



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: March 25, 2019

SUBJECT: Work Session for March 25, 2019

5:30 p.m. (20 min) – Clean Water Services Interceptor & Siphon Project Improvement Update. Staff will present an update on the Clean Water Services Interceptor and Siphon Improvement Project, and the impact on City park property.

5:50 p.m. (20 min) – City of Tualatin Tourism Program. In February 2018 the City Council adopted a local transient lodging tax ordinance which established the local tax of 2.5%. Tonight's presentation will focus on the establishment of a Tourism Program which will utilize the transient lodging tax funding towards the goal of increasing tourism.

6:10 p.m. (40 min) – Basalt Creek Comprehensive Plan Update. Community Development staff will provide an overview of the proposed update to the Tualatin Comprehensive Plan for the Basalt Creek Planning Area that will be considered by the City Council on April 8, 2019.

6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agenda for the March 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: Richard Mueller, Parks and Recreation Manager
Ross Hoover, Parks and Recreation Director

DATE: 03/25/2019

SUBJECT: Clean Water Services Interceptor and Siphon Project Improvements Update

ISSUE BEFORE THE COUNCIL:

Staff will present an update on the Clean Water Services Interceptor and Siphon Improvement Project, and the impact on City park property.

EXECUTIVE SUMMARY:

The Tualatin Interceptor serves the cities of King City, Tualatin, Beaverton, Tigard and Sherwood, and directs flow of sanitary sewer into the Durham Advanced Wastewater Treatment Facility. This improvement project will replace the original 24 to 42 inch diameter interceptor with a 48 to 66 inch diameter interceptor, which will meet future capacity demands and have more resiliency to corrosion and seismic events. In addition to the replacement of the interceptor, there will also be restoration and enhancement of natural areas impacted by construction. When completed, this \$30M, improvement will provide capacity through the next century. Construction began in summer of 2018 and will last through late winter 2019.

This project is being constructed in two phases to minimize costs and accelerate the construction schedule.

Phase 1 – Occurred in June 2018 through December 2018. Construction activities included installing pipe, constructing trenchless crossing of the Tualatin River, surface restoration and vegetation enhancement within the vicinity of Hwy 99 and SW Hazelbrook Road in Tualatin.

Phase 2 – Scheduled from May 2019 through February 2020. Construction will occur south of the Tualatin River and to the west. Residents should anticipate increased truck traffic into/out of the work zone, construction through Jurgens Park.

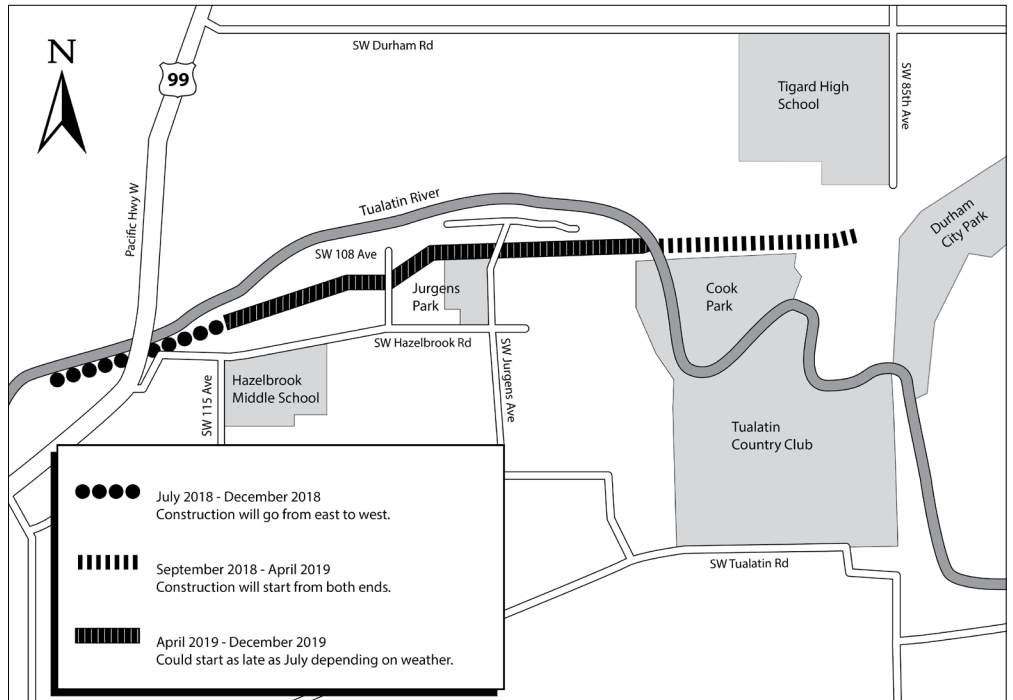
The current project status and up to date information is available at <http://cleanwaterservices.org/about-us/projects/west-durham-basin-improvement-program>.

Attachments: [Clean Water Services Project Information Sheet](#)
[Project Map](#)
[Project in Parkland Aerial](#)

TUALATIN INTERCEPTOR AND SIPHON IMPROVEMENTS

The Tualatin Interceptor serves the cities of King City, Tualatin, Beaverton, Tigard and Sherwood, and directs flows into the Durham Advanced Wastewater Treatment Facility. This improvement project will replace the original 24 to 42 inch diameter interceptor with a 48 to 66 inch diameter interceptor, which will meet future capacity demands and have more resiliency to corrosion and seismic events. In addition to the replacement of the interceptor, there will also be restoration and enhancement of any natural areas impacted by construction. When completed, this \$30M, ratepayer-funded improvement will provide capacity through the next century.

Construction is scheduled to begin in summer of 2018 and last through late winter 2019.

