is located in the Sherwood-Damascus-Wilsonville Ground Water Limited Area precluding the development of additional static ground water sources for irrigation. Existing uses in Tualatin's Area of Interest are considered rural residential. The report found the area to be broken into many parcels ranging in size from 5 to 10 acres. These lands are exception lands primarily developed with single-family dwellings. Other existing uses such as churches are not compatible with commercial farming. However, there are isolated EFU (Exclusive Farm Use) lands near the intersection of 65th Avenue and I-205 in Washington County.

North of Frobase Road there are three parcels that are zoned EFU and they are classified as Important Agricultural Land. As defined in the ODA 2007 report, Important Agricultural Lands are suited to agricultural production and contribute to or have the capacity to contribute to the commercial agricultural economy. This area currently maintains good integrity according to ODA. This report found that parcel size in EFU land is typically 40 acres or greater and some agricultural operations use several parcels to make one working unit. Future land use decisions about land in Tualatin's Area of Interest could affect the integrity of the EFU land near Frobase Road. However, given that single-family dwellings are present in the area further impacts would be minimal. The remaining portion of Tualatin's Area of Interest are exception lands and including the small island of EFU land are considered not well suited for commercial agriculture.

Tualatin's Pre-Qualified Concept Plan concentrates development and density in the center of the Stafford area and not at the edges. Neighborhood Centers are located at strategic intersections where they will be accessible by vehicular, pedestrian and bicycle traffic. Development on the edge will most likely be low-density residential. These patterns should provide buffers from farm or forest practices located in candidate rural reserves to the east and north. The specific area was identified because of the topography that directs drainage northerly toward the Tualatin River.

Knife River

The Knife River area is part of the West Wilsonville subarea and is considered conflicted. The soils are classified as Class III and IV, they have no agricultural capability and most

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of the area is wet, gravelly, mucky and rocky. (ODA 2007) The northern portion of the subarea includes Knife River and it lacks irrigation which precludes the area from development of high-value nursery and food crops that could otherwise be produced on the small tracts according to the ODA 2007 report.

The ODA report describes the Knife River portion of West Wilsonville as lacking transportation connections to other agricultural areas in the region. The report concludes that: "this area has limited suitability to sustain long-term, viable commercial agricultural operations." Due to surrounding land uses, rural residential and urban areas, poor soils, and lack of existing irrigation rights.

The uses to the north and east of this area are presently industrial and planned for industrial use in the future. The continuation of existing land uses in the area should not create adverse effects on farm and forest practices in candidate rural reserve areas to the west and south. Immediately bordering the Knife River area are proposed arterial roads with 124th Avenue proposed to the west and a possible arterial to the south connecting I-5 and 99W on the south.

Based on the ODA 2007 study and the City's intention to concentrate development in the center of the potential candidate reserves area, the Stafford Basin can be designed to avoid or minimize adverse effects on farm and forest practices and on important natural landscape features on nearby resource land, including land designated as rural reserves. The ODA 2007 indicates this area is not suitable for farming practices and because it is currently industrial uses and the City aspires to continue industrial use it can be designed to avoid or minimize adverse effects on farm and forest practices and on important natural features on nearby resource land, including land designated as rural reserve.

VI. Summary

According to Metro, the Portland metropolitan region could add 975,000-1.3 million people in the next 20 years and 1.6-2.3 million over the next 50 years. Cities in the region may have to accept a portion of this additional population. Tualatin has identified the Stafford Basin as an area for the City to grow into instead of increasing residential densities in existing residential areas to accommodate additional population. In order to protect the character of Tualatin's neighborhoods, the Stafford Basin is an area that can provide room for expansion in a manner that resembles the character of our existing neighborhoods. Parkland in this area will help fill a deficit of parkland and open space in our existing city boundaries.

The Knife River area will likely support corporate business park style industrial development. This will serve as an extension of the Southwest Concept Plan that is also intended to support corporate business park type industrial development. The Knife River area could serve as an important transportation connection for commercial freight traffic that is a vital part of industrial businesses in Tualatin and regionally. The extension of 124th Avenue will provide a crucial north south connection to industrial business parks in the City and it will provide a link to 99W. The connection to a future east west arterial south of this area will increase regional traffic circulation for commercial freight.

