



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: February 25, 2019

SUBJECT: Work Session for February 25, 2019

5:00 p.m. (45 min) – Tualatin Moving Forward Update. In May 2018, Tualatin voters approved a \$20 million transportation bond to construct congestion relief and neighborhood safety projects throughout the city. Tonight’s presentation will focus on the significant achievements made since that time. The Council will also review the project list and identify other potential projects that should be considered in putting together the work program.

5:45 p.m. (30 min) – Tualatin Service Center Update. The City is planning an expansion of the Operations Center at Herman Rd and SW 108th. The new building will complete the next phase of the Operations master plan and will bring together several functions within the city, creating an accessible one-stop-shop permit center and counter. The Council will hear an update on the design process to date and look ahead to the next steps for the project.

6:15 p.m. (30 min) – 2018 Economic Development Annual Report. The 2018 City of Tualatin Economic Development Annual Report highlights targeted accomplishments and programs that meet the Tualatin City Council’s 2030 Vision of “an expanded tax base built on attracting targeted business clusters that enhance our community, provide family wage jobs, and sustain our financial stability.”

6:45 p.m. (5 min) – I-205 Funding | Request for Letters of Support. Clackamas County is organizing a letter of support for I-205 funding to the State Legislature and is asking Tualatin to sign on to the letter; in addition, ODOT is applying for federal funds to replace the Abernethy Bridge and is requesting a letter of support from Tualatin. Draft letters are attached.

6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agenda for the February 25th 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: Tanya Williams, Assistant to the City Manager

DATE: 02/25/2019

SUBJECT: Update on the Tualatin Moving Forward Transportation Funding Program

ISSUE BEFORE THE COUNCIL:

The City Council will hear a quarterly update on the transportation bond program Tualatin Moving Forward

EXECUTIVE SUMMARY:

In May 2018, Tualatin voters approved a \$20 million transportation bond to construct congestion relief and neighborhood safety projects throughout the city. Since that time, the City has made considerable progress towards meeting our commitments to the community. The first five projects will be completed by early 2019 and five other projects have moved into the planning phase. This presentation will focus on the significant achievements made over the last 6 months, including bringing on a program delivery team to lead the implementation of the program over the next 3-4 years. The Council will also review the project list and identify other potential projects that should be considered in putting together the work program.

Attachments: [PowerPoint](#)



Quarterly Report

**City Council Work Session
February 25, 2019**

- *Review progress*
- *Introduce projects moving forward*
- *Review list of future projects*

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

July 27 Tualatin's strong Aa1 rating reaffirmed

August 8 Bond sales yield savings

Program "ready to go" just 90 days post-election!

September *Fast-Track* projects underway

September First project completed

December Second project completed

January Program Manager on-board

February Third, fourth projects completed

What was Promised

Issues people care about:

congestion relief, neighborhood safety, access to schools

A defined universe of projects

Invest in 3 project types

Complete projects in 3-5 years

Geographic distribution



1. **115th Ave: Tualatin Rd to Hazelbrook Rd:** Bike lanes serving Hazelbrook Middle School
2. **Avery St: Boones Ferry Rd to Martinazzi Ave:** Driver feedback signs
3. **Ibach St: at Ibach Park:** Midblock crosswalk with pedestrian activated flashing beacons
4. **Sagert St: at Atfalati Park:** Midblock crosswalk with pedestrian activated flashing beacons
5. **Boones Ferry Rd at Siletz Dr:** Intersection improvements and pedestrian crossing

✓ *Work began on the first projects in 2018*

✓ *All will be completed by early 2019!*

1. 115th Ave from Hazelb...
Hazelb...
s...ook Middle School

BUILT

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

Completion: September 2018

Cost: \$15,100

Project Type: Safe Access to Schools



4. Sagert St at Atfalafel midblock crossing

BUILT

- The project was completed with a pedestrian-accessible crossing – completed in December and opened almost immediately.
- Successful engagement with the Stoneridge neighborhood.
- People helped decide the best location for the crossing.

Completion: December 2018

Cost: \$98,500

Project Type: Neighborhood Safety
(Safe Access to Parks)






