



## MEMORANDUM CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sherilyn Lombos, City Manager

**DATE:** October 22, 2018

**SUBJECT:** Work Session for October 22, 2018

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**5:00 p.m. (30 min) – Economic Development Update.** Staff will present information regarding the state of the Tualatin economy, information about the recently conducted Industry Cluster Analysis, and work plan targets for 2019.

**5:30 p.m. (40 min) – Tualatin Moving Forward 1<sup>st</sup> Annual Report.** Council will review the first annual report on the transportation bond program, Tualatin Moving Forward. The annual report will include a review of projects completed to date, project funding, and a look ahead at what the next year will bring for the program.

**6:10 p.m. (40 min) – Tualatin Service Center Project.** This Council update will provide an overview of the design process to date, the conceptual design and the key considerations moving forward. Financing options and internal and external communications plans will also be presented. Staff is asking for Council input on the general approach to identifying space needs and funding.

**6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the October 22<sup>nd</sup> City Council meeting and brief the Council on issues of mutual interest.



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Jonathan Taylor, Economic Development Manager

**DATE:** 10/22/2018

**SUBJECT:** Economic Development Brief

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### **ISSUE BEFORE THE COUNCIL:**

The Council will receive a briefing from the Economic Development Division covering the current economy of our business community. The briefing will also highlight two program accomplishments.

### **EXECUTIVE SUMMARY:**

The City of Tualatin Economic Development Division Economic Brief presentation provides the Tualatin City Council with general economic foundations, market knowledge regarding office and industrial spaces, the 2018 Opportunity Zone designations, and the 2018 Industry Cluster Analysis.

The Economic Brief is a snap shot of the current economic landscape in our community and major program accomplishments. In the first quarter of 2019, the Council will receive a more indepth annual report covering activities and statistics in calendar year 2018.

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**Attachments:** [PowerPoint](#)





*City of Tualatin*



# Economic Brief

Jonathan Taylor, Economic Development Manager



# Tualatin's Economic Foundations



# Labor Foundation



**3.2%**  
unemployment  
April 2018

**\$71,896**  
med. H.H income  
2016

**26%**  
job growth  
2012-2017

**33,466**  
total jobs  
2017

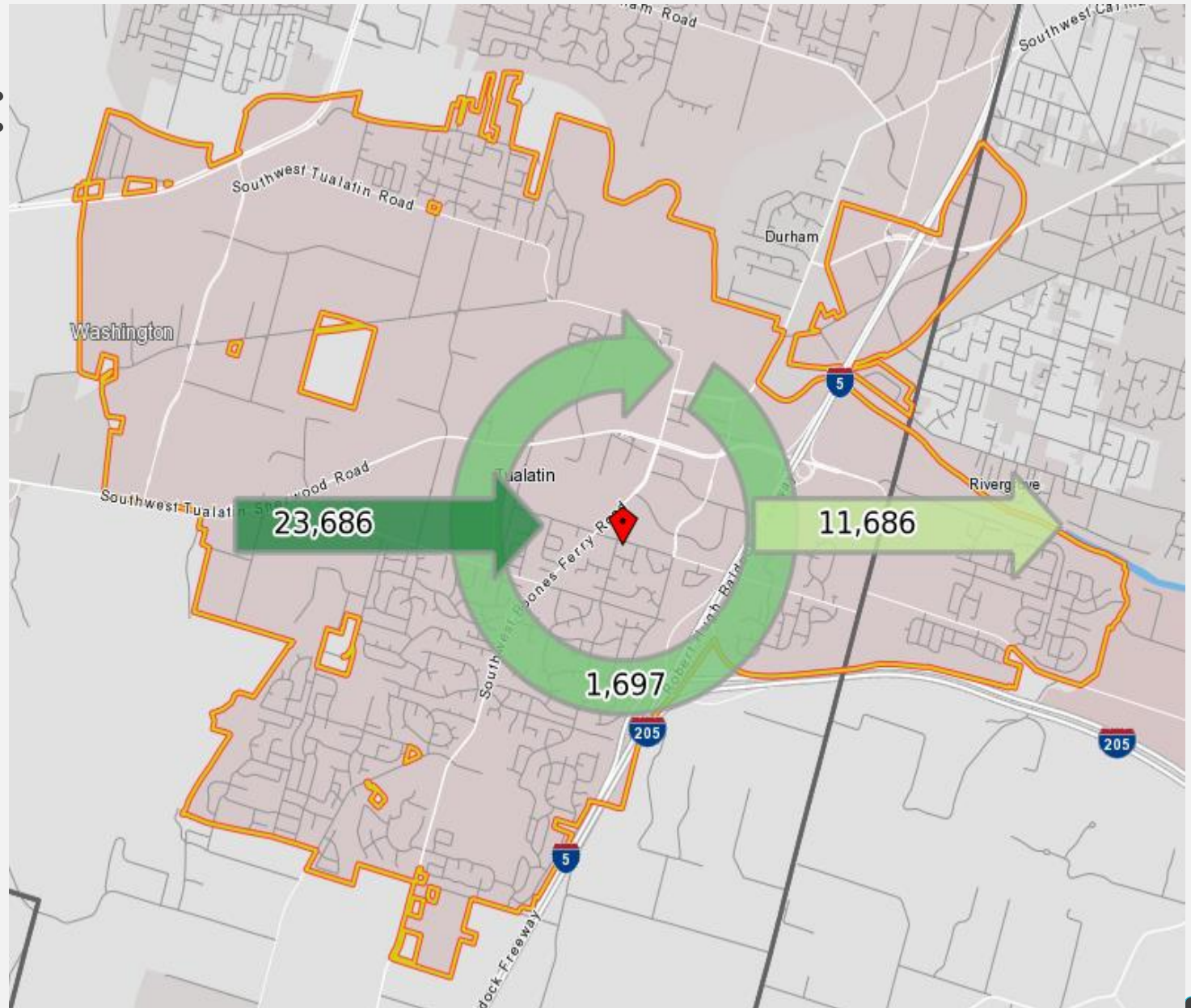


Source: ACS Estimates, US Census, EMSI



# Where Workers Live:

- Portland – (15%)
- Neighbors– (14%)
  - Tigard – (6%)
  - Sherwood – (3%)
  - Lake Oswego – (3%)
  - Wilsonville – (2%)
- Tualatin – (7%)
- Beaverton – (5%)
- All Other – (60%)



