



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: JUNE 27, 2016

SUBJECT: Work Session for June 27, 2016

5:30 p.m. (30 minutes)- Initiative Measure 2015-01i Update. This measure has qualified for the November 2016 ballot. The ballot title was completed as part of the qualification process and the city contracted with Jordan Ramis to write the explanatory statement. Peter Watts from Jordan Ramis will be present to discuss the explanatory statement and answer any Council questions.

6:00 p.m. (50 min) – Civic Center Public Involvement. At the City Council's direction, staff has spent May and June doing outreach and gauging support for a Civic Center. Staff will present information about all of the public outreach and what we have learned. Civic Center Public Involvement

6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agenda for the June 27th City Council meeting and brief the Council on issues of mutual interest.



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 06/27/2016

Subject: Initiative Measure 2015-01i
Update

Through: Sherilyn Lombos, Administration

Initiative Language
Certified Ballot Title
Explanatory Statement

Initiative 2015-01i

Charter Amendment Establishing Term Limits for Members of City Council

The electors of the City of Tualatin hereby amend their Charter to add the following language as a new section of Chapter III entitled "City Council Term Limits":

No person shall be eligible to serve on the City Council more than twelve (12) years in any twenty (20) year period, whether serving as Councilor, Mayor, a pro tem member, or a combination thereof. No person may be elected or appointed to an office on the City Council if completing that term of office would cause a violation of these term limits. The calculation of "years" shall include those preceding the passage of this Section, but shall not prevent any member of the City Council from completing a term of office that commenced prior to its passage. For the purposes of this Section, years of service on the City Council shall be calculated by first determining the aggregate number of days a person has served as a member of the City Council within an applicable window of twenty calendar years, and then attributing a year of service for every 365.25 days of service. This Section becomes effective immediately upon passage.

CERTIFIED BALLOT TITLE TO CITY ELECTIONS OFFICIAL

INITIATIVE 2015-01i

Caption: Charter Amendment Establishing Term Limits for Members of City Council

Question: Should members of City Council be term limited to serving no more than 12 years in any 20 year period?

Summary: The measure would amend the City Charter to impose term limits on all members of City Council. The measure would restrict a person from serving on City Council to no more than 12 years in any 20 year period. The 12-year term limit would apply to the total time served on City Council, regardless of whether a person served as Mayor, Councilor, or both, during the 20 year period. The measure would also prohibit a person from serving on City Council if the person could possibly exceed the 12-year term limit by completing another term of office, despite the person having actually served less than 12 years. The measure would apply term limits retroactively, including to all current members of City Council. The measure would not prohibit current members of City Council from fulfilling their current terms of office. If voters approve the measure, the current Mayor and two current Councilors would be term limited upon conclusion of their current terms. The measure would calculate a year of service to mean 365.25 days.

EXPLANATORY STATEMENT
INITIATIVE NO. 2015-01i – TERM LIMITS

This Measure, if approved, would amend the City of Tualatin Charter (“Charter”) by adding a new section of Chapter III entitled “City Council Term Limits.” The Measure would retroactively impose term limits on the current Mayor and City Councilors, and prohibit any person from serving more than twelve (12) years in any twenty (20) year period, as a City Councilor, Mayor, a pro tem member, or any combination of those positions. This twelve (12) year limit applies to the total amount of time a person serves on City Council, regardless of the office held. Under the Measure, City Councilors could only run for Mayor if doing so would not exceed the twelve (12) year limit.

This Measure would also apply if, at the time the person was elected or appointed, the person had not yet exceeded the twelve (12) year limit, but would exceed the limit if the person completed the term of the office. For example, if a person was appointed to complete a partial term caused by a vacancy, the person would only be eligible to serve two (2) additional four (4) year terms (8 years plus the time they were appointed), because the person would exceed the twelve (12) year limit if the person completed a third elected term in office. In these circumstances, the effect of the Measure would be a term limit of less than twelve (12) years.

Additionally, this Measure creates qualifications to hold office, but does not amend the Charter section regarding qualifications to run for office. As a result, a qualified elector could be eligible to run for office, but not eligible to serve their term.

There are currently two members of the City Council who could be eligible to be elected to office, this November, under the current Charter, but might not be eligible to serve their terms if voters elect them and this measure is also approved. The Oregon Secretary of State’s office has declined to take a position as to whether a Councilor lawfully elected at the November election would be able to serve their term, if this measure also passes.

The retroactive imposition of the Measure would not prohibit the current Mayor and City Councilors from fulfilling their current terms of office. However, no current member of the City Council will be eligible to serve more than one additional term, as either Councilor or Mayor, if this Measure passes.

This Measure would calculate years of service by first determining the aggregate number of days a person has served as a member of the City Council within an applicable window of twenty (20) calendar years, and then attribute one (1) year of service for every 365.25 days of service.

This Measure would become effective immediately upon passage.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder
Tanya Williams, Assistant to the City Manager

DATE: 06/27/2016

SUBJECT: Civic Center Public Involvement

ISSUE BEFORE THE COUNCIL:

Throughout the months of May and June, a team of City staff and consultants have carried out items from the public involvement plan relating to the alternatives for a new civic center and expanded library. Following the presentation on the results of the public involvement and community engagement, the Council will consider options for a new Civic Center and expanded library on the November 2016 ballot. The deadline to place a measure on the November 8 general election is August 8, 2016.

DISCUSSION:

In 2014, the City conducted a City Facilities Study to assess current facilities and analyze future needs in a proposed new city hall and library expansion. Following a comprehensive outreach process, eight sites were identified. In 2015, following direction from Council, these sites were narrowed down based on research and conducting due diligence. A set of three alternatives was identified. One proposed site was a two story building, next to the current Police department and the other two were on one site on the Tualatin commons. These two alternatives consisted of a two story and a three story building.

In April of 2016, the Council was presented with these three alternatives to consider for a future Civic Center and expanded library. Following this presentation, Council directed staff to proceed in developing a public involvement plan to gauge community interest and support for two proposed alternative sites; these included the Police Department site and the three story alternative on the Tualatin commons. The proposed public involvement plan was designed to target specific demographics and segments of Tualatin that would reflect our entire community. The plan included creating flyers and fact sheets, surveys, media releases, social media, utilizing community events, stakeholder meetings, videos and focus groups. Throughout the months of May and June, City staff and consultants have carried out the components of this plan and have feedback from the community to share with the Council in the attached public involvement report..

When considering the proposed public involvement plan, the Council requested information

Civic Center and Library Expansion Public Involvement Report June 24, 2016



... A Place to Call Home ...
BUILDING TUALATIN'S FUTURE

Prepared by:  **J Robertson
and Co.**
COMMUNITY BUILDING IS OUR BUSINESS

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Acknowledgements

City of Tualatin

City Council

Mayor Lou Ogden

Council President Monique Beikman

Councilor Wade Brooksby

Councilor Frank Bubenik

Councilor Joelle Davis

Councilor Nancy Grimes

Councilor Ed Truax

City Staff

Sherilyn Lombos, City Manager

Tanya Williams, Assistant to the City Manager

Consultants

J Robertson and Company

Sara Singer, Vice President

Executive Summary

In April 2016, the City Council was presented with various alternatives to consider for a future Civic Center and expanded Library. The Council requested staff hire a consultant to assist with engaging the community in a discussion regarding these alternatives and determine the level of community support for the different alternatives. J Robertson and Company designed a public involvement plan based on the direction provided by the Tualatin City Council and staff. Our team worked closely with city staff to design activities and outreach tools to reach the broader Tualatin population. The purpose of this outreach is to provide the Council with the information needed to decide whether or not to place a ballot measure on the November 2016 ballot for a new Civic Center and expanded Library. The deadline to place a measure on the November 8 general election is August 8, 2016.

As part of the Council's 2015 goal setting process, the Council outlined their decision-making process and the various data points needed for making a decision (see Figure 1). This report serves as one of the data points for council consideration. A public involvement plan was presented to the Council on April 25, 2016, and the activities outlined in the plan were carried out from May through June and have been summarized in this report.

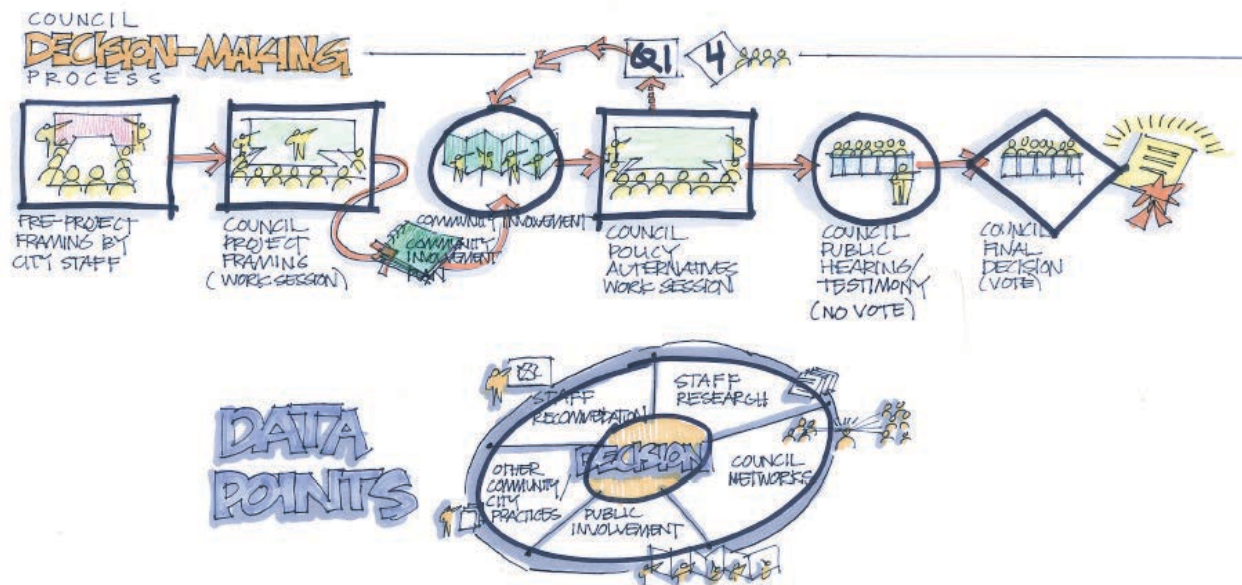


Figure 1 Tualatin City Council decision-making process

The public outreach presented two alternatives for the community to consider including a two-story building next to the Tualatin Police Department and a three-story building on the Tualatin Commons. Both of these alternatives included the expansion of the Tualatin Library into the existing City Office Space.

Overall, the outreach efforts reached an estimated 32,000 people in the community using a wide variety of tools and communication channels. The results varied depending on the tool used and the visuals available, but a majority of people engaged in direct conversation at

community events, meetings or focus groups seemed in favor of expanding the Tualatin Library. Regarding the alternatives for a new Civic Center, a majority of people engaged in direct conversation at community events or in-person meetings favored the three-story building on the Tualatin Commons versus the alternative for the two-story building next to the Tualatin Police Department. In the phone survey conducted by DHM Research and the online survey conducted by the City, the people surveyed were split on whether or not they support a new Civic Center and expanded Library, and a majority of the people surveyed preferred the Civic Center alternative next to the Police Department.

This report includes background information about the project, as well as a summary of the public outreach results. Each public outreach tool is a separate data point for the Council to consider as they evaluate the information. Different outreach tools have varying benefits and constraints which should be factored when considering the value of each data point.

Project Background

In 2014, Tualatin conducted a City Facilities Study to assess Tualatin's existing facilities, analyze future space needs and identify alternatives for a future city hall and library expansion. A comprehensive public outreach process was launched and the community identified eight sites to consider for a future city hall and two options for library expansion. In 2015, the City Council reviewed the study and directed City staff to complete a due diligence process on a narrowed set of alternatives. This process refined cost estimates and analyzed traffic impacts for the alternatives. In April 2016, staff and consultants presented three alternatives for a future Civic Center and expanded Library/Community space, refined cost estimates for each alternative and information regarding a potential bond measure. The Tualatin Council directed staff to proceed with the development of a public involvement plan to gauge community interest and support for a November ballot measure for a Civic Center and expanded Library. The alternatives presented to the Council in April included two alternatives on the Tualatin



Figure 2 A three-story Civic Center on the Tualatin Commons would meet the City's space needs and would provide additional retail and office space..

Commons, a two-story building and a three-story building, and a two-story alternative next to the Tualatin Police Department. Staff and consultants also presented information regarding the Library expansion and renovation and the associated costs.

It was decided to take two alternatives out to the community for further consideration. A three-story Civic Center on the Tualatin Commons (see figure 2) would meet the City's space needs and would provide additional retail and office space. The total bond request for the three-story building and Library expansion is \$32.1 million and includes construction, design, land acquisition, contingencies, and financing costs. This total cost does not take any rental revenue into consideration. A two-story Civic Center next to the Tualatin Police Department

(see Figure 3) would meet the City’s space needs out to 2025. The total bond request for the two-story building and Library expansion is \$24.3 million and includes construction, design, contingencies, and financing costs.



Figure 3 A two-story Civic Center next to the Tualatin Police Department would meet the City's space needs out to 2025.

Over the course of the study and during the outreach period, questions were raised regarding other Cities’ experiences in constructing a new Civic Center with additional leasable space. Questions were also raised regarding how much additional income could be generated if the City were to lease space to retail businesses or other agencies on the Tualatin Commons.

One example of another City who leases a portion of their Civic Center space is the City of Hillsboro. Hillsboro leases Civic Center space to three entities including the following: a Starbucks coffee house, which is leased out at market rates and managed by the City’s Facilities Division; the Washington County Museum which has exhibits and an education center, and the Hillsboro Parks and Recreation Department operates the Outdoors In Park at the Plaza featuring a playground and bouldering wall. The Museum pays a minimal amount for maintenance, but the City does not receive rental income. Hillsboro staff reports that there had been some hope to have a restaurant in the Civic Center space but that they have not been able to find a tenant that could be viable.

The Civic Center alternative on the Tualatin Commons shows an additional 13,000 square feet of leasable space. Currently, the market rate for office and retail space in Tualatin is \$22-\$26 per square foot which includes “full service” rents. Full Service means that all utilities and maintenance is included in the cost.

Public Involvement Summary

The purpose of the Public Involvement Plan was to outline the intent and expectations of public involvement efforts in the Civic Center Outreach project to fit the needs of the public and the goals of the Tualatin City Council. The demographic profile of the community was examined to ensure that our tools reached all segments of Tualatin's population, and the results would be reflective of the entire community. The plan's objectives were to engage those who do not usually get involved through online platforms and at events that are family-friendly, connect with diverse communities across Tualatin through cultural events and translated materials, empower youth and gather their input, build community connections through existing channels with the neighborhoods, businesses and city advisory committees, foster sustained interaction between residents and their government and engage people at other City sponsored events.

Many tools were used to reach the community including those listed below:

- Social Media (Facebook, Twitter, Instagram, YouTube)
- Posters
- Fact Sheet (English + Spanish)
- Presentation Boards (English + Spanish)
- Video
- Online Survey
- Statistically Valid Survey
- Open House
- Community Events
- Focus Groups – marketed to volunteer network
- Stakeholder Meetings – Advisory Committees, CIOs, Others?
- Newsletter Insert
- Tualatin Life + Other Press Coverage
- E-Blasts (City and Chamber)
- Web Content
- Direct Mailing to Apartment Complexes

Below is a summary of each activity and the results and comments collected from the community participants:

Advisory Committees

Most of the City's Advisory Committees meet monthly, and the outreach team attended at least one meeting for the following groups to provide a brief presentation and overview of the project and solicit feedback from the committee members. The City's Advisory Committees are made up of residents who are very engaged in community affairs and who were mostly familiar with this project from previous planning efforts.

1. **Arts Advisory Committee:** Our team met with the Tualatin Arts Advisory Committee on May 17, 2016 with six members present. The group was supportive of the Commons Site and were unanimously in favor of placing it on the November 2016 ballot. The group said public art should be included in the new building, and they expressed great interest in the ability to offset the costs of the bond with revenue from the retail/commercial space. They agreed the library should be expanded.

2. **Planning Commission:** Our team met with the Planning Commission on May 19 with nine members attending. Members asked questions about the construction timeline and the projected revenue from the leasable space on the Commons. Overall, the group was supportive of the alternative on the Commons and expanding the Library.
3. **Youth Advisory Committee (YAC):** On May 26, our team presented to 13 YAC members. They were very interested in the proposed sites and asked about anticipated revenues from the Commons site, the timeline of the project, and the planned use for the expanded library. Overall, they were in favor of the project and the Commons site.
4. **Budget Committee:** On May 31, our team presented the project and options to members of the Budget committee. Members of the committee asked about parking options, which city facilities would be consolidated, and the anticipated bond rates.
5. **Tualatin Tomorrow Advisory Committee:** Our team met with the Tualatin Tomorrow Advisory Committee on June 1, 2016 with seven members present, as well as five members of the public in attendance. Overall, the group was supportive of the alternative on the Commons and expanding the Library.
6. **Library Advisory Committee:** Our team met with the Tualatin Library Advisory Committee on June 7, 2016 with eight members present. The group had a robust discussion about the options and were very supportive of the need for an expanded Library and of building a Civic Center. Ultimately, they did not provide a recommendation to the Council because they were split on which site they preferred. There was concern expressed that if there were overruns on the Civic Center construction that the Library expansion would suffer.
7. **Parks Advisory Committee:** Our team met with the Tualatin Parks Advisory Committee on June 14, 2016 with five members present. There were many good questions and discussion focusing on the need, the differences between the options, schedule and cost. The group was supportive of the need but was split on which site they preferred. There was some concern expressed about competing with the School District bond measure.

Neighborhood Engagement

The **CIO Officers** held an all-officer meeting on May 25, 2016 with 20 people in attendance representing residential and commercial CIOs. The group asked about parking options, the option for a separate library measure, and which facilities would be consolidated in a new Civic Center.

The team attended three of the CIO Annual meetings to present information and gather input:

- **Byrom/Martinazzi** on April 21 which had approximately 30 attendees. Comments were positive about the need and also about the Commons option. Questions were asked about the schedule, why the City torn down the Council Building, and cost.

- The Midwest CIO met on April 28 and had approximately 15 attendees. Comments reflected understanding of the need and support of the Library expansion; there was a preference expressed for the Commons option. There were questions about cost, and schedule as well as concerns about competing with the School District bond measure.
- The East CIO met on April 28 as well and provided input on the project.

The City utilized **Nextdoor**, the online social media site for neighborhoods. A narrative including background information and the alternatives under consideration were posted on the site for all Tualatin Nextdoor users to review and comment.

Business Community

Our outreach team partnered with the Tualatin Chamber to share information about the project with the business community.

A message went as part of weekly **Chamber E-Newsletter**, including information about the project and a link to the online survey.

Staff also shared information at the Chamber’s **Business Advisory Council** meeting where people shared concerns about the putting this measure on the ballot at the same time as TTSD’s measure. Concerns were raised that this could be perceived as being in competition with the school district or people feeling voter fatigue.

Statistically Valid Survey

The City contracted with DHM research to conduct a statistically valid survey regarding the Civic Center and Library alternatives. The full report from DHM is attached; special effort was made to reach as many residents as possible in the City; respondents were contacted by a live interviewer from a list of registered, likely voters (those that have voted in 2 of the last 4 elections). The margin of error for this survey is +/- 7.5%, which means that there is a 95% probability that the sample taken for this study would fall within 7.5% (+/-) if compared with the results achieved from surveying the entire population.

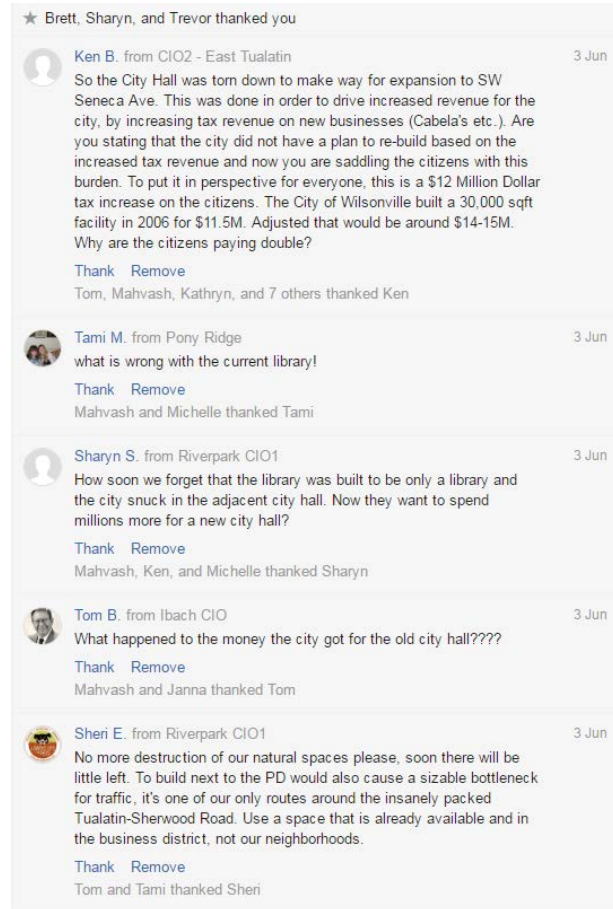


Figure 4 Comments from neighbors regarding a new Civic Center and Library on Nextdoor

Following are some of the key findings and observations from the attached report:

- Tualatin voters were very positive about the direction their city is headed and were highly satisfied with the services provided by their local government.
- Many voters don't know or believe that a new Civic Center is necessary.
- A strong majority of voters see the value of a Civic Center in Tualatin, but are split on whether to support the project.
- Those who support the project see it as a chance to bring the community together.
- Voters don't respond strongly to the messages in support of a new Civic Center and Library expansion.
- Voters exhibit concerns about government spending and increased taxes.
- Voters show a strong preference for the Police Facility over the Tualatin Commons.

Online Survey

An online survey was created to reflect similar questions from the statistically valid survey to gauge community support and identify potential reasons residents may support or oppose the project. The survey was posted on the City's website, distributed through social media channels, sent out through email marketing campaigns, and was distributed in paper versions at all of the advisory committees. In total, the online survey received 547 responses.

Overall, 65% of respondents identified that a Tualatin Civic Center would be valuable, however, they were evenly split when asked if they would support the project given the costs. For the site next to the Police Department, 55% of survey responses indicated that they would support this option. Only 44% of respondents would support the Tualatin Commons site, with over 37% identifying that they were strongly opposed to this site.

Similar to the DHM survey, the online survey gave respondents the option to select reasons why they would support or oppose the project. The fact that the city is in seven different locations was a very important reason to support the project for 35% of survey participants. For those that were opposed to the project, 65% of survey participants cited that Tualatin has more important priorities than building a new Civic Center and 66% cited that additional tax increases puts a burden on families.

Community Events

To reach people in the community who do not attend traditional meetings or typically engage with the City, our team attended several community events to engage with people and share information about the project.

On May 18, 2016, our team attended the opening night of the new **Bridgeport Farmers Market** and talked with 60 people who shared a general preference for the alternative on the Tualatin Commons. Two people voiced strong opposition to both options and cited reasons as tearing down the old building and the new options were too expensive. Many Durham residents who also use the Tualatin Library stopped to view the renderings and voiced their support for the project.



According to the demographic profile of the community, about 10% of Tualatin's population is 65+. To reach this segment of the population, our team attended the **Juanita Pohl Center Meals on Wheels Lunch** on June 3, 2016 and talked with 25 people who shared a general preference for the Commons site and were strongly supportive of consolidating services in one location.

Our team attended the **Summer Reading Kickoff** on June 1, 2016 and talked with 40 people who shared that they were very excited to see plans to expand the Library. Some of the people our team spoke with were not Tualatin residents, but they were very happy with the services they received from the library. Five people who we spoke with were very eager to see a new civic center built and favored the Tualatin Commons site, favoring the idea of "bringing energy" to the area.

Our team attended the **Blender Dash** on June 4, 2016 and talked with 30 people who shared a general preference for the alternative on the Tualatin Commons. People shared concerns about traffic and parking associated with a new Civic Center.



On Saturday, June 18, 2016, the City hosted a free event, **Summer in the Park**, in Stoneridge Park to target outreach efforts in the Latino/Hispanic neighborhood. Over 100 people came out to enjoy the free activities and food, and staff engaged in both Spanish and English to share information about the project and gather input.

Social Media

The City utilized Facebook, Twitter, Instagram and YouTube to share information about the project. The charts below show the engagement numbers for the posts on Instagram and Facebook. The project was tweeted about seven times, but the City’s Twitter followers did not engage.

Facebook Posts and Events	People Reached	Likes, Comments, Shares	Link Clicks	Views
May 18, 2016	441	1	0	20
May 19, 2016	73	0	0	1
May 23, 2016	82	0	1	1
May 25, 2016	468	3	0	4
May 26, 2016	434	18	1	27
June 2, 2016	639	26	35	74
Event: Party in the Park	6,400			74
Event: Open House	2,000			94

Facebook Comments



3 Instagram Posts generated 34 likes



YouTube Video

The YouTube video had 530 views.