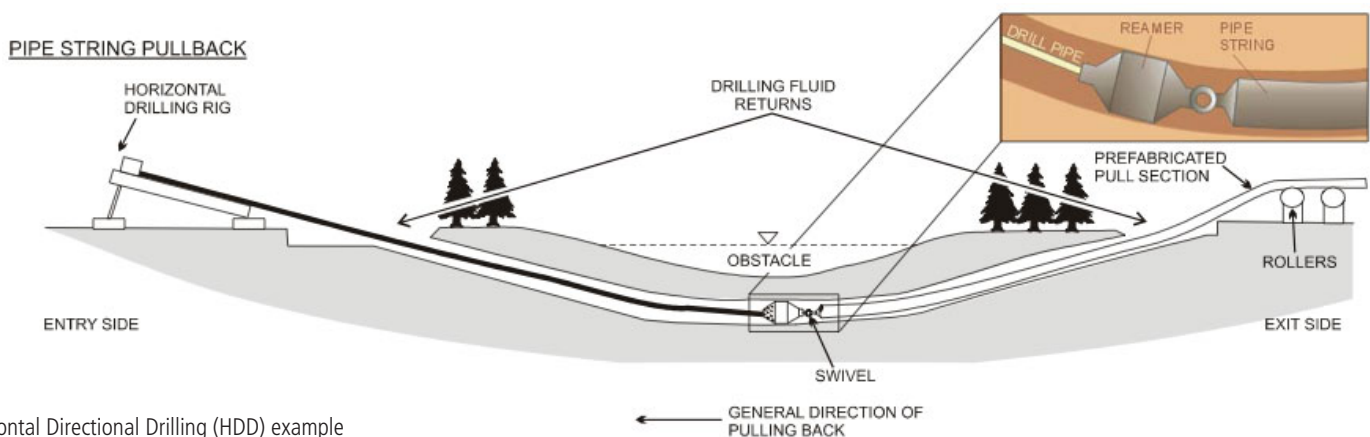


Clean Water Services and the contractor, Mortenson Construction, are committed to minimizing impacts by using less invasive trenchless methods of construction through sensitive areas, and scheduling construction through Cook Park during the off season.

The new pipe will generally follow the existing path from the east side of Cook Park through the parking lot.

At the sports courts the pipeline will be installed under the Tualatin River using Horizontal Direction Drilling. (See image below.)

For information on trail impacts and detours, visit the project website at cleanwaterservices.org/TIS, or check the information kiosk in Cook Park.

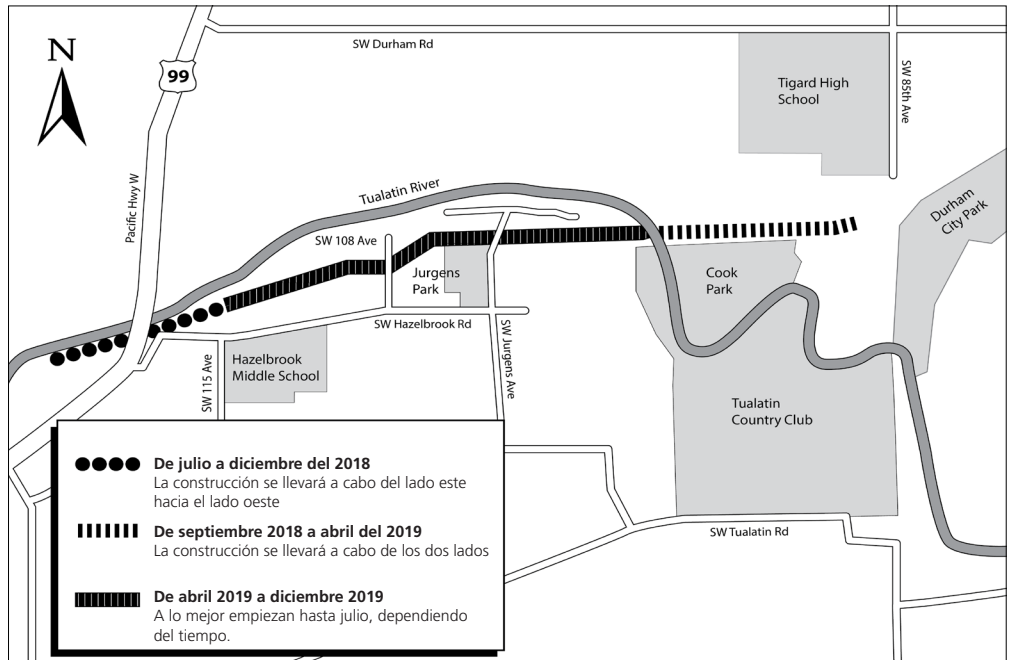


Horizontal Directional Drilling (HDD) example

MEJORAMIENTOS AL INTERCEPTOR Y SIFÓN DEL TUALATIN

El Interceptor del Tualatin sirve a las ciudades de King City, Tualatin, Beaverton, Tigard y Sherwood, y dirige los flujos hasta las Instalaciones de Tratamiento Avanzado del Agua de Durham. Este proyecto de mejoramientos reemplazará al interceptor original de 24 a 42 pulgadas de diámetro con otro interceptor de 48 a 66 pulgadas de diámetro, para satisfacer las demandas de capacidad del futuro, y tener más resistencia a la corrosión y a los eventos sísmicos. Además del reemplazo del interceptor, también se restaurará y mejorará cualquier zona afectada por las obras. Al terminar, este proyecto de \$30 millones de dólares, financiado por los clientes, proporcionará la capacidad necesaria para el próximo siglo.

Se ha programado empezar la construcción durante el verano del 2018, y terminarla a finales del invierno del 2019.



Diámetro nuevo de la tubería

La agencia de Servicios de Agua Limpia y el Contratista, Mortenson Construction, se han comprometido a minimizar los impactos ambientales utilizando métodos de construcción sin zanjas, menos invasivos dentro de las áreas sensibles, y a programar las obras del Parque Cook durante la temporada baja.