Incoming

Remain

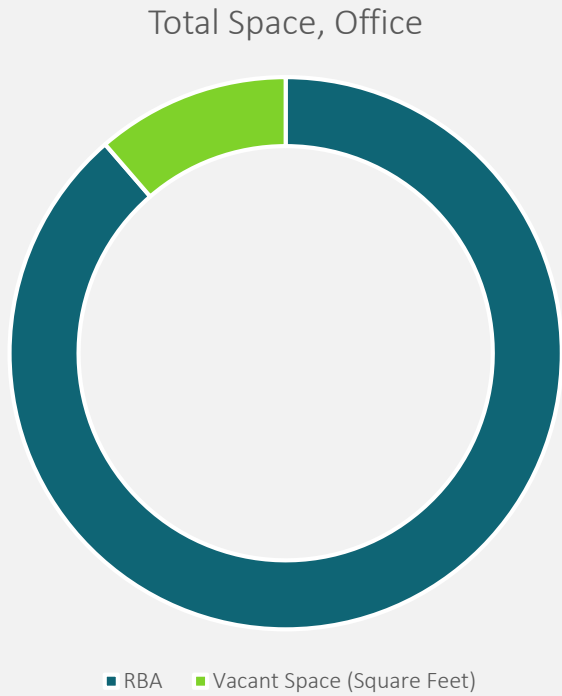
Outgoing



# Tualatin's Market

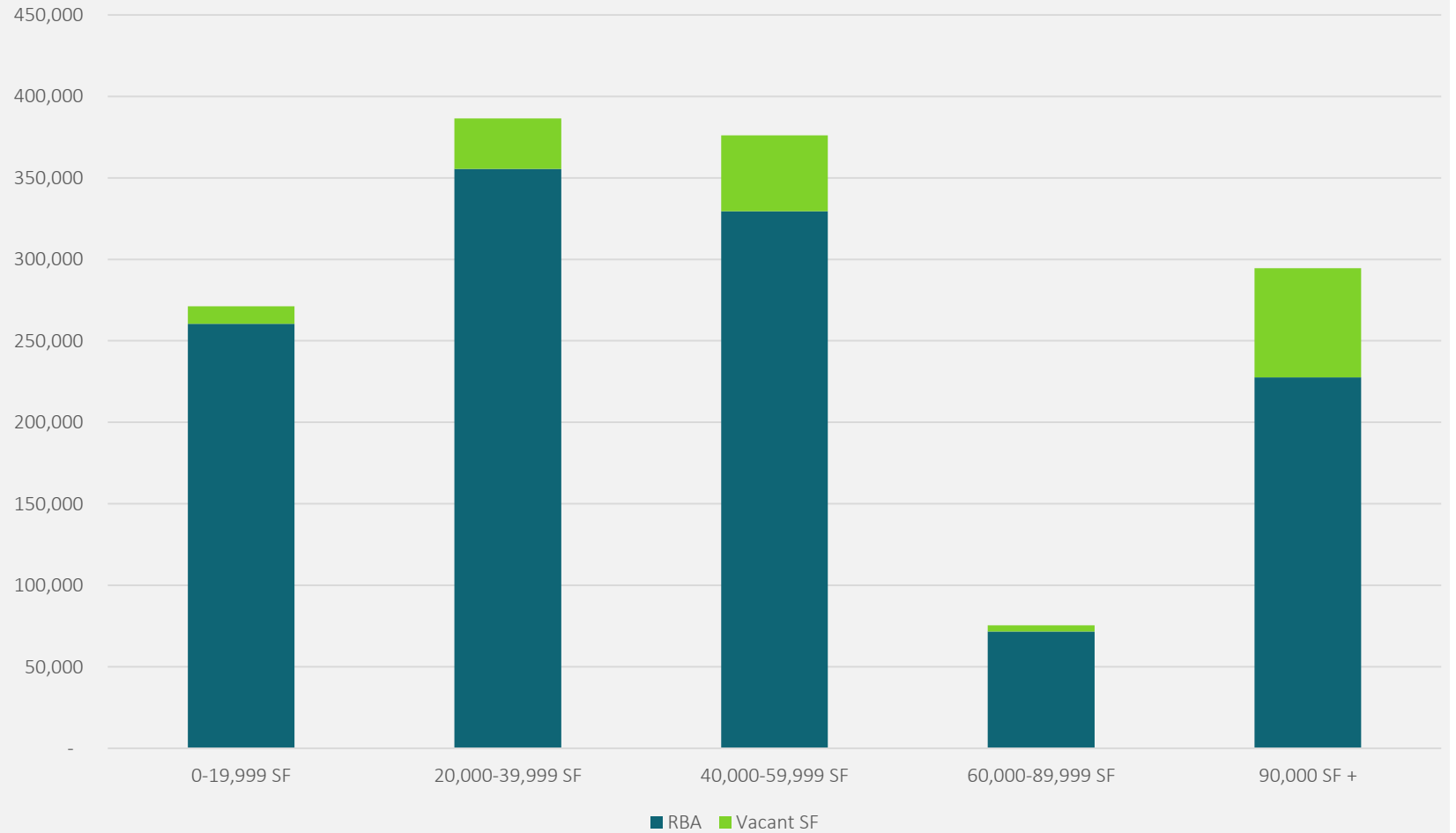


# Our Market - Office



**Vacant Space: 159,238 sf (13%)**

Office Space Vacancy, Building Sizes



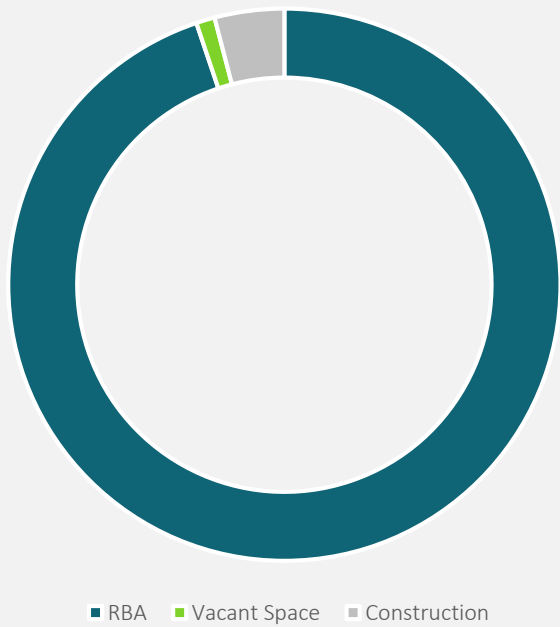
Source: CoStar, 2018 Q2



# Our Market - Industrial

Industrial Space Vacancy, Building Sizes

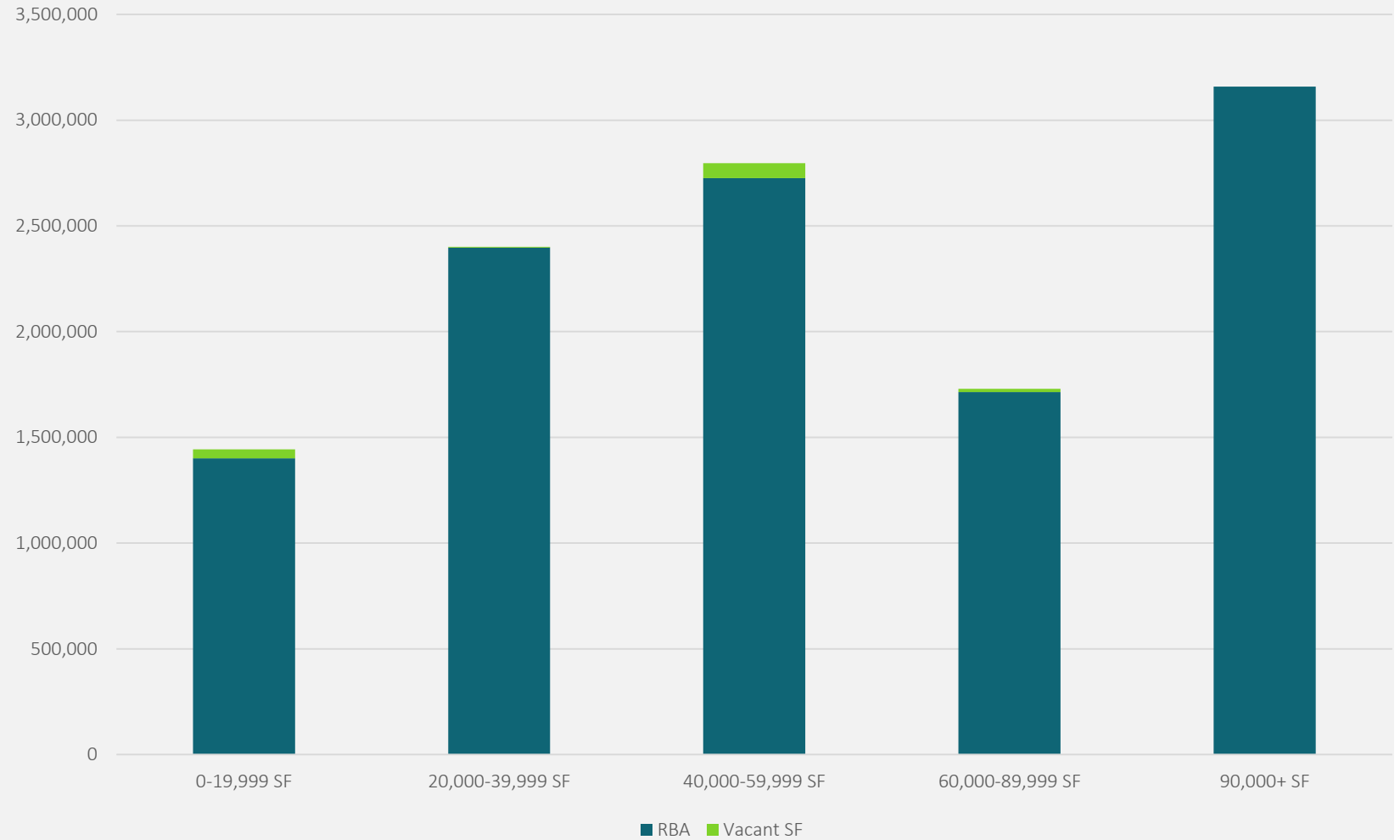
Total Space, Industrial



**Vacant Space: 131,030 sf (1%)**

**Construction: 489,296 sf (4%)**

Source: CoStar, 2018 Q2