Focus Groups

A total of 30 people participated in one of seven focus groups. The focus group meetings lasted one hour and were designed to gauge people's reactions to the statistically valid survey. Every participant was given the survey and asked to fill it out with no other presentation, visuals or information and then the group talked about their reactions to each question once everyone

was done. Overall, 80% of the participants support a new Civic Center and expanded Library, and 90% supported the alternative on the Commons.

The majority felt like the City is moving in the right direction and had very positive things to say about their experience in Tualatin. Participants expressed satisfaction with the services they receive. Comments focused on frustrations with traffic, the fact that there is no real downtown, and the Library is too small.

There was some confusion about what a Civic Center means; to some it means a large, multi-use space that includes performing arts; to others, it sounded like a compound or multiple buildings; others knew and understood it to be synonymous with a City Hall. There was general agreement that a Civic Center is a good idea, that it should be downtown or central, and that it should be accessible.

Generally, participants were initially supportive of a Civic Center, however, some questioned the need and others felt that it wasn't the highest priority, especially given the Tigard-Tualatin School District (TTSD) bond measure on the November 2016 ballot. The strongest messages in support were that it is very inefficient (for both employees and customers) to have City offices in so many different locations, and that an expanded Library would create additional space for high-priority needs. When looking at the messages in opposition, the strongest message was about taxes going up.

When thinking about the location, there was agreement by most that there are challenges associated with the Police site, primarily related to access. The strongest reason to support the Police site is that it's less expensive since the City already owns the land. The Commons site was the favored option by most; participants reported that it would help create a downtown feel, that it would finish the development of the Commons and that it was much more accessible by foot and transit. The commercial opportunities at the Commons seemed to cause some confusion with participants questioning the risk and what the City would do with the revenue.

Open House

On May 25, 2016, the City hosted an open house at the Tualatin Police Department to share information about the project and gather input. Only five people attended the event, but those who did generally support the project and preferred the Civic Center alternative on the Tualatin Commons. They expressed an interest in having a visitor's center as part of the new Civic Center or expanded Library space, and they cited concerns about the traffic issues near the Police Department site.

Direct Mail

Based on Tualatin's demographic profile, about 44% of the population rents versus owning their home. To ensure the outreach methods were reaching this segment of the community, a direct mailing was sent to 1,093 residents in Tualatin's largest apartment complexes. This mailing was comprised of a letter and fact sheet in both English and Spanish.

The Latino/Hispanic population comprises almost 20% of Tualatin's population, with a large concentration of Spanish speaking people in the Stoneridge neighborhood. The City mailed over 200 fact sheets in Spanish to the homes in this neighborhood to inform them about the project and the community event Summer in the Park as discussed previously in this report.

Newsletter

The City newsletter is mailed monthly to every home and business in Tualatin, reaching over 14,000 households and businesses. In the June 2016 edition of *Tualatin Today*, the City inserted the fact sheet developed for the project into the newsletter.

E-Blast

While the City does not have a formal e-newsletter, an e-news platform is utilized to communicate with different groups including the Tualatin Tomorrow Partners, Library customers and members of the City's Advisory Committees. The City sent out e-blasts to these groups which include over 13,000 emails.

The Tualatin Tomorrow e-blast reach 48 people, while the Library e-blast reached almost 4,500. The Library e-blast generated over 400 link clicks for the survey, and the video which was embedded in the email generated almost 600 views.

Emails

Several people shared emails with their comments regarding the alternatives. Below are a few excerpts from some of the messages received by staff.

Be. really amazing. thinking. a least. 20 year a head. make it. that way. is beautiful. can be. much better

The tax increase is really pretty stiff.

It is pathetic to see your library get more money...and throw away books!

Computers should be an at home project...anyone can afford a Windows XP now. Monitors are \$10 at Goodwill. The city/library should not be involved in giving every family in town access. Why should the library have video-games? That is not the purpose of library concept.

The check-out-yourself must have cost a lot...probably more than an employee would. Not all change is progress.

Going back to books: you have a fair number of RECENT fiction. Your history, literature, and math are non-existent.

Mike PhD (History of Science)

Some feedback on this video and presentation. While it was helpful and well done, it does not address the reason to expand the library and in doing so, this will be the 3rd construction project on library property in the 15 years we have lived here. I would support the civic center but do NOT support a library addition at this time. The survey did not allow for that feedback to be given.

Melissia

***It sounds fantastic. It would be a great idea for the growing Tualatin area.
Ruth***

The Tualatin Historical Society Board would like to request the City to include some space in the new civic center complex for a small office and display area for some of our fast expanding organization and collections. We are starting plans for an Ice Age Interpretive Center in line with the branding expert Bill Baker's recommendation to enhance visitor's time spent in Tualatin while on vacation or business and providing jobs in restaurants, hotels, and economic development in the downtown area. We need to register our interest in further cooperation in teaching the public and expanding our unique historical story by being included in your future plans. Currently the Heritage Center is used by City and THS as an events center precluding expansion and placement of future artifacts. We have already filled up the display cases appropriated to us at the Library and can't take further donations for now. (Hillsboro has had a very satisfactory agreement for historical floor space in the Hillsboro Civic Center but we do not need that much room.)

We are working with University of Oregon Museum officials to loan ancient animal specimens found in the area for display. (Example: We have found a Tualatin River Mammoth skeleton in U of O Museum storage which was donated by Washington County Chair Andy Duyck's father which Andy was a small child. If it could be put together, it could be reconstructed like the Tualatin Mastodon.). We have David Ellingson, Woodburn teacher and Mike Full, Fossil expert working with us and U of O to see what opportunities there are to display them here in Tualatin rather than down in Eugene. This is just one pending project that promises to make a scientific history name for the City, and Tualatin, Yamhill and Willamette Valleys. (Dave and Mike have provided castings for the Tualatin River Trail and for Cabelas. PSU Professor Scott Burns, Tualatin resident, has provided geology and ice age floods guidance for the City Trail project and now consults in regard to the ice age soils for the numerous wineries in the valleys. (All three assisted greatly on the Greenway Trail). I have been able to connect a lot of people and involve a lot of professionals in expanding the interest in Tualatin Ice Age Floods from all over Oregon and Washington. We have several more projects and donations pending in cooperation with Ice Age Trail Institute and other scientific organizations. One archaeologist I mentored while he was at PSU, radio carbonated our specimens in California, and recently wrote a very technical article in a professional journal about our ice age animals. He was recently been contacted by an Australian scientist regarding similar dna and species of our Willamette Valley ancient bison antiquess in connection with ancient bisons from Wyoming, Idaho, Yellowstone areas. Just shows the serious, scientific interests, plus our local high school arts and crafts connections including casting of ancient animal bones. I could go on and on.....

In addition, the National Park Service recently designated Tualatin as a "loop" of the National Ice Age Geologic Trail adopted by 2009 federal legislation. This would allow us to co-sign the Ice Age Tonquin Trail and other trails with national signs and plan for a tourist's interpretive map and stop at the Tualatin Heritage Center or elsewhere in the city, which is close to I-5 and I-205... As you might have heard, as a result of Paul Hennon and Linda Moholt going with me to a national ice age trail planning meeting in Wenatchee several years ago, the National Park Service has taken an interest in what we are doing down here and their staff has been here three times to exchange ideas, (including the Superintendent of Lake Roosevelt and the national Trail who entered and won a prize in Tualatin's Pumpkin Regatta last fall.)

There is so much more. Perhaps I can better brief you and Sara at lunch or coffee sometime soon. I think you will be pleased and proud as I am. If this email can serve as input the city has requested regarding future plans for the Civic Center, okay. If not, please advise if you want us to input in a more formal way.

Thank you for all you do for my hometown.

*Yvonne Addington, President
Tualatin Historical Society*

I couldn't make it to the focus group today, and I have court tomorrow morning. Since I am not available to attend a focus group, I will give you my input here, which supplements our earlier conversation re my support for the concept, but

int the context of my concerns with the proposed November timing for the potential ballot measure in relation to IP28 and the TTSD ballot measure/levy.

As I have had more conversations around the community, the vast majority of parents that I have spoken with at school/kid functions have relayed to me that they see the proposed City ballot measure in competition with the TTSD ballot measure/levy and, in that context, they believe that the safety and expansion of the District's infrastructure is solving a greater need than the inefficiencies associated with the City's currently scattered infrastructure. In that competition, those parents are going to vote for the TTSD measure and against the City measure. The population expressing this view is, admittedly, biased in favor of the schools, but we cannot ignore that this population represents a significant part of the electorate.

For this reason and the others I have expressed to you in the past regarding the timing of the potential City ballot measure, I advise delaying the proposed City measure to a future ballot. In the interim, the City could conduct more outreach (particularly through the CIOs) and further develop its narrative in support of the project, especially the financial projections for potential revenue to be gained from the retail and office space included in the plan for the Commons site.

Robert

Press

The project received some press coverage over the last few months including an article in the June edition of *Tualatin Life* written by our team and an article in *The Times* on June 1, 2016.

Appendix A: Public Involvement Plan Tualatin Civic Center

1. Introduction and Project Background

Proactive and effective citizen involvement is crucial to the successful planning of any major community initiative. Tualatin residents have consistently expressed an expectation that the City prioritize public engagement to maintain transparency and encourage participation. The City of Tualatin provides many avenues for meaningful citizen involvement, access to information, and opportunities for collaboration, with transparent and inclusive public engagement practices.

The City has been studying various alternatives for a future Civic Center and expanded Library over the past two years. In the fall of 2013, the City conducted public outreach regarding transportation improvements related to the Nyberg Rivers development which required the demolition of the former Council Building located on Martinazzi Ave. During the public outreach the community expressed an interest in completing a City Facilities Study to learn more about Tualatin's facilities and future needs for City offices and community meeting spaces. Concurrently, during the update of the City's Tualatin Tomorrow Vision Plan in summer of 2013, citizens expressed high interest in consolidating city services into one central facility, expanding library offerings and providing more community meeting spaces.

In 2014, the City conducted a Facilities Study to assess Tualatin's existing facilities, analyze future space needs and identify alternatives for a future city hall and library expansion. A comprehensive public outreach process was launched and the community identified eight sites to consider for a future city hall and two options for library expansion. In 2015, the City Council reviewed the study and directed City staff to complete a due diligence process on a narrowed set of alternatives. This process refined cost estimates and analyzed traffic impacts for the alternatives. In April 2016, staff and consultants presented three alternatives for a future Civic Center and expanded Library/Community space, refined cost estimates for each alternative and information regarding a potential bond measure. The Tualatin Council directed staff to proceed with the development of a public involvement plan to gauge community interest and support for a November ballot measure for a Civic Center and expanded Library.

The purpose of this Public Involvement Plan (PIP) is to outline the intent and expectations of public involvement efforts in the Civic Center Outreach project. The PIP sets forth principles that guide how we will involve the community in the project, how we will structure the public involvement program in a way that fits the needs of the public and the goals of the Tualatin City Council.



2. Community Overview

As a citywide project, the public involvement plan must consider the demographic profile of the entire community. Tualatin’s unique demographic characteristics should be reflected in the project’s public involvement program.

Tualatin Community Demographic Summary

Tualatin is currently home to 26,604 residents and 10,000 households of various sizes and compositions. Summarized demographic information for the City is shown below¹:

Age		Education ²		Ethnicity	
Under 15	20%	Less than High School	8.5%	Asian	2.2%
Age 15-24	13%	High School Diploma	17.6%	Black	1.4%
Age 25-44	30%	Some College	32.1%	Hispanic	18.5%
Age 45-64	28%	Bachelor's Degree	29.4%	Other	4.6%
Age 65+	9%	Graduate Degree	12.4%	White	73.3%

Household Size ³		Housing Tenure		Language at Home	
One person	25%	Own	56.2%	English Only	81.7%
Two people	33%	Rent	43.8%	Other than English	18.3%
Three people	17%				
Four or more people	25%				

Median Income
\$65,903 (Household)

Individuals Below the Poverty Level
11.9%

Challenges

The demographic differentiators highlight a number of key challenges that need to be addressed in the public involvement plan:

Multilingual content: Linguistic barriers will present a significant challenge for some community members to participate in the project. How can we deliver content that addresses language barriers?

¹ 2010-2014 *American Community Survey 5-Year Estimates*. www.census.gov

² Population 25 years and over

³ 2010 Census Data



Diverse customs and practices: Community events should reflect the diverse customs and practices of various groups in the community. How can we design events and activities to address and integrate different cultural practices and preferences?

Family-friendly events: Events and activities should be structured such that families with children can easily participate. How can we lower barriers in terms of scheduling, venue, and availability of child care, among other items?

Youth outreach: Community events and activities should be designed to engage the entire family, not just adults. How can we design events and activities to involve youth and solicit their input?

Renters and Owners: Public outreach should be structured so that renters are welcomed and involved in engagement efforts. How can we design events, activities, and notification to encourage participation by renters and owners alike?

Neighborhoods: Tualatin has six residential Citizen Involvement Organizations (CIOs) and one commercial CIO. These groups meet at varying times throughout the year, and have hosted joint meetings on important citywide topics in the past. How can the outreach opportunities be designed to reach as many of Tualatin's neighborhoods as possible?

3. Public Involvement Program Overview

The project's PIP is informed by objectives which guide our approach as well as the Council-adopted public involvement principles discussed below.

Tualatin Principles of Citizen Involvement

The City of Tualatin adopted its Principles of Citizen Involvement in June 2011 to guide the citizen involvement process in projects and programs in Tualatin. These principles include:

- **Capacity Building:** The City's role in promoting capacity building is to provide information, resources and facilitate collaboration among various community members and organizations.
- **Process Integrity:** Process integrity is the ability to conduct reliable government activity in a transparent environment. Tualatin should have a clear and understandable democratic process for decision-making, which is inclusive and easy for the entire community to become engaged.
- **Fiscally Responsible:** The means used to achieve citizen involvement and the process for which to engage the community should consider the City's fiscal condition and exercise fiscal prudence.
- **Accessible:** All public decision making processes will be accessible, open, honest and transparent. It should provide a multifaceted approach for two-way engagement between the City and the community.
- **Effective Feedback:** Feedback should be timely and constructive to improve the decision making process.
- **Effective Communication:** Effective communication is essential for building public support for community projects and activities, and for developing a sense of community.

This plan has been developed with these principles in mind and is designed to meet the objectives listed below.

Program Objectives

Creating an outreach strategy designed to involve citizens in an engaging process that tells the story of current needs and conditions, and explains various alternatives, costs, benefits and opportunities is integral to the success of the project. The public involvement strategy is designed to achieve the following objectives:

- **Engage those who aren't usually involved.** Involving citizens who do not have time to attend City events is a considerable challenge. Nearly 30% of Tualatin's population is 25-44 years old. Parents with very young and school-aged children are often too busy to attend "yet another" event. This is also true of young adults and citizens who are heavily involved in "other" community activities, such as parent-teacher, business or sports organizations.



Therefore, instead of expecting citizens to come to us at City meetings, we will go to them. We will also engage citizens electronically through online platforms.

- **Connect with diverse communities across Tualatin.** Approximately 19% of Tualatin's residents identify as Hispanic/Latino. Therefore, it is important to make a special effort to hear from this population. The city should build relationships with key leaders and organizations in order to build relationships, to learn how to best engage this community, and convey interest in involving immigrant residents in planning for the future. When feasible, materials should be translated.
- **Empower youth.** The purpose of the City's Youth Advisory Committee is to serve and improve the Tualatin community through positive activities, strengthening relationships, appreciating diversity, and forming more supportive relationships between youth and adults. If we want to keep the youth in the community when they become adults, they should have a voice in developing what the City provides in the future. The YAC should be used as a resource to float ideas for reaching out to youth.
- **Build community connections by utilizing existing networks and information channels.** To maximize limited resources, it is critical to reach out to citizens through City-appointed boards and commissions and community organizations that have a history of partnering with the City. Informing these groups about the process and engaging them to help disseminate information and get their constituents involved will help to share the story and gather broad-based community input. This is also a great opportunity to reach out to organizations with whom the City has not yet engaged to build new partnerships. It can also provide a foundation for ongoing coalitions to sustain progress toward achieving community goals.
- **Foster sustained interaction between Tualatin residents and their government.** Engaging Tualatin's citizens on major community decisions continues to build upon the commitment to be accountable to the public and their desires for the future of the community. After the completion of the project, a summary of the results will be disseminated. Sharing that status with citizens and asking for feedback will foster sustained interaction between citizens and their government.
- **Engage those who normally wouldn't attend an event specific to the Civic Center outreach by participating in existing, popular Tualatin sponsored events.** Not everyone will be enticed to participate when an event is only about the Civic Center, therefore it will be important to attend popular Tualatin events to engage a variety of people with a variety of interests. For example, intercept surveys could be conducted at events at the Library or the Commons.
- Use visual tools to help people understand and compare alternative scenarios. Renderings and other graphics will help stimulate understanding and discussion around each of the



alternatives under consideration, as well as the potential benefits of an expanded library structure. The goal is to help citizens interact with the key questions at hand, and suggest strategies for accomplishing project goals.

4. Implementation

Public engagement will involve scheduled events, such as open houses, meetings and ongoing activities such as online resources, surveys, etc. as described below.

	Date	Quantity
Committee Engagement		
City Advisory Committees	May	4
Other City Committees/Groups	May-June	6
City Council Meetings	TBD	2
Public Involvement Materials		
Key Messaging/Branding	April-May	1
Fact Sheet	May	1
Newsletter/E-News Articles	May-June	4
FAQ	May	1
Website Content	May-June	Ongoing
Social Media Strategy	Ongoing	Ongoing
Media/Press Releases	May-June	2
Translate Outreach Materials	Ongoing	Ongoing
Video	April-May	1
Statistically Valid Survey	April-June	1
PI Summary Report	June	1
Online Survey	April-June	1
Public Meetings		
Open Houses/Community Summits	May-June	2
Neighborhood/CIO Meetings	May-June	3
Events/Activities		
Stakeholder Interviews/Focus Groups	May-June	12
Intercept Surveys	April-June	2
Event Booths	TBD	TBD
Online Engagement	May-June	2

This section describes how these events will be designed to address the challenges identified in engaging the Tualatin community.

Challenge	Strategies
Multilingual Content	<i>Web Site:</i> The Web site will prominently include an option to enable automated translation ⁵ into various languages. Where possible, use of this feature will be measured to determine how often materials are translated, what pages are most popular, and what languages are being used ⁶ .

	<p><i>Physical Materials:</i> Key flyers, posters, and other handouts will be made available in English and Spanish. Wherever possible, all handouts or materials will also be posted to the Web site in HTML format, enabling the use of automated translation.</p> <p><i>Effective Content:</i> In all Web and printed materials, use active-voice language that minimizes jargon and colloquialisms to enable effective translation. Use graphics that reinforce the text to help draw attention and convey the intended message.</p> <p><i>Public Events:</i> Wherever possible, Spanish speakers will be available at public events. There will also be an event hosted to target the Hispanic/Latino population where discussions will be primarily facilitated in Spanish.</p>
Diverse customs and practices	<p><i>Public Events:</i> During planning of public events, staff will work with representatives of community organizations and other bodies as appropriate to ensure that the design of the event is appropriate.</p> <p><i>Venues:</i> Where possible and appropriate, venues where people traditionally gather such as parks, library, and other social venues will be utilized. Each event will include a question on the public evaluation asking how the event could have been made easier to attend or participate in.</p>
Family-friendly events	<p><i>Public Events:</i> Wherever possible, public events will be scheduled to avoid conflicts with existing events and major school functions. Some public events may be held multiple times to allow for schedule conflicts. Public events will include project-related activities for school-aged children. Where possible, events will be held in venues that are convenient to families.</p> <p><i>Access to event materials:</i> All materials, handouts, and presentations will be posted to the Web site for review by those who could not attend. Wherever possible, follow-on questions posted to the Web site will attempt to continue the discussion at the meeting, while allowing those who could not attend to participate.</p>
Youth outreach	<p><i>Social Media and Technology:</i> Emphasize frequent use of social media and other technology-facilitated communication in a manner that facilitates youth awareness and participation.</p> <p><i>Public Events:</i> All events will include project-related activities for school-aged children. Older children will be encouraged to</p>

	<p>participate in discussions and activities.</p> <p><i>School Outreach:</i> Staff will work with local high schools to involve their student organizations, classes, or other groups in public events and activities.</p> <p><i>Youth Advisory Council:</i> Staff will involve representatives from the Youth Advisory Council to design youth-specific activities and events.</p>
Renters and owners	<p><i>Notification:</i> When sending formal public notices, staff will investigate ways to broaden traditional owner-directed mailing lists to also include resident-directed mailings.</p> <p><i>Web Site and Social Media:</i> All public notices will be accompanied by notices posted to the project and City Web sites, social media, and other City outlets.</p> <p><i>Data Collection:</i> When requesting demographic information or targeted input from owners, also gather the length of their residency in the City to allow for further analysis of different opinions based on the time spent here, and to enable further follow-up to understand what drives their choice to live here.</p> <p><i>Multi-family Targeted Outreach:</i> Work directly with the City’s apartment complexes to distribute information, flyers and surveys. If possible, host a focus group at one of the complexes’ community meeting spaces.</p>
Neighborhoods	<p><i>Notification:</i> Work with CIO leaders to distribute information and engage their neighborhoods. Utilize their social media outlets (Facebook, Nextdoor, etc.) and email distribution lists to notify neighborhoods about upcoming meetings and events.</p> <p><i>Meeting Venues:</i> Work with CIO leadership to schedule meetings at venues closest to their neighborhoods to make it convenient for families to attend.</p>

Summary of Findings

All data collected during the public involvement process will be compiled and summarized in a report. This report will be accessible through the City’s website, and presentation of the findings will be made at a public City Council meeting.

5. Assessment

Ongoing assessment of the engagement strategies will help staff and consultant team to continually improve engagement efforts to yield maximum participation. Each activity in the PIP will be designed with evaluation in mind, and conducting a periodic review will allow for adjustment of tools and strategies.

The following indicators will be tracked over the course of the public engagement:

General Participation	<ul style="list-style-type: none"> • Number of people participating • Frequency of people participating (# of touches) • Share of repeat participants
Communications Channels	<ul style="list-style-type: none"> • Numbers and types of venues for presentations • Attendance at public events • Number of page views • Number of social media likes/comments/retweets/mentions
Input Characteristics	<ul style="list-style-type: none"> • Types of activities either online or at public events • Number and means of comments (written, online, email, meetings, etc.)
Broad Engagement	<ul style="list-style-type: none"> • Number of organizations engaged • Number of non-English speakers participating in public events • Frequency of translation or use of translated materials • Demographic information about participants (where possible)
Improvement Opportunities	<ul style="list-style-type: none"> • Suggestions for improvement gathered from participant evaluations • Number and frequency of requests for assistance in locating project resources

For each event and activity will involve some sort of participant assessment designed to provide feedback on the overall quality and effectiveness of the event or activity. If contact information is provided, City staff will follow up directly with participants who provide specific suggestions.



... *A Place to Call Home* ...

BUILDING TUALATIN'S FUTURE

BRINGING TUALATIN TOGETHER

The City of Tualatin is committed to developing and maintaining safe, durable, quality infrastructure to serve our community, from the best streets and reliable sewer systems to award-winning parks and trails. Recently, the City has turned its attention to the buildings which house City services, to evaluate their physical conditions, forecast future space needs and understand how we can better serve the Tualatin community. For many years, the City has operated out of seven different buildings, as opposed to a traditional city hall or “civic center” where people can get the services they need and hold community events in a single central location; several of these buildings are not seismically updated and do not meet current codes. Through the recent update of our community vision, Tualatin Tomorrow, community members expressed a desire to integrate city services, create additional public spaces and expand library space. To that end, the Tualatin City Council is exploring various alternatives and inviting our community to weigh-in on a preferred direction.



A two-story Civic Center next to the Tualatin Police Department would meet the City's space needs out to 2025.



A three-story Civic Center on the Tualatin Commons would meet the City's space needs and would provide additional retail and office space.

BACKGROUND

For many years following its inception in 1913, Tualatin looked and felt like many small farming towns in Oregon. That dynamic began to change in the 1970s with the boom of the high tech industry and population growth within the Portland-Metro area. Over time, Tualatin has diversified economically, and become a premier residential community hosting more than 26,000 residents. This growth has increased demand for consolidated service delivery. The opportunity to consolidate services in one central location and expand the Tualatin Library means one-stop shopping for your city services and more community space for public meetings, events and programs.

The City has never had a central home, and there are inefficiencies that come from being in so many different locations. Library staff and volunteers share desks, lockers and workspaces in a small workroom while also sorting and managing the library's materials and collections. The City leases office space and has moved staff temporarily into the old houses which were not designed as offices in Community Park to meet space needs.

