



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: May 26, 2015

SUBJECT: Work Session for May 26, 2015

6:00 p.m. (20 min) – Stafford CET Grant Letter of Support. Staff is requesting feedback on a draft Stafford position statement developed in concert with staff from the cities of Lake Oswego and West Linn. The intention of the position statement is to guide discussions about potential urbanization in Stafford when in future discussions with Clackamas County and Metro.

Additionally, staff is requesting authorization from the Council to submit a letter of support for Clackamas County's grant application to Metro to complete a Stafford Area Infrastructure Feasibility Assessment.

6:20 p.m. (20 min) – Industrial Site Readiness Project Overview. Staff will highlight a project that is being worked on with Washington County and the consultant firm, Mackenzie, called the Industrial Site Readiness Project. This is a program developed by Business Oregon to provide certainty to developers and businesses on the time to market; this specific project will identify the costs/benefits and timeline for development of several sites in Tualatin's Southwest Concept Plan area.

6:40 p.m. (20 min) – City Facilities Study Update. Staff will provide information to the City Council regarding the progress of the study.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Aquilla Hurd-Ravich, Planning Manager
Alice Cannon, Assistant City Manager

DATE: 05/26/2015

SUBJECT: Stafford Position Statement and Potential Letter of Support for Clackamas County's Grant Application

ISSUE BEFORE THE COUNCIL:

Staff is requesting feedback on a draft Stafford position statement developed in concert with staff from the cities of Lake Oswego and West Linn. The intention of the position statement is to guide discussions about potential urbanization in Stafford when in future discussions with Clackamas County and Metro. Additionally, staff is requesting authorization from the Council to submit a letter of support for Clackamas County's grant application to Metro to complete a Stafford Area Infrastructure Feasibility Assessment.

EXECUTIVE SUMMARY:

Since the Council's last discussion about Stafford in April 2015, staff and elected officials from Clackamas County and the cities of Lake Oswego, Tualatin and West Linn met to discuss urbanization of Stafford. The County requested support from the three cities to participate in a Preliminary Infrastructure Feasibility Assessment. They are requesting a letter in support of their grant request to Metro for CET funds to conduct the study. The purpose of the Stafford Area Preliminary Infrastructure Feasibility Assessment is to build a common understanding of the potential impacts various level of urban growth would have on the sewer, water, storm water and transportation infrastructure in the Stafford Area.

At the Work Session in April, Council provided direction to develop a position statement generally regarding the topics of governance, infrastructure systems and density. Since that time, elected officials and staff from the three cities met and drafted a Stafford position statement which is attached for your review.

Tonight, staff seeks feedback on the Stafford position statement. Additionally, we are seeking Council authorization to submit a letter in support of Clackamas County's request for CET funding to pursue an Infrastructure Feasibility Assessment.

Attachments: DRAFT Stafford Statement

Stafford: A Joint Statement

Lake Oswego, Tualatin & West Linn

The cities of Lake Oswego, Tualatin and West Linn have long held that the Stafford Area is not appropriate for urban levels of development and does not meet the factors for designation as urban reserves. The adopted comprehensive plans of the respective cities and Metro's Regional Transportation Plan bear this out. The cities also hold that the present rural character of Stafford is important to the area residents, including current residents of the unincorporated Stafford area. This rural character offsets the effects of urban sprawl and maintains a sense of separate communities between Lake Oswego, West Linn, Tualatin, and Wilsonville. If, in the event, new information is brought to light which supports an urban reserve designation for Stafford, the cities of Lake Oswego, Tualatin and West Linn agree that:

1. One, or more, of the three cities should be the governing jurisdiction of any future urbanization of the Stafford area. The three cities will participate with Clackamas County and Metro in any discussions regarding reserve designation, future land use, transportation and infrastructure needs and solutions.
2. Prior to any reserve designation, an infrastructure assessment (which includes transportation, sewer, water and storm water) must evaluate the feasibility of urban development in the Stafford area. The assessment must identify regional and local impacts that will result from urban development; and propose improvements needed to mitigate impacts to bring each respective cities' infrastructure systems to adopted urban standards, while protecting the quality of life for existing residents in each city. A capital cost/revenue analysis and operating cost/revenue analysis is needed to give the cities a tool to evaluate options. Funding sources must be identified that will be needed to fill any infrastructure development cost gaps without burdening existing city residents. This should include approximate but reasonable timelines for implementation and phasing.
3. Residential and employment densities under any future urban growth / land use scenario must be compatible with surrounding cities' comprehensive plans, including existing land use designations and development regulations, and all transportation and utility master plans.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Ben Bryant, Economic Development Manager

DATE: 05/26/2015

SUBJECT: Industrial Site Readiness Project

EXECUTIVE SUMMARY:

Metro Regional Industrial Lands Overview:

In 2012, Metro developed an inventory of the region's large (25 acres or larger) industrial sites needed for high-paying manufacturing and other traded-sector employers. At that time, there were 56 large sites identified for future industrial jobs. However, the analysis found that most sites in the region have many constraints requiring significant investments and new policies to make them ready for development.

Tualatin's Large Lot Industrial Site Analysis:

In Tualatin's Planning Area, there were 5 sites identified. Those sites included:

- PacTrust Koch Corporate Center (has already partially developed, with plans for additional growth)
- Intel Property
- Tigard Sand & Gravel
- Tonquin Industrial Area
- Morse Brothers, Inc.

In an effort to address the development constraints on the other properties, the City of Tualatin joined with Washington County and many other cities to conduct site specific analysis on the Intel and Tigard Sand & Gravel sites. These two were chosen given the proximity to Tualatin-Sherwood Road and the extension of SW 124th Avenue.