BUILT

**2. Avery St: Boones Ferry Rd to
Martinazzi Ave:**
driver feedback signs
Cost: \$31,000

3. Ibach St at Ibach Park: midblock
crosswalk with pedestrian
activated flashing beacon
Cost: \$84,000




TUALATIN MOVING FORWARD – REPORT CARD
February 2019

	CONGESTION RELIEF	PLAN	DESIGN	CONSTRUCT	BUILT!	COST
	Tualatin Rd and Teton Ave New traffic signal					
	Myslony St: 124 th Ave to 112 th Ave Upgrade street and sidewalks					
	Tualatin-Sherwood Rd: Martinazzi Ave to I-5 Add eastbound lane; upgrade Fred Meyer intersection	●				\$2,339,000
	Martinazzi Ave and Sagert St New traffic signal	●				\$2,407,000
	118 th Ave and Herman Rd Upgrade intersection					
	124 th Ave and Future Blake St New traffic signal for future road construction					
	NEIGHBORHOOD TRAFFIC SAFETY	PLAN	DESIGN	CONSTRUCT	BUILT!	COST
	Tualatin Rd: Sweek Dr to Community Park Upgrade sidewalk and midblock crosswalk					
	Garden Corner Curves: Morotoc Dr to Willow St Pedestrian, bike and roadway improvements to reduce speed and improve safety.	●	●			\$3,577,000
	Boones Ferry Rd: Norwood Rd to South City limits Upgrade sidewalk and fill in missing segments					
	SAFE ACCESS TO SCHOOLS	PLAN	DESIGN	CONSTRUCT	BUILT!	COST
	115 th Ave: Tualatin Rd to Hazelbrook Rd Buffered bike lanes and crosswalk serving Hazelbrook School	●	●	●	●	\$15,100
	Hwy 99W: Pony Ridge Neighborhood to 124 th Ave Add new sidewalks	●				\$558,000
	95 th Ave and Avery St (Tualatin Elementary School) Upgrade road and sidewalk to reduce speed and improve pedestrian safety					

TUALATIN MOVING FORWARD – REPORT CARD
February 2019

	DRIVER FEEDBACK SIGNS	PLAN	DESIGN	CONSTRUCT	BUILT!	COST
	1. Avery St: Boones Ferry Rd to Martinazzi Ave Driver feedback signs	●	●	●	●	\$31,000

	CROSSWALKS WITH PEDESTRIAN-ACTIVATED SIGNALS	PLAN	DESIGN	CONSTRUCT	BUILT!	COST
	1. Ibach St: at Ibach Park Midblock crosswalk with pedestrian activated flashing beacons	●	●	●	●	\$84,000
	2. Sagert St: at Atfalati Park Midblock crosswalk with pedestrian activated flashing beacons	●	●	●	●	\$98,500
	3. Boones Ferry Rd at Siletz Dr Upgrade intersection and add pedestrian activated flashing beacons	●	●			\$426,000
	4. 65 th Ave: near Meridian Park Hospital Midblock crosswalk with pedestrian activated flashing beacons					
	5. Grahams Ferry Rd at Dogwood St Midblock crosswalk with pedestrian activated flashing beacons					
	6. Boones Ferry Rd: at Alabama St Midblock crosswalk with pedestrian activated flashing beacons	●				\$310,000

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.

Estimated Cost:

\$426,000

Project Schedule

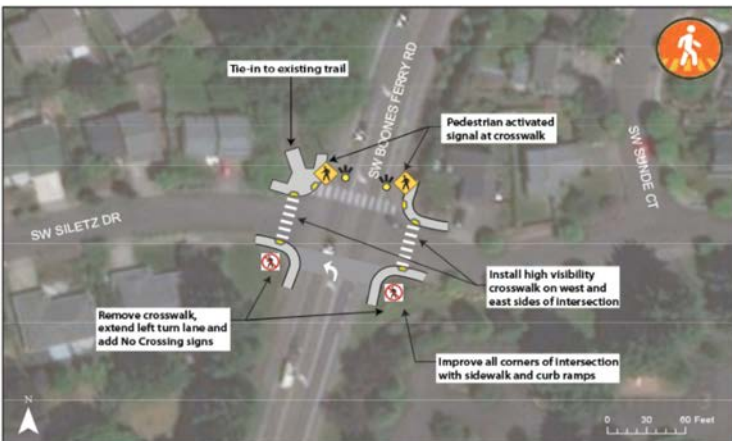
	2018				2019		
	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Concept Design							
Public Engagement							
Design							
Pre-Order Equipment							
Construction							



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



Updated: Oct. 5 2018

...and Celebrations





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—



¿Quiere sugerir un proyecto en su área?

En mayo de 2018, los votantes de Tualatin aprobaron una medida de bonos de obligación de \$ 20 millones para pagar los proyectos locales que alivian la congestión y mejoran la seguridad del tráfico en los vecindarios.

La ciudad de Tualatin está buscando sugerencias de los residentes para proyectos de seguridad vial necesarios en toda la ciudad. ¿Tiene un proyecto en mente? Háganos saber

Nombre de la calle y cruce de calle, o intersección más cercana:

Problemas de exceso de velocidad: _____

Asuntos de seguridad del peatón del vecindario: _____

Díganos sobre esta ruta / ubicación (marque todas las que correspondan)

- La gente usa esta ruta para ir a la escuela ...O al parque
- Las personas usan esta ruta para llegar a otros servicios públicos (médicos, tiendas, transporte público).
- La gente está conduciendo en exceso de la velocidad publicada ... O no ceden a las personas que cruzan la calle.
- La ubicación tiene accidentes con peatones, ciclistas y / o vehículos motorizados (puede proporcionar más detalles en la sección de comentarios)
- Hay una intersección señalizada que parece insegura para las personas que caminan
- Falta de pasos de peatones La distancia al cruce peatonal más cercano es demasiado grande.
- Falta de aceras seguras Falta de carriles bicicletas