In 2014-15, the City conducted a facilities study and collected hundreds of ideas from the community on locations for a future Civic Center and priorities for expanded library space. The study determined how much office space and library space was needed, and alternatives were narrowed to two feasible options including a site next to the Tualatin Police Department and a site on the Tualatin Commons.

COMMUNITY IDENTIFIED GOALS:

- Reduce inconvenience and confusion experienced by customers;
- Create safer working environments per building code standards for employees;
- Improve operational efficiency by consolidating departments in central space;
- Eliminate costs for set up and take down of temporary Council Chambers and Municipal Court; and,
- Provide additional community meeting spaces.



A new Civic Center would allow for the Library to expand into the City office space next door adding more community gathering and programming space.

EXPLORING THE ALTERNATIVES

Each alternative meets the City’s space need projections through the year 2025. The site on the Tualatin Commons is unique, as the Civic Center presence there could stimulate additional retail activity and provide leasable space generating additional municipal revenue. This additional space could also be available in future years if the City needed more expansion space.

By consolidating services in either of these locations, the City would by default create additional space for the Library to expand at its current location. This, in turn, would enable library staff to deliver a range of service priorities requested by customers.

LIBRARY EXPANSION PRIORITIES:

- Better space for children/youth
- More multipurpose community space
- Improved access to technology
- Adequate staff space to support library programs
- General facilities improvements

	POLICE DEPARTMENT SITE	TUALATIN COMMONS SITE
CITY OFFICE SQUARE FOOTAGE	30,290	30,450 SF
CIVIC CENTER RENTAL SQUARE FOOTAGE	0 SF	13,220 SF ¹
LIBRARY EXPANSION SQUARE FOOTAGE	6,500 SF	6,500 SF
CIVIC CENTER CONSTRUCTION COST	\$18.2 MILLION	\$22.9 MILLION
LIBRARY EXPANSION COST	\$3.7 MILLION	\$3.7 MILLION
TOTAL BOND REQUEST	\$24.3 MILLION ²	\$32.1 MILLION ³

1. Includes 5,170 sf on the ground floor. 2. Includes contingency and library expansion.
3. Does not include additional rental income. Includes contingency, land cost and library expansion.

WHAT DO YOU THINK?

You can share your input by attending an upcoming meeting or community open house, or go online and participate in a brief survey.

For more information about the project, visit TUALATINOREGON.GOV or contact Tanya Williams at TWILLIAMS@CI.TUALATIN.OR.US or call 503.691.3065.

HOW WOULD THE CITY PAY FOR THIS PROJECT?

This project would require a bond to be approved by Tualatin voters.

Depending on which alternative the community would support, the tax increase for the average homeowner would be approximately \$3 to \$5 per month for 20 years.

The Tualatin City Council is seeking community input as they consider adding this to the November 2016 ballot for the voters to decide.



... *A Place to Call Home* ...

CONSTRUYENDO TUALATIN'S FUTURO

CONSOLIDACIÓN DE LA CIUDAD DE TUALATIN

La Ciudad de Tualatin está comprometida con el desarrollo y mantenimiento de una infraestructura de calidad, durable y segura, que sirva a nuestra comunidad: desde las mejores calles y sistemas de drenaje confiables hasta nuestros galardonados parques y veredas. Recientemente, la ciudad ha volcado su interés hacia los edificios que albergan a sus agencias de servicios, con el fin de evaluar sus condiciones físicas, pronosticar las necesidades de uso de espacios en el futuro y para entender mejor cómo podemos hacer que los servicios sean más accesibles para los residentes de la ciudad. Por muchos años, la ciudad ha operado desde siete diferentes edificios, a diferencia del tradicional Palacio Municipal o “Centro Cívico”, donde la gente tendría acceso a los servicios y llevaría a cabo eventos comunitarios en un lugar centralizado único. A través de la actualización reciente de nuestra visión comunitaria, Tualatin Tomorrow (Tualatin Mañana), algunos miembros de la comunidad expresaron su deseo de integrar los servicios de la ciudad, crear espacios públicos adicionales y expandir el espacio de la biblioteca. Con ese fin, el Consejo de la Ciudad de Tualatin está explorando varias alternativas e invitando a nuestra comunidad a opinar sobre qué rumbo tomar.



Un Centro Cívico de dos pisos a un lado del Departamento de Policía de Tualatin satisface las necesidades de la ciudad hasta el 2025.



Un Centro Cívico de tres pisos en Tualatin Commons satisface las necesidades de espacio de la ciudad y proporcionaría espacio comercial y de oficinas adicional.

ANTECEDENTES

Por muchos años, después de su creación en 1913, Tualatin parecía y se sentía igual que muchos de los pequeños pueblos granjeros de Oregón. Esa dinámica empezó a cambiar en los años setenta con el auge de la industria de alta tecnología y el crecimiento de la población dentro de la zona metropolitana de Portland. Con el paso del tiempo, Tualatin se ha diversificado económicamente y se ha convertido en una comunidad residencial de primera clase, alojando a más de 26,000 residentes. Este crecimiento ha hecho que aumente la demanda de procuración de servicios consolidados. La oportunidad de consolidar estos servicios en un lugar centralizado único y ampliar la Biblioteca de Tualatin significaría poder acceder a todos los servicios de la ciudad en un mismo lugar, además de tener un espacio comunitario para reuniones, eventos y programas públicos

La ciudad nunca ha tenido un establecimiento centralizado, lo que, como resultado, conlleva ineficiencias por estar dividida en tantos lugares distintos. El personal y los voluntarios de la biblioteca comparten escritorios, casilleros y áreas de trabajo en un pequeño espacio, donde clasifican y manejan los materiales y colecciones de la biblioteca. La ciudad renta espacios de oficina y ha acomodado a empleados en las viejas casas del Community Park para solventar las necesidades de espacio. Esto ha llevado a:

En el periodo de 2014-15, la ciudad realizó un estudio de instalaciones y recogió cientos de ideas de la comunidad acerca de la ubicación futura del Centro Cívico y las prioridades de expansión del espacio de la biblioteca. El estudio reveló la cantidad de espacio de oficina y biblioteca que se necesita, y se descartaron alternativas hasta llegar a dos opciones factibles, que incluyen un sitio ubicado a un lado del Departamento de Policía de Tualatin y otro en Tualatin Commons.

METAS IDENTIFICADAS POR LA COMUNIDAD:

- Reducir la incomodidad y confusión que sufren los clientes;
- Crear ambientes de trabajo más seguros para los empleados, de acuerdo a los estándares del código de construcción;
- Incrementar la eficiencia de operaciones al consolidar los departamentos en un espacio centralizado;
- Eliminar costos por armado y desmontaje de salones temporales para el Consejo y el Tribunal Municipal; y
- Proporcionar espacios adicionales para reuniones comunitarias.



Un nuevo Centro Cívico permitiría la Biblioteca para expandirse en el espacio de oficina en la Ciudad de añadir más espacio de reunión de la comunidad y la programación de al lado.

EXPLORACIÓN DE ALTERNATIVAS

Cada alternativa cumple con la proyección de necesidades de la ciudad. El sitio ubicado en Tualatin Commons es único, ya que la presencia del Centro Cívico podría estimular mayor actividad comercial y proporcionar espacio rentable, generando un ingreso municipal adicional. Este espacio adicional podría también estar disponible en el futuro si la ciudad necesitase más espacio para expandirse.

Al consolidar los servicios en cualquiera de estos sitios, la ciudad crearía automáticamente espacio adicional para que la biblioteca se amplíe en su ubicación actual. Esto, a su vez, permitiría que el personal de la biblioteca ofrezca la gama de servicios prioritarios que solicitan los clientes.

PRIORIDADES DE EXPANSIÓN DE LA BIBLIOTECA:

- Mejor espacio para los niños y jóvenes.
- Más espacio de usos múltiples para la comunidad.
- Mejora en el acceso a la tecnología
- Espacio adecuado para los empleados para apoyar los programas de la biblioteca.
- Mejoras a las instalaciones generales

	DEPARTAMENTO DE POLICÍA	TUALATIN COMMONS
ÁREA (EN PIES CUADRADOS) DE OFICINAS DE LA CIUDAD	30,290	30,450 ft ²
ÁREA RENTABLE DEL CENTRO CÍVICO	0 FT ²	30,450 ft ²
ÁREA DE EXPANSIÓN DE LA BIBLIOTECA	6,500 FT ²	6,500 ft ²
COSTO DEL PROYECTO DEL CENTRO CÍVICO	\$24.3 millones	\$32.1 millones
COSTO DE EXPANSIÓN DE LA BIBLIOTECA:	\$3.7 millones	\$32.1 millones
COSTO TOTAL DEL PROYECTO	\$28 millones	\$32.1 millones

*incluye 5,170 ft² en planta baja. **No incluye ingresos adicionales por rentas

¿QUÉ OPINA?

Usted puede compartir su opinión asistiendo a nuestra próxima junta o jornada de puertas abiertas, o puede participar en línea en una breve encuesta.

Para mayor información sobre el proyecto, visite TUALATINOREGON.GOV contacte a Tanya Williams vía TWILLIAMS@CI.TUALATIN.OR.US o llame al 503.691.3065.

¿CÓMO PAGARÍA LA CIUDAD ESTE PROYECTO?

El proyecto requerirá que el electorado de Tualatin apruebe la emisión de un bono. Dependiendo de la alternativa que la comunidad apoye, el aumento de impuestos para el propietario de una casa promedio sería de aproximadamente \$3 a \$5 por mes por año por 20 años. El Consejo de la Ciudad de Tualatin está buscando retroalimentación, ya que está considerando agregar esto a las elecciones de noviembre de 2016 para que el electorado lo decida.



... *A Place to Call Home* ...
BUILDING TUALATIN'S FUTURE

A LOOK AT TUALATIN'S BUILDINGS TODAY

For many years, the City of Tualatin has operated out of seven different buildings as opposed to a traditional city hall or "civic center" where people can get the services they need and hold community events in a single central location. Several of the City's existing buildings are not seismically updated and do not meet current codes.

The Tualatin community updated their vision in 2013-2014 and expressed their desire a central civic center which includes additional public spaces and expanded Library space. To this end, the Tualatin City Council is asking the community to weigh-in on a preferred direction.

A LITTLE HISTORY...

For many years following its inception in 1913, Tualatin looked and felt like many small farming towns in Oregon. That dynamic began to change in the 1970s with the boom of the high tech industry and population growth within the Portland-Metro area. Over time, Tualatin has diversified economically, and become a premier residential community hosting more than 26,000 residents. This growth has increased demand for consolidated service delivery. The opportunity to consolidate services in one central location and expand the Tualatin Library means one-stop shopping for your city services and more community space for public meetings, events and programs.

The City has never had a central home, and there are inefficiencies that come from being in so many different locations. Library staff and volunteers share desks, lockers, and workspaces in a small workroom while also sorting and managing the Library's materials and collections. The City leases office space and has moved staff temporarily into the old houses which were not designed as offices in Community Park to meet space needs.

In 2014-15, the City conducted a facilities study and collected hundreds of ideas from the community on locations for a future Civic Center and priorities for expanded library space. The study determined how much office space and library space was needed, and alternatives were narrowed to two feasible options including a site next to the Tualatin Police Department and a site on the Tualatin Commons.

WHERE ARE YOUR SERVICES LOCATED TODAY?



COMMUNITY IDENTIFIED GOALS

1. REDUCE INCONVENIENCE & CONFUSION EXPERIENCED BY CUSTOMERS
2. PROVIDE ADDITIONAL COMMUNITY MEETING SPACES
3. IMPROVE OPERATIONAL EFFICIENCY BY CONSOLIDATING DEPARTMENTS IN CENTRAL SPACE
4. CREATE SAFER WORKING ENVIRONMENTS PER BUILDING CODE STANDARDS FOR EMPLOYEES
5. ELIMINATE COSTS FOR SET UP & TAKE DOWN OF TEMPORARY COUNCIL CHAMBERS & MUNICIPAL COURT

WHAT'S NEXT?

Please review the alternatives for a future Civic Center and expanded Library and share your input. You can complete a survey, attend an open house or participate in an upcoming event. For additional information about the project, please visit TUALATINOREGON.GOV.



... *A Place to Call Home* ...
BUILDING TUALATIN'S FUTURE

A CIVIC CENTER TO CALL HOME

The City is considering two alternatives for a future Civic Center. Each option meets the City's space need projections for the future. The site on the Tualatin Commons is unique, as the Civic Center presence there could stimulate additional retail activity and provide leasable space for services for the community. By consolidating services in either location, the City would create additional space for the Library to expand at its current location. This would enable library staff to deliver a range of service priorities requested by customers in addition to providing flexible community gathering space.

THE COMMONS SITE



This building assumes three stories of office space and 13,220 feet of leasable retail or office space. The building meets the City's current space needs and would allow for future expansion if the City ever needed additional space. Traffic flow for this site is slightly more favorable because of its access to and from the site. The building would have ground floor retail/office space to take advantage of the prime retail location on the Commons. The Council Chambers/Court Room are on the second floor.

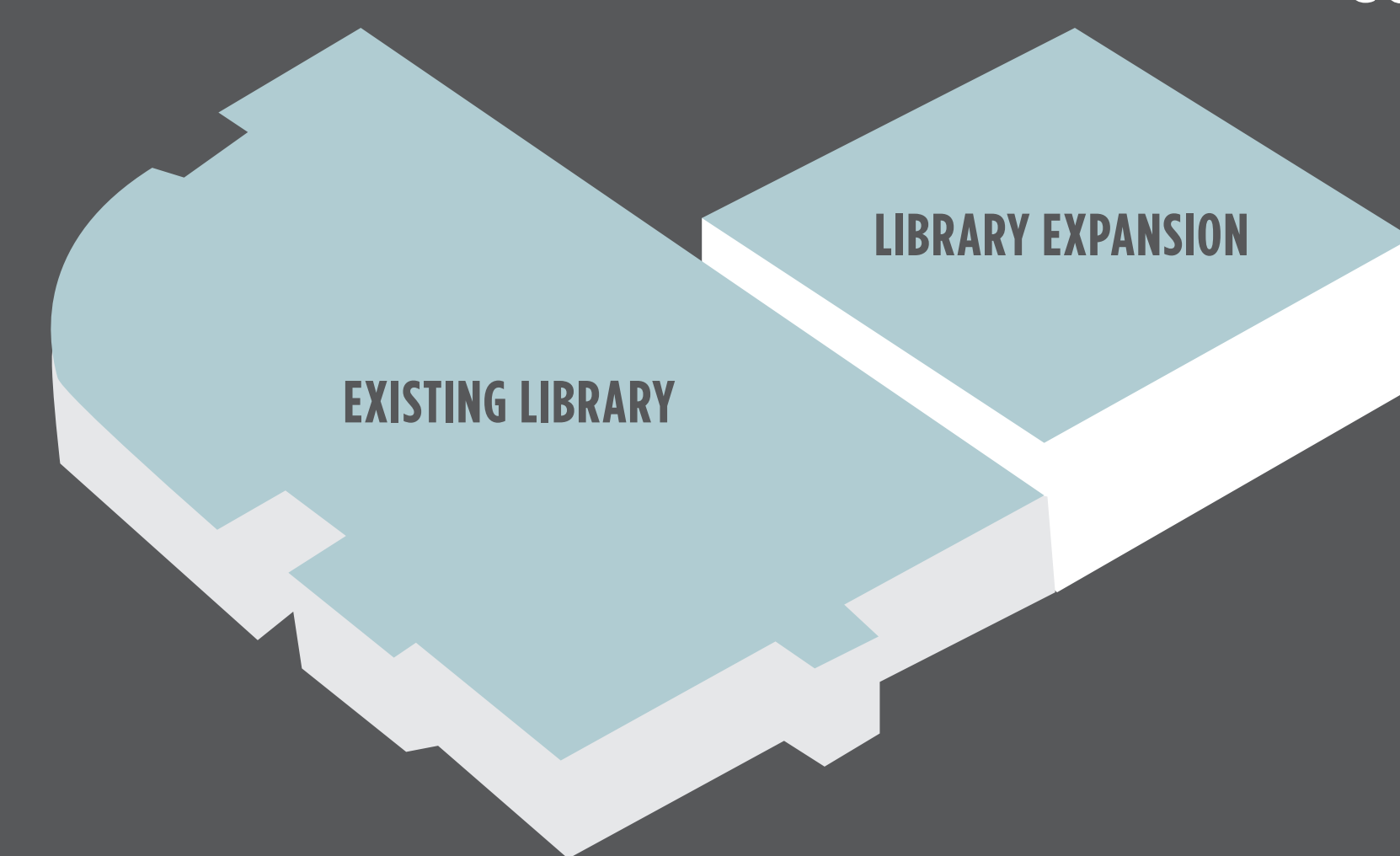
NEW 3-STORY CITY HALL AT THE COMMONS	
TOTAL SQUARE FOOTAGE	71,160 SF
CITY OFFICE SPACE SQUARE FOOTAGE	30,450 SF
RENTAL SQUARE FOOTAGE	13,220 SF (5,170 SF ON GROUND FLOOR)
PARKING SQUARE FOOTAGE	22,320 SF
TOTAL PARKING SPACES	92 SPACES 65 NEW SPACES UNDER THE BUILDING 27 NEW SURFACE PARKING
CIVIC CENTER CONSTRUCTION COST	\$22.9 MILLION
LIBRARY EXPANSION COST	\$3.7 MILLION
TOTAL BOND REQUEST	\$32.1 MILLION ²

² Does not include additional rental income. Includes contingency, land cost and library expansion.

EXPANDING THE LIBRARY, TUALATIN'S COMMUNITY LIVING ROOM

The Library is known as Tualatin's "Living Room" because of the community gathering space for children, teens and adults. The community spaces are used frequently and host hundreds of programs throughout the year.

COMMUNITY LIBRARY EXPANSION PRIORITIES:



- Better space for children/youth
- More multipurpose community space
- Improved access to technology
- Adequate staff space to support library programs
- General facilities improvements



HOW WILL THE CITY PAY FOR THIS PROJECT AND HOW LONG WILL IT TAKE?

THIS PROJECT WOULD REQUIRE A BOND TO BE APPROVED BY TUALATIN VOTERS. DEPENDING ON WHICH ALTERNATIVE THE COMMUNITY WOULD SUPPORT, THE TAX INCREASE WOULD BE APPROXIMATELY \$3 TO \$5 PER MONTH FOR 20 YEARS. THE TUALATIN CITY COUNCIL IS ASKING FOR COMMUNITY INPUT AS THEY CONSIDER ADDING THIS TO THE NOVEMBER 2016 BALLOT FOR THE VOTERS TO DECIDE.

	2016	2017	2018	2019	2020
PLANNING	CITY COUNCIL DIRECTION POLLING BOND VOTE				
DESIGN & DOCUMENT		ARCHITECT SELECTION			
CONSTRUCTION			POLICE SITE CONSTRUCTION + MOVE IN LIBRARY CONSTRUCTION + MOVE IN		
			3 STORY COMMONS CONSTRUCTION + MOVE IN LIBRARY CONSTRUCTION + MOVE IN		

POLICE DEPARTMENT SITE



This building assumes two stories of office space and meets the City's space needs for future growth. Due to the location of the WES commuter rail, the police station and Civic Center will need to share a single entry off Sweek Drive, which could create some congestion. The building includes a City Council Chamber that doubles as a courtroom.

NEW CIVIC CENTER AT POLICE DEPARTMENT	
TOTAL SQUARE FOOTAGE	49,490 SF
OFFICE SPACE SQUARE FOOTAGE	30,290 SF
PARKING SQUARE FOOTAGE	19,200 SF
TOTAL PARKING SPACES	90 NEW SPACES FOR CIVIC CENTER 50 NEW SPACES UNDER BUILDING 40 NEW SURFACE PARKING
CIVIC CENTER CONSTRUCTION COST	\$18.2 MILLION
LIBRARY EXPANSION COST	\$3.7 MILLION
TOTAL BOND REQUEST	\$24.3 MILLION ¹

¹ Includes contingency and library expansion.



... A Place to Call Home ... CONSTRUYENDO PARA EL FUTURO

UN CENTRO CÍVICO QUE PODEMOS LLAMAR NUESTRO HOGAR

La Ciudad está considerando dos alternativas para un futuro Centro Cívico. Cada alternativa cumple con la proyección de necesidades de espacio de la ciudad. El sitio ubicado en Tualatin Commons es inmejorable, ya que la presencia del Centro Cívico podría estimular mayor actividad comercial y proporcionar espacio rentable para empresas que brindan servicios a la comunidad. Al consolidar los servicios en cualquiera de estos sitios, la ciudad crearía automáticamente espacio adicional para que la biblioteca se amplíe en su ubicación actual. Esto, a su vez, permitiría que el personal de la biblioteca ofrezca la gama de servicios prioritarios que solicitan los clientes adicionalmente de estar ofreciendo espacios multiusos para reuniones comunitarias.

EL TERRENO DE TUALATIN COMMONS

Este edificio incluye tres pisos de área de oficinas y 13,220 pies rentables de área comercial o para oficinas. El edificio cubre las necesidades actuales y futuras de la Ciudad y permite expansión a futuro si la Ciudad llega a necesitar espacio adicional. El flujo de tráfico hacia estas instalaciones es accesible gracias a la entradas y salidas del terreno. Aprovechando el área comercial privilegiada que tiene The Commons, el edificio tendrá una planta baja con área comercial y de oficinas. El Salón del Consejo/Sala de Audiencias se ubican en el segundo piso.



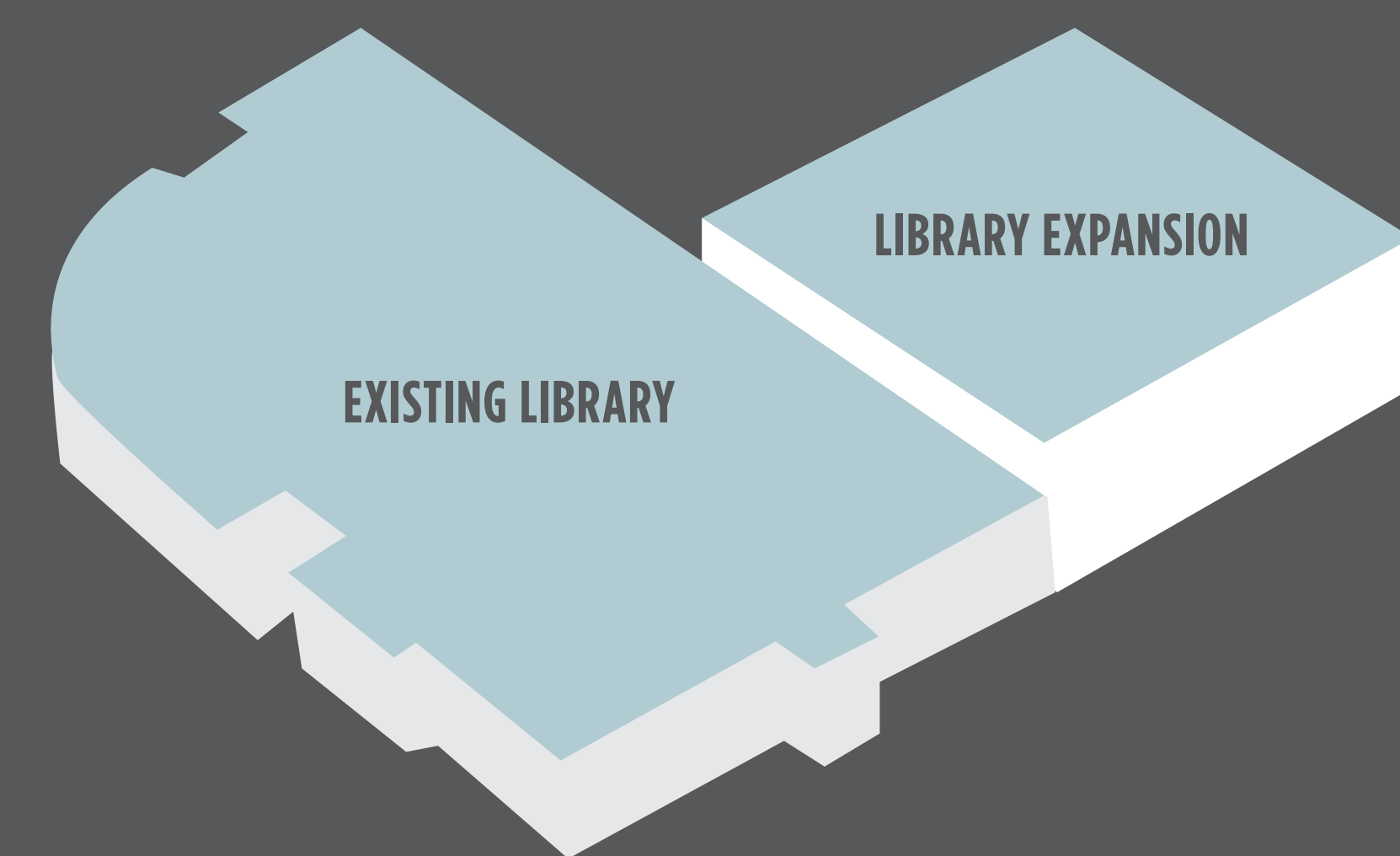
CENTRO CÍVICO DE 3 PISOS UBICADO EN TUALATIN COMMONS	
PIES CUADRADOS TOTALES	71,160 ft ²
ÁREA DE OFICINAS PARA LA CIUDAD EN PIES CUADRADOS	30,450 ft ²
PIES CUADRADOS RENTABLES	13,220 ft ² (INCLUYE 5,170 FT ² EN PLANTA BAJA)
ÁREA DE ESTACIONAMIENTO EN PIES CUADRADOS	22,320 ft ²
TOTAL DE CAJONES DE ESTACIONAMIENTO	92 CAJONES 65 CAJONES DEBAJO DEL EDIFICIO 27 CAJONES AL AIRE LIBRE
COSTO DE CONSTRUCCIÓN DEL CENTRO CÍVICO	\$22.9 MILLONES
COSTO DE EXPANSIÓN DE LA BIBLIOTECA:	\$3.7 MILLONES
BONO MUNICIPAL SOLICITADO	\$32.1 MILLONES ²

LA EXPANSIÓN DE LA BIBLIOTECA, LA SALA DE LA COMUNIDAD DE TUALATIN

A la biblioteca es conocida como la “sala” de Tualatin, porque es el sitio donde se reúnen los niños, jóvenes y adultos de la comunidad. Los espacios comunitarios son usados durante todo el año con frecuencia y son la sede cientos de programas.