The goal of this analysis is to have a much more refined idea of the utility and transportation infrastructure projects that are needed to bring the property to market. Taken together with the estimated value of the land, this will identify if there is a market gap and how much public investment is needed to bring the site to become development-ready. To help guide how much public investment (if any) may be needed, there will be an analysis of the public tax benefits (property and income tax) that will accrue overtime with the development of the site.

Tualatin and Sherwood Joint Infrastructure and Market Readiness:

In concert with this project, the Cities of Tualatin and Sherwood have teamed together to collaborate on infrastructure needs between the SW Tualatin Concept Plan Area as well as the Tonquin Employment Area. As development nears in these areas, it has become apparent for the need to work together on implementing our respective concept plans. An element of this work will evaluate the anticipated phases of development for the area and identify potential development tools for influencing the development timeline. Collectively, we will aim to market these two expansion areas for future development.

Next Steps:

In June/July, the consultant team will present on the detailed costs and benefits of development for the Itel and Tigard Sand & Gravel sites.

Attachments: [Attachment A: Presentation](#)



City of Tualatin Industrial Site Readiness

Tualatin City Council
Work Session
5/26/2015




City of Tualatin

Inventory of Large Industrial Lots



Industrial Site Readiness Analysis

Site Analysis

- a. What is the value of the existing site?
- b. What is a potential development pattern?
- c. How much is the cost of infrastructure to serve site?
- d. What is the value of the land in “shovel-ready” form?
 -  Is there a financial gap?
- e. What are the public financial benefits?

Site Analysis – Itel Property

41 Acres



Site Analysis – ITEL Property



Site Analysis – Tigard Sand & Gravel

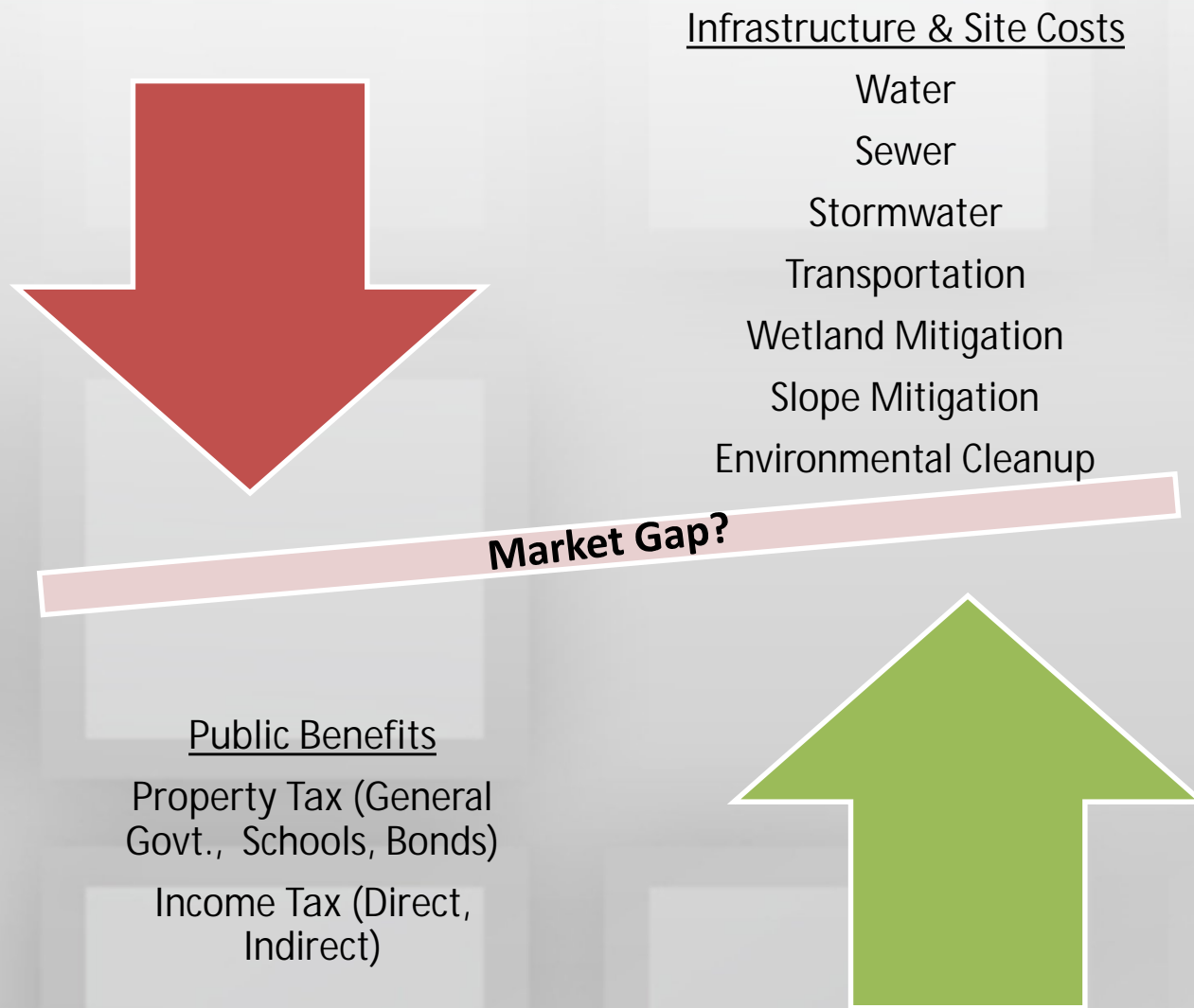
72 Acres



Site Analysis – Tigard Sand & Gravel



Site Analysis – Next Steps



Industrial Site Readiness Analysis

Other Next Steps

1. Infrastructure & Utility Collaboration with Sherwood
2. Market Readiness for Entire Concept Plan Area