City Council Work Session

Reserves Analysis: Recommendations to Washington and Clackamas Counties

July 27, 2009





Policy Considerations

- Make a recommendation to the counties to designate Knife River and Stafford Basin:
 - Urban Reserve, or
 - Rural Reserve, or
 - Undesignated, or
 - A combination of the above

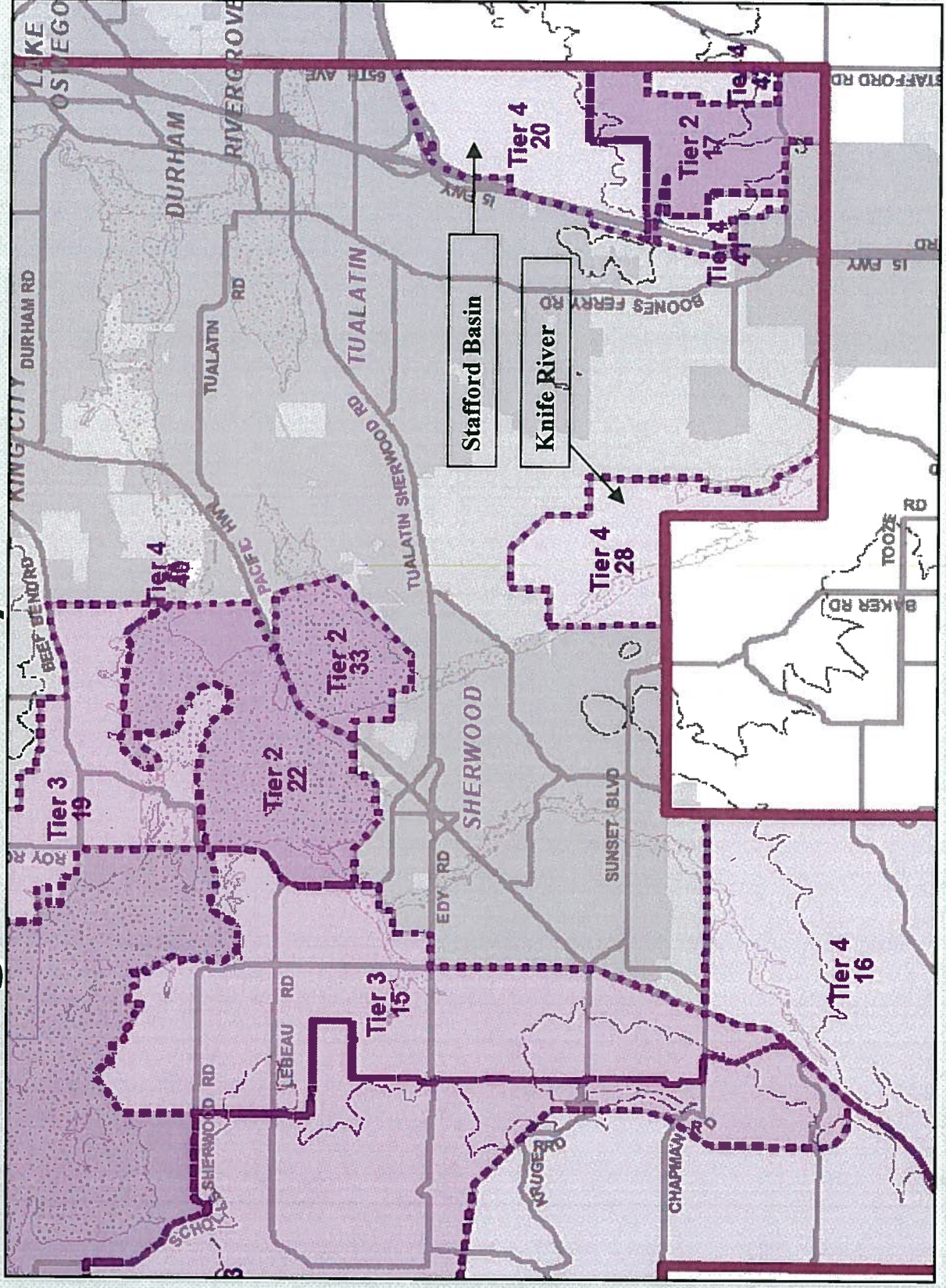




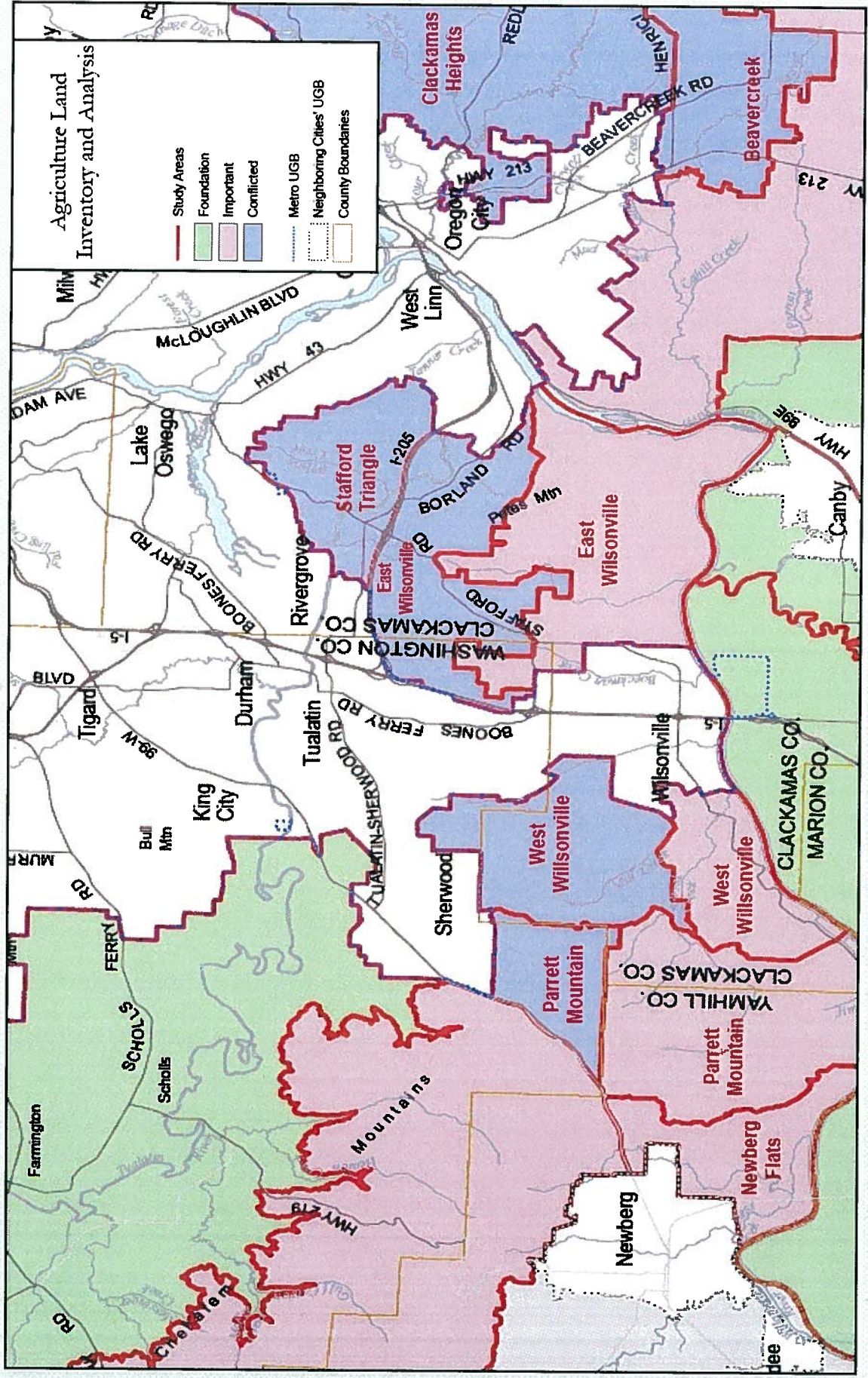
Reserves Timeline

August / Sept 2009	September 2009	October 2009	November 2009	December 2009	May 2010
County advisory committees make recommds. to County Commissioners	County recommends. presented to RSC	RSC makes recommends. to Core 4	Core 4 makes final recommends.	Intergovern- mental agreements	Metro designates urban reserves, counties designate rural reserves