—MAS—



On Board – Program Manager

Responsible for project delivery: started in January 2019

Verifies project assumptions and budgets

Completes conceptual engineering/final plans

Manages construction, schedules, budgets

Monitors costs & updates cash flow projections

Coordinates with other agencies

Obtains permits

Monitors and reports on progress



- **Garden Corner Curves: Moratoc Dr. to Willow St.** (pedestrian, bike and roadway improvements)
- **Hwy 99W: Pony Ridge neighborhood to 124th Ave.** (new sidewalks)
- **Boones Ferry Rd at Alabama St.** (crosswalk with pedestrian activated signal; new sidewalks along Boones Ferry)
- **Martinazzi Ave. and Sagert St.** (new traffic signal)
- **Tualatin-Sherwood Rd.: Martinazzi to I-5** (add a third eastbound lane from Martinazzi to I-5; other improvements)




- Engineers are surveying the site, trees and water resources.
- Design work is getting underway for road and pathway.
- Planned community engagement: involve Midwest and Ibach CIOs, update the property owners along the corridor, host events.







NEXT STEPS



Current Projects

	Congestion Relief	
	Martinazzi Ave. and Sagert St.	\$ 2,407,000.00
	Tualatin-Sherwood Rd.: Martinazzi to I-5	\$ 2,339,000.00
	Neighborhood Traffic Safety	
	Garden Corner Curves: Mortoc Dr to Willow St	\$ 3,577,000.00
	Driver Feedback Signs	
	Avery St: Boones Ferry Rd to Martinazzi Ave	\$ 31,000.00
	Crosswalks With Pedestrian Activated Signals	
	Sagert St.: At Atfalati Park	\$ 98,500.00
	Ibach St: At Ibach Park	\$ 84,000.00
	Boones Ferry Rd and Siletz Dr	\$ 426,000.00
 SAFE ACCESS TO SCHOOLS	Safe Access to Schools	
	Boones Ferry Rd at Alabama St	\$ 310,000.00
	115th Ave: Tualatin Rd to Hazelbrook Rd	\$ 15,100.00
	Hwy 99W: Pony Ridge neighborhood to 124th Ave	\$ 558,000.00
		Total: \$9,845,600

Citywide Programs

CITYWIDE PROGRAMS			
		Pedestrian Crossings	\$1,263,750
		Driver Feedback Signs	\$183,333

Subtotal: \$1,447,083

Identify project locations through new process & with community input

Construct improvements throughout the next 5 years



Available Funding

Current Projects Completed or Underway	\$9,845,600
Citywide Projects	\$1,447,083
Subtotal	<u>\$11,292,683</u>
<i>Remaining</i>	<i>\$8,707,317</i>





Remaining Projects from The Universe of Projects (\$43m List)

Project	Estimate
Tualatin Rd and Teton Ave	\$743,000.00
Myslony St: 124th Ave to 112th Ave	\$2,957,000.00
118th Ave and Herman Rd	\$550,000.00
124th Ave and Future Blake St	\$750,000.00
Tualatin Rd: Sweek Dr to Community Park	\$314,000.00
Grahams Ferry Rd and Dogwood St	\$226,000.00
65th Ave: near Meridian Park Hospital	\$225,000.00
95th Ave and Avery St (Tualatin Elementary School)	\$901,000.00
Citywide - Pedestrian Safety	\$1,263,750.00
Citywide - Speed Reduction	\$183,333.00

Project	Estimate
Citywide bike lane upgrade program	\$387,000.00
Blake St: 115th to 124th	\$16,398,000.00
Boones Ferry - Warm Springs to City Limits sidewalk/bike lane infill	\$1,612,000.00
Herman Road: Tualatin Road to 124th Avenue	\$5,576,000.00
Citywide - Safe Access to Parks Program	\$392,000.00
Sagert St 72nd to Wapanoag	\$354,000.00



- *April – Council will review prioritization process*
- *Next quarterly report May 2019*

DISCUSSION 



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: 02/25/2019

SUBJECT: Update on Tualatin Service Center Project

ISSUE BEFORE THE COUNCIL:

The City Council will receive a status report from staff on the Tualatin Service Center,

EXECUTIVE SUMMARY:

The City is planning an expansion at the Public Works Department's Operations Building at Herman Rd and SW 108th. The new building would complete the next phase of the Operations master plan and would bring together several functions within the city, including community development, public works, and operations. Bringing together internal departments also benefits the development community in creating an accessible one-stop-shop permit center and counter.

In October, the Council reviewed the proposed concept for the building. Since that time the City has taken several steps to move the project forward, including completing preliminary scoping and design work. The City will also be hiring an owner's representative to help staff manage the project. The Council will hear an update on the design process to date and look ahead to the next steps for the project.

Attachments: [PowerPoint](#)

An aerial photograph of the Tualatin Service Center, showing several large industrial-style buildings, parking lots filled with cars, and surrounding greenery. The image is overlaid with a semi-transparent orange filter. The text is centered in white.