PRIORIDADES DE EXPANSIÓN DE LA BIBLIOTECA DE LA COMUNIDAD:

- Mejor espacio para los niños y jóvenes.
- Más espacio de usos múltiples para su uso por la comunidad.
- Mejora en el acceso a la tecnología.
- Espacio adecuado para que los empleados puedan apoyar los distintos programas de la biblioteca.
- Mejoras a las instalaciones generales.



¿COMO LE HARÁ LA CIUDAD PARA PAGAR ESTE PROYECTO Y CUÁNTO TARDARÁ?

EL PROYECTO REQUERIRÁ QUE EL ELECTORADO DE TUALATIN APRUEBE LA EMISIÓN DE UN BONO. DEPENDIENDO DE LA ALTERNATIVA QUE LA COMUNIDAD APOYE, EL AUMENTO DE IMPUESTOS PROMEDIO PARA EL PROPIETARIO DE UNA CASA SERÍA DE APROXIMADAMENTE \$3 A \$5 POR MES POR 20 AÑOS. EL CONSEJO DE LA CIUDAD DE TUALATIN ESTÁ BUSCANDO SABER QUE OPINA LA COMUNIDAD, YA QUE ESTÁ CONSIDERANDO AGREGAR ESTO A LAS ELECCIONES DE NOVIEMBRE DE 2016 PARA QUE EL ELECTORADO LO DECIDA.

	2016	2017	2018	2019	2020
PLANIFICACIÓN	DIRECCIÓN QUE TOMARÁ EL CONSEJO DE LA CIUDAD ENCUESTAS VOTO DEL BONO				
DISEÑO Y DOCUMENTACIÓN		SELECCIÓN DEL ARQUITECTO			
CONSTRUCCIÓN			CONSTRUCCIÓN EN EL TERRENO DE LA POLICÍA + MUDANZA CONSTRUCCIÓN DE LA BIBLIOTECA + MUDANZA		
			CONSTRUCCIÓN DEL EDIFICIO DE 3 PISO EN EL “COMMONS” + MUDANZA CONSTRUCCIÓN DE LA BIBLIOTECA + MUDANZA		

TERRENO DEL DEPARTAMENTO DE POLICÍA

Este edificio contempla dos pisos de espacio para oficinas y cumple con las necesidades de espacio para el futuro. Debido a la ubicación del tren suburbano WES (servicio exprés del lado poniente, por sus siglas en inglés), la estación de policía y el Centro Cívico tendrán que compartir un acceso único de la calle Sweek Drive, lo cual podrá provocar congestión en el tráfico. El edificio incluye un Salón del Consejo de la Ciudad que también fungirá como Sala de Audiencias.




NUEVO CENTRO CÍVICO UBICADO EN EL TERRENO DEL DEPARTAMENTO DE POLICÍA	
PIES CUADRADOS TOTALES	49,490 ft ²
ÁREA DE OFICINAS EN PIES CUADRADOS	30,290 ft ²
ÁREA DE ESTACIONAMIENTO EN PIES CUADRADOS	19,200 ft ²
TOTAL DE CAJONES DE ESTACIONAMIENTO	90 CAJONES NUEVOS PARA EL CENTRO CÍVICO 50 CAJONES DEBAJO DEL EDIFICIO 40 CAJONES AL AIRE LIBRE
COSTO DE CONSTRUCCIÓN DEL CENTRO CÍVICO	\$18.2 MILLONES
COSTO DE EXPANSIÓN DE LA BIBLIOTECA	\$3.7 MILLONES
BONO MUNICIPAL SOLICITADO	\$24.3 MILLONES ¹

¹ Incluye contingencia y expansión de la biblioteca

² No incluye ingresos adicionales por rentas. Incluye contingencia, costo del terreno y expansión de la biblioteca.

Tualatin gathering public input on proposed city hall

Created on Wednesday, 01 June 2016 14:48 | Written by [Mark Miller](#) | 

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Open house held last week; survey in circulation



COURTESY - Tualatin City Manager Sherilyn Lombos said public feedback so far favors building a three-story Tualatin City Hall overlooking the Lake of the Commons. The building would be more expensive than the alternative, but the city could potentially lease out space as an additional revenue stream.

Tualatin held its first open house to gather feedback from the community on a proposed new city hall last Wednesday.

City Manager Sherilyn Lombos said the open house, held at the Tualatin Police Department, attracted 30 to 35 attendees, many of them there for a meeting of citizen involvement organizations later in the evening.

But the lightly attended open house is not the only [outreach effort](#) the city has done.

“We've been going to all of our boards and committees,” Lombos said. “Hands-down, the feedback is the Commons site is the way to go, and on the whole, the

cost doesn't seem out of bounds.”

The city is considering two options for building a city hall or “Civic Center:” a three-story building overlooking the Lake of the Commons and a two-story building across the parking lot from the police station. Both options would require the city to go out for a bond measure, possibly as soon as this November.

The bond amount for the Commons building is estimated at \$32.1 million and would include the costs of purchasing and demolishing an existing building at the site between Southwest Seneca and Nyberg streets. Building at the police site would take a bond measure estimated at about \$24.3 million. Both bond measures would include funds for remodeling existing city offices attached to the [Tualatin Public Library](#) to provide additional library and public meeting space.

City offices are currently spread between the library building and six others across Tualatin, including several aging buildings in Tualatin Community Park. Having a city hall would consolidate most or all of those offices into a single building, which would be owned by the city. The larger building proposed for the Commons would include extra space on the ground floor and top floor that could be leased to businesses or even the Washington County government.

“The most interesting idea was from the arts committee,” Lombos said. “Their idea was to put a coffee shop in the ground floor on the Commons.”

One somewhat whimsical idea, Lombos explained, would be for Tualatin property owners to recoup part of the additional amount they will pay in property taxes over the 20-year life of the bond issue with a free cup of coffee every month.

The city's property tax levy is projected to increase from its current 24.6 cents per \$1,000 of assessed value to 42.7 cents per \$1,000 for the police site or 53.9 cents per \$1,000 for the Commons site, according to [financial projections](#) presented to the Tualatin City Council in April.

The council will have the final say as to whether a bond measure should be referred to voters. Lombos said the results of all of the city's public engagement work will be presented to councilors on June 27.

The city is currently circulating a “statistically valid survey” to gauge the public's interest in building — and paying for — a city hall, Lombos said. It will also be conducting outreach at community events this month, including one from noon to 3 p.m. June 18 at Stoneridge Park catering mostly to Tualatin's Spanish-speaking community.

One wrinkle for the City Council as it weighs its options is that the [Tigard-Tualatin School District](#)'s board of directors is [likely to refer](#) a \$291 million bond to voters this November for capital improvements. Most of Tualatin falls within the Tigard-Tualatin School District, and the city's voters could balk at approving two tax levies at the same election.

Lombos said there have been no discussions between the city and school district on coordinating their bond efforts, but she said the city is aware of the district's plans and the City Council will likely take them into account.

“I think that will be a big factor in their decision-making,” Lombos said of the city councilors.

A final decision on whether to go forward with a city hall bond measure this year is expected by July 11.

Residents can weigh in by completing an [online survey](#).



By **Mark Miller**

Reporter

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COURTESY - A two-story Tualatin City Hall could be built just south of the Tualatin Police Department. The option is cheaper than the alternative, but it would have less space for city offices and would not be as centrally located.

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R Baker · 13 days ago

Kudo's to the Times for covering this important issue to our community. And thanks to residents who roll up their sleeves and get involved--and I've not been one of them. So it's sort of hypocritical of me to complain--but I will.... The coffee idea? That's just goofy. And there is no "free" coffee anymore than there's a free lunch. Sorry. Just sayin'.

^ | ▾ · Reply · Share ›



John Smith · 15 days ago

They should have sought out public opinion before demolishing the old building and most likely they would have found out the public didn't want it demolished but the politicians always seem to work in a way to get what they want and not what the public wants...

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May 2016

City of Tualatin City Hall & Library

TELEPHONE SURVEY



Prepared by DHM Research

503.220.0575
239 NW 13th Ave #205
Portland, OR 97209
www.dhmresearch.com

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Introduction & Methodology

From May 23-26, 2016 DHM Research conducted a telephone survey of 172 Tualatin voters. The purpose of the survey was to assess attitudes and opinions regarding a potential project to build a Civic Center and expand the existing library.

Research Methodology: The telephone survey consisted of 172 registered Tualatin voters and took approximately 18 minutes to complete. Special effort was made to reach as many residents as possible in the City of Tualatin, and all available records within the city were called.

Respondents were contacted by a live interviewer from a list of registered voters, which included cell phones. In gathering responses, a variety of quality control measures were employed, including questionnaire pre-testing and validation. Results were weighted by age, gender, and political party to match the likely voter turnout for the November 2016 election.

Statement of Limitations: Any sampling of opinions or attitudes is subject to a margin of error. The margin of error is a standard statistical calculation that represents differences between the sample and total population at a confidence interval, or probability, calculated to be 95%. This means that there is a 95% probability that the sample taken for this study would fall within the stated margin of error if compared with the results achieved from surveying the entire population. Due to the small sample size, differences found between demographic groups should be interpreted cautiously as *possible* differences. The margin of error for this survey is +/- 7.5%.

DHM Research Background: DHM Research has been providing opinion research and consultation throughout the Pacific Northwest and other regions of the United States for over three decades. The firm is nonpartisan and independent and specializes in research projects to support public policy making.

Summary & Observations

2

Tualatin voters are highly satisfied with the direction of their city and the local services provided.

- Seven in ten Tualatin voters say things in the city are headed in the right direction (71%), while just one in ten said things were off on the wrong track (10%).
 - Long-time Tualatin residents—those who have lived in the city for more than ten years—were the most positive, with 79% saying they were headed in the right direction.
- At least nine in ten residents express satisfaction with local city services, including parks and recreation (95%); police, fire, and emergency (94%); sewer and water (91%); and the library (90%).

Voters see the value of a new Civic Center, but they are initially split on whether or not they support the project.

- Two-thirds of voters say a Civic Center, including city offices and City Council chambers, would be somewhat or very valuable to the city (66%).
- However, when asked whether they would support a project to build a new Civic Center and expand the existing library, voters are split: 43% of voters initially support the project and 42% initially oppose it.
 - The voters most likely to support the project in the initial test are those ages 30-44 (58%) and Democrats (54%).

Many voters don't know or believe that a new Civic Center is necessary.

- 30% of Tualatin voters said they didn't know Tualatin lacked a City Hall or Civic Center and 3% weren't sure.
- Voters who are opposed to the project initially cite a lack of necessity (34%).
- Nearly half of voters say one reason to oppose the project is that *the City's offices are adequate the way they are* (48%), while 18% say they don't know.

Those who support the project see it as a chance to bring the community together.

- Supporters point out how a Civic Center could add character to Tualatin: *"So the city can have an identity."*
- Supporters also note the benefits to creating a community and increasing convenience: *"The city is growing and everything is all over the place."*

Voters don't respond strongly to the messages in support of a new Civic Center and library expansion.

- The strongest message in support of the Civic Center focuses on public safety implications.
 - 57% of voters say one reason to support the project is that *in case of major emergency or flood, city offices, including the Emergency Operations Center, could fail and emergency could be compromised.*
- Other messages in support of the project do not earn the same support.
 - Fewer than half of residents say an *expanded library building, creating additional multipurpose community space that could be used by residents and community groups* is a good or very good reason to support the project (49%).

Voters exhibit concerns about government spending and increased taxes.

- Seven in ten voters say a good reason to oppose a new Civic Center and library expansion is that *voters pay enough for property tax* (69%).
 - Women, especially, are convinced by this argument (81%) when compared to men (55%).
- Two-thirds of voters say a good reason to support the Police Facility location is that *the City of Tualatin already owns this land, which saves taxpayers money* (66%).
- Other messages focusing on government savings are considered less convincing.
 - Only half of voters say a good reason to support the project is that *city operations are housed in seven different buildings and City staff must commute between the buildings* (51%).

Voters show a strong preference for the Police Facility over the Tualatin Commons.

- A plurality of voters support the Police Facility location (49%), compared to 44% who oppose it.
 - Both Democrats (67%) and Republicans (74%) appreciate the cost-savings of using *land already owned by the City.*
 - A majority of long-time Tualatin residents support the project (52%).
- A majority of voters oppose the Tualatin Commons site (57%).
 - Voters don't prioritize the wrap-around services offered, and fewer than half of voters say that these services are good reason to support the project (44%).
 - Additionally, fewer than half of voters say that *retail space that could generate additional revenue* is a good reason to support the project at this location (46%).

Voter education should focus on safety concerns due to current city offices and the costs incurred by the City due to the lack of a Civic Center.

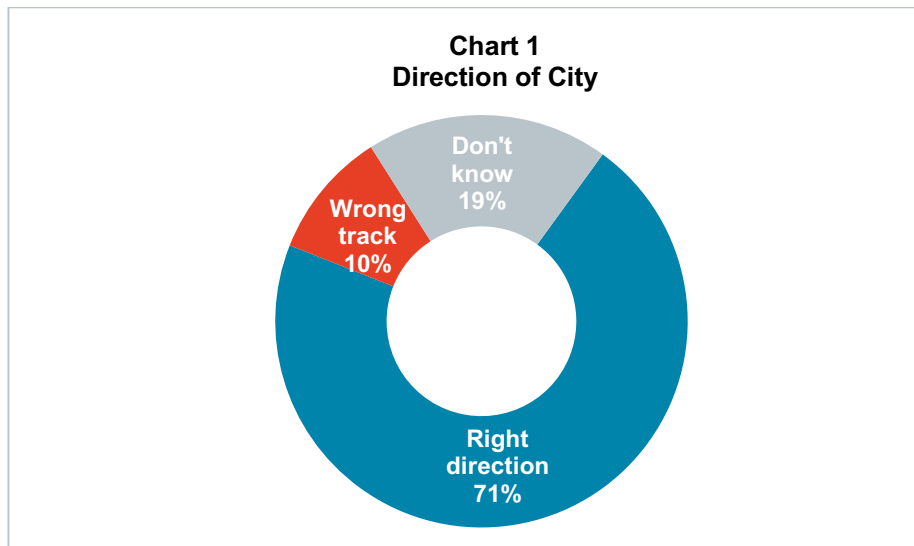
- Voters may not see the need for a Civic Center because they do not fully understand the state of the current facilities.
- Although voters were not particularly convinced by arguments about costs, such as the buildings the City must lease to compensate, voters do respond positively to messages about cost-savings and wasteful government spending; additional education may help bridge the gap.
- Ultimately, education may not outweigh voter reluctance to approve a new Civic Center when they are conscious of tax increases and currently satisfied with City administration.

Voters in the City of Tualatin were surveyed about a potential project to build a new Civic Center and expand the existing library.

3.1 GENERAL MOOD

Tualatin voters were very positive about the direction their city is headed.

Seven in ten voters said things in Tualatin are headed in the right direction (71%) (Q1). Just one in ten voters (10%) said things in Tualatin are off on the wrong track. These figures show very high satisfaction among voters and are indicative that voters value their quality of life in Tualatin.



Source: DHM Research, June 2016

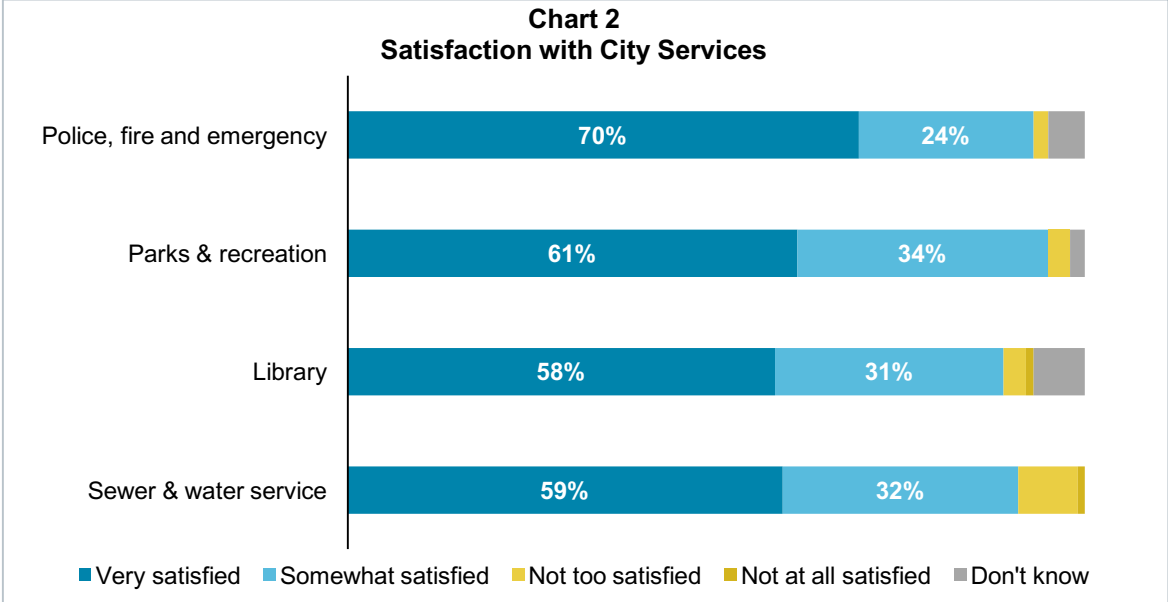
Democrats (75%) and Republicans (74%) alike were positive about the direction Tualatin is headed, although independent voters—including non-affiliated voters, registered Independents, and members of other parties—were a little less sure: 60% of independent voters said things were headed in the right direction, while 31% didn't know.

There was a correlation between positivity and length of residency and voting habits. Voters who have lived in Tualatin the longest (more than ten years) were most likely to say things were headed in the right direction (79%). Those who have lived in Tualatin for less than five years were less likely to say the same (48%), and instead more likely to say they didn't know (42%). Tualatin voters who have voted in all four of the last four elections were also more likely to say things are on the right track (75%), compared to those who voted in just two of the last four elections (68%).

Voters were highly satisfied with the services provided by their local government.

Voters were asked about their satisfaction with police, fire, and emergency services (Q2), parks and recreation (Q3), the library (Q4), and sewer and water service (Q5).

Overall, voters expressed satisfaction with each of the services. They gave the highest marks to parks and recreation; 95% of respondents said they were very or somewhat satisfied with this service. Nearly the same proportion of voters, 94%, said they were satisfied with police, fire, and emergency services, while both sewer and water service and the library were considered very or somewhat satisfactory by at least nine in ten voters (91% and 90%).



Source: DHM Research, June 2016

Satisfaction was high across demographic groups, and there were no notable differences between groups.

3.2 AWARENESS OF CITY HALL ISSUES

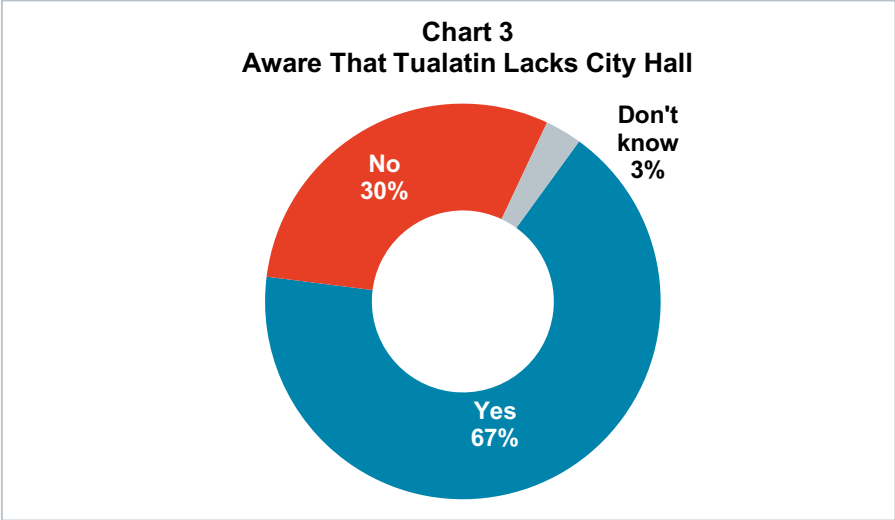
One in three Tualatin voters were unaware that the City lacks a City Hall or Civic Center.

Although the majority of voters (67%) correctly noted that Tualatin does not have a City Hall or Civic Center, one in three voters either said they weren't aware of this fact (30%) or weren't sure (3%) (Q6).

Young voters were the least likely to be aware of this fact: 69% of voters under 30 said they weren't previously aware that Tualatin does not have a City Hall or Civic Center.

Republicans, on the other hand, were the most knowledgeable. While eight in ten Republicans knew that Tualatin lacks a City Hall (81%), fewer than six in ten Democrats (59%) or independent voters (57%) were aware.

Home owners were also more likely to know that Tualatin doesn't already have a City Hall (73%), while about half of renters knew (51%).

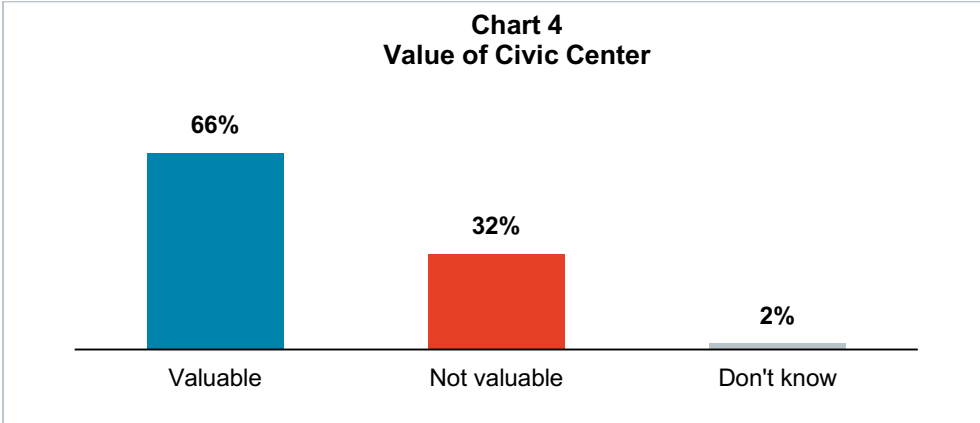


Source: DHM Research, June 2016

3.3 SUPPORT FOR CITY HALL & LIBRARY EXPANSION

A strong majority of voters see the value of a Civic Center in Tualatin, but voters are split on whether to support the project.

Two-thirds of voters (66%) said that a Civic Center, which would include city offices and City Council Chambers, would be very or somewhat valuable to Tualatin (Q7).



Source: DHM Research, June 2016

Voters under 45 were particularly likely to see the value of a Civic Center. All voters 18-29 surveyed said a Civic Center would be valuable (100%), along with 72% of voters 30-44.