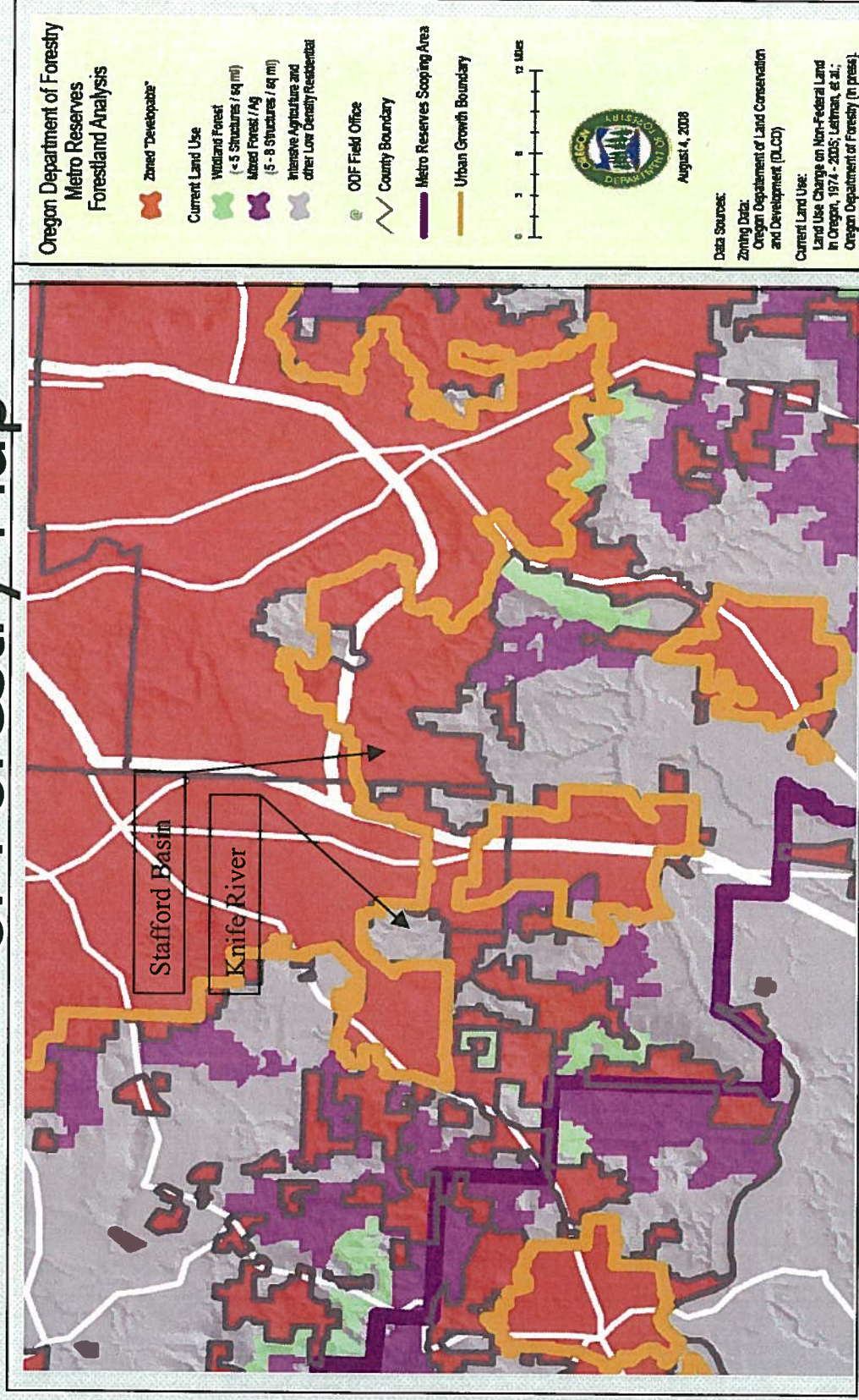
Washington County Rural Reserves



ODA 2007 Inventory (partial map)



Partial Oregon Department of Forestry Map

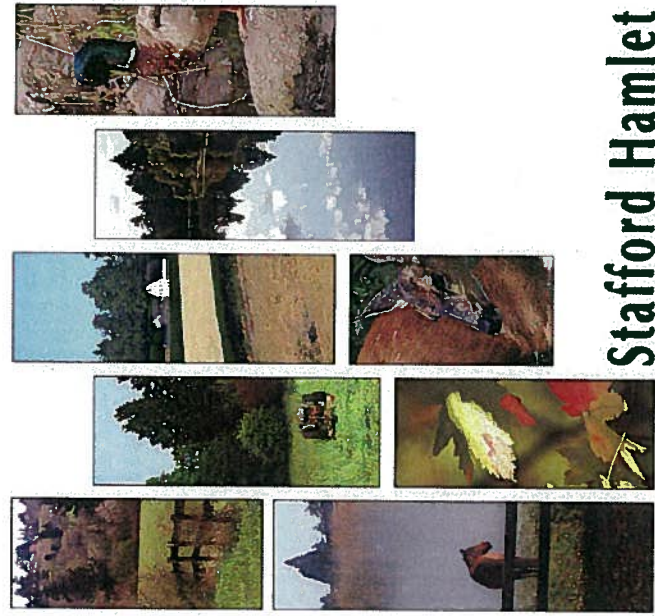


Clackamas County Rural Reserves

(partial map)