Tualatin Service Center Update

City Council Work Session
February 25, 2019

Tonight

- Review Project Concept & Benefits
- Learn About Work Completed Since October 2018
- Owner's Rep Team
- Schedule
- Next Steps



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Services Center Concept

- Expansion of Public Works operations complex at Herman Rd and SW 108th
- Completes Next Phase of Operations Master Plan
- Co-locates like departments on one site:
 - Public Works
 - Maintenance & Operations
 - Development Services & Planning
 - Permit counters



Benefits

- One-stop-shop for permitting
- Easy access for the development community
- Increase in staff efficiency by being co-located
- Enables Finance & Administration to move back to City-owned buildings
- Eliminates rented office space
- Addresses current space needs and requirements



Project Budget

- \$8 million total funds available
- Funded through existing funds and financing



CITY OF

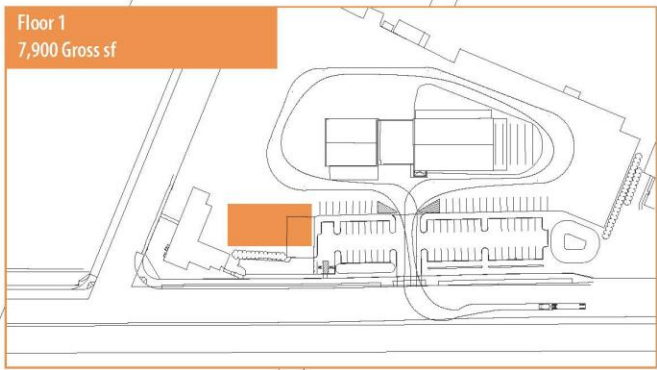
TUALATIN OREGON

Preliminary Scoping Completed

- Conceptual Design & Site Plans
- Traffic Analysis
- Preliminary Storm Drainage Report
- Site Work Requirements



Floor 1
7,900 Gross sf

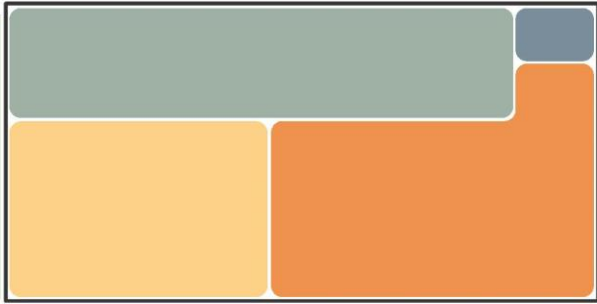


SW 108TH AVENUE

EOC BUILDING

COURTYARD

CURRENT OPS
LOCATION



ENTRY

MAINTENANCE
BUILDING

MAINTENANCE TRUCK
CLEARANCE

PUBLIC PARKING

BIO-RETENTION

SW HERMAN ROAD

25 ft



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TUALATIN OREGON



CITY OF
TUALATIN OREGON

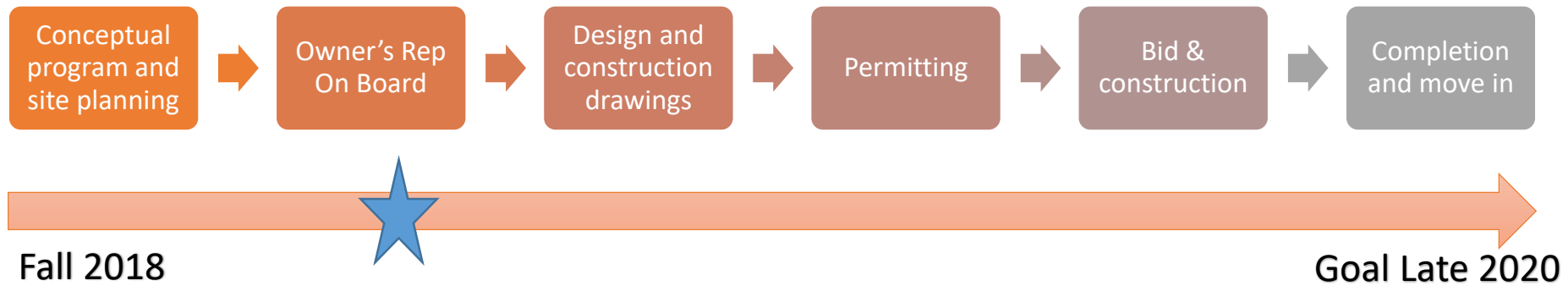
Project Management



- Owner's Rep: Plan B Consultancy
- Provide project management services including:
 - Project Plan, Budgeting, Communication
 - Design & Construction Management
 - Permitting/Land Use Processes



Timeline



Next Steps

- Land Use & Plan Text Amendments
- Owner's Rep completes updated schedule
- RFP for Architect Services
- Identify Employee Advisory Group



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TUALATIN OREGON

Questions & Discussion





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: 02/25/2019

SUBJECT: The 2018 City of Tualatin Economic Development Annual Report

EXECUTIVE SUMMARY:

The 2018 City of Tualatin Economic Development Annual Report highlights targeted accomplishments and programs that meet the Tualatin City Council's 2030 Vision of "an expanded tax base built on attracting targeted business clusters that enhance our community, provide family wage jobs, and sustain out financial stability."