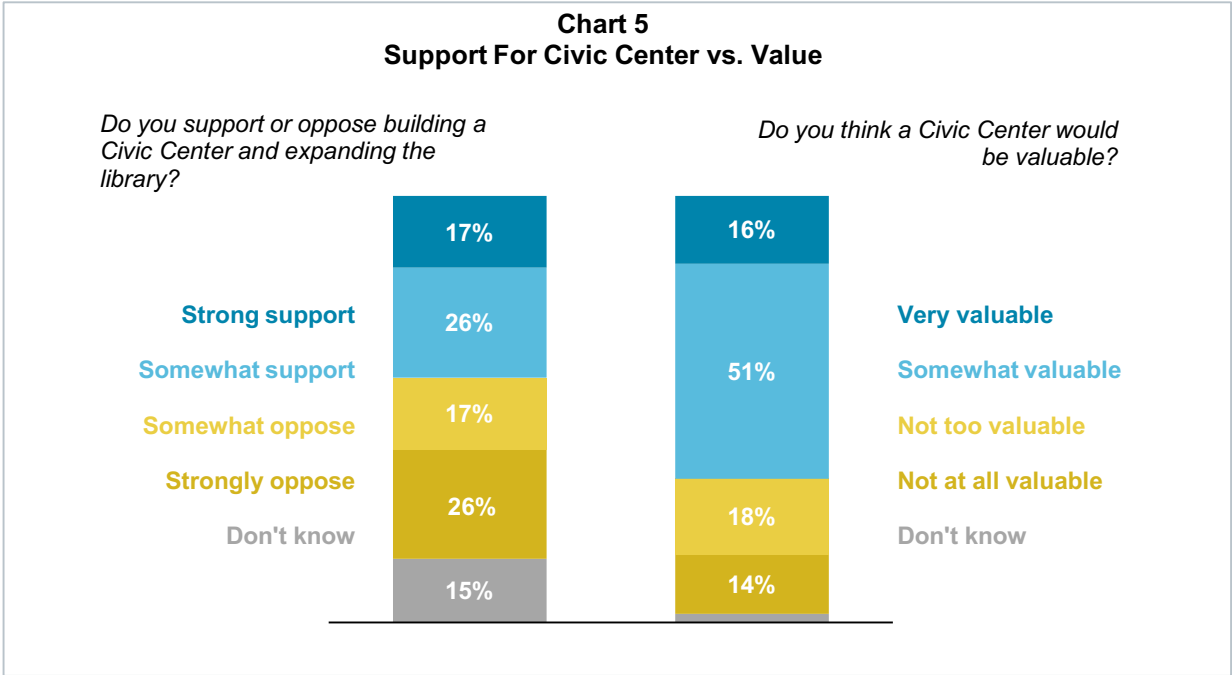
Long-time residents of Tualatin who have lived in the city for more than ten years were less interested; 61% said a new Civic Center would be valuable. The perceived value of the project also declined with

income. Although 89% of residents with annual incomes of less than \$50,000 said the project would be valuable, just 51% of residents with annual incomes in excess of \$75,000 saw the value.

Voters were split on the importance of accessibility to any future Civic Center (Q8). While 44% of voters said it was very or somewhat important to have a Civic Center that is easily accessed by all modes of transportation, 49% said it was either not too or not at all important.

A majority of women (52%) and seniors 65 and older (54%) indicated that an easily accessible location that can be reached by pedestrians and public transit in addition to cars was important.

When voters were first asked whether they supported building a new Civic Center and expanding the existing library, they were evenly split (Q9). In the initial test, 43% of voters said they supported the project and 42% said they opposed it.



Source: DHM Research, June 2016

Although a strong majority of voters said a Civic Center would be valuable, fewer voters supported the project in the initial test. The discrepancy may be due to a number of factors, including satisfaction with city services and administration; voters simply may not see any reason to change what appears to be working. Furthermore, a lack of knowledge about the current state of city offices, including whether or not Tualatin even has a City Hall, may negatively impact support for the Civic Center.

Notably, support for the Civic Center was softer in this initial test than the opposition. While just 17% of Tualatin voters strongly support the project, 26% strongly oppose it. Those voters who strongly oppose the project are firm in their convictions, as seen in the responses that follow.

Initial support is driven by voters age 30-44 (58%) and seniors 65 and older (53%), as well as Democrats (54%).

Meanwhile, opposition was highest among those ages 45-64 (54%) and high school graduates (59%).

Voters who initially supported the project were asked their main reasons for support (Q10). Supporters were likely to mention the general need for such a facility (22%), as well as the benefits of consolidating services (18%). Many voters also mentioned that it would create a stronger community (16%).

“So that the city could have an identity.”

“We need a place to hold meeting for people and events.”

“The city is growing and everything is all over the place.”

Support for the library was also cited frequently. Overall, 22% of voters who supported the project mentioned the library in their response.

“I believe the library is one of the most important services provided by the city.”

“We’ve received a grant for arts development and that would be a wonderful use of that money. I’d hate to see the library go, too.”

Voters who opposed the measure were also asked why (Q11). The most common responses were that the new facility is an unnecessary expense (34%) and that it will increase taxes (33%). Others noted that they were already satisfied with the current library and didn’t see the need for an expansion (17%).

“We already have these services.”

“Who is going to pay for this? I don’t want taxes increased.”

“The library is relatively new and satisfies the population.”

Several of the verbatim responses in opposition to the project showed room for additional education to the community.

“I think there are other things more pressing and I don’t understand the need.”

“We have a city hall already; we don’t need a tax to pay for a new one.”

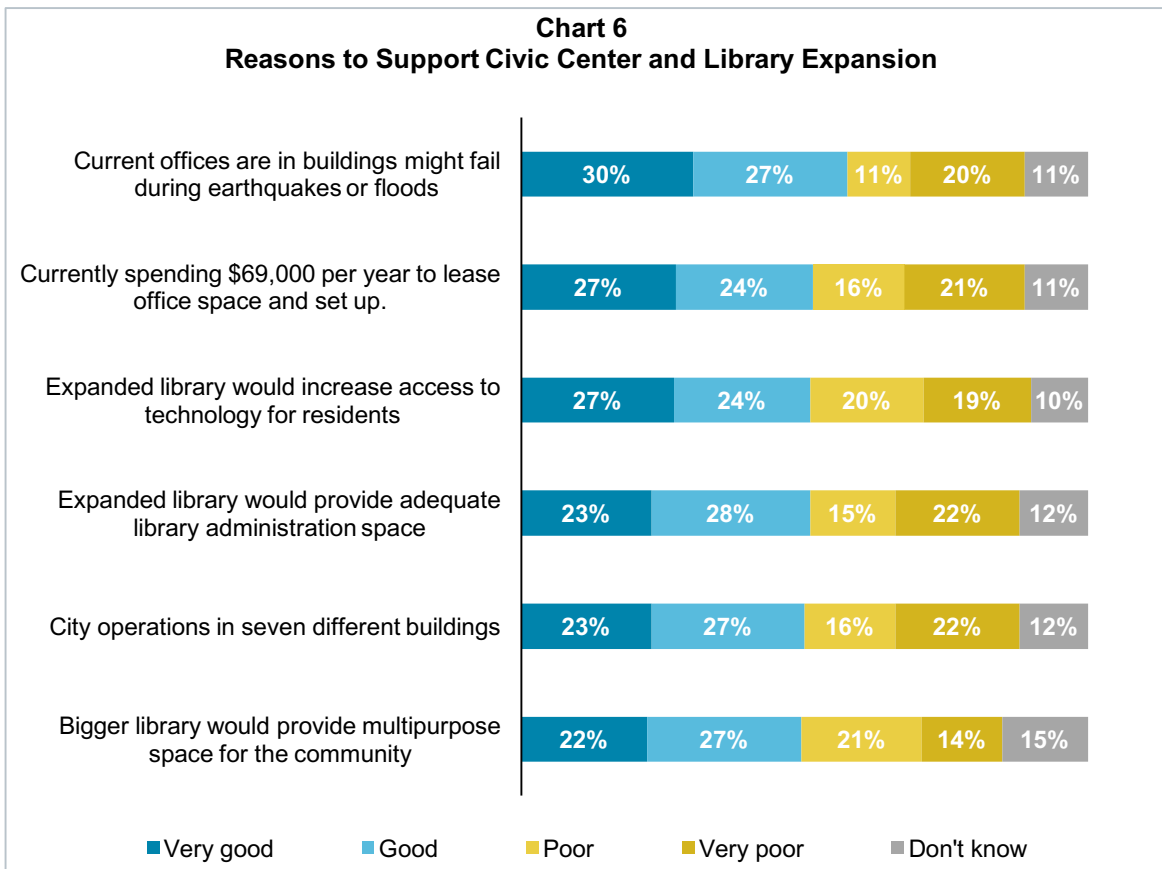
3.4 REASONS TO SUPPORT OR OPPOSE

The reasons to support the project earned middling scores from voters.

Voters were read a series of statements in support of the proposed Civic Center and library expansion and asked whether they were very good, good, poor, or very poor reasons to support the project (Q12-Q17).

The best of these messages, considered a good or very good reason to support the project by 57% of voters, focused on safety. It read: *Many of the current city offices, including the Emergency Operations Center, are housed in buildings that are not up to code and located in the flood plain. In case of major earthquake or flood, these buildings could fail and emergency services could be compromised* (Q14).

Opposition even to this highest-rated message was strong. One in five voters said this is a very poor reason to support the project (20%), while another 11% said it is a poor reason.



Source: DHM Research, June 2016

The other reasons to support the proposed project were considered good or very good reasons by about half of voters (49-51%).

The soft support for other messages may indicate that voters don't know much about the issue or the need. For example, when voters were asked whether *creating additional multipurpose community space* was a good reason to support the project, less than a majority agreed (49%) (Q15). However, many voters may not be aware that there is limited community meeting space in Tualatin, or they may not see the need for it.

Interestingly, messages about costs the City incurs, such as leasing buildings, staff time for setting up and tearing down City Council meetings, and staff time spent commuting between buildings did not resonate particularly well with voters. Additional education on these issues may increase support over time if voters begin to see these issues as a form of wasteful government spending rather than just an inconvenience for City employees.

The messages in support of the project were best received by Democrats and voters aged 30-44. Overall, six in ten Democrats supported the messages, with support for each reason ranging from 57% (Q16) to 71% (Q17). Voters ages 30-44 were even more supportive, and about seven in ten of these voters said each message was a good or very good reason to support the project (68%-77%).

Republicans gave lower scores than Democrats with regard to each reasons to support the project, but a plurality of Republicans said the messages were good or very good reasons to support the project, with the exception of one: *The expanded library building would create space to administer library programs* (41% good/very good; 49% poor/very poor) (Q17).

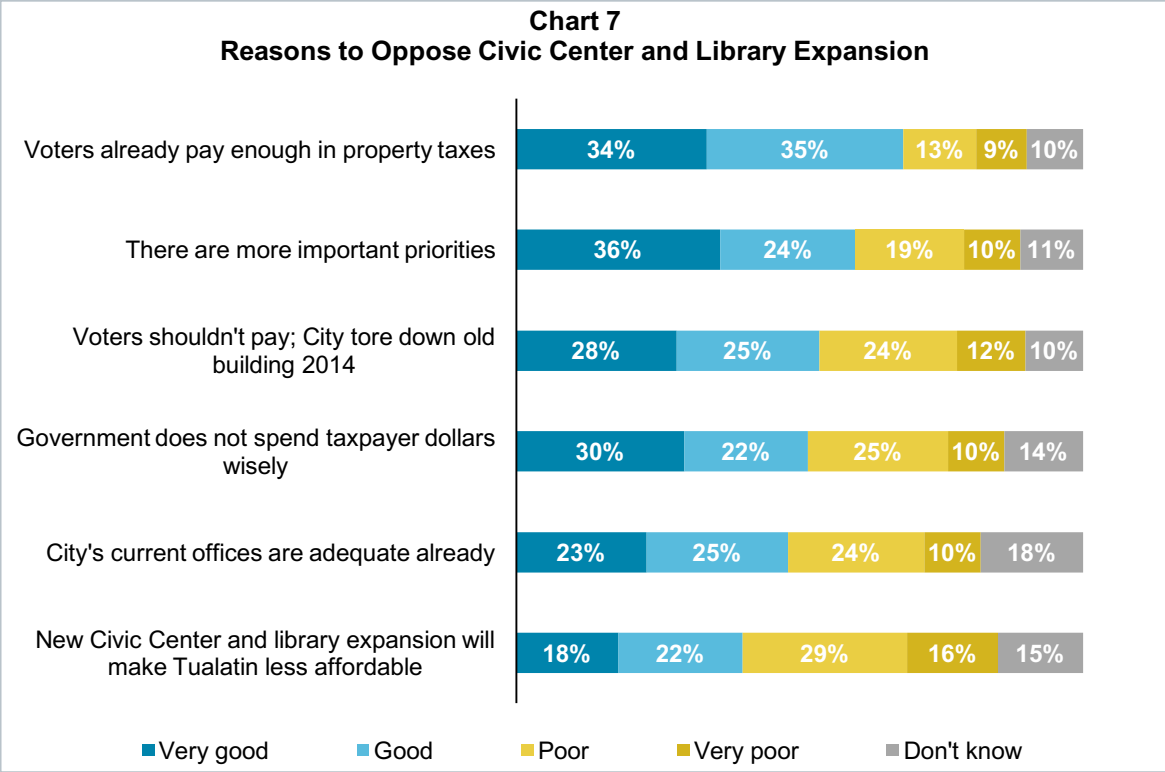
Notably, Republicans were more supportive than independent voters, but they were also more strongly opposed. Independent voters were more likely to say they didn't know whether each message was a good reason to support the project or not. Overall, one in three independent voters said they didn't know if each message for a good or poor reason (29-30%).

With two exceptions, voters who have participated in two of the last four recent elections were more supportive of the messages than more frequent voters. Voters who participated in two recent elections gave a lower score to the statement *"City operations are currently housed in seven different buildings"* than voters who participated in all four recent elections (51% to 56%) (Q13). Additionally, while 51% of voters who participated in two recent elections said a good reason to support the project is *"The expanded library building would create adequate space to administer library programs,"* those who voted in three recent elections were more likely to say it was a good reason (64%) (Q17).

The reasons to oppose the project performed slightly better.

Voters were also read a series of statements in opposition to the project and asked to rate them on the same scale (Q18-Q23).

Most of the messages in opposition to the project were considered very good or good reasons to oppose the project by about half of voters or less. However, a few earned a wider margin of support.



Source: DHM Research, June 2016

The highest rated message, that *voters pay enough for property taxes and increasing taxes will put additional strain on families in our community*, was considered a very good or good reason by nearly seven in ten voters (69%) (Q20). A second message was considered very good or good by six in ten voters: *There are more important priorities in Tualatin than building a new Civic Center and expanding the library* (60%) (Q19).

A plurality of voters did rate one message as poor: *A new Civic Center and library expansion project will make Tualatin less affordable for residents and families* (45% poor/very poor, 40% good/very good) (Q23).

Again, some responses show an opportunity for additional education to the public. Just over half of residents said a good reason to oppose the project is that *voters shouldn't bear the cost of a new building since the City tore down the old Council building in 2014* (53%) (Q18). Voters may not realize that the old Council building did not include adequate space for all city offices.

Furthermore, nearly a majority of voters said a good reason to oppose the project is that *the City's current offices are adequate the way they are* (48%) (Q21). This could indicate that voters don't know much about the current state of the City's offices, especially considering this reason garnered the highest "don't know" response, with nearly one in five voters unsure (18%).

Women were more receptive to the messages opposing the project than men. The smallest difference was 8 percentage points on the statement that *a new Civic Center and library expansion would make Tualatin less affordable for residents*, where 44% of women said the message was a good reason to oppose the project compared with 36% of men (Q23). When read the message that *voters pay enough for property taxes and increasing taxes will put additional strain on families in our community*, the spread was 26 percentage points, with 81% of women saying the message was a good reason to oppose the project, compared to 55% of men (Q20).

Voters 45-64 were more likely to consider these messages good reasons to oppose the project than voters in other age brackets. For example, while 73% of voters 45-64 said a good reason to oppose the project was that *government does not spend taxpayer dollars wisely*, none of the voters under 30 sampled agreed (0%).

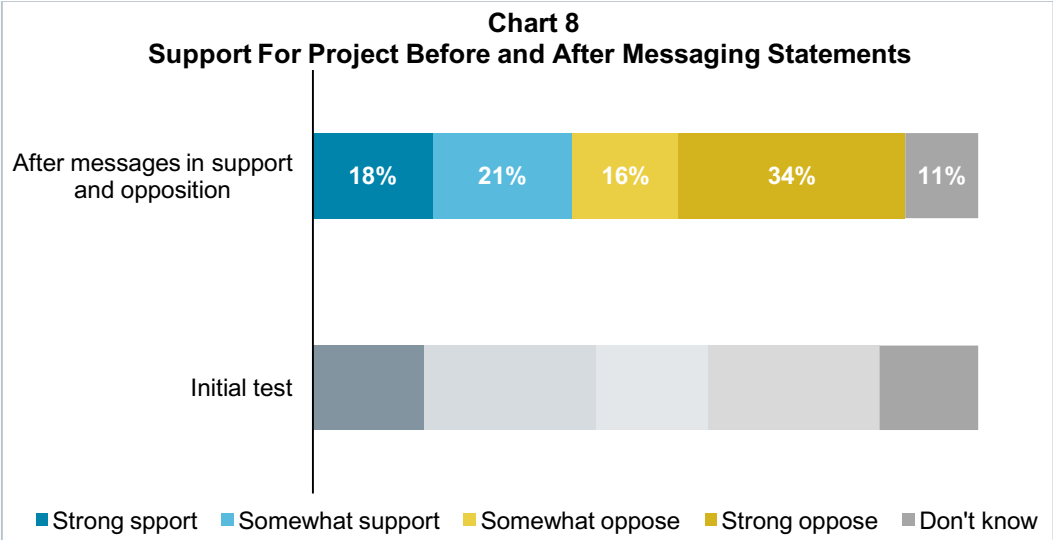
Republicans were more likely to give strong ratings to the reasons to oppose than Democrats, although the differences were not always stark. For example, the highest-rated message for Republicans was that *voters pay enough for property taxes* (75%), but nearly as many Democrats agreed (73%) (Q20).

Again, independent voters were the most likely to say they aren't sure whether the messages are a good or poor reason to oppose the project (28%-34% don't know).

For the most part, the messages were considered more effective as the income level of voters increased. For example, when asked about the message that *government does not spend taxpayer dollars wisely*, just 22% of voters making less than \$50,000 per year said this was a good reason to oppose the project. For voters making between \$50,000 and \$75,000 that figure increased to 60%, and increased a second time to 64% for those voters making more than \$75,000 per year (Q22).

3.5 SUPPORT FOR CITY HALL & LIBRARY EXPANSION—RETEST

After hearing messages both in support of and in opposition to the project, voters were asked again whether they supported it (Q24).



Source: DHM Research, June 2016

Opinions did not shift dramatically, although opposition grew. A majority of voters (51%) said they opposed the project, with over one in three voters strongly opposed (34%) (Q24). On the other hand, 39% of voters supported the project, with 18% strongly in support.

Overall, there was not a significant difference between the voters who heard the support messages first when compared the voters who heard oppose messages first. Of voters who heard support messages first, 44% supported the project in retest and 53% opposed it. Of the voters who heard oppose messages first, 34% supported the project and 49% opposed it. These differences are not statistically significant.

Voters who were undecided in the first test were likely to remain undecided (50%), but many became opposed to the project after learning more about it (37%).

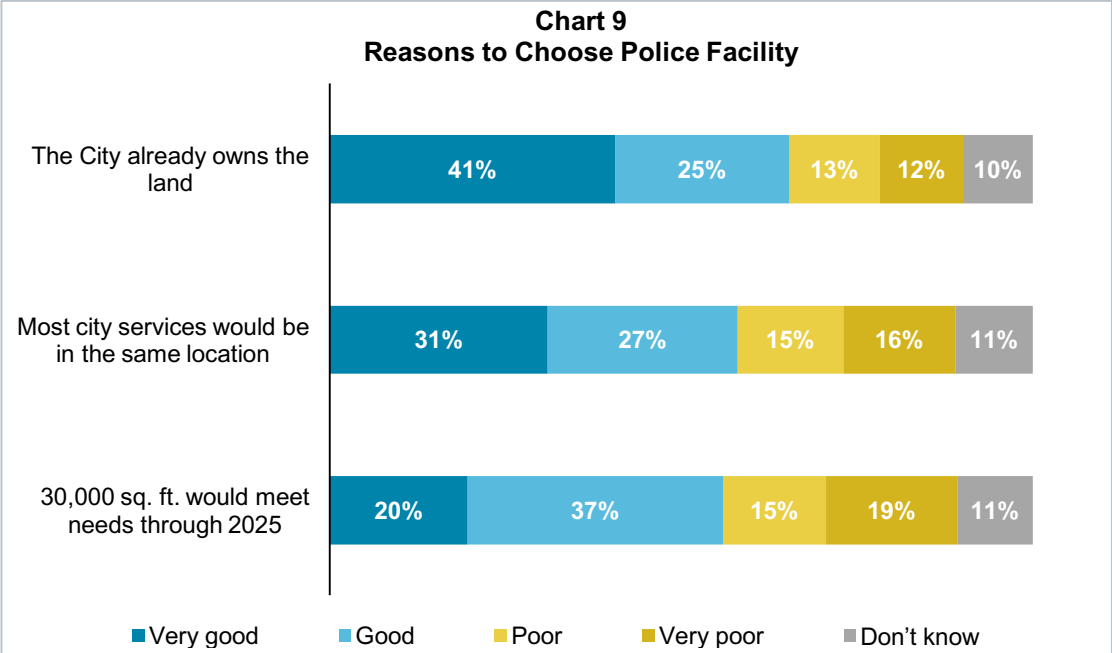
The retest lacked majority support from key groups of supporters. Fewer than half of voters 30-44 (44%) and seniors (47%) supported the project in the retest, and Democrats were more likely to oppose the project (50%) than support it (46%).

3.6 CITY HALL LOCATIONS

Voters were presented with two different locations for a potential Civic Center. Each location included an expansion of the existing library as part of the project.

A plurality of voters supported the Police Facility as the site of a new Civic Center.

Two-thirds of voters said the fact that *the City of Tualatin already owns the [Police Facility] land, which saves taxpayer money* was a good or very good reason to support that location (Q26). About six in ten voters also thought it was a good reason to support this location because *most city services, including the police department, would be in the same location* (Q27).

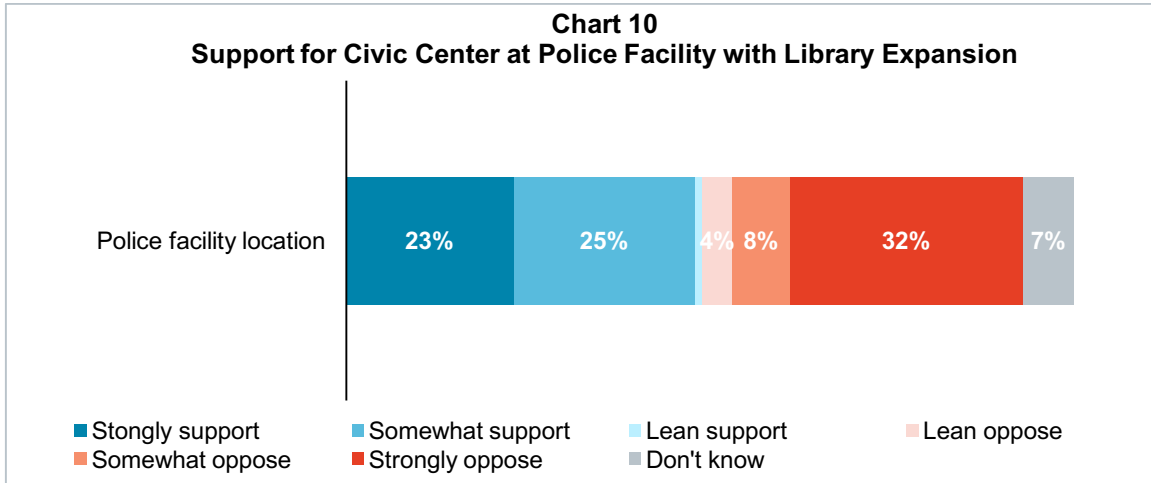


Source: DHM Research, June 2016

Democrats were the most likely to respond to the message about *projected facility needs through 2025* (61% good/very good reason) (Q25), while Republicans were more likely to say the location which would include *most city services, including the police department* as a good or very good reason to support the project (63%). Nonetheless, both parties gave the highest ratings to the message that highlighted saving taxpayer dollars (Democrats: 67%, Republicans: 74%).

Voters who have lived in Tualatin for more than 10 years were more likely to see these messages as good reasons to support the project than voters who have lived in Tualatin for a shorter amount of time. Additionally, homeowners gave higher ratings to the messages than renters. For example, 70% of long-time Tualatin residents said building the Civic Center on land already owned by Tualatin was a good reason to support the project, compared with 55% of voters who have lived in the city for fewer than five years. Similarly, 72% of homeowners said this was a good reason to support the project, compared with 49% of renters.