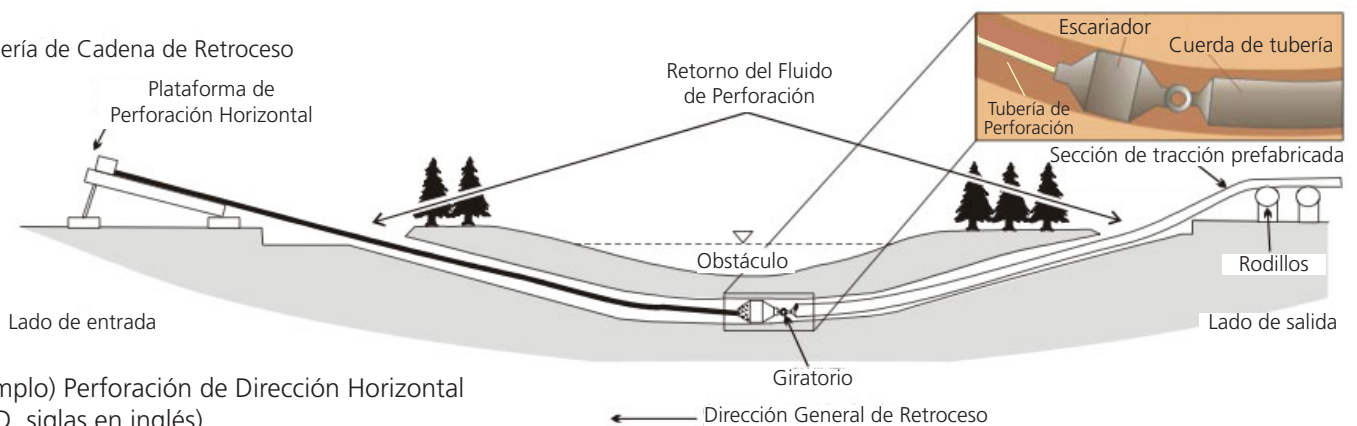
La nueva tubería, por lo general, seguirá el camino que ya existe en el lado este del

Parque Cook atravesando el estacionamiento.

Respecto a las canchas deportivas, la tubería se instalará bajo el Río Tualatin, utilizando la Perforación de Dirección Horizontal al.

Para mayor información sobre los impactos de las veredas y desvíos, visite el sitio web en: cleanwaterservices.org/TIS, o pase por el quiosco de información en el Parque Cook.

Tubería de Cadena de Retroceso
Plataforma de Perforación Horizontal



(Ejemplo) Perforación de Dirección Horizontal (HDD, siglas en inglés)



99

Pacific Hwy W

SW Durham Rd

Tigard High School

SW 85th Ave

Tualatin River

SW 108 Ave

Jurgens Park

Cook Park

Durham City Park




SW Hazelbrook Rd

Hazelbrook Middle School

SW Jurgens Ave

Tualatin Country Club

SW Tualatin Rd

	July 2018 - December 2018 Construction will go from east to west.
	September 2018 - April 2019 Construction will start from both ends.
	April 2019 - December 2019 Could start as late as July depending on weather.