As the primary face of the City of Tualatin to our business community, the program's work is to promote, develop, and assist with opportunities for business and entrepreneurial development. The program's work and investment is guided by the Economic Development Action Plan. This plan was last updated in 2014 and is the third update (1989, 2001, 2014) of the Economic Development Strategic Plan of 1984 and an added strategy in implementing Tualatin Tomorrow's Vision Plan of facilitating economic opportunities. The 2014 Update focuses the economic development program on two strategies: 1.) business retention, expansion, and recruitment; and, 2.) business climate and competitive positioning.

The first strategy, **business retention, expansion, and recruitment**, focuses on "retaining and cultivating growth of existing businesses, as well as attracting new employers." Key components of strategy 1 include: a business visitation program, assist with site readiness, focus on filling existing buildings, targeting key industries, and marketing Tualatin's Assets. The second strategy, **business climate and competitive positioning**, focuses on "creating and maintaining a positive climate for businesses." Key componenets of strategy 2 include: Identifying code changes, collaborating regionally, and assisting business startups.

The plan concludes with the importance of economic development by recognizing that a fundamental element to overall quality of life is the health of the local economy. Businesses provide jobs, strong tax base to support high quality services, and bring prosperity to the community. Furthermore, businesses contribute significantly to local charities and sponsor community events.

The program currently has one-full time employee dedicated to economic development and is located within the Community Development Department.

2018 Highlights:

Strategy 1: Business Retention, Expansion & Recruitment

- Eight Site Visits (Nortek, Brew Dr. Kombuca, Zincfive, Lam Research, Legacy Meridian, Pacific Foods, Clubsport, CenterCal.)
- CoStar Implementation
- Ground Breaking (Franklin Business Park III)
- New Industry Cluster Update
- 4 Requests for Information (Advanced Manufacturing, Information Technology, Food Processing, and Distribution.)
- Opportunity Zone Designation

Strategy 2: Business Climate/ Competitive Positioning

- Code Modernization – Tualatin Development Code Improvement Project Phase 1
- Greater Portland Technology Challenge
- Greater Portland Inc. Certified Ambassador
- Two Occupational Analysis
- Numerous Business Interactions (Westside Economic Alliance, Tualatin Chamber of Commerce, Business Oregon)

Our regional and state partners have also contributed to Tualatin's economic development success. In 2018, Greater Portland Inc (GPI), the regional economic development recruitment agency, convened 12 Small Cities Consortium meetings in Tualatin, 26 of the 41 business recruitment projects considered Tualatin, and between 2014-2017 GPI helped recruit three companies to Tualatin. Business Oregon, the state's economic development agency, awarded over \$70,000 in state trade, export, and capital access financing and grant programs to Tualatin businesses.

Attachments: [PowerPoint](#)



THE CITY OF TUALATIN ECONOMIC DEVELOPMENT



2018 ANNUAL REPORT

COMMUNITY SNAPSHOT



27,135
Population



44.9%
Bachelor's Degree or higher



\$72,580
Household Income



33,466
Total Jobs, 2017



25.5%
Non-White Population



18.1%
Non-English Speaking

BUILDING BLOCKS



FACILITATING ECONOMIC OPPORTUNITY

Goal 15: Identify and accelerate business development within targeted industry clusters

Goal 16: Prioritize economic development that catalyzes community events.



TUALATIN TOMORROW

Tualatin is guided by a community-driven vision plan called Tualatin Tomorrow. In part, the purpose of the Economic Development Strategic Plan is to add additional detail and strategy towards implementing part of the Tualatin Tomorrow Vision Plan.

WHY IS ECONOMIC DEVELOPMENT IMPORTANT?

The City of Tualatin recognizes that a fundamental element to the overall quality of life is the health of the local economy. Businesses provide jobs, a strong tax base to support high quality services, and bring prosperity to the community. Furthermore, businesses contribute significantly to local charities and sponsor community events.





GOAL

“Continue a leadership role as one of the premier economic activity centers in the greater Portland metropolitan region. Focus on growing family wage jobs in targeted business clusters while encouraging high standards and excellence in urban design.”