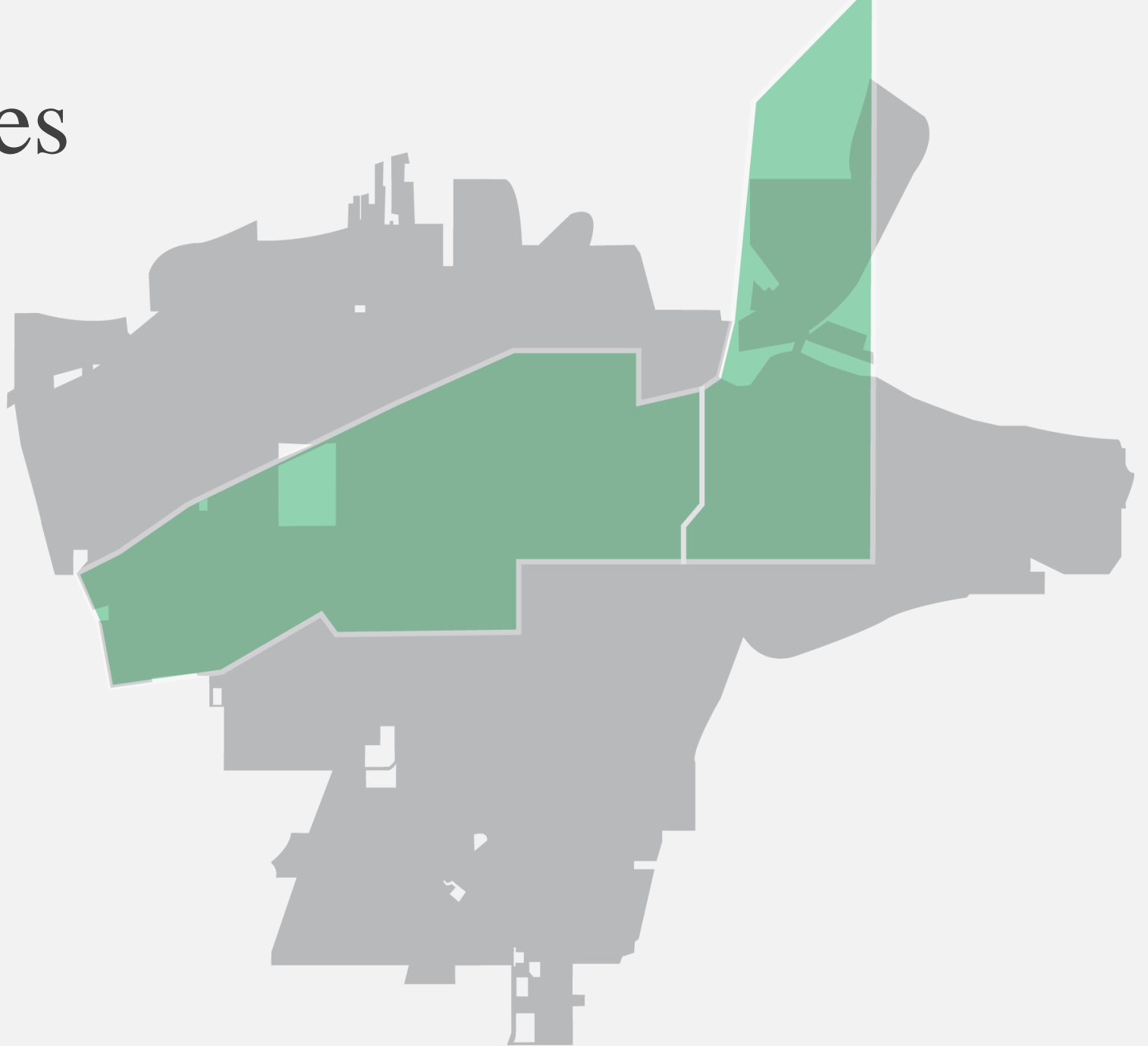


# Opportunity Zones



# Opportunity Zones

A zone (census tract)  
where new investments  
may be eligible for  
preferential tax treatment.





# Industry Cluster Analysis



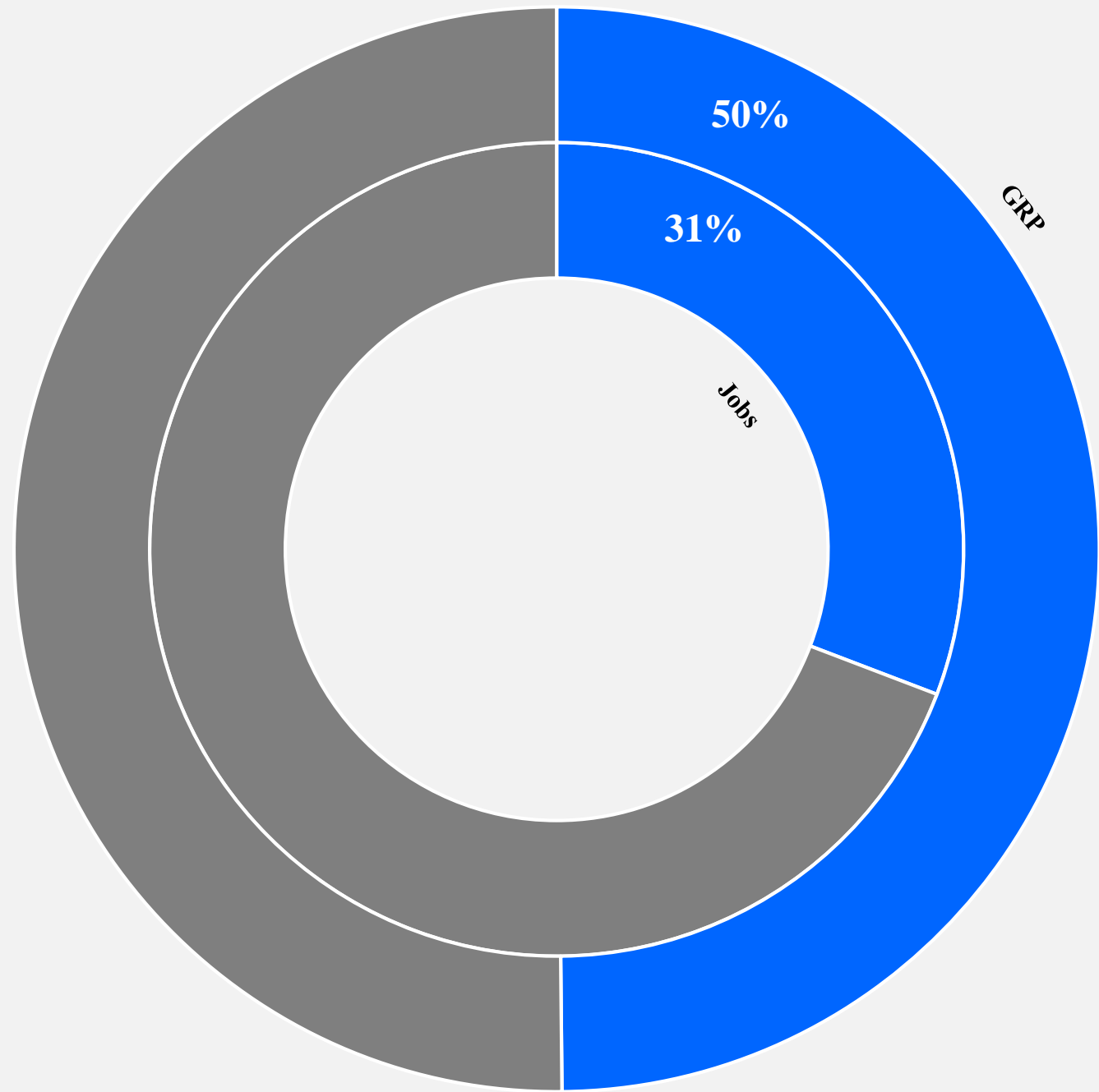
# Targeted Clusters

- **Overview**

- Cluster Jobs: 11,671 (31%)
- GRP: \$1.8 Billion (50%)

- **Clusters**

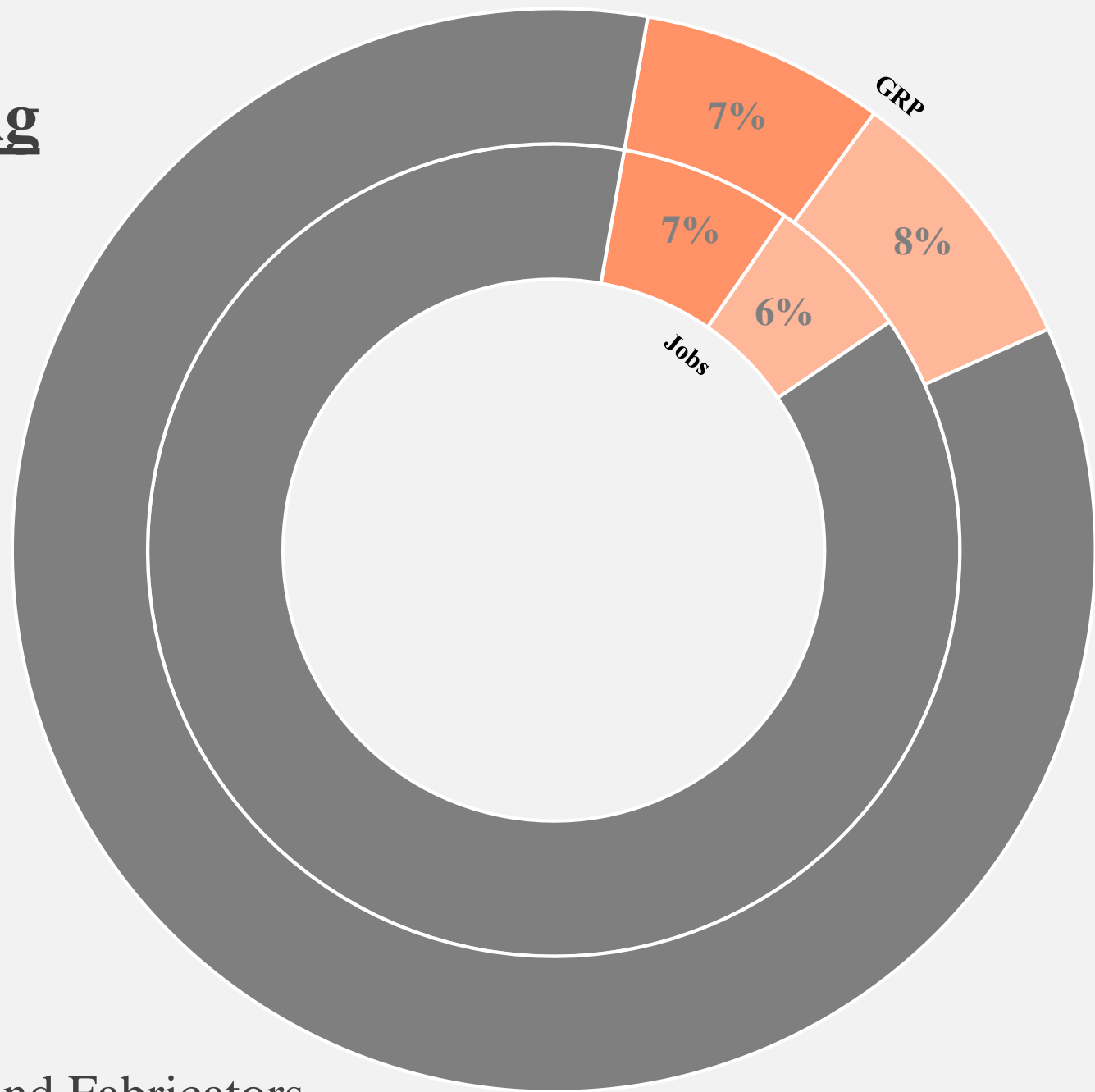
- Advanced Manufacturing
- Distribution and E-Commerce
- Information Technology
- Food Processing and Manufacturing
- Corporate and Business Services