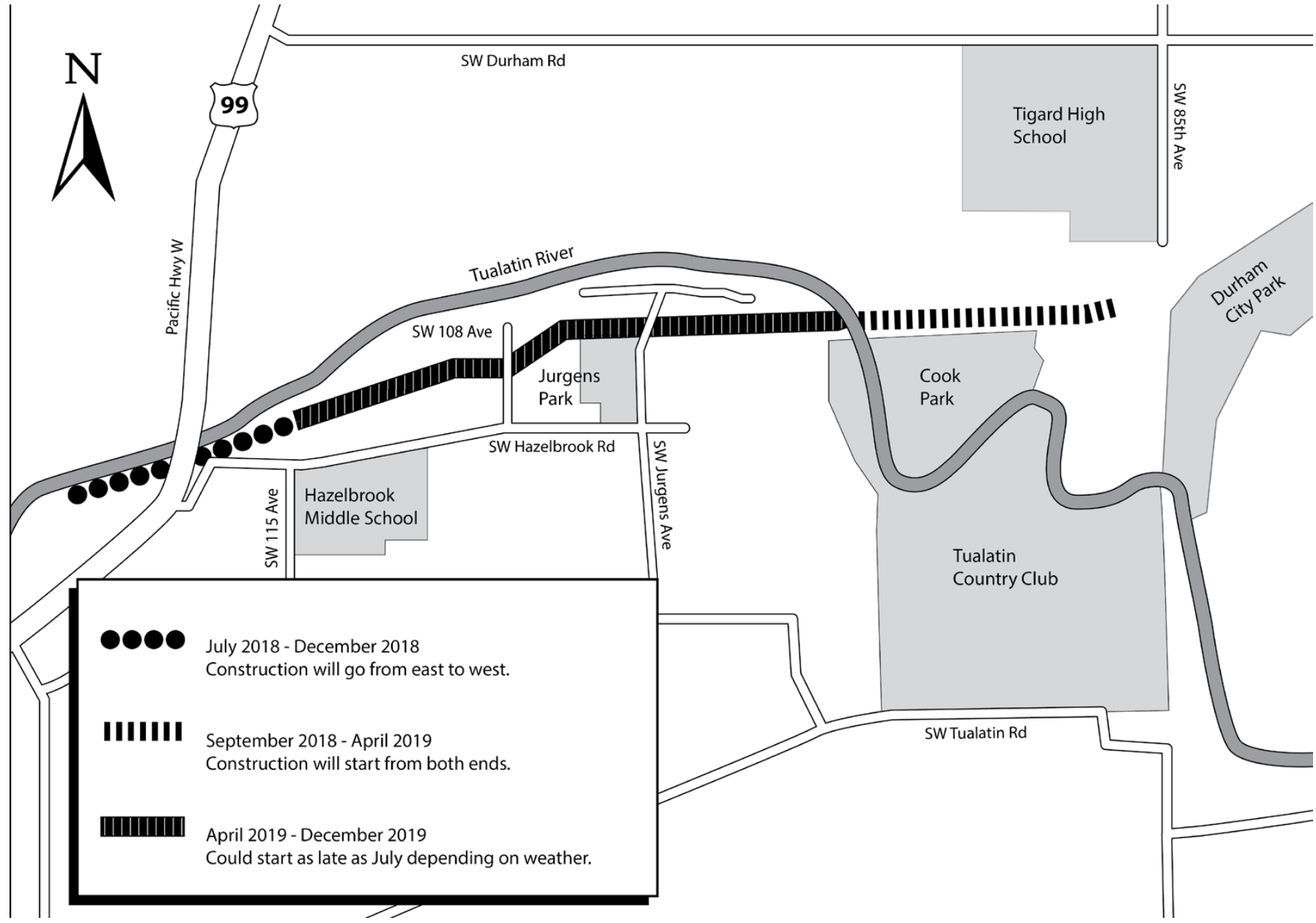
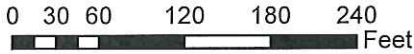
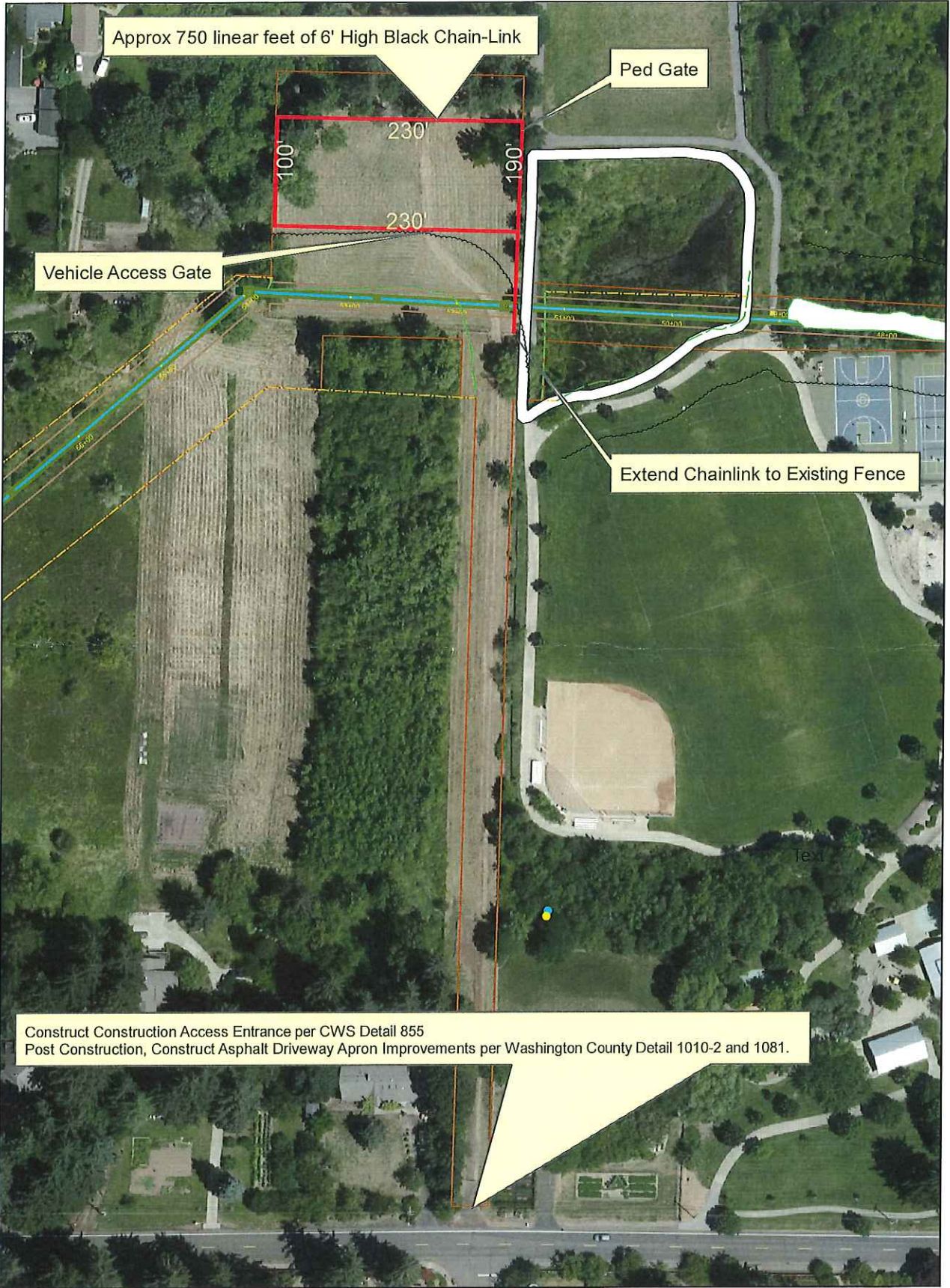


EXHIBIT F





MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Jonathan Taylor, Economic Development Manager
Aquilla Hurd-Ravich, Community Development Director

DATE: 03/25/2019

SUBJECT: The City of Tualatin Tourism Program

ISSUE BEFORE THE COUNCIL:

Consideration of the proposed City of Tualatin Tourism Program.

EXECUTIVE SUMMARY:

Background

On February 26, 2018, City Council adopted Ordinance 1408-18 to establish a local transient lodging tax rate of 2.5% effective May 1, 2018. The presentation tonight will focus on Tualatin's Tourism Program and how to utilize the transient lodging revenue to encourage visitor attraction.