2014 Economic Action Plan Update

BRIGHTVIEW
DENTAL CARE

INDUSTRY
CLUSTERS





ADVANCED MANUFACTURING



46

Number of Firms



2,433

Direct Jobs



\$54,960

Average Earnings

DISTRIBUTION & E-COMMERCE



193

Number of Firms



2,535

Direct Jobs



\$70,560

Average Earnings



INFORMATION TECHNOLOGY



37

Number of Firms



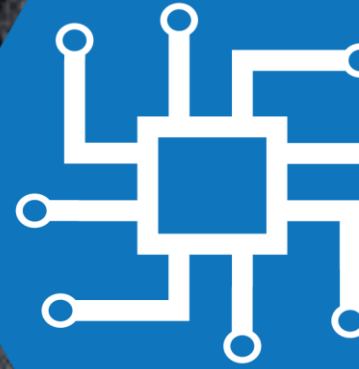
2,270

Direct Jobs



109,832

Average Earnings



CORPORATION & BUSINESS SERVICES



131

Number of Firms



2,506

Direct Jobs



\$95,867

Average Earnings





FOOD & BEVERAGE PRODUCTION



6

Number of Firms



564

Direct Jobs



\$53,218

Average Earnings

HEALTH SERVICES



176

Number of Firms



3,253

Direct Jobs

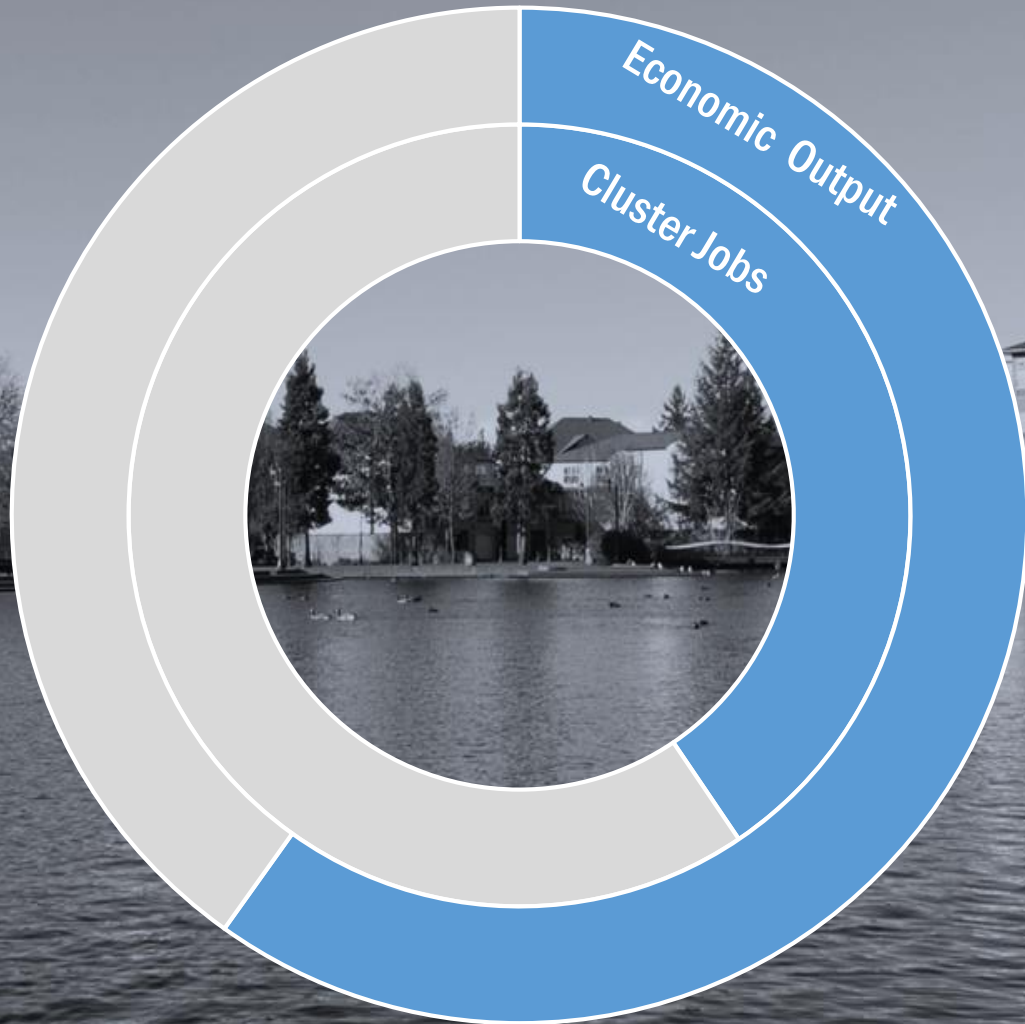


\$85,927

Average Earnings



TUALATIN'S ECONOMY



13,561
Total Cluster Employment



589
Number of Firms



\$2.1b
Estimated GRP



INFRASTRUCTURE



QUALITY OF LIFE

KEY ASSUMPTIONS

Continuing to prioritize key infrastructure investments for business growth and community livability.

INFRASTRUCTURE



Tualatin Moving Forward



Expansion of Bus Service



Ride Connection Fixed Routes

Build on past successes to continue to create an attractive place to live, work, play, and visit.