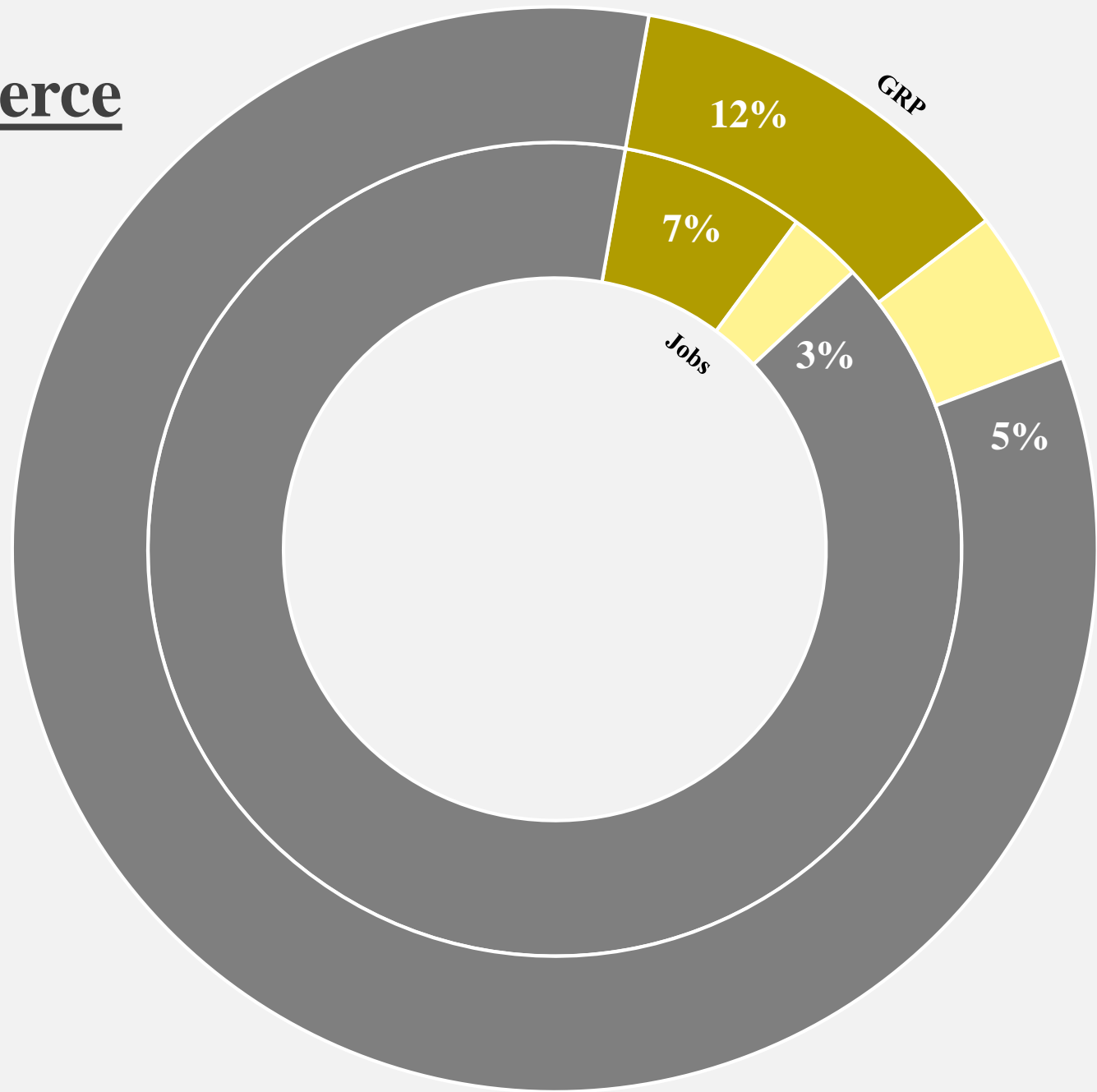
# Advanced Manufacturing

- Direct Jobs: 2,433 (7%)
- Indirect Jobs: 2,092 (6%)
- Avg. Earnings: \$54,960
- Firms: 46
- GRP: \$287 Million (7%)
  - Induced: \$324 Million (8%)
- Key Focus: Metal Fabrication
- Example Firms:
  - Nortek Air Solutions
  - Jewell Attachments
- Top Occupation: Assemblers and Fabricators



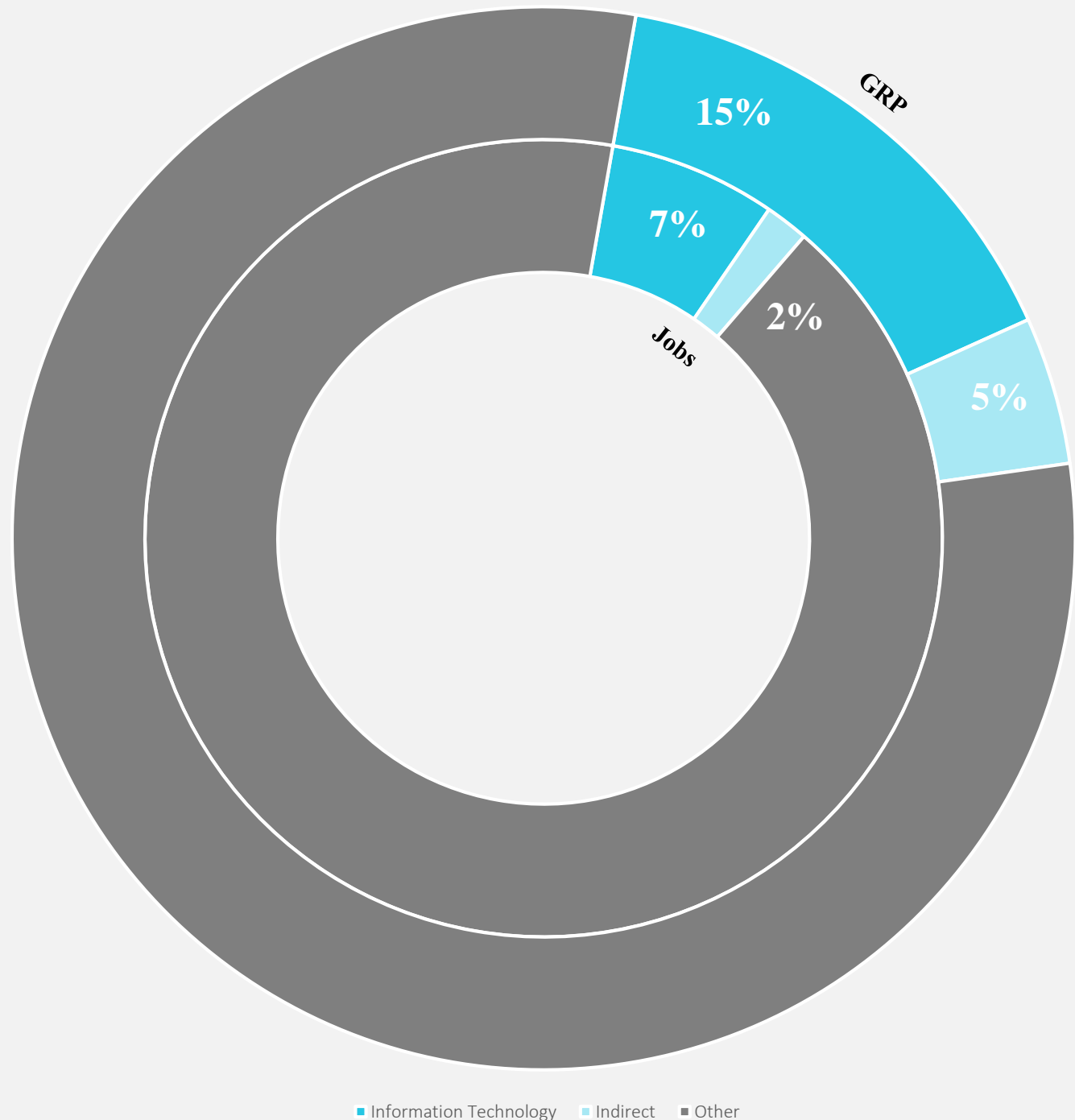
# Distribution & E-Commerce

- Direct Jobs: 2,535 (7%)
- Indirect Jobs: 1,014 (3%)
- Avg. Earnings: \$70,560
- Firms: 193
- GRP: \$448 Million (12%)
  - Induced: \$175 Million (5%)
- Focus: Sporting, Toy, Hobby Wholesalers
- Example Firms
  - Pacific Cargo
  - Caruso Produce
- Top Occupation: Sales Representatives