Program

In 2018, an internal staff team developed a tourism program by identifying a goal and five key areas based on national best practices. The focus of each of the five key areas maintain the overall program goal of "increasing visitor attraction" or more commonly referred to as "heads in beds." This method is standard of any tourism program, as attracting more overnight visitors will lead to greater TLT revenue collection that can be utilized to further increase overnight visitors in a positive cyclical process. Once focus areas were identified and defined, City Staff sought program and project requests from relevant stakeholders including The Tualatin Chamber of Commerce, the City of Tualatin Parks and Recreation Department, the City of Tualatin Library, as well as consulting prior documents including the Ice Age Tourism Plan.

Goal: *To encourage visitor attraction by investing the transient lodging tax in five key areas.*

Five key areas:

1. Tourism Capital Development
2. Events
3. Placemaking
4. Visitor Services

5. Marketing

Below are the program areas, focus of each area, and identified potential targets of programming or projects:

Tourism Capital Development

- Focus: Plan and invest in priority tourism infrastructure projects to enable and expand the potential in visitor attraction.
- Targets: Investigate the feasibility of building targeted tourism attractions, amenities, and spaces. Reserve tourism revenue to leverage for future tourism capital development.

Events

- Focus: Ensure a mix of demand generating events throughout the year that attracts visitors.
- Targets: Expand event hours to encourage overnight visitor stay. Create new event opportunities throughout the year that increases visitor attraction.

Placemaking

- Focus: Support design standards and activities that encourage and maximize space and resource utilization that contribute to Tualatin as a sense of place.
- Targets: Enhance primary visitor spaces with beautification and wayfinding signage.

Visitor Services

- Focus: Develop and encourage visitor satisfaction and promote Tualatin amenities.
- Targets: Contracted services with Tualatin Chamber of Commerce. Partnership with the Tualatin Heritage Center for historical enhancements.

Marketing

- Focus: Develop a unique identity and generate consumer awareness.
- Targets: Update image library to utilize in promotion and marketing for the City of Tualatin. Create video marketing to highlight Tualatin assets and amenities to encourage visitor attraction.

If City Council approves of the proposed program format, focus area definitions, and identified potential targets of programs and projects, City Staff will conclude stakeholder outreach with final program product. In addition, City Staff will present the tourism proposed budget within the 2019-2020 City of Tualatin Annual Budget at the April 15th City Council Budget Workshop.

Attachments: [Attachment A - Tualatin Tourism Program Presentation](#)
 [Attachment B - Program Outreach Flyer](#)



THE CITY OF TUALATIN



TOURISM PROGRAM

TRANSIENT LODGING TAX

WHAT IS IT?

A tax imposed by a unit of local government on the sale, service, or furnishing of transient lodging (hotel stays.)

Tourists, not businesses, are responsible for paying any rate.

Tualatin's current rate is 2.5%

APPROVED USES

70/30 Rule –

- 70% to Tourism
- 30% to General Fund

1.) Tourism Promotion

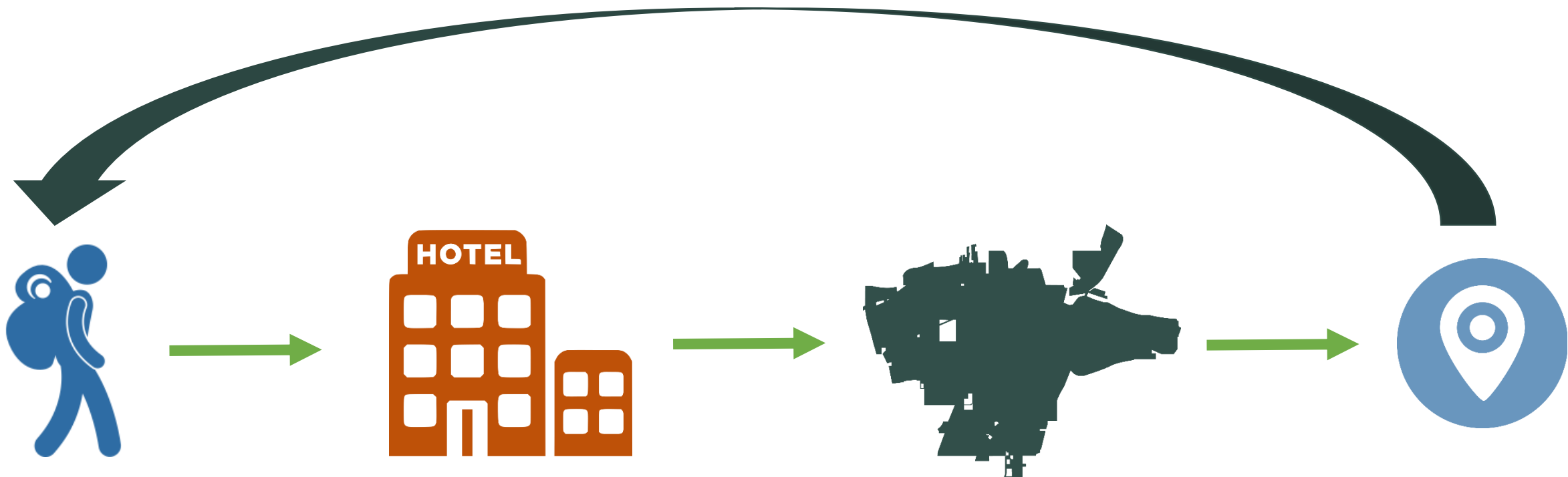
2.) Tourism-Related Facilities – 10 year life

3.) City and County Services

4.) Finance or re-finance debt on tourism related facilities.