Parks Master Plan



Tourist Attraction

KEY ASSUMPTIONS



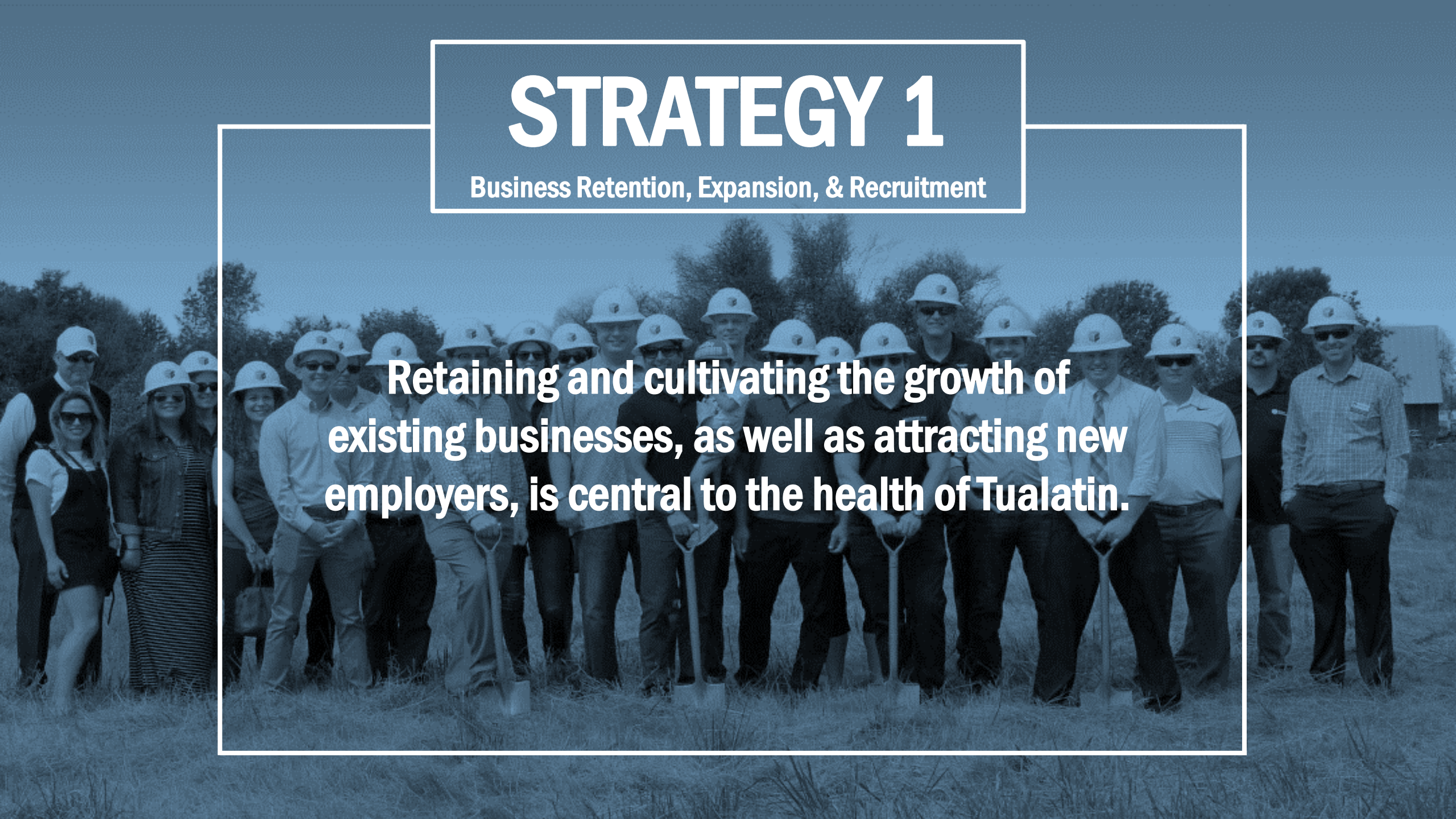
QUALITY OF LIFE



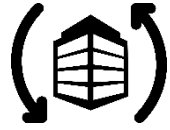
STRATEGIES

STRATEGY 1

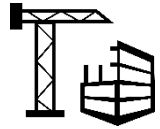
Business Retention, Expansion, & Recruitment



Retaining and cultivating the growth of existing businesses, as well as attracting new employers, is central to the health of Tualatin.



RETAIN & EXPAND EXISTING BUSINESS



ASSIST WITH SITE READINESS



FILL EXISTING BUILDINGS



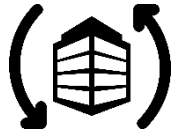
TARGET KEY INDUSTRIES



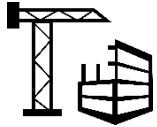
MARKET TUALATIN'S ASSETS

2018

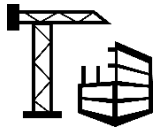
HIGHLIGHTS



8 Site Visits



CoStar Implementation



1 Ground Breaking



New Industry Cluster Update



4 Request for Information



Opportunity Zone Designation



NEW INVESTMENTS

\$99,496,000



566 permits



**NEW BUSINESSES
LICENSES**

153



WORKERS ADDED

1,330
↑5%

INDUSTRIAL MARKET

11.6M↑
SF TOTAL INVENTORY

271.5K↑
SF UNDER CONSTR.

3.5%↑
VACANCY RATE

\$7.89↑
MARKET RENT/SF

\$157↑
MARKET SALE/SF

OFFICE MARKET

1.2M*
SF TOTAL INVENTORY

0*
SF UNDER CONSTR.