Stafford Hamlet



Stafford Hamlet Values Statement 2008

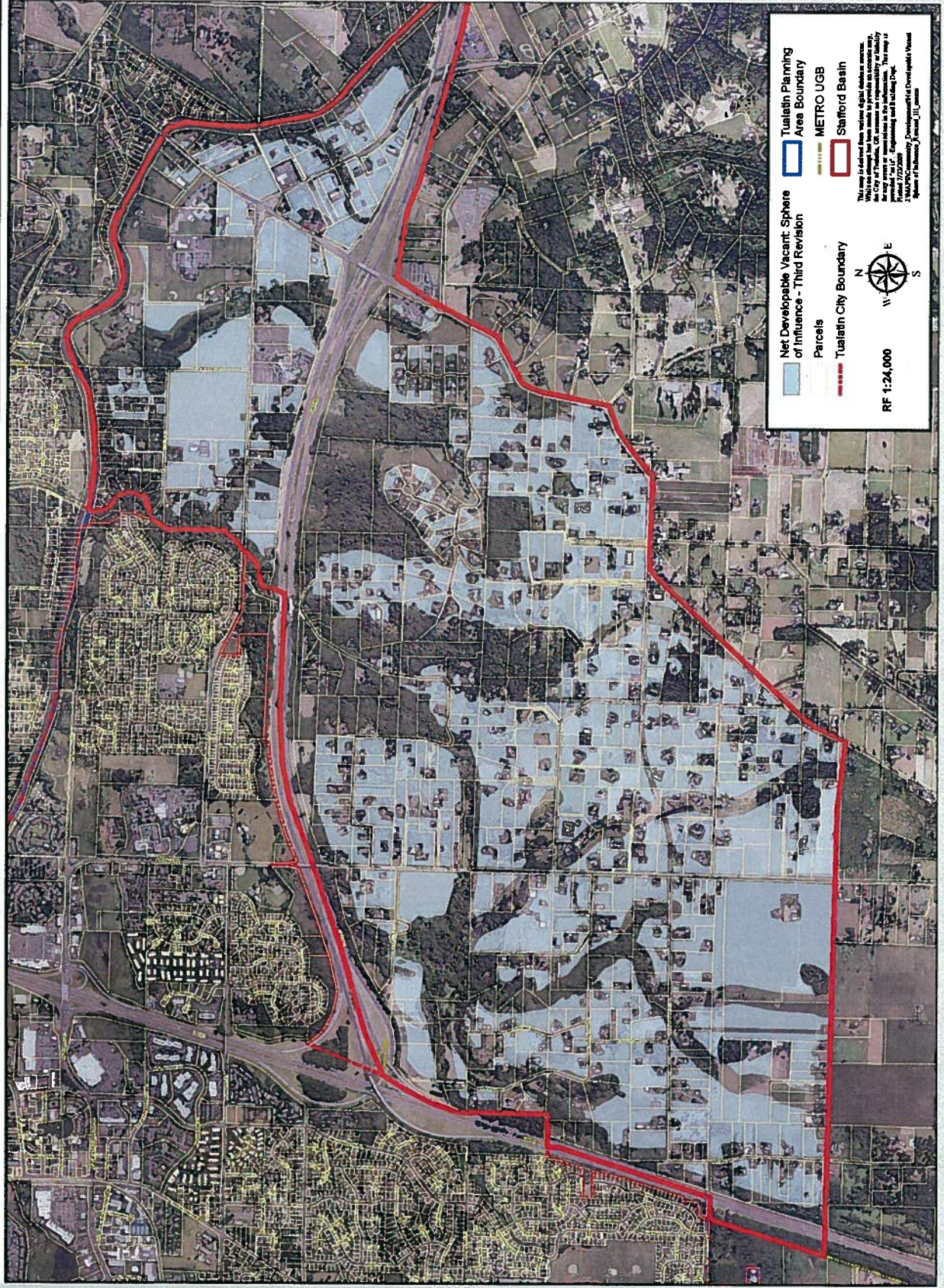


STAFFORD HAMLET

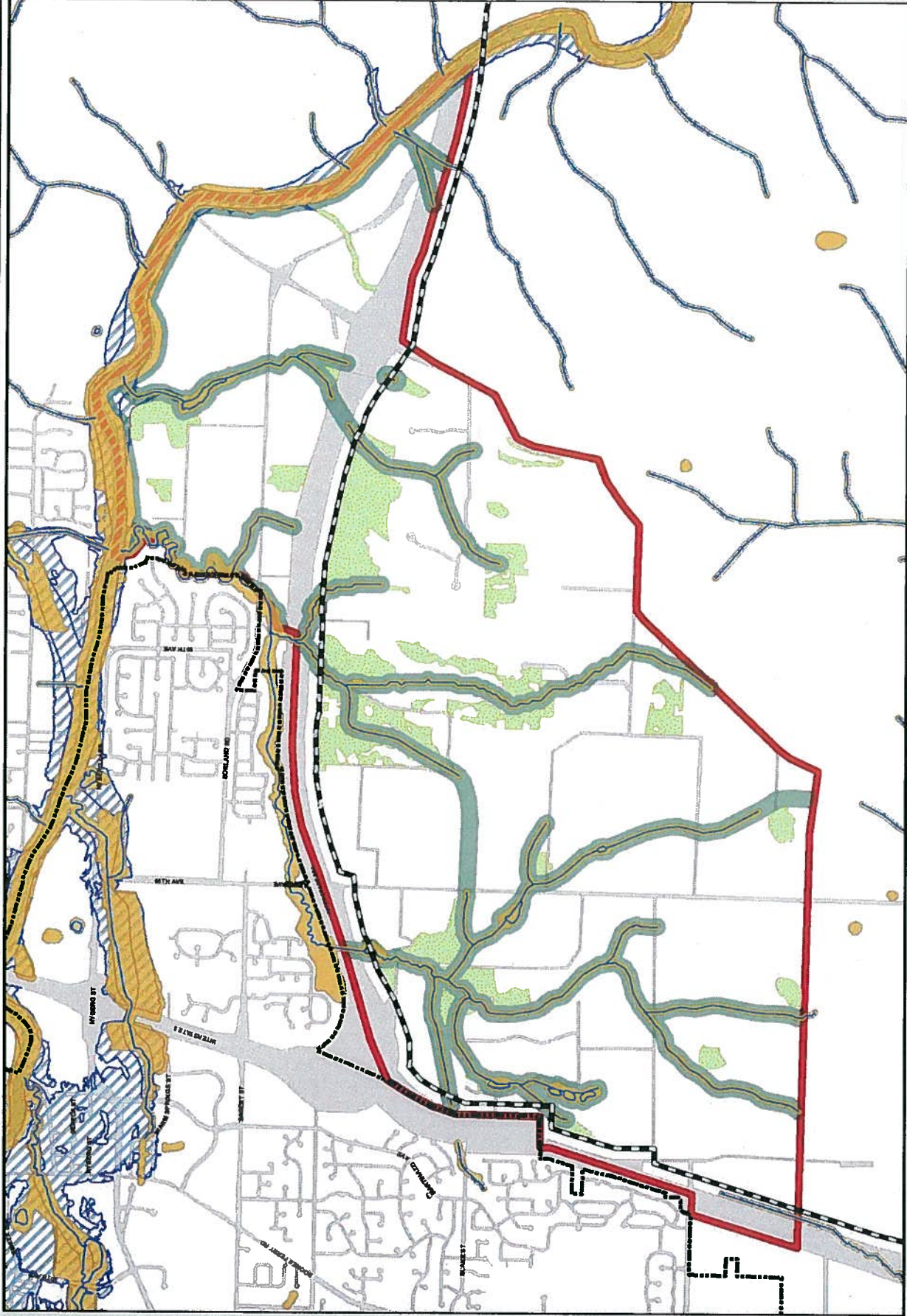
VALUES & Vision



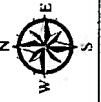
Net Developable Vacant Land: Sphere of Influence - Third Revision



Stafford Basin Area - Environmental Elements - Second Revision



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, 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 7/23/2009