Overall, a plurality of voters supported the Police Facility as the location of a new Civic Center, at a bond rate of about \$3 per month for an average home in Tualatin (49%) (Q28-29). More than four in ten voters opposed the project (44%), and about one in three were strongly opposed to the project (32%).



Source: DHM Research, June 2016

Support for the Police Facility as the site of a future Civic Center came from the same demographic groups that had supported the project in the initial test, namely voters 30-44 and Democrats. Voters 30-44 were the most supportive, with 68% saying they supported the project at this location. Support among this group was also fairly strong; one-third of these voters said they strongly supported the project at this location (33%).

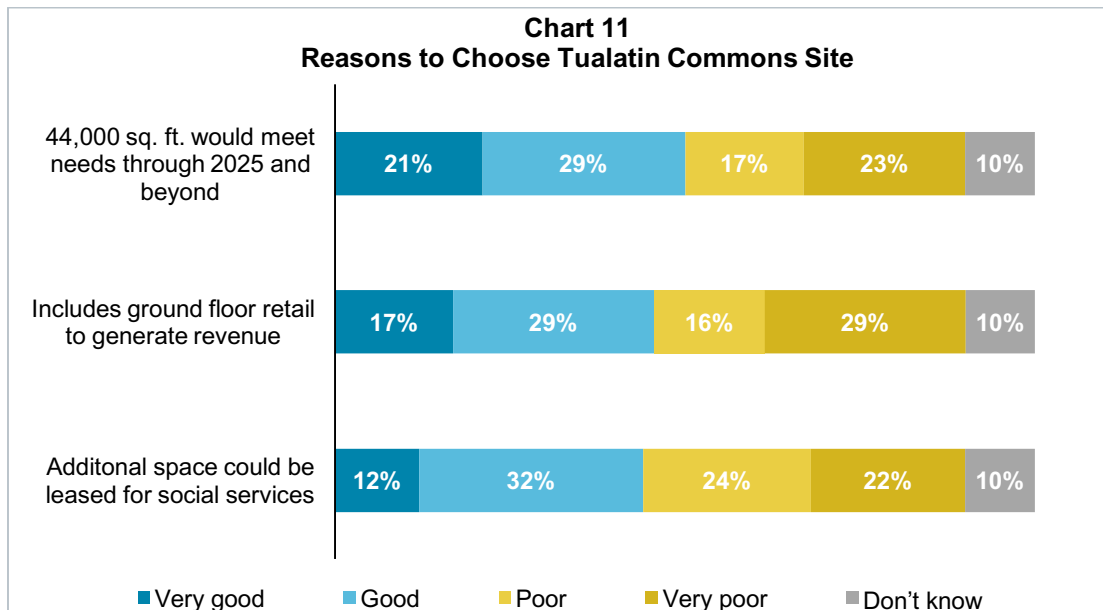
A majority of Democrats also supported the project (53%), although a healthy proportion of Democrats strongly opposed the project (36%). Republicans were not much different, with 49% supporting the project at the Police Facility while 48% opposed it.

Voters who have lived in Tualatin for more than ten years were also more likely to support the project (52%) than oppose it (45%). Voters who have lived in the area for less time were less sure about the project. Among voters who have lived in Tualatin for fewer than five years, 40% said they supported the project, 29% opposed it, and one in three were undecided (31%).

A majority of voters opposed creating a Civic Center at Tualatin Commons.

Voters did not respond strongly to the messages in support of building a Civic Center at Tualatin Commons.

A scant majority of voters said that meeting *facility needs through 2025 and beyond* was a good or very good reason to support the project (50%) (Q30). The two other provided reasons failed to earn positive ratings from half of voters.

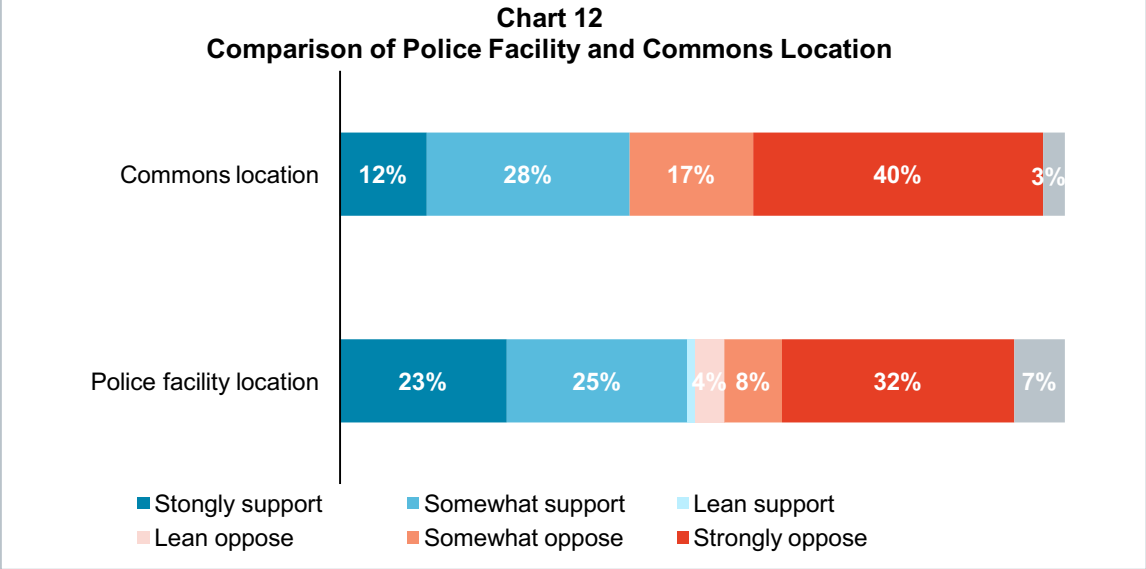


Voters were told that the *facility would include ground-floor retail space that could generate additional revenue*, but fewer than half found this compelling (46%) (Q31). Additionally, voters were told that the *additional space could be leased for wrap-around social services for families and children or be used to accommodate future growth* (Q32). Again, less than half of voters said this was a good or very good reason to support the project (44%).

Additional voter education about the types of social services provided may increase voters support for this benefit. Furthermore, facts regarding the potential revenue that could be generated from retail space may resonate with voters concerned with wasteful spending and increased taxes.

Again, voters ages 30-44 were the most receptive to these messages (52-65%), and a majority of Democrats found each message a good reason to support the project (53-55%).

Overall, a majority of voters opposed the project at the Tualatin Commons site (57%). The strong opposition alone (40%) matched voter support (40%).



Source: DHM Research, June 2016

Although a majority of Democrats and voters ages 30-44 said the messages in support of the Tualatin Commons site were good reasons to support that location, less than half of voters in each group supported the Tualatin Commons location in the final test (Democrats: 49%, 30-44: 48%) (Q33-Q34).

With respect to this location, the most supportive demographic groups were voters under 30 (69%), voters who have lived in Tualatin for fewer than five years (66%), and renters (62%). Voters who have participated in two of the last four elections were also more likely to support this location (55%) than those who have voted in three (20%) or four (28%) of the last four elections. Additionally, voters making less than \$50,000 per year were supportive of this location (58%).

Tualatin City Hall & Library Bond Survey
May 23-26, 2016; Likely Tualatin Voters
N=172; margin of error +/- 7.5%
18 minutes
DHM Research
Project #00408

Hi, my name is _____. I'm with an opinion research firm in Oregon. I'm not selling anything. I have some questions about issues that are important to the City of Tualatin. This shouldn't take too long, and your responses will help improve services in your community.

WARM UP & GENERAL MOOD

1. All things considered, would you say that things in the City of Tualatin are headed in the right direction, or would you say they are off on the wrong track?

Response Category	N=172
Right direction	71%
Wrong track	10%
(DON'T READ) Don't know	19%

Are you very satisfied, somewhat satisfied, not too satisfied, or not all satisfied the following city services in Tualatin? **(randomize Q2-Q5)**

Response Category	Very satisfied	Somewhat satisfied	Not too satisfied	Not at all satisfied	Don't know
2. Police, fire, and emergency services	70%	24%	2%	0%	5%
3. Parks and recreation	61%	34%	3%	0%	2%
4. Library	58%	31%	3%	1%	7%
5. Sewer and water service	59%	32%	8%	1%	<1%

AWARENESS OF CITY HALL ISSUES

6. Do you know that the City of Tualatin does not have a City Hall building or Civic Center?

Response Category	N=172
Yes	67%
No	30%
(DON'T READ) Don't know	3%

7. Do you think a Civic Center, which would include city offices and City Council Chambers, in Tualatin would be very valuable, somewhat valuable, not too valuable, or not at all valuable?

Response Category	N=172
Very valuable	16%
Somewhat valuable	51%
Not too valuable	18%
Not at all valuable	14%
(DON'T READ) Don't know	2%

8. Is it very important, somewhat important, not too important, or not at all important to you that Tualatin have a Civic Center that is easily accessed by cars, pedestrians, and public transit?

Response Category	N=172
Very important	22%
Somewhat important	22%
Not too important	26%
Not at all important	23%
(DON'T READ) Don't know	7%

SUPPORT FOR CITY HALL & LIBRARY EXPANSION

9. The City of Tualatin is considering building a new Civic Center and expanding the existing library. Based on what you know now, do you support or oppose this project? (**wait, ask strongly/somewhat**)

Response Category	N=172
Strong support	17%
Somewhat support	26%
Somewhat oppose	17%
Strong oppose	26%
(DON'T READ) Don't know	15%

10. (If “Support” to Q9) Why do you support the project? (**OPEN**)

Response Category	N=74
Important/needed	22%
Consolidation of services	18%
Good for the community/city	16%
Support of Civic center	12%
Support for library	12%
General support	11%
Library expansion	10%
Future growth	7%
Concern of tax increase	4%
Children/Education	4%
Don't know	<1%

11. (If “Oppose” to Q9) Why do you oppose the project? (OPEN)

Response Category	N=73
Don't need it/unnecessary	34%
Will increase taxes/expensive	33%
Current library is new/good as is	17%
Other priorities are more important	7%
General oppose	5%
Other vacant building could be used	5%
Waste of taxpayer money	4%
Don't know	1%

REASONS TO SUPPORT/OPOSE CITY HALL & LIBRARY PROJECT

(Rotate support and oppose statements)

Here are some reasons people have given to support the proposed Civic Center and library expansion project. For each, do you think it is a very good, good, poor, or very poor reason to support the project?

(Randomize Q12-Q17)

Response Category	Very good	Good	Poor	Very poor	Don't know
12. The City of Tualatin currently spends \$55,000 per year to lease office space for city offices and \$14,000 per year in staff time to set up and take down equipment for Council meetings and Municipal Court. A new Civic Center would eliminate these costs.	27%	24%	16%	21%	11%
13. City operations are currently housed in seven different buildings. City staff must commute between the buildings, and residents must visit several locations to conduct business.	23%	27%	16%	22%	12%
14. Many of the current city offices, including the Emergency Operations Center, are housed in buildings that are not up to code and located in the flood plain. In case of a major earthquake or flood, these buildings could fail and emergency services could be compromised.	30%	27%	11%	20%	11%
15. The expanded library building would create additional multipurpose community space that could be used by residents and community groups.	22%	27%	21%	14%	15%
16. The expanded library building would increase access to technology and hands-on learning opportunities for youth and residents.	27%	24%	20%	19%	10%
17. The current library space is small and staff and volunteers must share workspaces. The expanded library building would create adequate space to administer library programs.	23%	28%	15%	22%	12%

Here are some reasons people have given to oppose the proposed Civic Center and library expansion project. For each, do you think it is a very good, good, poor, or very poor reason to oppose the project?
(Randomize Q18-Q23)

Response Category	Very good	Good	Poor	Very poor	Don't know
18. Voters shouldn't bear the cost of a new building since the City tore down the old Council building in 2014.	28%	25%	24%	12%	10%
19. There are more important priorities in Tualatin than building a new Civic Center and expanding the library, and the City should focus on those priorities.	36%	24%	19%	10%	11%
20. Voters pay enough for property taxes and increasing taxes will put additional strain on families in our community.	34%	35%	13%	9%	10%
21. The City's current offices are adequate the way they are.	23%	25%	24%	10%	18%
22. Government does not spend taxpayer dollars wisely.	30%	22%	25%	10%	14%
23. A new Civic Center and library expansion project will make Tualatin less affordable for residents and families.	18%	22%	29%	16%	15%

SUPPORT FOR CITY HALL & LIBRARY EXPANSION RE-TEST

Now that you've heard more about the new Civic Center and library expansion, I'd like to ask you about the project again.

- 24. The City of Tualatin is considering building a new Civic Center and expanding the existing library. The city estimates of the project would range from \$24-32 million, depending on the location. Based on what you know now, do you support or oppose this project? **(wait, ask strongly/somewhat)**

Response Category	N=172
Strong support	18%
Somewhat support	21%
Somewhat oppose	16%
Strong oppose	34%
(DON'T READ) Don't know	11%

CITY HALL LOCATIONS

The City is currently considering two different locations where a new Civic Center could be built. I will now read to you some specifics about each location. Each proposed option would include building a new Civic Center and library expansion.

(Rotate Police Facility and Commons statements)

Police Facility

One location (or, “the other location”) the City is considering is at the site of the existing Police Department. I will read you a list of statements about this location. For each, tell me if you think it is a very good, good, poor, or very poor reason to choose the Police Department site as the location of the new Civic Center.

Response Category	Very good	Good	Poor	Very poor	Don't know
25. This facility would be about 30,000 square feet and provide enough space to meet projected facility needs through 2025.	20%	37%	15%	19%	11%
26. The City of Tualatin already owns this land, which saves taxpayer money.	41%	25%	13%	12%	10%
27. At this location, most city services, including the police department, would be in the same location.	31%	27%	15%	16%	11%

To build a new Civic Center at this location and expand the existing library, the property tax rate for this bond is expected to be \$0.18 per \$1,000 of assessed value. For an average home in Tualatin with an assessed value of \$200,000, the police facility option would cost about \$3 per month.

28. Based on what you know now, would you support or oppose the police facility as the site of a new Civic Center? **(Wait, ask strongly/somewhat)**

Response Category	N=172
Strong support	23%
Somewhat support	25%
Somewhat oppose	8%
Strong oppose	32%
(DON'T READ) Don't know	12%

29. **(If “Don't know” to Q23)** Do you lean toward supporting or opposing the police facility location?

Response Category	N=20
Lean support	5%
Lean oppose	31%
(DON'T READ) Don't know	64%

Q28 and Q29 combined

Response Category	N=172
Total support	49%
Strongly	23%
Somewhat	25%
Lean	1%
Total oppose	44%
Lean	4%
Somewhat	8%
Strongly	32%
Don't know	7%

Tualatin Commons

The other location (or, “one location”) the City is considering is at the Tualatin Commons. I will read you a list of statements about this location. For each, tell me if you think it is a very good, good, poor, or very poor reason to choose the Commons site as the location of a new Civic Center.

Response Category	Very good	Good	Poor	Very poor	Don't know
30. This facility would be about 44,000 square feet and would provide enough space to meet facility needs through 2025 and beyond.	21%	29%	17%	23%	10%
31. The facility would include ground-floor retail space that could generate additional revenue.	17%	29%	16%	29%	10%
32. The additional space could be leased for wrap-around social services for families and children or be used to accommodate future growth.	12%	32%	24%	22%	10%

To build a new Civic Center at this location and expand the existing library, the property tax rate for this bond is expected to be \$0.29 per \$1,000 of assessed value. For an average home in Tualatin with an assessed value of \$200,000, the commons site option would cost about \$5 per month.

33. Based on what you know now, would you support or oppose the Commons site as the site of the new Civic Center? (support/oppose; wait, ask strongly/somewhat)

Response Category	N=172
Strong support	12%
Somewhat support	28%
Somewhat oppose	17%
Strong oppose	40%
(DON'T READ) Don't know	3%

34. (If “don't know” to Q23) Do you lean toward supporting or opposing the Commons location?

Response Category	N=5
Lean support	--
Lean oppose	--
(DON'T READ) Don't know	100%

Q33 and Q34 combined

Response Category	N=172
Total support	40%
Strongly	12%
Somewhat	28%
Lean	0%
Total oppose	57%
Lean	0%
Somewhat	17%
Strongly	40%
Don't know	3%

DEMOGRAPHICS

These last few questions are for statistical purposes and ensure that we talk to a representative group of Tualatin residents.

35. Gender (record from sample)

Response Category	N=172
Male	48%
Female	52%

36. Age (record from sample)

Response Category	N=172
18-29	15%
30-44	26%
45-64	43%
65+	16%

37. Area of City/Voter Precinct (record from sample)

Response Category	N=172
Precinct 252	13%
Precinct 394	1%
Precinct 420	24%
Precinct 423	21%
Precinct 428	6%
Precinct 433	11%
Precinct 436	25%

38. Voting History (record from sample)

Response Category	N=172
2 of 4	51%
3 of 4	22%
4 of 4	26%

39. Party (record from sample)

Response Category	N=172
Democrat	38%
Republican	38%
Independent/non-affiliated/other	24%

40. How many years have you lived in the City of Tualatin? (OPEN)

Response Category	N=172
0-5 years	18%
6-10 years	17%
More than 10 years	64%
Mean	15.2

41. Do you own your home, rent, or something else?

Response Category	N=172
Rent	27%
Own	71%
Something else	2%
(DON'T READ) Refused	1%

42. What is the highest level of education you have achieved?

Response Category	N=172
Less than high school	0%
High school diploma	11%
Some college	21%
College degree	43%
Graduate/professional school	25%
(DON'T READ) Refused	1%

43. Which category best describes your 2015 gross annual income, before taxes? Remember to include everyone living in your household. Your best estimate will do.

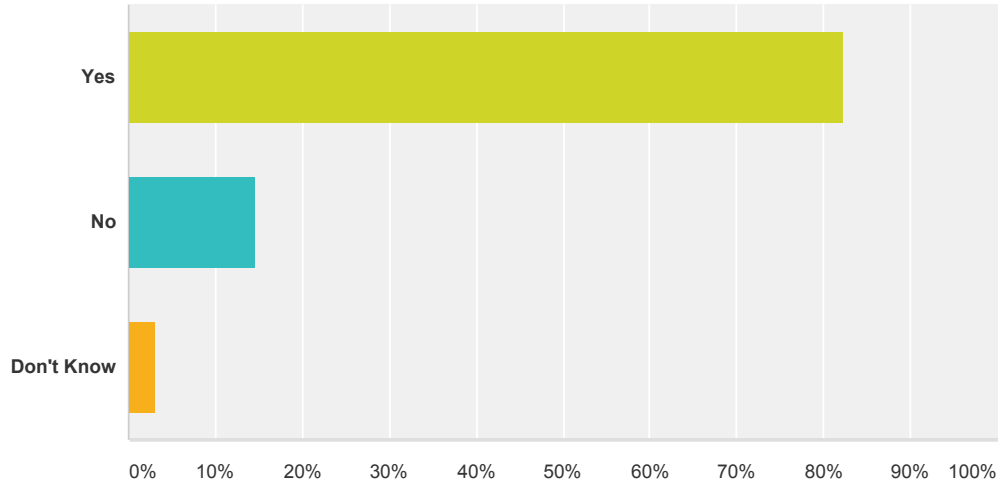
Response Category	N=172
Less than \$25,000	11%
\$25,000 to less than \$50,000	16%
\$50,000 to less than \$75,000	12%
\$75,000 to less than \$100,000	18%
\$100,000 to less than \$150,000	11%
\$150,000 or more	20%
(DON'T READ) Refused	12%

44. Which of the following best describes your race or ethnicity? **(allow multiple responses)**

Response Category	N=172
African American/Black	2%
Asian/Pacific Islander	3%
Hispanic/Latino	0%
Native American/American Indian	1%
White/Caucasian	92%
Other	2%
(DON'T READ) Refused	1%

Q1 Did you know that the City of Tualatin does not currently have a City Hall building or Civic Center?

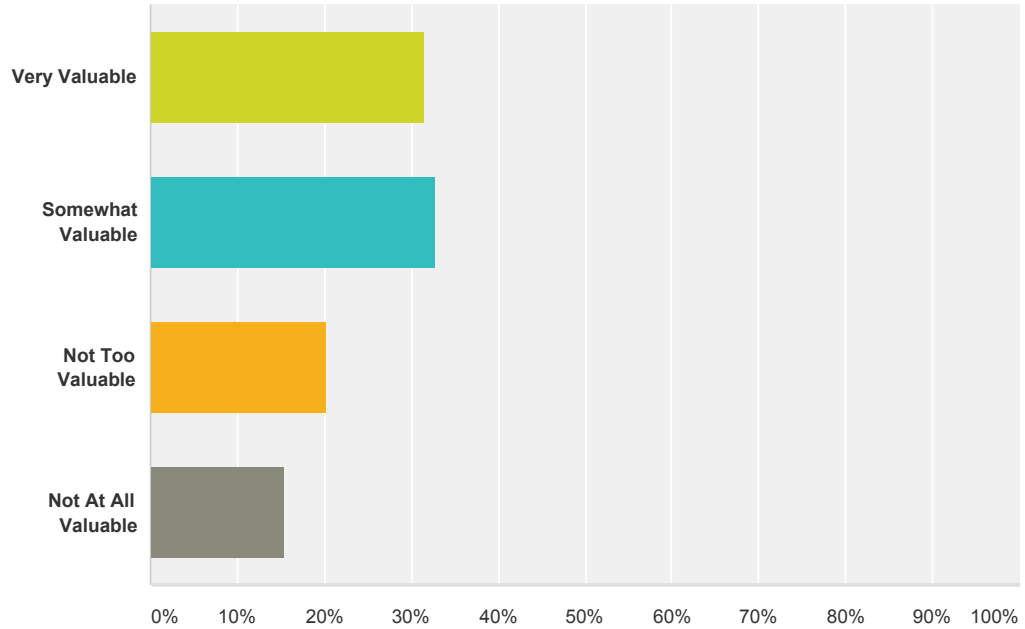
Answered: 547 Skipped: 0



Answer Choices	Responses	
Yes	82.27%	450
No	14.63%	80
Don't Know	3.11%	17
Total		547

Q2 Do you think a Civic Center, which would include City offices and City Council Chambers, in Tualatin would be:

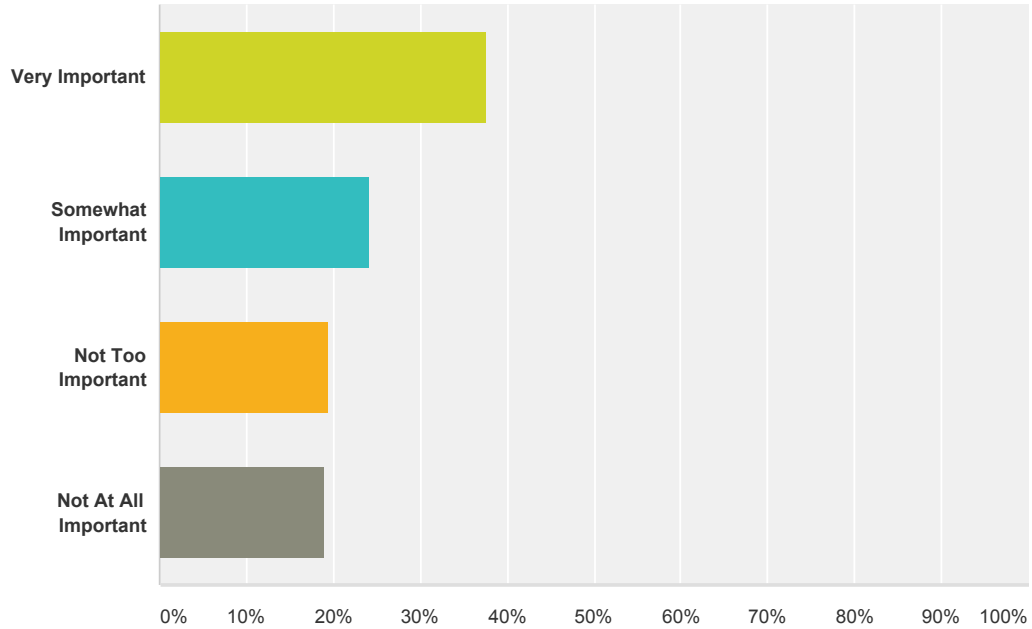
Answered: 547 Skipped: 0



Answer Choices	Responses	
Very Valuable	31.44%	172
Somewhat Valuable	32.72%	179
Not Too Valuable	20.29%	111
Not At All Valuable	15.54%	85
Total		547

Q3 How important is it to you to have a Civic Center accessible by cars, pedestrians, and public transit?