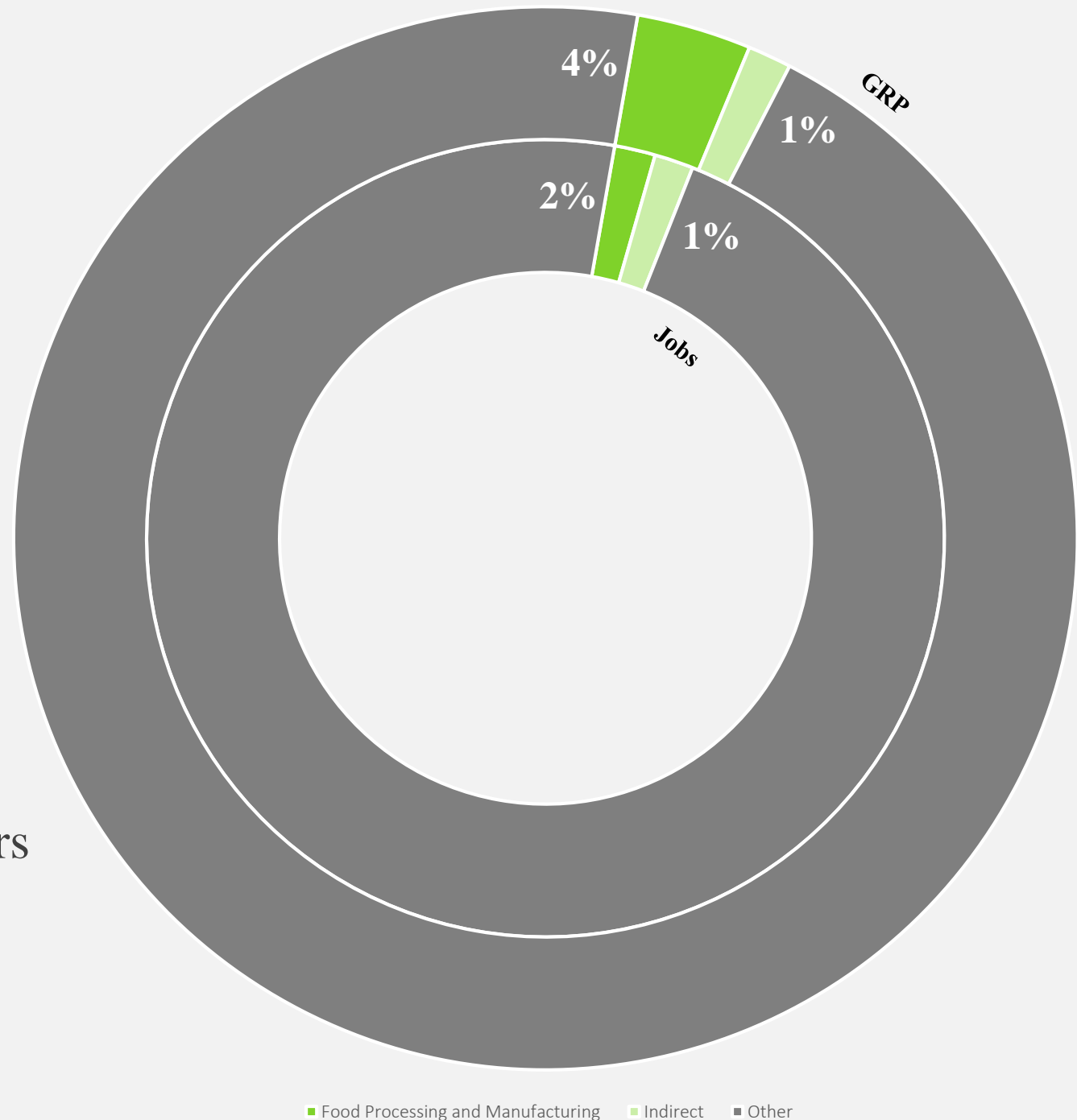
# Information Technology

- Direct Jobs: 2,270 (7%)
- Indirect Jobs: 1,158 (2%)
- Avg. Earnings: \$109,832
- Firms: 37
- GRP: \$558 Million (15%)
  - Induced: \$162 Million (5%)
- Focus: Semiconductor Mfg.
- Example Firms:
  - Lam Research
  - Creganna Medical
- Top Occupation: Mechanical Engineers



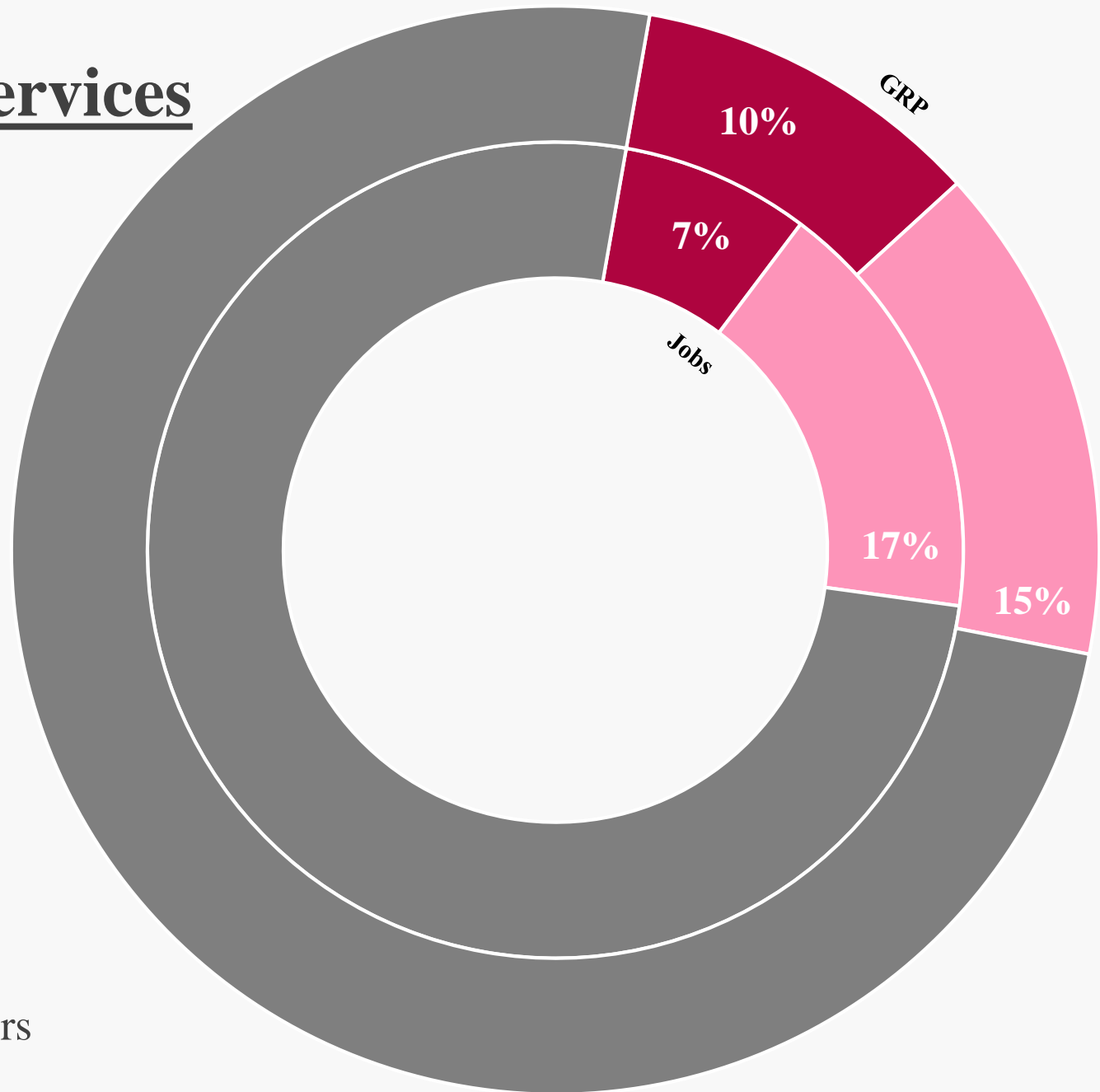
# Food Processing & Manufacturing

- Direct Jobs: 564 (2%)
- Indirect: 536 (1%)
- Avg. Earnings: \$53,218
- Firms: 6
- GRP: \$127 Million (4%)
  - Indirect: \$48 Million (1%)
- Focus: Beverage Mfg.
- Top Occupation: Food Batchers



# Corporate & Business Services

- Direct Jobs: 2,506 (7%)
- Indirect Jobs: 5,664 (17%)
- Avg. Earnings: \$95,867
- Firms: 131
- GRP: \$377 Million (10%)
  - Induced: \$535 Million (15%)
- Focus: Headquarters
- Example Firms
  - Enterprise
  - PGE
- Top Occupation: Software Developers