THE BENEFIT



TIMELINE



SEPT
2017



FEB
2018



MAY
2018



DEC
2018



WE
ARE
HERE



JUN
2019

PROGRAM
FRAMING

BUDGET/
PLANNING

POLICY
DISCUSSION

TLT
PASSED

TLT
EFFECTIVE

PROGRAM
DEVELOPMENT

COUNCIL
APPROVAL

STAKEHOLDER OUTREACH

STAKEHOLDER OUTREACH



OVERVIEW

PURPOSE

The Tualatin Tourism Program will be an official program of the City of Tualatin focused on encouraging and increasing visitor attraction.

END PRODUCT

The Tualatin Tourism Program will provide annual programming for how the City of Tualatin will utilize the transient lodging dollars to encourage visitor attraction. Programming will be captured in the City's Annual Operating Budget.





GOAL

**TO ENCOURAGE VISITOR ATTRACTION BY
INVESTING THE TRANSIENT LODGING TAX
IN FIVE KEY AREAS.**

KEY AREAS



**CAPITAL
DEVELOPMENT**



EVENTS



PLACEMAKING



**VISITOR
SERVICES**



MARKETING



CAPITAL DEVELOPMENT

FOCUS

PLAN AND INVEST IN PRIORITY TOURISM INFRASTRUCTURE PROJECTS TO ENABLE AND EXPAND THE POTENTIAL IN VISITOR ATTRACTION.

POTENTIAL TARGETS

- 1 Investigate the feasibility of building targeted tourism attractions, amenities, and spaces.
- 2 Reserve tourism revenue to leverage for future tourism capital development.





EVENTS

FOCUS

ENSURE A MIX OF DEMAND GENERATING EVENTS THAT ATTRACTS VISITORS.

POTENTIAL TARGETS

1 Expand event hours to encourage overnight visitor stay.

2 Create new event opportunities that increases visitor attraction.





PLACEMAKING

FOCUS

SUPPORT DESIGN STANDARDS AND ACTIVITIES THAT ENCOURAGE AND MAXIMIZE SPACE AND RESOURCE UTILIZATION THAT CONTRIBUTE TO TUALATIN'S SENSE OF PLACE.

POTENTIAL TARGETS

1

Enhance primary visitor spaces with beautification and wayfinding signage.





VISITOR SERVICES

FOCUS

DEVELOP AND ENCOURAGE VISITOR SATISFACTION AND PROMOTE TUALATIN AMENITIES.

POTENTIAL TARGETS

1 Contract services with the Tualatin Chamber of Commerce.

2 Enhance heritage and cultural tourism services, amenities, and attractions. i.e. Tualatin Heritage Center.





MARKETING

FOCUS

DEVELOP A UNIQUE IDENTITY AND GENERATE
CONSUMER AWARENESS

POTENTIAL TARGETS

1 Update image library to utilize in promotion and marketing for the City of Tualatin.

2 Create video marketing to highlight Tualatin assets and amenities to encourage visitor attraction.



POLICY QUESTIONS

PROGRAM GOAL

Does the Tualatin City Council approve of the Tourism Program Goal: “To encourage visitor attraction by investing transient lodging funds in the five key areas.”

PROGRAM KEY AREAS

Does the Tualatin City Council approve of the program key areas as outlined by this program proposal?



NEXT STEPS

STAKEHOLDER OUTREACH

If City Council approves of the program format and potential targets, city staff will conduct final program outreach to identified stakeholders to gather additional feedback and budgetary requests that meet program goal and key areas.

2019-2020 PROPOSED BUDGET

City Staff will present the FY 2019-2020 Proposed Tourism Budget at the Council Budget Workshop.





DISCUSSION



TUALATIN TOURISM PROGRAM

PROGRAM OVERVIEW

The Tualatin Tourism Program is an official program of the City of Tualatin focused encouraging and increasing visitor attraction.

END PRODUCT

The Tualatin Tourism Program will provide yearly programming for how the City of Tualatin will utilize the transient lodging dollars to encourage visitor attraction. Programming will be captured in the City's Annual Operating Budget.

PROGRAM GOAL

To invest the Tualatin Transient Lodging Tax into five key areas to encourage visitor attraction.

PROGRAM AREAS



Capital Development



Marketing



Visitor Services



Events



Placemaking

TIME FRAME



DEC 2018



JAN 2019



MAR 2019



APR 2019



June 2019

Program Framing

Program Development

Budget/Planning

Council Approval

Stakeholder Feedback

Stakeholder Feedback





THE TUALATIN TOURISM PROGRAM

GOAL

TO ENCOURAGE VISITOR ATTRACTING BY INVESTING THE TRANSIENT LODGING TAX IN THE FIVE KEY AREAS.

The main targets of this goal are:



TOURISM CAPITAL DEVELOPMENT

Plan and invest in priority tourism infrastructure projects to enable and expand the potential in visitor attraction.



EVENTS

Ensure a mix of demand-generating events throughout the year that attracts visitors.



PLACEMAKING

Support design standards and activities that encourage and maximize space and resource utilization that contribute to Tualatin as a place to visit.



VISITOR SERVICES

Develop and encourage visitor satisfaction and promote Tualatin amenities.



MARKETING

Develop a unique identity and generate consumer awareness.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, Planning Manager
Aquilla Hurd-Ravich, Community Development Director

DATE: 03/25/2019

SUBJECT: Basalt Creek Comprehensive Plan Update Overview

ISSUE BEFORE THE COUNCIL:

This memo provides an overview of the proposed update to the Tualatin Comprehensive Plan for the Basalt Creek Planning Area that will be considered by the Council on April 8, 2019.

POLICY CONSIDERATIONS:

This memo is informational in nature. On April 8, 2019, the Council will consider a legislative update to the Tualatin Comprehensive Plan for the Basalt Creek Planning Area, which have a variety of policy considerations.