RF 1:27,000

Natural Areas
Trail System

200 Foot ODOT Buffer
CWS Vegetated Corridor Proxy

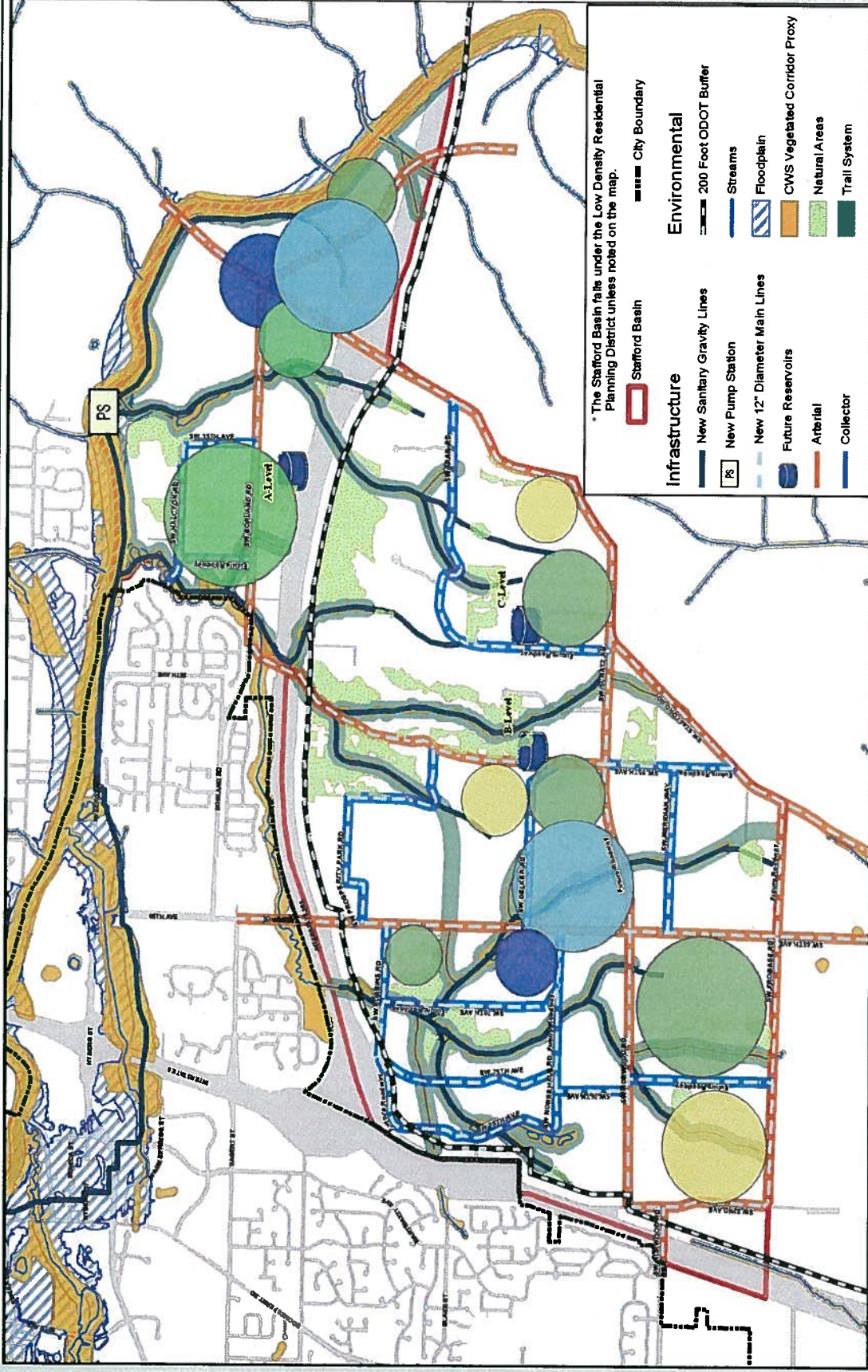
Streams
Floodplain

City Boundary
Stafford Basin

Stafford Basin Concept Plan

Stafford Basin Area - Proposed Uses - Second Revision

TUALGIS



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RF 1:27,000

Medium Low Residential District (Neighborhood Center)

Employment

Commercial (Neighborhood Center)

School

Park

North Arrow

Knife River Concept Plan





Land Use Allocation

Local Aspirations



Stafford Basin		
Population	10,000	
	Acres Needed	
	Low	High
Low Density d.u. (1-6.4 du/acre)	3,677	534
Medium-Low Density (7-10 du/acre)	20	40
Public ROW 20% of Revised Net Developable	235	235
Employment	137	141
Schools:	54	77
Parks:	58	118
Total acres needed:	4,181	1,145
Revised net acres in Stafford Basin	1,174	1,174
Difference between net and needed acres:	-3,007	29

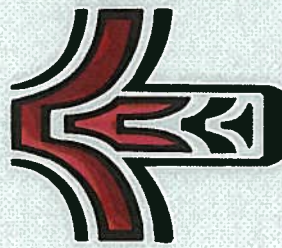


Land Use Allocation

Metro Scenario

Stafford Basin - Metro Version		Low	High
Population (2.62 persons/ household)		16,113	16,113
		Acres Needed	
		Low	High
Residential		615	615
Public ROW 20% of Revised Net Developable		235	235
Employment 137-141		137	141
Schools:		92	119
Parks:		93	179
Total acres needed:		1,172	1,289
Revised net acres in Stafford Basin		1,174	1,174
Difference between net and needed acres		2	-115





Metro Design Types

Stafford Basin



Metro Design Type	Dwelling Units / Acre	Jobs /Acre	People / Acre
Neighborhood Center	12-20	20	20-40
Two Centers in Stafford:			
Commercial Nodes 504-840 jobs/ 12-20 acres		42	
Medium-Low Density housing 10-20 acres	7-10		18 - 26
Employment Areas		20	
Stafford:		28	
3,388 jobs/ 121 acres			
Residential Areas Inner/Outer neighborhood			13-14
Low Density Residential in Stafford:			
3,677-3,417 du/ 3,677-534 acres	1-6.4		2.62-16.76