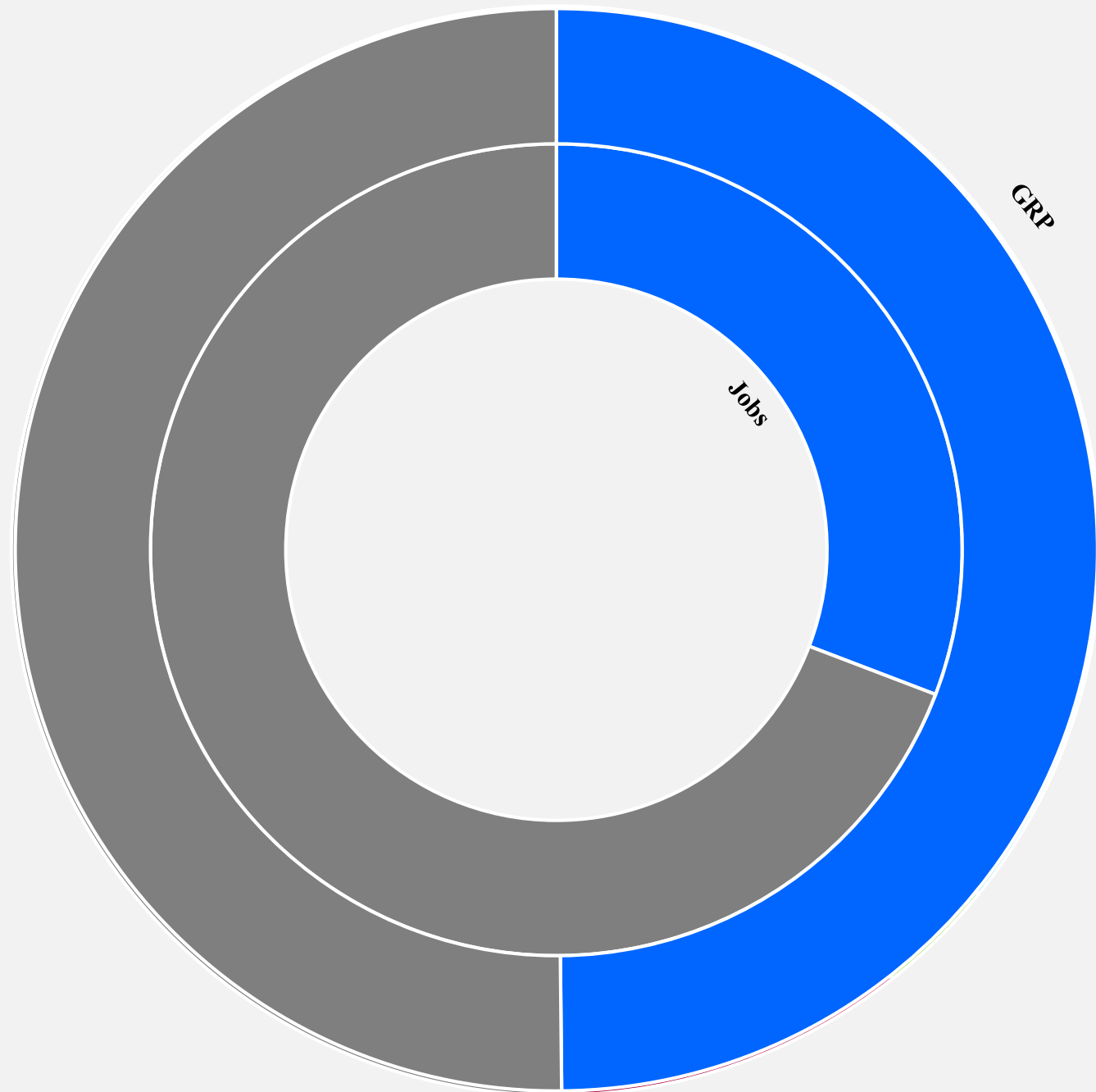
# Cluster Review

- **Overview**

- Cluster Jobs: 11,671 (31%)
- GRP: \$1.8 Billion (50%)

- **Clusters**

- Advanced Manufacturing
- Distribution and E-Commerce
- Information Technology
- Food Processing and Manufacturing
- Corporate and Business Services



# 2019 Targets

- 2018 Annual Report (Q1)
- Tourism Plan (Q2)
- Buildable Lands Inventory (Q3)
- Economic Vitality Strategic Plan (Q4)
- Expand Partnerships (2019)
- TDC Education Series (2019)





# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Tanya Williams, Assistant to the City Manager

**DATE:** 10/22/2018

**SUBJECT:** Tualatin Moving Forward First Annual Report

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### **ISSUE BEFORE THE COUNCIL:**

The Council will review the first annual report on the transportation bond program, Tualatin Moving Forward. The annual report will include a review of projects completed to date, project funding and a look ahead at what the next year will bring for the program.

### **EXECUTIVE SUMMARY:**

Following the approval of a \$20 million funding measure by Tualatin voters on the May 15, 2018 election, city staff have moved forward with implementing the program. Following a successful bond sale in August, the City has moved forward with several fast track projects. The first annual report will take a look at the progress on these projects and look ahead to the next year and what's in store for the program.

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**Attachments:** [PowerPoint](#)



# **FIRST** Annual Report

**City Council Work Session  
October 22, 2018**

- *Tonight: review milestones*
- *We'll see you again next October!*
- *Meanwhile: quarterly updates to monitor progress*



**May 15 – Election Night – Measure 34-282 approved by voters**

**July 27 – Tualatin's strong Aa1 rating reaffirmed**

- ✓ *Robust financial position*
- ✓ *Low debt*
- ✓ *Large tax base*
- ✓ *Strong diversified economy*

**August 8 – Bond sales yield savings**

- ✓ *\$20 million of transportation bonds.*
- ✓ *Net interest cost of 2.65%.*
- ✓ *The bonds were sold at a premium (purchasers pay more than par value).*
- ✓ *This favorable rate enables the City to stretch tax dollars and save money.*

***Program “ready to go” just 90 days post-election!***

# Tualatin

## MOVING FORWARD

TRAFFIC FLOW – NEIGHBORHOOD SAFETY



**CITYWIDE**  
driver feedback signs  
that display speed  
(six locations)

**CITYWIDE**  
crosswalks with  
pedestrian activated  
signals (sixteen  
locations)

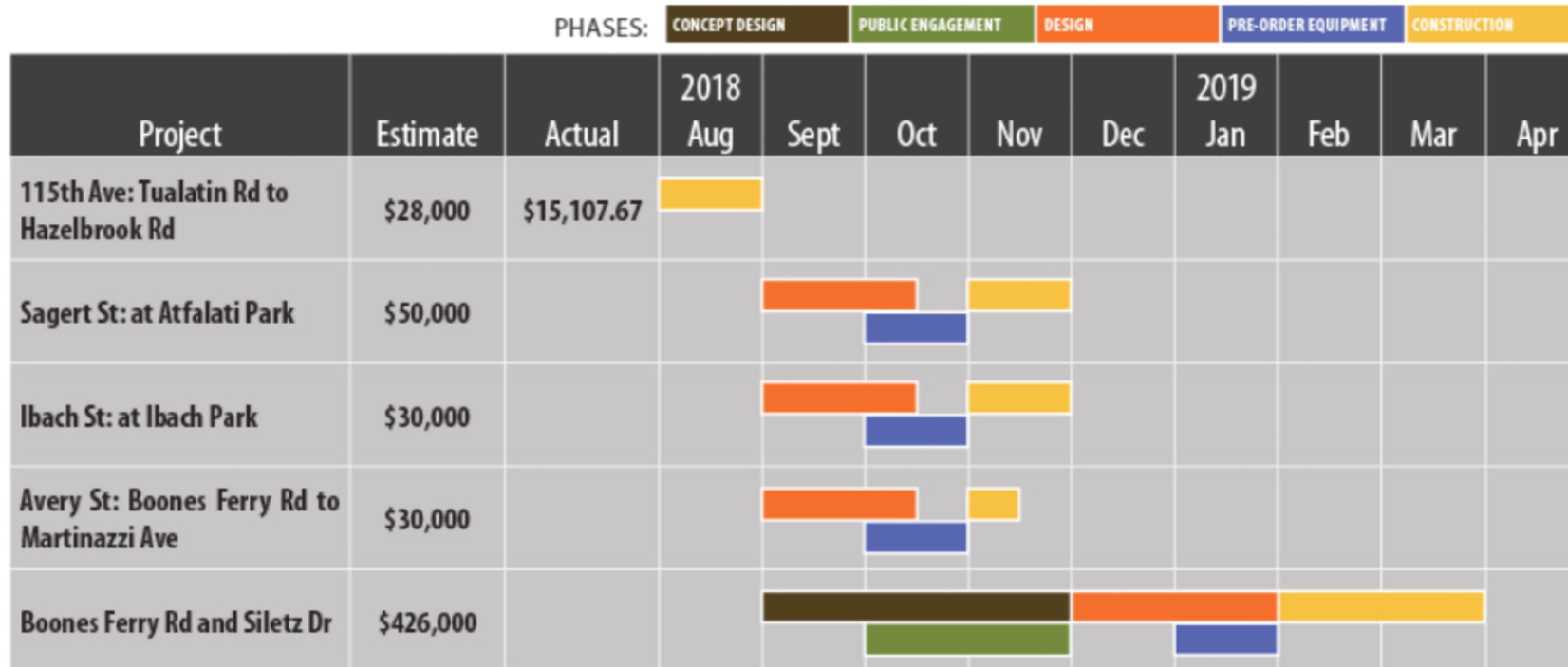
### PRIORITY PROJECTS

-  CONGESTION RELIEF
-  NEIGHBORHOOD SAFETY
-  SAFE ACCESS TO SCHOOLS
-  FAST-TRACK PROJECTS

TUALATIN MOVING FORWARD – REPORT CARD September 2018					
FAST-TRACK PROJECTS		PLAN	DESIGN	CONSTRUCT	BUILT!
	<b>115<sup>th</sup> Ave: Tualatin Rd to Hazelbrook Rd</b> Buffered bike lanes and crosswalk serving Hazelbrook School	●	●	●	●
	<b>Avery St: Boones Ferry Rd to Martinazzi Ave</b> Driver feedback signs	●	●		
	<b>Ibach St: at Ibach Park</b> Midblock crosswalk with pedestrian activated flashing beacons	●	●		
	<b>Sagert St: at Atfalati Park</b> Midblock crosswalk with pedestrian activated flashing beacons	●	●		
	<b>Boones Ferry Rd at Siletz Dr</b> Upgrade intersection and add pedestrian activated flashing beacons	●			
CONGESTION RELIEF		PLAN	DESIGN	CONSTRUCT	BUILT!
	<b>Tualatin Rd and Teton Ave</b> New traffic signal				
	<b>Myslony St: 124<sup>th</sup> Ave to 112<sup>th</sup> Ave</b> Upgrade street and sidewalks				
	<b>Tualatin-Sherwood Rd: Martinazzi Ave to I-5</b> Add eastbound lane; upgrade Fred Meyer intersection				
	<b>Martinazzi Ave and Sagert St</b> New traffic signal				
	<b>118<sup>th</sup> Ave and Herman Rd</b> Upgrade intersection				
	<b>124<sup>th</sup> Ave and Future Blake St</b> New traffic signal for future road construction				
NEIGHBORHOOD TRAFFIC SAFETY		PLAN	DESIGN	CONSTRUCT	BUILT!
	<b>Tualatin Rd: Sweek Dr to Community Park</b> Upgrade sidewalk and midblock crosswalk				
	<b>Garden Corner Curves: Morotoc Dr to Willow St</b> Pedestrian, bike and roadway improvements to reduce speed and improve safety.	●			
	<b>Boones Ferry Rd: Norwood Rd to South City limits</b> Upgrade sidewalk and fill in missing segments				
SAFE ACCESS TO SCHOOLS		PLAN	DESIGN	CONSTRUCT	BUILT!
	<b>Hwy 99W: Pony Ridge Neighborhood to 124<sup>th</sup> Ave</b> Add new sidewalks				
	<b>95<sup>th</sup> Ave and Avery St (Tualatin Elementary School)</b> Upgrade road and sidewalk to reduce speed and improve pedestrian safety				