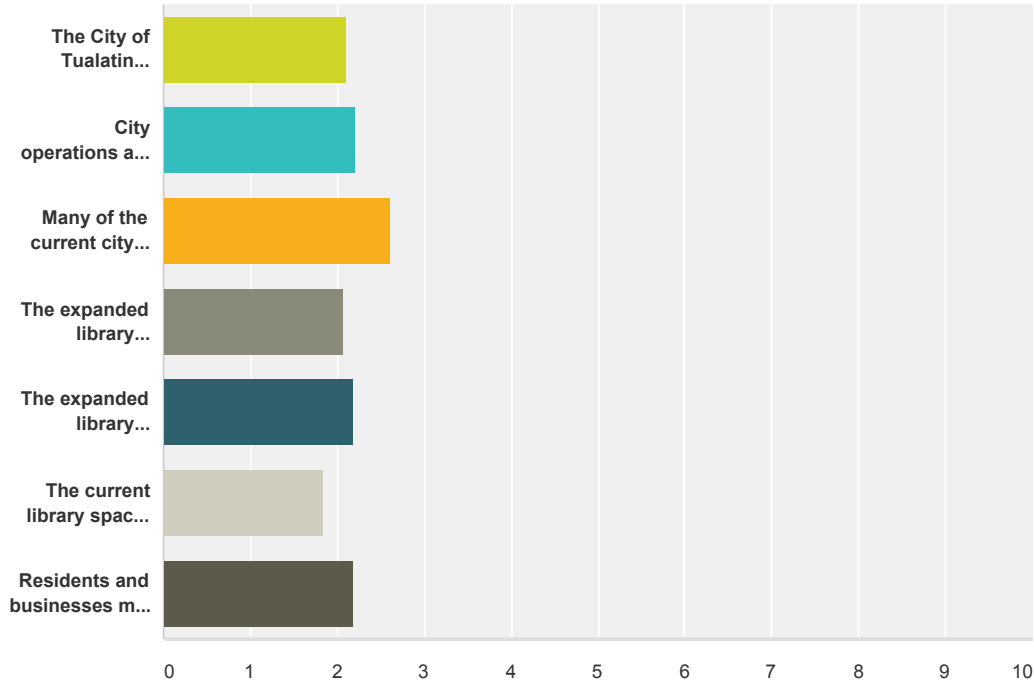
Answered: 547 Skipped: 0



Answer Choices	Responses	
Very Important	37.48%	205
Somewhat Important	24.13%	132
Not Too Important	19.38%	106
Not At All Important	19.01%	104
Total		547

Q4 Based on what you know about the City's current facilities, rank the below items according to what you believe are the most important reasons to build a new Civic Center and expand the library:

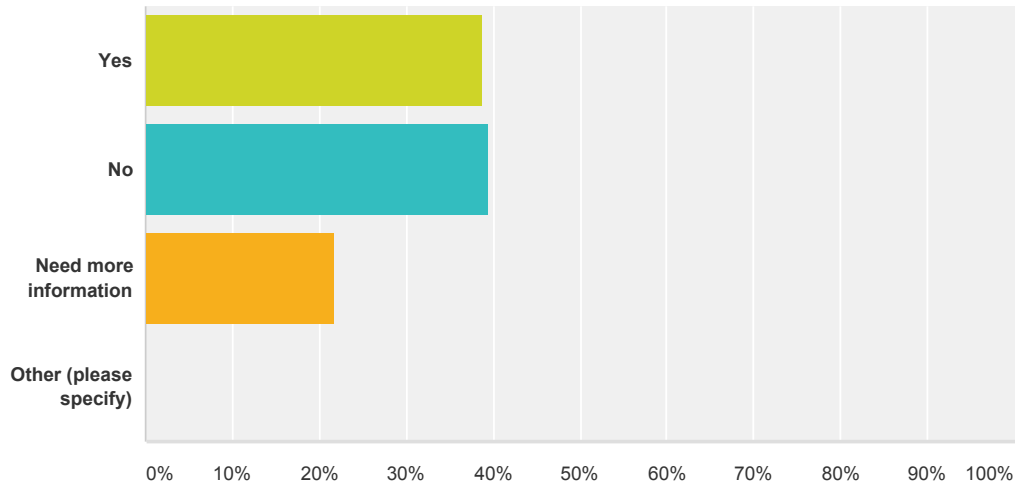
Answered: 515 Skipped: 32



	Not Important	Somewhat Important	Important	Very Important	Total	Weighted Average
The City of Tualatin currently spends \$55,000 per year to lease office space for City offices	25.20% 128	28.54% 145	31.69% 161	14.57% 74	508	2.10
City operations are currently housed in seven different buildings	28.77% 147	20.55% 105	22.90% 117	27.79% 142	511	2.21
Many of the current city offices, including the Emergency Operations Center, are housed in buildings that are not up to code and located in the flood plain.	16.63% 85	23.68% 121	24.66% 126	35.03% 179	511	2.61
The expanded library building would create additional multipurpose community space that could be used by residents and community groups	32.94% 169	17.93% 92	25.34% 130	23.78% 122	513	2.07
The expanded library building would increase access to technology and hands-on learning opportunities for youth and residents	29.82% 153	19.49% 100	23.20% 119	27.49% 141	513	2.19
The current library space is small and currently staff, students, and volunteers must share workspaces.	37.23% 191	22.61% 116	21.44% 110	18.71% 96	513	1.84
Residents and businesses must visit several different buildings to conduct business	29.18% 150	20.62% 106	22.18% 114	28.02% 144	514	2.20

Q5 The City of Tualatin is considering building a new Civic Center and expanding the existing library. Estimates of the project range from \$24-32 million, depending on the location. Based on this information, would you support this project?

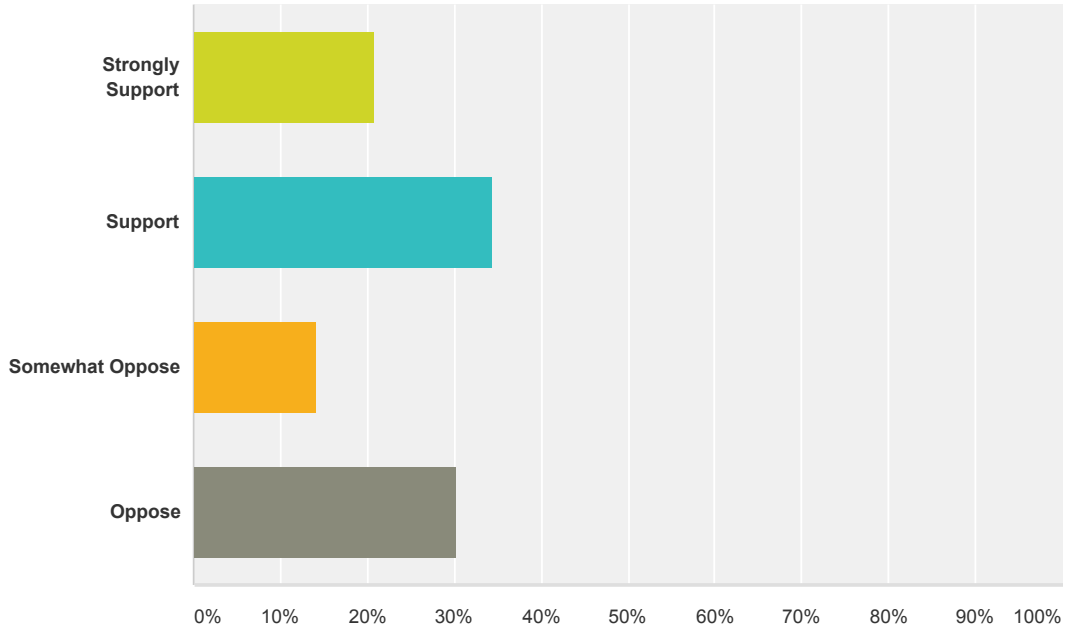
Answered: 517 Skipped: 30



Answer Choices	Responses
Yes	38.88% 201
No	39.46% 204
Need more information	21.66% 112
Other (please specify)	0.00% 0
Total	517

Q6 Based on what you know about this project site (Police Site), how would you describe your support for this location?

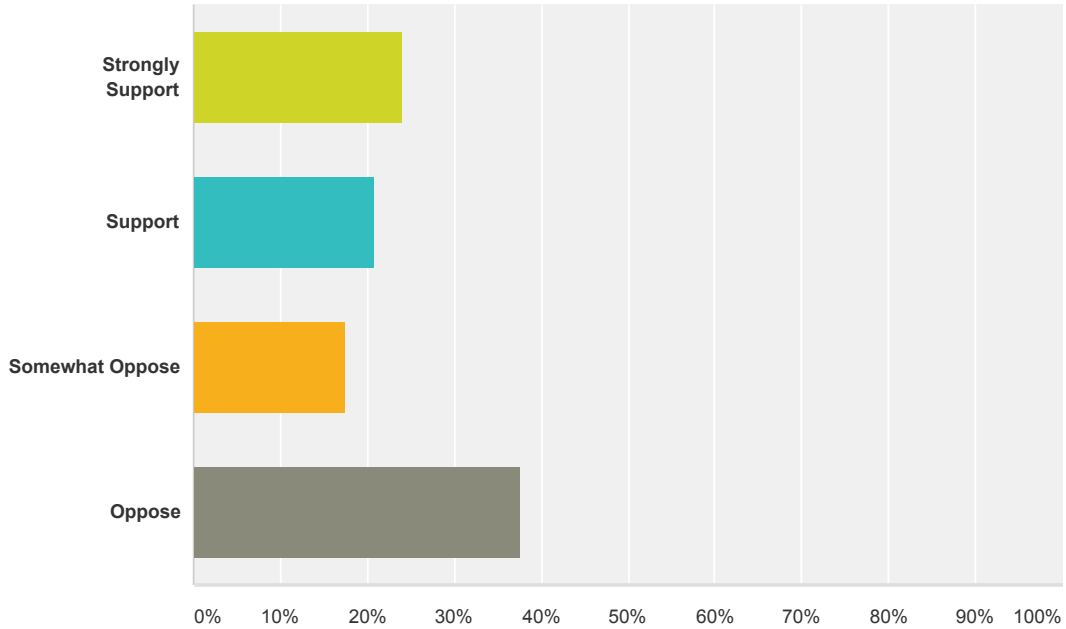
Answered: 491 Skipped: 56



Answer Choices	Responses	
Strongly Support	20.98%	103
Support	34.42%	169
Somewhat Oppose	14.26%	70
Oppose	30.35%	149
Total		491

Q7 Based on what you know about this project site (Commons Site), how would you describe your support for this location?

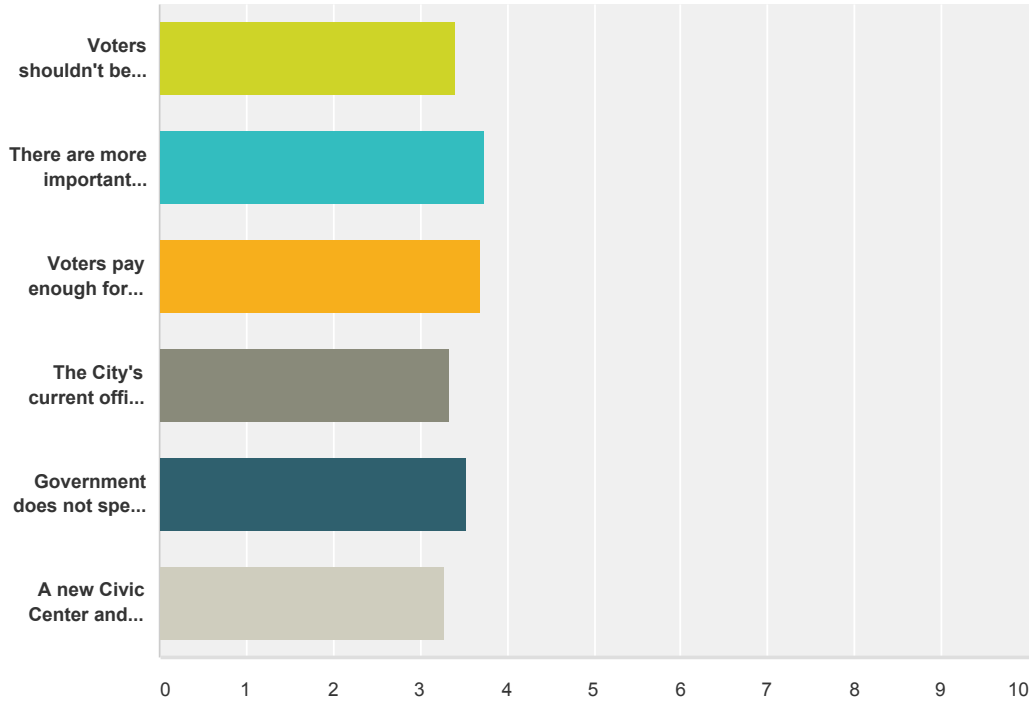
Answered: 487 Skipped: 60



Answer Choices	Responses	
Strongly Support	24.02%	117
Support	20.94%	102
Somewhat Oppose	17.45%	85
Oppose	37.58%	183
Total		487

Q8 Here are some reasons people have given to oppose the proposed Civic Center and library expansion project. Rank each reason

Answered: 201 Skipped: 346



	Not At All True	Somewhat True	True	Very True	(no label)	Total	Weighted Average
Voters shouldn't bear the cost of a new building since the City tore down the old City Council building in 2014	4.00% 8	18.50% 37	18.00% 36	52.00% 104	7.50% 15	200	3.40
There are more important priorities in Tualatin than building a new Civic Center and expanding the library	0.00% 0	8.00% 16	19.00% 38	65.50% 131	7.50% 15	200	3.73
Voters pay enough for property taxes and increases taxes puts additional strain on families in our community	1.49% 3	8.96% 18	15.92% 32	66.17% 133	7.46% 15	201	3.69
The City's current offices are adequate the way they are	1.49% 3	20.90% 42	28.86% 58	39.80% 80	8.96% 18	201	3.34
Government does not spend taxpayer dollars wisely	0.51% 1	16.16% 32	22.22% 44	52.02% 103	9.09% 18	198	3.53
A new Civic Center and library expansion project will make Tualatin less affordable for residents and families	10.15% 20	18.27% 36	16.75% 33	44.16% 87	10.66% 21	197	3.27

Q9 If you have any additional comments or feedback, you can share that with us here:

Answered: 0 Skipped: 547



... A Place to Call Home ...
BUILDING TUALATIN'S FUTURE

CIVIC CENTER FOCUS GROUP

1. Put on November 2016 Ballot?
Yes: 26
No: 2
2. Which site, if applicable?
Commons: 24
Police: 2

GENERAL MOOD

1. All things considered, would you say that things in the City of Tualatin are headed in the right direction, or would you say they are off on the wrong track?

Response	
Right direction	83%
Wrong track	7%
Don't know	10%

COMMENTS FROM FOCUS GROUPS:

- Tualatin is managed as a bigger city
- Tualatin has improved so much over the last 10 years!
- Lived here 44 years; love the place; it's all great!
- Love what's happening in Tualatin; nationally recognized
- Tualatin has done a good job managing growth
- Feel like the public is included and involved – the City seeks the public's input on things

Please rate your satisfaction with the following city services in Tualatin?

Response	Very satisfied	Somewhat satisfied	Not too satisfied	Not at all satisfied	Don't know
2. Police, fire, and emergency services	90%	10%			
3. Parks and recreation	80%	13%	7%		
4. Library	83%	17%			
5. Sewer and water service	73%	23%			4%

COMMENTS FROM FOCUS GROUPS:

- Lots of people don't know the Library is too small
- Would like to see an expansion of the Library
- Lack of meeting rooms and shelf space
- Tualatin's biggest need is a multi-generational facility
- The library definitely needs more space
- Traffic is challenging
- Dissatisfied that there is no downtown; "amazing" town, just wish there was a "downtown"
- Challenging to get across TSF – not very walkable; traffic lights don't work
- Love the Tualatin newsletter
- "It irritates me that my neighbors are so cheap"
- "I love Tualatin; I'm a big fan!"

AWARENESS OF CITY HALL ISSUES

6. Do you know that the City of Tualatin does not have a City Hall building or Civic Center?

Response	
Yes	100%
No	
Don't know	

7. Do you think a Civic Center, which would include city offices and City Council Chambers, in Tualatin would be very valuable, somewhat valuable, not too valuable, or not at all valuable?

Response	
Very valuable	76%
Somewhat valuable	17%
Not too valuable	3%
Not at all valuable	3%
Don't know	

8. Is it very important, somewhat important, not too important, or not at all important to you that Tualatin have a Civic Center that is easily accessed by cars, pedestrians, and public transit?

Response Category	
Very important	77%
Somewhat important	13%
Not too important	7%
Not at all important	3%
Don't know	

COMMENTS FROM FOCUS GROUPS:

- City offices aren't logical and not very well marked
- Need to define Civic Center; it is unclear what we are building – is it a performing arts center, a city hall, a recreation center?
- When I think of a Civic Center, I think of something big; when I think of a City Hall, I think something much more focused and specific.
- Consolidation is a good thing
- We need a single point of citizen contact
- Accessibility is very important, especially for a Civic Center; it should be optimized for people who are not familiar with where they are going.
- Parking is really important
- Confused by the term “Civic Center”; the building should only be city offices, not a performing space.

SUPPORT FOR CITY HALL & LIBRARY EXPANSION

9. The City of Tualatin is considering building a new Civic Center and expanding the existing library. Based on what you know now, do you support or oppose this project?

Response	
Strong support	80%
Somewhat support	17%
Somewhat oppose	
Strong oppose	3%
Don't know	

10. (If “Support” to Q9) Why do you support the project? (OPEN)

Response
2-Ease of access to City Offices 16-Expanded library services 6-Public meeting spaces 11-Efficiency of services 4-Bring all city business together in one place 3-City needs to have a central location for people to identify with; it is very important to have a vibrant civic center and create a downtown atmosphere Need a suitable Council Chambers We can expect future growth; a civic center helps serve such growth It is needed 2-There is no “place” or center in Tualatin; a civic center in the right location would define downtown Tualatin I don't even know where all City services are housed now The Library is continuing to advance and has a valuable impact on our community; it also provides meeting space 2-A Civic Center is needed Need to finish the commons; will energize that area

11. (If “Oppose” to Q9) Why do you oppose the project? (OPEN)

Response
Is this more ego than operational necessity? We just built a new library a few years back; what we need is a multi-generational community center Not sure that a Civic Center is all that necessary

REASONS TO SUPPORT/OPOSE CITY HALL & LIBRARY PROJECT

Here are some reasons people have given to support the proposed Civic Center and library expansion project. For each, do you think it is a very good, good, poor, or very poor reason to support the project?

Response	Very good	Good	Poor	Very poor	Don't know
12. The City of Tualatin currently spends \$55,000 per year to lease office space for city offices and \$14,000 per year in staff time to set up and take down equipment for Council meetings and Municipal Court. A new Civic Center would eliminate these costs.	60%	40%			
<ul style="list-style-type: none"> - The numbers are surprisingly low - Hard to know what the \$55,000 and the \$14,000 translate to in context of a \$24 million building - The message should be that Tualatin should not be wasting tax payer dollars on renting space - Question about how the money the City would save would be spent - Saving \$\$ is a really good thing 					
13. City operations are currently housed in seven different buildings. City staff must commute between the buildings, and residents must visit several locations to conduct business.	90%	10%			
<ul style="list-style-type: none"> - This is a very strong message - This feels very compelling 					
14. Many of the current city offices, including the Emergency Operations Center, are housed in buildings that are not up to code and located in the flood plain. In case of a major earthquake or flood, these buildings could fail and emergency services could be compromised.	67%	30%			3%
<ul style="list-style-type: none"> - Should show all of the bad things about each of the existing buildings - This is a great hook; we are already working on being prepared throughout the city 					
15. The expanded library building would create additional multipurpose community space that could be used by residents and community groups.	73%	13%	7%	3%	3%
<ul style="list-style-type: none"> - Not a strong selling point for some - Having the Library occupy the entire building makes sense and resonates - Should be multi-generational space 					
16. The expanded library building would increase access to technology and hands-on learning opportunities for youth and residents.	64%	23%	10%	3%	
<ul style="list-style-type: none"> - This resonates; would speak to a number of people 					
17. The current library space is small and staff and volunteers must share workspaces. The expanded library building would create adequate space to administer library programs.	63%	17%	17%		3%
<ul style="list-style-type: none"> - It's so small we don't have room to upgrade to an automatic self-check in system - This isn't a strong argument; it's efficient to be small; so many workers are virtual anyway 					

FOCUS GROUP COMMENTS:

- Police bond is expiring; that should be talked about
- Interest rates are quite low; that should be talked about
- Remind people of the low tax base
- Problems are not going away; it will never get cheaper to do this

Here are some reasons people have given to oppose the proposed Civic Center and library expansion project. For each, do you think it is a very good, good, poor, or very poor reason to oppose the project?

Response	Very good	Good	Poor	Very poor	Don't know
18. Voters shouldn't bear the cost of a new building since the City tore down the old Council building in 2014.	3%	7%	33%	54%	3%
<ul style="list-style-type: none"> - This decision was in the past; best decision at the time; move on - This is dumb; building a centralized City Hall is not a new idea 					
19. There are more important priorities in Tualatin than building a new Civic Center and expanding the library, and the City should focus on those priorities.	3%	10%	33%	37%	17%
<ul style="list-style-type: none"> - What are the other priorities? - Should try to link this together with what the other priorities are and how the Civic Center would help advance those priorities 					
20. Voters pay enough for property taxes and increasing taxes will put additional strain on families in our community.	17%	17%	33%	26%	7%
<ul style="list-style-type: none"> - Definitely resonates with people. 					
21. The City's current offices are adequate the way they are.		3%	13%	71%	13%
<ul style="list-style-type: none"> - Poor message; we've been talking about this for a long time. 					
22. Government does not spend taxpayer dollars wisely.		13.5%	13.5%	59.5%	13.5%
23. A new Civic Center and library expansion project will make Tualatin less affordable for residents and families.	3%	13%	47%	27%	10%

COMMENTS FROM FOCUS GROUPS:

- Talk about how this bond will expire eventually; it won't go forever
- There is confusion about Assessed Value versus Market Value

SUPPORT FOR CITY HALL & LIBRARY EXPANSION RE-TEST

Now that you've heard more about the new Civic Center and library expansion, let's revisit the project.

24. The City of Tualatin is considering building a new Civic Center and expanding the existing library. The city estimates of the project would range from \$24-32 million, depending on the location. Based on what you know now, do you support or oppose this project?

Response	
Strong support	77%
Somewhat support	20%
Somewhat oppose	
Strong oppose	3%
Don't know	

CITY HALL LOCATIONS

The City is currently considering two different locations where a new Civic Center could be built. Here are some specifics about each location. Each proposed option would include building a new Civic Center and library expansion.

Police Facility

One location the City is considering is at the site of the existing Police Department. Following is a list of statements about this location. For each, do you think it is a very good, good, poor, or very poor reason to choose the Police Department site as the location of the new Civic Center.

Response	Very good	Good	Poor	Very poor	Don't know
25. This facility would be about 30,000 square feet and provide enough space to meet projected facility needs through 2025.	30%	50%	10%	10%	
- 2025 is confusing; why would we build a building that is outsized in 9 years?					
26. The City of Tualatin already owns this land, which saves taxpayer money.	57%	23%	17%	3%	
- This is a big plus for people					
27. At this location, most city services, including the police department, would be in the same location.	44%	40%	6.5%	6.5%	3%

To build a new Civic Center at this location and expand the existing library, the property tax rate for this bond is expected to be \$0.18 per \$1,000 of assessed value. For an average home in Tualatin with an assessed value of \$200,000, the police facility option would cost about \$3 per month.

28. Based on what you know now, would you support or oppose the police facility as the site of a new Civic Center?

Response	
Strong support	44%
Somewhat support	23%
Somewhat oppose	10%
Strong oppose	23%
Don't know	

COMMENTS FROM FOCUS GROUPS:

- There is an extremely long list of problems associated with putting the Civic Center on the Police site
- This site does not feel centralized
- This is a terrible idea; so inaccessible
- Access is such an issue on this site
- What about buying the little red house next to the Police Department so there could be another access point?
- It is really hard to get in and out of this site
- Like that it's the more economical option
- Price differential isn't that great and we'd be limiting our long-term options
- Law enforcement needs to be separate for a variety of reasons

Commons

The other location the City is considering is at the Tualatin Commons. Here is a list of statements about this location. Please rate each as a very good, good, poor, or very poor reason to choose the Commons site as the location of a new Civic Center.

Response	Very good	Good	Poor	Very poor	Don't know
29. This facility would be about 44,000 square feet and would provide enough space to meet facility needs through 2025 and beyond.	70%	27%	3%		
30. The facility would include ground-floor retail space that could generate additional revenue.	67%	23%	10%		
<ul style="list-style-type: none"> - This doesn't feel like a compelling reason; why is the City using my taxes to make more money? - Seems risky; don't count on always having it leased/rented - Rental is a big if – don't want to count on it 					
31. The additional space could be leased for wrap-around social services for families and children or be used to accommodate future growth.	70%	20%	7%	3%	

To build a new Civic Center at this location and expand the existing library, the property tax rate for this bond is expected to be \$0.29 per \$1,000 of assessed value. For an average home in Tualatin with an assessed value of \$200,000, the commons site option would cost about \$5 per month.