12.9%↓
VACANCY RATE

\$24.88↑
MARKET RENT/SF

\$287↑
MARKET SALE/SF

* No Change

Source: CoStar 2018

STRATEGY 2

Business Climate and Competitive Positioning

Creating and maintaining a positive climate
for business.

The background of the slide is a photograph of a lake with several residential buildings and trees along the shore. The image is overlaid with a white border that frames the text and the main content area.



IDENTIFY CODE AND PROCESS CHANGES



COLLABORATE REGIONALLY



ASSIST BUSINESS START-UPS

2018

HIGHLIGHTS



Code Modernization- TDCIP



Greater Portland Tech Challenge



Greater Portland Inc. Certified
Ambassador



Two Occupational Analysis



Numerous Business Interactions

“Cultivating a network of regional champions [...] to strengthen our region.”



OUR PARTNERS

GREATER PORTLAND INC

12 Regional Meetings

26

Tualatin Project Considerations

3

Companies Recruited 2014-2017

BUSINESS OREGON

1 Business Visit

\$45,830

State Trade and Export Grant Program

\$25,000

Capital Access Program



QUESTIONS & DISCUSSION?



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 02/25/2019

Subject: I-205 Funding- Request for Letters of Support

Through: Sherilyn Lombos, Administration

Attachment A- Letter of Support

Attachment B- I-205 Support Letter

March 4, 2019

The Honorable Elaine Chao
Secretary of Transportation
United States Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590
Dear Secretary Chao:

The City of Tualatin supports the Oregon Department of Transportation's (ODOT) INFRA grant application to improve the Abernethy Bridge on Interstate 205 (I-205), an important link on the regional interstate system providing a wide variety of economic benefits to Clackamas County, the State of Oregon, and the nation as a whole.

Tualatin is home to 27,000 residents and 32,000 jobs. Our thriving community relies on a functioning transportation system to serve our residents and many businesses. The city is located at the intersection of I-205 and I-5 which allows for excellent access, but also puts the City in the middle of major traffic jams. The congestion on I-205 makes it difficult for our residents to travel to work, services, and activities. The congestion also increases the challenge of moving freight. The congestion continues to get worse. Without improvements, the problems will continue and worsen due to the forecasted growth in households and businesses over the next five, ten, and twenty years.

Improved mobility is essential for businesses to prosper and residents to have safe, reliable access to services and activities. The City of Tualatin firmly believes the I-205 Abernethy Bridge project will provide significant benefits to our economic development and to our local residents who rely on this vital corridor. We urge your support for this project, and thank you for your consideration.

Sincerely,

Frank Bubenik, Mayor

March X, 2019

Legislative Leadership
Oregon State Capitol
Salem, OR 97301

Re: I-205 Widening and Seismic Improvements Project

Dear Ways and Means Co-Chairs Johnson, Steiner Hayward & Rayfield, and Joint Transportation Committee Co-Chairs McKeown & Beyer,

As officials elected by and/or representing the residents of the Portland metropolitan region, we share an obligation to protect their safety and promote a healthy economy that is accessible to all. The health and safety of our region and our state are inextricably linked to the infrastructure that connects them. In our region, millions depend on Interstate 205 for that connection.

Thanks to HB 2017, the Legislature identified the I-205 bottleneck between Stafford Road and OR 213 as a signature congestion relief project for the state. With ODOT's subsequent investment of \$53.7 million for planning and design, the project is expected to be shovel ready in early 2020 at a cost of \$460 million. Unfortunately, under current plans, construction will be delayed until 2026 at the earliest due to a lack of funding. And each year that we wait, the estimated project cost increases by \$15 million. **We believe it's our duty to act now to protect this important lifeline by funding these essential upgrades to I-205 in the 2019 legislative session.**

This project reflects several important values that Oregonians expect from their transportation system:

Safety – As a designated statewide north-south lifeline route, I-205 will be called upon to provide supplies and services to the region shortly after a disaster. Immediate action is needed to seismically upgrade the Abernethy Bridge and replace or retrofit eight additional bridges in the project area to withstand a major earthquake.

Economic opportunity – The federal government has designated I-205 as a High Priority Corridor in the Portland metropolitan area. It connects employers, the traveling public, and businesses to the Portland International Airport, the State of Washington, and numerous local jurisdictions. This corridor serves as vital infrastructure for the economic health of both the region and the entire State of Oregon.

Quality of life – When the Governor's Transportation Vision Panel met with communities statewide in 2016 seeking input on a transportation package, the public and businesses from all corners of Oregon sent a clear message on the need to address highway congestion in the Portland region, including the I-205 bottleneck.

We can't let these critical capacity and seismic upgrades languish while waiting at least seven more years for new revenues. We must begin right away. Resources and opportunities are available this biennium to address this need.

Thank you for your attention to this important issue and we urge your support for a funding solution in the 2019 legislative session to ensure that I-205 improves the quality of life of all Oregonians.

Sincerely,

CC: Governor Brown, Speaker Kotek, President Courtney