Metro Design Types

Knife River

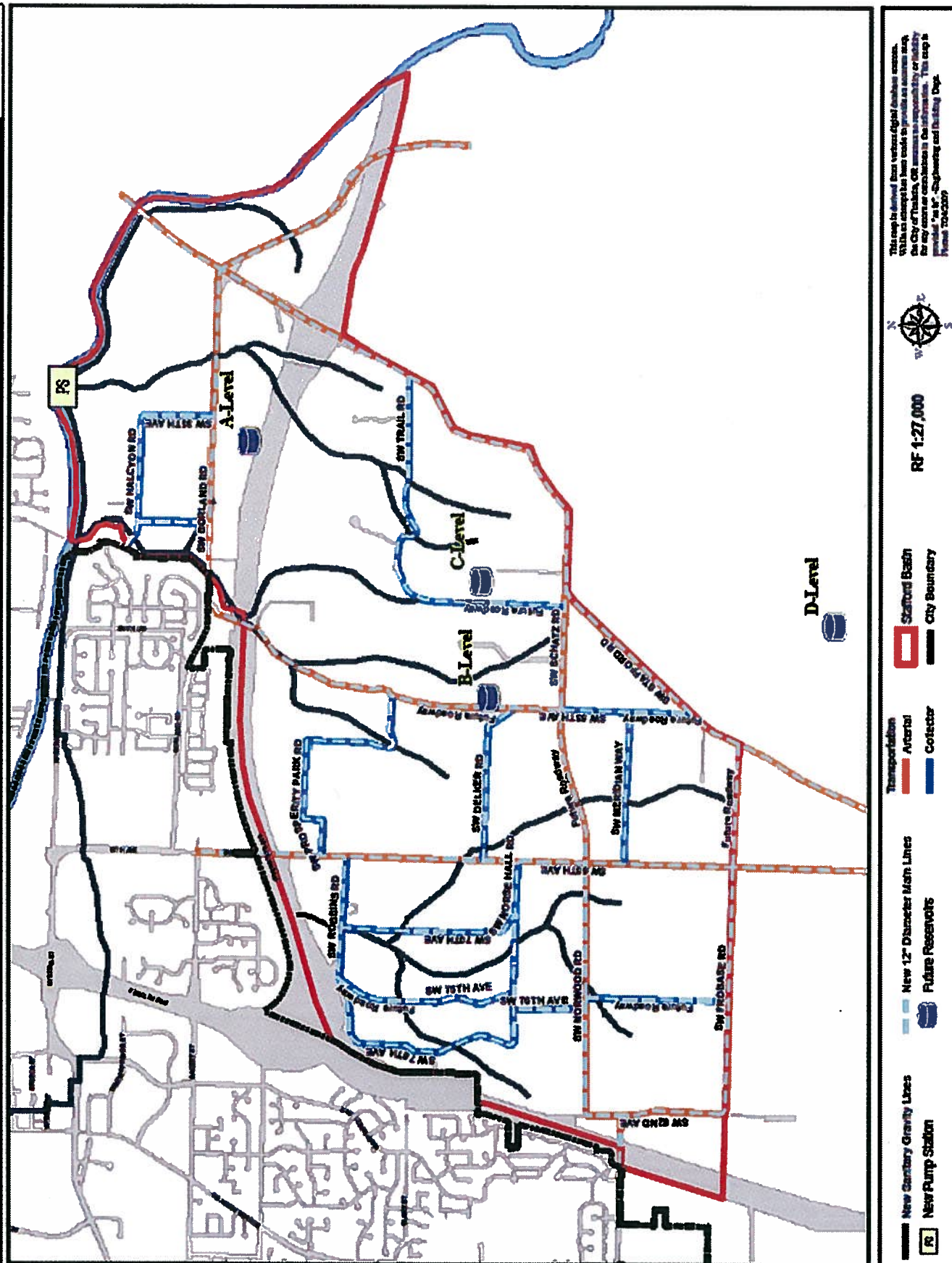
Metro Design Type	Dwelling Units / Acre	Jobs /Acre	People / Acre
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Industrial Area		9	
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Knife River:			
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1,108 jobs/ 77 acres		14	
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Stafford Basin Infrastructure Costs

Infrastructure:	Cost:
Wastewater	\$148,000,000.00
Water	\$61,000,000.00
Transportation	\$163,000,000.00

Dwelling Units	3,877
Jobs	4,103
Total Infrastructure Cost	\$372,000,000.00

Infrastructure Costs from CH2M Hill July 2009





Stafford Basin Community Services Costs

Facility	Cost	
	Low	High
Parks	\$75,000,000.00	\$100,000,000.00
Community center	\$34,000,000.00	\$42,000,000.00
Trails	\$60,000,000.00	\$80,000,000.00
Bridges	\$18,000,000.00	\$20,000,000.00
Nature center	\$60,000,000.00	\$80,000,000.00
Total	\$247,000,000.00	\$322,000,000.00

City of Tualatin Community Services and Community Development July 2009





Policy Considerations

- Make a recommendation to the counties to designate Knife River and Stafford Basin:
 - Urban Reserve, or
 - Rural Reserve, or
 - Undesignated