EXECUTIVE SUMMARY:

Background:

- 2004: The Metro Council added the Basalt Creek Planning Area, located generally between the City of Tualatin and City of Wilsonville, to the Urban Growth Boundary (UGB).
- 2011: Metro, Washington County, City of Tualatin, and City of Wilsonville entered into an Intergovernmental Agreement (IGA) for concept planning the Basalt Creek Planning Area.
- 2013: the City of Tualatin and City of Wilsonville began concept planning the Basalt Creek Planning Area.
- August of 2018: The City Council adopted a final concept plan for the Basalt Creek Planning Area known as the Basalt Creek Concept Plan.
- February of 2019: The City Council adopted a resolution authorizing the City Manager to execute a revised Urban Planning Area Agreement between Tualatin and Washington County, to include the Basalt Creek Planning Area.

Public Involvement:

- 2014: Staff have sent regular updates via email and hard copy mail to property owners and interested parties with information about project status, opportunities to comment and upcoming public meetings.
- 2014: Focus groups were held to help get community input on the concept planning

process for the Basalt Creek area.

- 2014: A design workshop was held that included a discussion of the type of development that might occur in the Basalt Creek Planning Area, and solicited feedback through interactive polling.
- 2016: An open house was held that included an overview of the Basalt Creek Concept Plan and solicited feedback through interactive polling.
- January 2019: An informational open house was held to provide an overview of and answer questions on the Comprehensive Plan update process and identify the potential changes to City Code that would be proposed, consistent with the Basalt Creek Concept Plan. Ray Pitz, News Editor for the Beaverton, Tigard and Tualatin Times attended and provided a photo of the event.
- Week of March 4, 2019: The written public comment period on the proposed Basalt Creek Comprehensive Plan Update application will begin and continue until the City Council hearing on April 8, 2019. The public will have the opportunity to provide spoken comment on the application at the Tualatin Planning Commission public meeting on March 21, 2019 and the Tualatin City Council hearing on April 8, 2019.

Basalt Creek Comprehensive Plan Update:

- The Comprehensive Plan is a guiding document for the City and includes goals and policies that guide land development in Tualatin. Having a Comprehensive Plan is also how the City demonstrates compliance with applicable Oregon Statewide Planning Goals, Oregon Administrative Rules, and Metro Code.
- The Comprehensive Plan's general goals and policies are implemented by specific regulations in the Tualatin Development Code, Community Plan Map, other related maps, figures, and tables, as well as the City's Transportation System Plan.
- The "Basalt Creek Comprehensive Plan Update" includes updates to the Comprehensive Plan and its implementing documents to ensure that future development in the Basalt Creek Planning Area is consistent with existing City Code as well as the adopted Basalt Creek Concept Plan.
- Adoption of the Basalt Creek Comprehensive Plan Update is the next step in the process to enable property owners in the Basalt Creek Planning Area to choose to annex to Tualatin and then have the opportunity to apply for "urban level" land development (e.g. residential subdivision; multifamily, commercial and industrial buildings).

Next Steps:

- Week of March 4, 2019: City staff submitted a formal application for the Basalt Creek Comprehensive Plan Update to the Oregon Department of Land Conservation and Development. Notice of the application was mailed to affected property owners, emailed to interested parties, and posted to the City website. This notice began the public comment period on the application.
 - March 21, 2019: The Tualatin Planning Commission held a public meeting to consider the Basalt Creek Comprehensive Plan Update.
 - April 8, 2019: The City Council will hold a public hearing to consider the Tualatin Planning Commission's recommendation on the Basalt Creek Comprehensive Plan Update. The City Council will have an opportunity to approve, deny, or continue consideration of the Basalt Creek Comprehensive Plan Update at this meeting. The City Council will also have the opportunity to consider adopting an ordinance on the Basalt Creek Comprehensive Plan Update as a general business item at this meeting, if a decision to approve the Basalt Creek Comprehensive Plan Update is made at the conclusion of the public hearing.
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Attachments: [Attachment 1 - City Council Work Session Presentation](#)