# Tracking Schedule & Budget Progress

## Tualatin Moving Forward FAST-TRACK PROJECTS SCHEDULE



1. **115th Ave from Tualatin Rd to Hazelbrook Rd:** bike lanes serving Hazelbrook Middle School
2. **Avery St between Boones Ferry Rd and Martinazzi Ave:** driver feedback signs
3. **Ibach St pedestrian crossing:** serving Ibach Park
4. **Sagert St Connectivity Phase 1:** pedestrian crossing to Atfalati Park
5. **Boones Ferry Rd /Siletz Dr pedestrian crossing**

***✓ Work begins on each of these projects this year***

***✓ All will be completed by early 2019!***



**1. 115th Ave from Tualatin Rd to  
Hazelbrook Rd: bike lanes  
serving Hazelbrook Middle School**

Re-stripe the road to add buffered bike lanes on 115<sup>th</sup> Ave. (No auto lane/ parking removals required.)

*Completion:* September 2018

*Estimate:* \$28,000

*Project Type:* Safe Access to Schools



## 1. 115th Ave from [redacted] to Hazelbrook [redacted] lanes serving [redacted] Middle School

**BUILT**

Re-stripe the road to add buffered bike lanes on 115<sup>th</sup> Ave. (No auto lane/ parking removals required.)

*Completion:* September 2018

*Estimate:* \$28,000 **ACTUAL: \$15,100**

*Project Type:* Safe Access to Schools





*First Project Completed!*

**Ribbon Cutting Event  
September 15, 2018**



TheTimes | Beaverton • Tigard  
Tualatin • Sherwood

Pamplin  
Media Group

### Bond sale means fast-track for some Tualatin road projects

Times staff

# Tualatin: Slow traffic = Fast track

Five projects, most containing pedestrian-activated signals, crosswalks and curbs, kick into high gear

By RAY PITZ  
Pamplin Media Group

The city of Tualatin is moving ahead with several so-called "fast track" transportation projects, the result of a \$20 million traffic improvement bond approved by voters last May.

While the total timeline of the bond project is three to five years, the fast track program doesn't involve major road projects. Rather, the focus is on addressing neighborhood safety, safe access to schools and congestion relief with projects that can be more quickly completed.



TIMES PHOTO: JAIME VALDEZ

Jeff Fuchs, public works director of the City of Tualatin, stands where a pedestrian activated crosswalk will be constructed that will cross Ibach Street to Ibach Park.

The first of what is known as the Tualatin Moving Forward program recently was completed and includes new buffered bike lanes, which run the length of 115th Avenue.

In addition, a new crosswalk at the end of 115th Avenue and Hazelbrook Road was installed.

A public celebration and bike ride to highlight the project's completion was held Saturday.

Jeff Fuchs, the city's public works director, said the city soon will hire a program manager who will oversee the transportation projects, someone who ideally will be on board by early November. "We're excited to get that moving forward," he said.

One of those fast track improvements is set for Siletz Drive at Boones Ferry Road where the intersection will be reconstructed, including extending both the curbs and sidewalks (so that Siletz wraps around and connects to the paths that run along Boones Ferry Road). The project will make the curbs compliant with the Americans with Disabilities Act, or ADA, and two new reflective crosswalks will be added to both sides of Siletz Drive.

Also added to the site will be a pedestrian-activated rapid flashing beacon.

"I think that really helps to slow

See ROADS / Page A3

Tualatin  
MOVING FORWARD

BY CITY OF TUALATIN

## Tualatin Transportation Fixes Get a Green Light

In May 2018, Tualatin voters approved a \$20 million General Obligation bond measure to provide transportation improvements citywide. Thank you Tualatin voters for giving us this chance to take on our community's top issue – and make lasting improvements.

Tualatin Moving Forward will fund and construct more than 30 projects over the next 3 to 5 years, to relieve congestion and improve neighborhood traffic safety.

Five Fastrack Projects are already underway and will be completed by the end of 2018:

1. 115th Ave from Tualatin Rd to Hazelbrook Rd: Re-stripe the road to add buffered bike lanes.
- Avery St between Boones Ferry Road and Martinazzi Ave: Install solar-powered driver feedback sign.

Ibach St Pedestrian Crossing: Install crosswalk and pedestrian-activated signal on Ibach to serve the south side of Ibach Park.

Agert St Connectivity Phase 1: Install crosswalk and pedestrian-activated signal on Agert St, connecting to bus stop and Ibach Park.

Boones Ferry Road / Siletz Dr Intersection: Install pedestrian-activated curb ramps and sidewalk improvements.

The bond sale is made possible by the City's strong credit rating for a sale. On July 27, Moody's gave the City of Tualatin an

Tualatin's sizeable and Portland metropolitan

area, which continues to experience strong growth as a result of new development and property value appreciation.

"Healthy reserves, driven by a steady history of small annual surpluses, buttress financial flexibility."

– Moody's Investors Service



Siletz & Boones Ferry Intersection Project.

The City sold the transportation bonds on August 8 backed by this strong rating. Aa1 rated bonds are judged to be of high quality and are subject to very low credit risk, allowing the bonds to be sold at a lower interest rate. The yield on the bonds was about 2.4% and they were sold at a premium, meaning the City received more bond proceeds than expected, allowing for more than \$20 million in project funding.

More good news: there will be property tax savings. The estimated first year property tax levy will be only 41 cents per \$1,000 of assessed value, compared to 50 cents estimated before the election.

You can learn more about these fast-track projects, as well as other projects funded through this program at [tualatinmovingforward.com](http://tualatinmovingforward.com).

- ✓ A platform to maintain Tualatin's high credibility with citizens
- ✓ Brand and re-launch the program; retain the website
- ✓ Give regular progress reports: City Council, CIOs, Chamber, speakers bureau, media
- ✓ Project-specific outreach:
  - Public *information* (most projects)
  - Public *involvement* (a few projects)
- ✓ Branded site signage
- ✓ Celebrate completed projects
- ✓ Keep a scorecard: on-time, on-budget = "*Your money well spent*"



## Boones Ferry Rd and Siletz Dr Project

### Project Description:

At the intersection of Boones Ferry Rd and Siletz Dr, the City will install a pedestrian activated signal at the crosswalk on the north side of the intersection. The project will close the south crosswalk and install high-visibility crosswalks on the west and east sides, in order to guide pedestrians to use the signal activated crossing to the north, which has a safer sight distance for drivers and pedestrians. Sidewalk and curb return upgrades at all corners of the intersection will improve ADA accessibility.



This project addresses

*Neighborhood Safety*

- ✓ People driving will be much more likely to stop for people crossing the street
- ✓ Corners will be safer and accessible to all

### Estimated Cost:

\$426,000

### Project Schedule

	2018				2019		
	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Concept Design							
Public Engagement							
Design							
Pre-Order Equipment							
Construction							



Updated: Oct. 5 2018





HOME

PRIORITY PROJECTS

CONTACT

In May 2018, Tualatin voters approved a \$20 million G.O. bond measure to support high priority transportation projects, distributed citywide. The bond measure enables the City to move quickly to finance and build the priority projects within just a few years.

Project priorities are guided by community input demonstrating broad support for Tualatin's three most pressing transportation issues:



### Congestion Relief

New signals and added travel lanes and turning lanes on Tualatin-Sherwood Road and other streets



### Neighborhood Safety

New pedestrian crossings with signals and driver feedback signs that display speed



### Safe Access to Schools

New crosswalks, speed controls and sidewalks to and from schools

**COMING SOON... *here!***

TRANSPORTATION IMPROVEMENTS

Brought to you by...



[TualatinMovingForward.com](http://TualatinMovingForward.com)

**PRÓXIMAMENTE... *aquí***

MEJORAMIENTOS DE TRANSPORTE

Traído a usted por...