Basalt Creek Comprehensive Plan Update

Tualatin City Council
Work Session
March 25, 2019



Tonight's Presentation

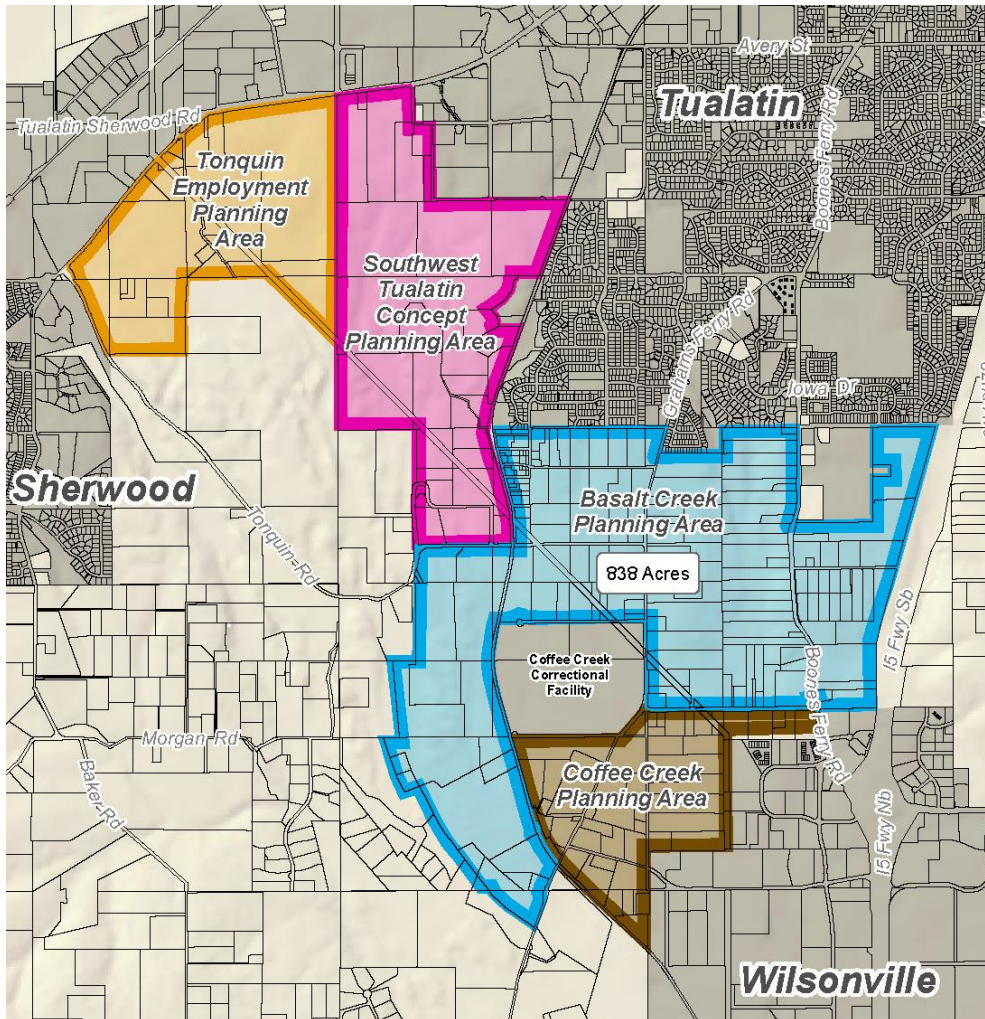
- **Background on the Basalt Creek Planning Area:**
 - **What is a Concept Plan?**
 - **Project History**
 - **Public Engagement to Date**
- **What is the Comprehensive Plan?**
- **Why Update the Comprehensive Plan?**
- **What Other Updates Need to be Made?**
- **Implementation Process/Next Steps**

Basalt Creek Comprehensive Plan Update Overview



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What is a Concept Plan?



- Identifies a combination of land uses and densities.
- Identifies the future transportation system and other public infrastructure.
- Required by Metro as a “first step” before urban development.

Basalt Creek Comprehensive Plan Update Overview

Project History

- **2004:** Basalt Creek Planning Area added to the Urban Growth Boundary.



- **2011:** Intergovernmental Agreement made to begin concept planning by Tualatin and Wilsonville.



- **2013:** Tualatin and Wilsonville began concept planning the Basalt Creek Planning Area.



- **August 2018:** Tualatin City Council adopts the Basalt Creek Concept Plan.

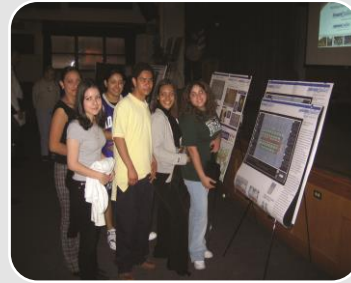
Public Engagement



Focus
Groups
2014



Design
Work-
shop
2014



Open
House
2016



Open
House
2019⁺

Basalt Creek Comprehensive Plan Update Overview



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*Photo Credit: Ray Pitz, News Editor for
the Beaverton, Tigard and Tualatin
Times

What is the Comprehensive Plan?

- The Comprehensive Plan is a guiding document for land development in Tualatin.
- Shows compliance with Oregon Statewide Planning Goals.
- The goals and policies of the Comprehensive Plan implemented by regulations including:
 - The Tualatin Development Code;
 - Maps and figures, such as the Community Plan Map (also known as the Zoning Map); and
 - The Transportation System Plan.

Why update the Comprehensive Plan?

- **Required** to apply existing City policies and regulations to the Basalt Creek Planning Area.
- **Updates to the Comprehensive Plan, Development Code, Zoning Map and other maps, figures, tables, and documents** are required in order to be consistent with the adopted Basalt Creek Concept Plan.
- **Required** to allow property owners to choose to annex to Tualatin and apply for land development.



Zoning Map



Legend

- | | |
|--|---|
| ■ Neighborhood Commercial | — Study Area Boundary |
| ■ High Density Residential | — Jurisdictional Boundary |
| ■ Medium Low Density Residential | — Arterial Road |
| ■ Low Density Residential | - - - Local Road |
| ■ Manufacturing Park | — Arterial Roadway Widening |
| | - - - Collector Roadway Widening |

Basalt Creek Comprehensive Plan Update Overview



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Utility Systems

Water



Sewer



Transportation System



-  Basalt Area Arterial Widening
-  Basalt Area Arterial
-  Basalt Area Collector
-  Basalt Area Local
-  Planned Arterial
-  Planned Collector



Bike and Pedestrian System



- Existing Roads
- ■ ■ Arterial
- ■ ■ Collector
- ■ ■ Local
- Existing Bike/Pedestrian Network
- Proposed or Improved Bike/Pedestrian Network
- ← Planned Regional Trails
- ← Planning Area Trail Opportunities



Implementation Process/ Next Steps

- **City Implementation Process:**

- **Week of March 4, 2019:** Application made by City. Notices sent to property owners and interested parties. Written comment period begins.
- **March 21, 2019:** Tualatin Planning Commission meeting to review and make a recommendation to the City Council.
- **April 8, 2019:** City Council consideration of the Planning Commission's recommendation. The City Council may also consider an Ordinance adopting Basalt Creek Comprehensive Plan Update.

- **Property Owner Next Steps:**

- **Spring/Summer 2019:** Basalt Creek planning process complete. Property owners may submit annexation petitions.
- **Late 2019:** Recently annexed property owners may be able to submit land use applications for review.



Questions, Discussion,
Comments?



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