[TualatinMovingForward.com](http://TualatinMovingForward.com)



## Want to suggest a project in your area?

*In May 2018, Tualatin voters approved a \$20 million General Obligation bond measure to pay for local projects that relieve congestion and improve neighborhood traffic safety.*

*The City of Tualatin is seeking residents' suggestions for needed traffic safety projects citywide. Do you have a project in mind? Let us know! **Tell us about the route/location/situation you want to suggest***

Street name and cross street, or closest intersection:

\_\_\_\_\_

- Speeding issues: \_\_\_\_\_
- Neighborhood pedestrian safety issues: \_\_\_\_\_

**Tell us about this route/location (check all that apply)**

- People use this route to get to school  ...Or to a park
- People use this route to get to other public services (medical, commercial, public transit).
- People are driving in excess of the posted speed  ...Or do not yield to people crossing the street
- Location has crashes involving pedestrians, bicyclists and/or motor vehicles (you may provide further details in the comments section)
- There is a signalized intersection that seems unsafe for people walking
- Lack of crosswalks  Distance to nearest safe crosswalk is too great
- Lack of safe sidewalks  Lack of bike lanes

—MORE—

- Team leader responsible for project delivery: starts in December
- Assesses portfolio of projects, updates scopes and budgets to determine project priorities and sequence
- Manages schedules and resources effectively and efficiently through all project phases
- Monitors project costs vs. budget estimates; develops and updates cash flow projections
- Coordinates with Washington County, ODOT, other agencies
- Reports on progress; finds and corrects problems

Questions?



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Tanya Williams, Assistant to the City Manager

**DATE:** 10/22/2018

**SUBJECT:** Tualatin Services Center update

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### **ISSUE BEFORE THE COUNCIL:**

The City Council will receive a status report from staff on the Tualatin Service Center, a proposed new building at the operations site.

### **EXECUTIVE SUMMARY:**

The City is considering expansion of the Public Works Department's Operations Building at Herman Rd and SW 108<sup>th</sup>. The facility would co-locate public works and engineering with planning and development services and permit counters.

This "one-stop-shop" has many benefits – a location with more parking that is accessible to the development community. It also is beneficial for our residents and customers – making us more efficient and allowing us to move Finance & Administration back to City-owned buildings, limiting the need to rent additional office space. It's possible the Municipal Court could also be co-located at this new services complex.

The process to design and build the new facility will take a couple years. The first step was initiated this summer with internal conversations and meetings with the architect to identify physical space needs and identification of potential funding sources. Our current plan is to design a facility that can be paid for with existing capital reserves, development fees, rent savings and possibly some borrowing.

The Council update will provide an overview of the design process to date, the conceptual design and the key design considerations moving forward. Financing options and internal and external communications plans will also be presented. Staff is asking for council input on the general approach to identifying space needs and funding.

---

**Attachments:** [Presentation](#)

# Tualatin Services Center - Update

**Council Work Session  
October 22, 2018**





# Services Center Concept

- Expansion of Public Works operations complex at Herman Rd and SW 108<sup>th</sup>
- Co-locates like departments on one site:
  - Public Works
  - Engineering
  - Development Services & Planning
  - Permit counters
  - Possibly Municipal Court



# Benefits

- One-stop-shop for the public
- Easy access for the development community
- More parking
- Increase in staff efficiency by being co-located
- Enables Finance & Administration to move back to City-owned buildings
- Limits the need to rent additional office space



# Conceptual Design Process

How much space is required?

What are the options for cost effective construction and location?

What are the effects on the future Operations Master Plan?

How will land use and parking requirements be met?

What is the preliminary cost estimate?

What additional information is needed to move forward to formal RFP architectural design?

# Communications Program

Internal communications – input and education

- Department input on space needs
- Executive Committee updates
- All-staff updates
- Task Force input on design
- Council updates

External communications – education

- Customers (permit users, development community)
- Business neighbors
- City residents



# Financing

Goal: Determine funds available for appropriate sizing of the building

## Financing options

- Utilize existing one-time funds available
- Utilize Full Faith and Credit Financing for remaining capital cost
  - On-going expenses paid for by funds having staff in the building
  - Determination of allocation after design of building



CITY OF

**TUALATIN** OREGON

# Financing

## Existing Funds - \$4.0 million

- General Fund - \$1.6 million
- Building/Water/Sewer/Storm Drain - \$2.4 million

## Full Faith and Credit Financing - \$4.0 million

- Repurpose annual Seneca Lease payment (General Fund)
- Remaining annual debt service allocated between Building/Water/Sewer/Storm Drain/Road Operating Funds



# Design Considerations

- What are the space needs for each department?
- What can we afford?
- What level of growth is assumed/planned for?
- What amenities are included?
- Are there sustainable building elements that should be included?



# Conceptual Design

- 15,000 square feet; two floors
- New building, not remodel of existing building
- Initial planning includes Municipal Court, Operations, Engineering, Community Development, permitting, conference rooms, storage
- Public spaces on both floors
- Required public parking: 50 spaces (70-120 total)

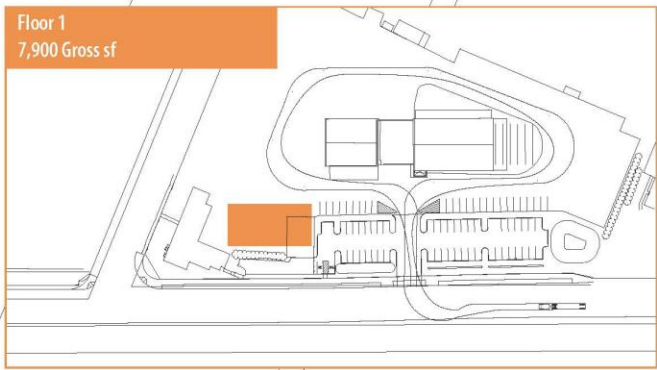


CITY OF

**TUALATIN** OREGON



Floor 1  
7,900 Gross sf

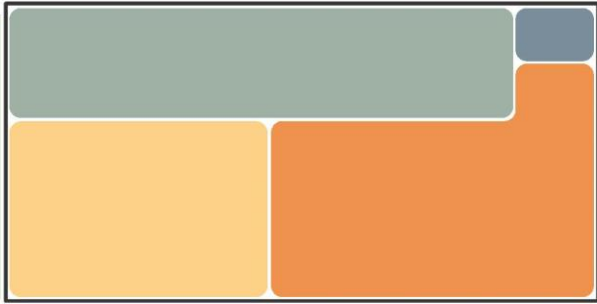


SW 108TH AVENUE

EOC BUILDING

COURTYARD

CURRENT OPS  
LOCATION



ENTRY

MAINTENANCE  
BUILDING

MAINTENANCE TRUCK  
CLEARANCE

PUBLIC PARKING

BIO-RETENTION

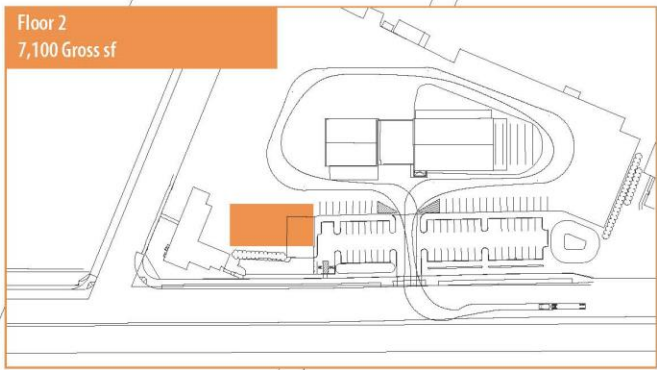
SW HERMAN ROAD

25 ft



CITY OF  
**TUALATIN** OREGON

Floor 2  
7,100 Gross sf



SW 108TH AVENUE

EOC BUILDING

COURTYARD

CURRENT OPS  
LOCATION

OPEN TO BELOW

MAINTENANCE TRUCK  
CLEARANCE

MAINTENANCE  
BUILDING

PUBLIC PARKING

BIO-RETENTION

SW HERMAN ROAD

25 ft



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# Council Direction Needed

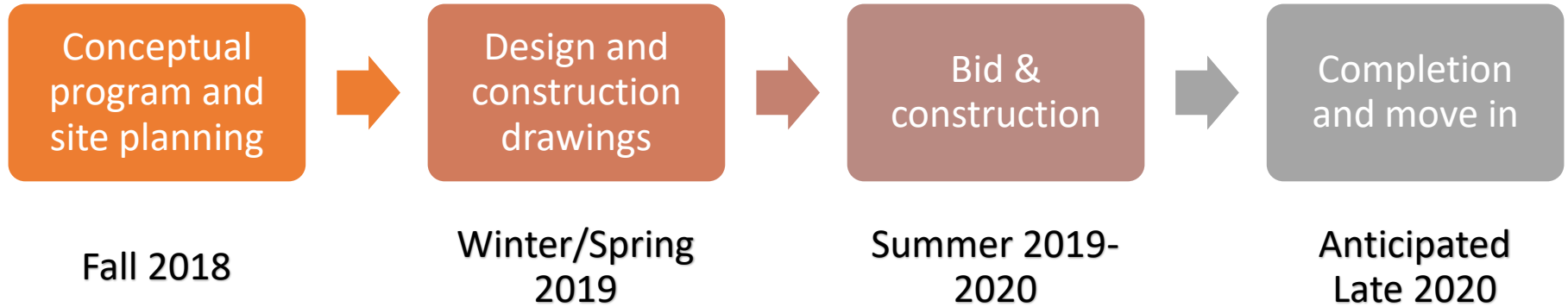
1. *Space needs* – Is there agreement to pursue an expanded operations center to house more service-oriented functions?
2. *Funding* – Are the funding goals and options presented the right approach?



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# Schedule



# Next Steps

- Create the employee Task Force
- Refine the space needs
- Create a site plan from the conceptual design
- Next Council update: completion of site design



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