32. Based on what you know now, would you support or oppose the Commons site as the site of the new Civic Center?

Response	
Strong support	60%
Somewhat support	30%
Somewhat oppose	3%
Strong oppose	7%
Don't know	

COMMENTS FROM THE FOCUS GROUPS:

- Traffic at the Commons site seems like a problem; there's so much traffic in the Martinazzi/Seneca street area now.
- Like that public transit is available to this site
- This site has the greatest potential
- This would be "such a lovely thing" it's truly a town square
- This would get more people to the Commons

Is there anything else you would like to share regarding this project?

Response
<p>I would like to confirm why the Aspen Building preferred by the earlier committee is not being considered</p> <p>Cost projections – do those estimates include ramp up time to lease extra space and sot to maintain or carry until excess space is leased?</p> <p>Consideration should have been given to add additional floors to the Commons site which would house affordable housing rental units.</p> <p>Tualatin is ready to wisely grow up; 6 stories with apartments above office space – another income source; affordable housing in the greater Portland area is a crisis; Tualatin should help</p> <p>Concerned that we are taking commercial property off tax roles; will city offices here help or hurt the businesses on the lake</p> <p>Main floor of the Civic Center should incorporate historic displays about Tualatin and perhaps Chamber visitors center</p> <p>The Tualatin Commons site would create a very unique downtown; a big plus for the community</p> <p>The Commons area is underutilized; I believe the Civic Center could revitalize this area</p> <p>City services should b e consolidated in location; however, there should be adequate distance between the Police station and other city services</p> <p>I am VERY in favor of the Commons Site!!</p> <p>Get it done!</p> <p>People are afraid of taxes going up</p>

COMMENTS FROM FOCUS GROUPS:

- There should be some clarity around the fact that the Library is not going away. There was some confusion about what was happening with the Library when the new Civic Center was built and how it would fit into the new building.
- Would vote no for Police but would campaign for the Commons site.
- Strong support for either option – get'er done

DEMOGRAPHICS

33. Gender

Response	
Male	43%
Female	57%

34. Age

Response	
18-29	
30-44	10%
45-64	37%
65+	53%

35. How many years have you lived in the City of Tualatin?

Response	
0-5 years	16%
6-10 years	7%
More than 10 years	76%

36. Do you own your home, rent, or something else?

Response	
Rent	13%
Own	77%
Something else	10%

37. What is the highest level of education you have achieved?

Response	
Less than high school	
High school diploma	
Some college	20%
College degree	50%
Graduate/professional school	30%

38. Which of the following best describes your race or ethnicity?

Response Category	
African American/Black	3.5%
Asian/Pacific Islander	3.5%
Hispanic/Latino	
Native American/American Indian	
White/Caucasian	93%
Other	

A total of 30 people participated in one of 7 focus groups. The focus group meetings lasted one hour and were designed to get people's reactions to the statistically valid survey. Every participant was given the survey and asked to fill it out with no other presentation or information and then the group talked about their reactions to each question once everyone was done.

The vast majority felt like the City is moving in the right direction and had very positive things to say about their experience in Tualatin. Participants expressed satisfaction with the services they receive. Comments focused on frustrations with traffic, the fact that there is no real downtown, and the Library is too small.

There was some confusion about what a Civic Center means; to some it means a large, multi-use space that includes performing arts; to others, it sounded like a compound or multiple buildings; others knew and understood it to be synonymous with a City Hall. There was general agreement that a Civic Center is a good idea, that it should be downtown or central, and that it should be accessible.

Generally, participants were initially supportive of a Civic Center, however, some questioned the need and others felt that it wasn't the highest priority, especially given the TTSD bond measure on the November 2016 ballot. The strongest messages in support were that it is very inefficient (for both employees and customers) to have City offices in so many different locations, and that an expanded Library would create additional space for high-priority needs. When looking at the messages in opposition, the strongest message was about taxes going up.

When thinking about the location, there was agreement by most that there are challenges associated with the Police site, primarily related to access. The strongest reason to support the Police site is that it's less expensive since the City already owns the land. The Commons site was the favored option by most; participants reported that it would help create a downtown feel, that it would finish the development of the Commons and that it was much more accessible by foot and transit. The commercial opportunities at the Commons seemed to cause some confusion with participants questioning the risk and what the City would do with the revenue.



City of Tualatin

www.tualatinoregon.gov

Hello!

I am reaching out because the City of Tualatin wants to hear from you about the idea of building a new City Hall to serve our town.

The City of Tualatin has always been committed to developing and maintaining safe, durable, quality infrastructure to serve the community. Recently, we have turned our attention to the buildings which house City services to evaluate their physical conditions, forecast future space needs and understand how we can better serve the Tualatin community.

For many years the City has operated out of seven different buildings, as opposed to a traditional City Hall where people can get the services they need and hold community events in a central location. Several of these buildings are not seismically updated and do not meet current codes.

Through the recent update of our community vision, Tualatin Tomorrow, community members expressed a desire to consolidate city services, create additional public spaces and expand the Library space. To that end, the City Council is exploring various alternatives and inviting the community to weigh in on a preferred direction.

Included with this letter is a flyer with information about this project. Please take a look and then visit our website at www.tualatinoregon.gov to watch a video about the project and fill out a survey to give your input. We are also holding several community events, including a Party in the Park on Saturday, June 18 from 12-2pm at Stoneridge Park (19489 SW 68th Avenue, Tualatin) where we will have food and activities along with information.

I hope you will give us your input!

Sincerely,

A handwritten signature in black ink that reads "Sherilyn Lombos".

Sherilyn Lombos
Tualatin City Manager



City of Tualatin

www.tualatinoregon.gov

¡Estimado lector!

Me comunico con ustedes en esta ocasión ya que la Ciudad de Tualatin quiere conocer su opinión acerca de la idea de un nuevo Palacio Municipal o “Centro Cívico” para servir a nuestra comunidad.

La Ciudad de Tualatin está comprometida con el desarrollo y mantenimiento de una infraestructura de calidad, durable y segura, que sirva a nuestra comunidad. En fechas recientes hemos prestado atención a los edificios que albergan servicios de la ciudad para evaluar su condición física, pronosticar necesidades futuras de espacio y comprender cómo podemos servir mejor a la comunidad de Tualatin.

Por muchos años, la ciudad ha operado desde siete diferentes edificios, a diferencia del tradicional Palacio Municipal o “Centro Cívico”, donde la gente tendría acceso a los servicios y llevaría a cabo eventos comunitarios en un lugar centralizado único. Algunos de estos edificios no están actualizados en contra de riesgo de sismos ni cumplen con los códigos vigentes.

A través de la actualización reciente de nuestra visión comunitaria, Tualatin Tomorrow (Tualatin Mañana), algunos miembros de la comunidad expresaron su deseo de integrar los servicios de la ciudad, crear espacios públicos adicionales y expandir el espacio de la biblioteca. Con ese fin, el Consejo de la Ciudad de Tualatin está explorando varias alternativas e invitando a nuestra comunidad a opinar sobre qué rumbo tomar.

Con esta carta, se incluye un volante con información acerca de este proyecto. Por favor revíselo y luego visite nuestro sitio web www.tualatinoregon.gov para ver un video acerca del proyecto y llenar una encuesta para darnos su opinión. También llevaremos a cabo varios eventos comunitarios, incluyendo una Fiesta en el Parque el sábado 18 de junio de 12 a 3 pm en Stoneridge Park (19489 SW 68th Avenue, Tualatin) donde ofreceremos comida y actividades, además de información.

¡Espero que nos dé su opinión!

Atentamente,

Sherilyn Lombos
Administrador municipal de la Ciudad de Tualatin



Civic Center and Library Expansion Public Involvement Report

**City Council Work Session
June 27, 2016**



Overview

- *Public Involvement Overview*
- *Alternatives Presented*
- *Community Outreach Results*
- *Council Discussion and Next Steps*



Developing the Alternatives

- *City Facilities Study Overview*

- City offices currently in seven different locations
- Study began in 2014
- Narrowed eight alternatives to two sites

- *Alternatives*

- 3-Story Building on the Commons + Expanded Library
- 2-Story Building next to the Police Department + Expanded Library





Civic Center on the Commons

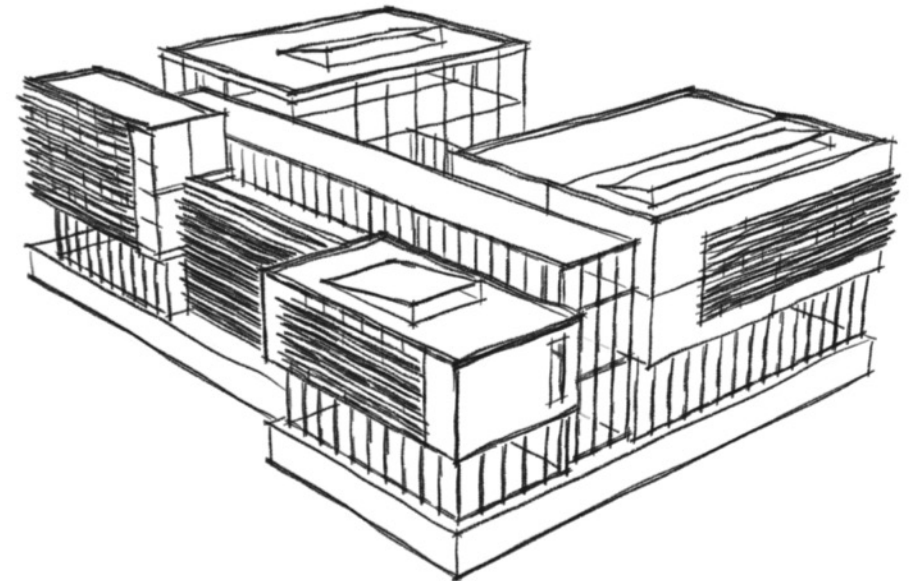




Civic Center on the Commons

New 3-Story City Civic at the Commons

Total Square Footage	71,160 sf
City Office Space Square Footage	30,450 sf
Rental Square Footage	13,220 sf (5,170 sf on ground floor)
Parking Square Footage	22,320 sf
Total Parking Spaces	92 spaces <ul style="list-style-type: none">• 65 new spaces under the building• 27 new surface parking
Cost Per Square Foot	\$286/sf (direct construction cost)
Total Project Cost	\$22.9 million





Civic Center Next to the Police Department

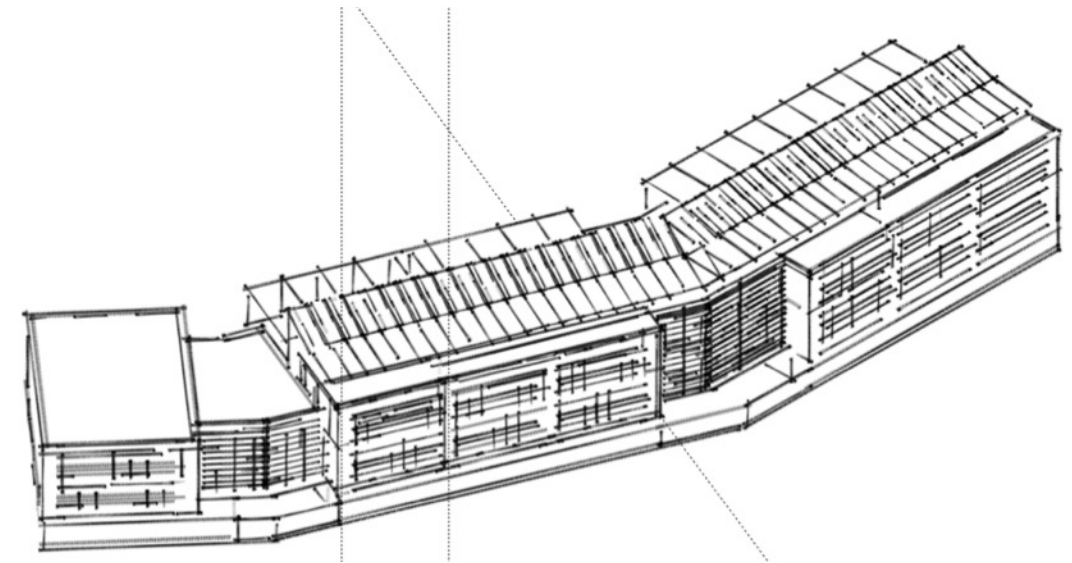




Civic Center Next to the Police Department

New Civic Center at Police Department

Total Square Footage	49,490 sf
Office Space Square Footage	30,290 sf
Parking Square Footage	19,200 sf
Total Parking Spaces	90 new spaces for City Hall <ul style="list-style-type: none">• 50 new spaces under the building• 40 new surface parking
Cost Per Square Foot	\$324/sf (direct construction cost)
Total Project Cost	\$18.2 million





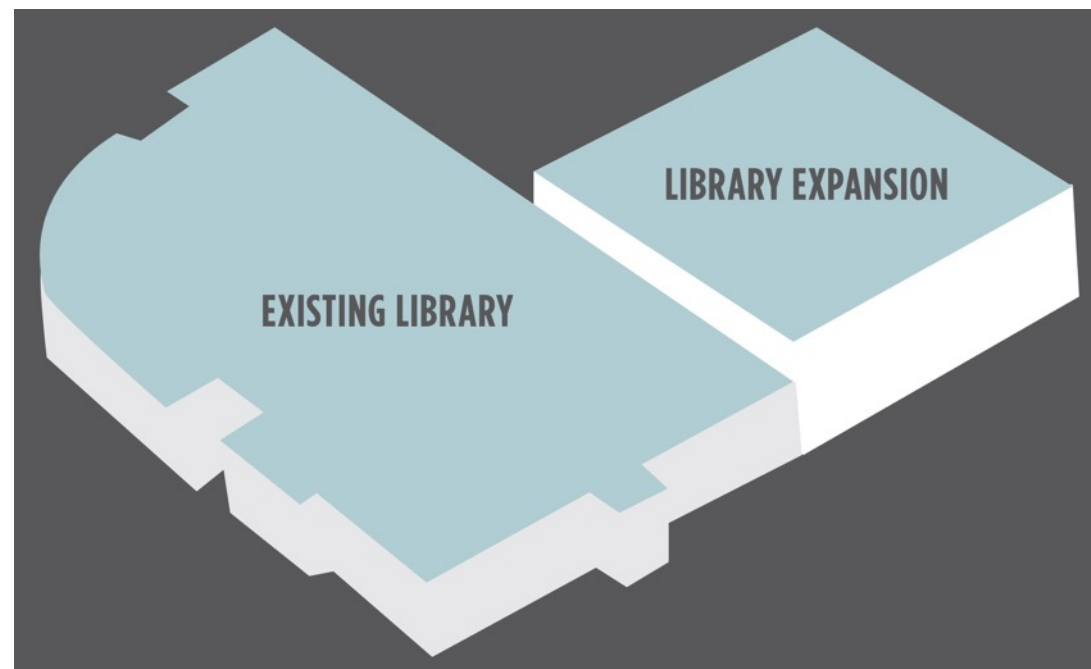
Expanding the Tualatin Library

• *Library Expansion Priorities*

- Better space for children/youth
- Multipurpose community space
- Improved access to technology
- Staff space to support library programs
- Facilities improvements

Library Expansion

Total Square Footage	27,700 sf
Expansion Space Square Footage	6,500 sf
Cost Per Square Foot	\$134/sf (direct construction cost)
Total Construction Cost	\$3.7 million





Public Involvement Goals

- Engage those who are not usually involved
- Connect with diverse communities across Tualatin
- Empower youth
- Build community connections by utilizing existing networks and information channels
- Foster sustained interaction between Tualatin residents and their government
- Engage those who normally would not attend an event specific to the Civic Center outreach by participating in existing, popular events
- Use visual tools to help people understand and compare alternatives



PI Outreach Activity Summary

• *Activities:*

- Facebook
- Twitter
- Instagram
- YouTube
- E-Blasts
- Nextdoor
- Advisory Committee Meetings
- Neighborhood/CIO Meetings
- Open House
- Meals on Wheels Luncheon
- Stoneridge Party in the Park
- Blender Dash
- Summer Reading Kick-Off
- Chamber E-blast
- Business Advisory Council
- Farmers Market
- Focus Groups
- Online Survey
- Statistically Valid Survey
- Newsletter
- News Articles
- Emails

Community Outreach Results



Community Meetings + Events

- *Bridgeport Farmers Market*
- *Juanita Pohl Center Meals on Wheels Luncheon*
- *Summer Reading Kickoff*
- *Blender Dash*
- *Summer in the Park*





Social Media

- *Twitter*
 - 7 tweets
- *Instagram*
 - 34 likes
- *YouTube*
 - 530 video views
- *Facebook*
 - Reached 10,500 people
- *E-blasts*
 - Reached over 4,400 people
 - 598 video views

Facebook Posts and Events	People Reached	Likes, Comments, Shares	Link Clicks	Views
May 18, 2016	441	1	0	20
May 19, 2016	73	0	0	1
May 23, 2016	82	0	1	1
May 25, 2016	468	3	0	4
May 26, 2016	434	18	1	27
June 2, 2016	639	26	35	74
Event: Party in the Park	6,400			74
Event: Open House	2,000			94



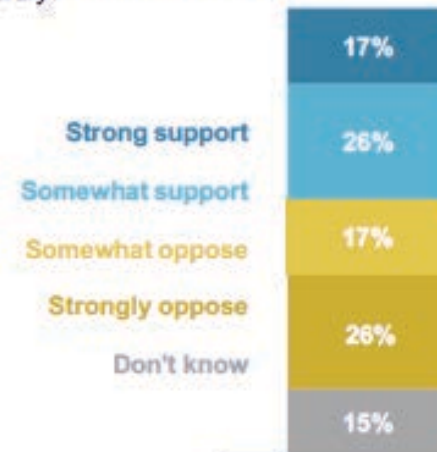


Statistically Valid Survey

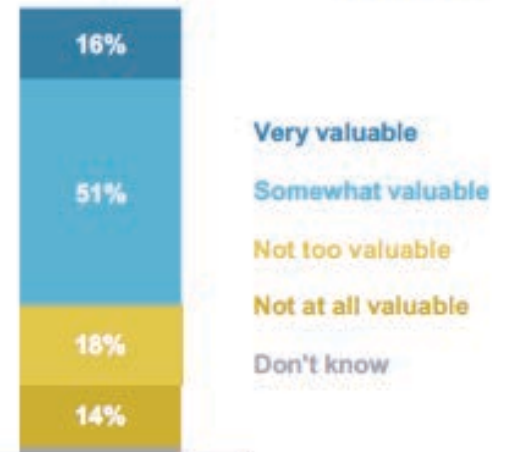
- Reached 172 registered voters in Tualatin
- +/- 7.5% margin of error
- *Key findings:*
 - Tualatin voters were very positive about the general direction of the City
 - Many do not believe a Civic Center is necessary
 - People see the value of a Civic Center, but are split on whether or not they support the project
 - Voters show a preference for the Police Department site over the Commons primarily because of the cost

Support For Civic Center vs. Value

Do you support or oppose building a Civic Center and expanding the library?



Do you think a Civic Center would be valuable?



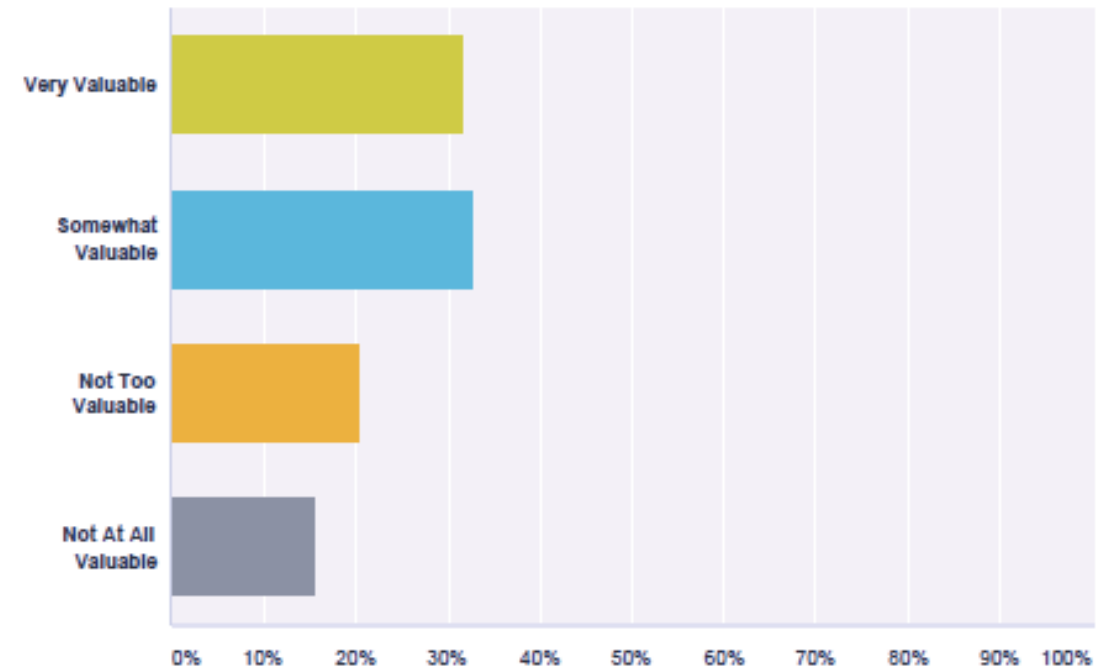


Online Survey

- *Collected 547 responses*
- *Key findings:*
 - 65% of respondents believe a Civic Center would be valuable, but people were split on whether or not they would support the project
 - 55% of respondents were supportive of the site next to the Police Department
 - 44% of respondents were supportive of the site on the Tualatin Commons

Q2 Do you think a Civic Center, which would include City offices and City Council Chambers, in Tualatin would be:

Answered: 547 Skipped: 0





Focus Groups

- *30 participants in 7 focus groups*
 - 80% support a new Civic Center and expanded Library
 - 90% support the alternative on the Tualatin Commons





Neighborhood Engagement

- *CIO Officers Meeting*
- *CIO Annual Meetings*
 - Byrom/Martinazzi Woods CIO's
 - Midwest CIO
 - East Tualatin CIO
- *Nextdoor*





Advisory Committees

- *Arts Advisory Committee*
- *Planning Commission*
- *Youth Advisory Committee*
- *Budget Committee*
- *Tualatin Tomorrow*
- *Library Advisory Committee*
- *Parks Advisory Committee*





Other Activities

- *Open House*
- *Business Community Engagement*
 - Chamber E-blast
 - Business Advisory Council Meeting
- *Direct Mail*
 - Tualatin Today Newsletter Insert
 - Letter to Apartment Complexes (English + Spanish)
 - Event Flyer to Stoneridge Neighborhood (English + Spanish)
- *Emails*
- *Press*
 - *Tualatin Life*
 - *The Times*

... A Place to Call Home ...
BUILDING TUALATIN'S FUTURE

BRINGING TUALATIN TOGETHER

The City of Tualatin is committed to developing and maintaining safe, durable, quality infrastructure to serve our community, from the best streets and reliable sewer systems to award-winning parks and trails. Recently, the City has turned its attention to the buildings which house City services, to evaluate their physical conditions, forecast future space needs and understand how we can better serve the Tualatin community. For many years, the City has operated out of seven different buildings, as opposed to a traditional city hall or "civic center" where people can get the services they need and hold community events in a single central location; several of these buildings are not seismically updated and do not meet current codes. Through the recent update of our community vision, Tualatin Tomorrow, community members expressed a desire to integrate city services, create additional public spaces and expand library space. To that end, the Tualatin City Council is exploring various alternatives and inviting our community to weigh-in on a preferred direction.

A two-story Civic Center next to the Tualatin Police Department would meet the City's space needs out to 2025.

A three-story Civic Center on the Tualatin Commons would meet the City's space needs and would provide additional retail and office space.

BACKGROUND

For many years following its inception in 1913, Tualatin looked and felt like many small farming towns in Oregon. That dynamic began to change in the 1970s with the boom of the high tech industry and population growth within the Portland Metro area. Over time, Tualatin has diversified economically, and become a premier residential community hosting more than 26,000 residents. This growth has increased demand for consolidated service delivery. The opportunity to consolidate services in one central location and expand the Tualatin Library means one-stop shopping for your city services and more community space for public meetings, events and programs.

In 2014-15, the City conducted a facilities study and collected hundreds of ideas from the community on locations for a future Civic Center and priorities for expanded library space. The study determined how much office space and library space was needed, and alternatives were narrowed to two feasible options including a site next to the Tualatin Police Department and a site on the Tualatin Commons.

COMMUNITY IDENTIFIED GOALS:

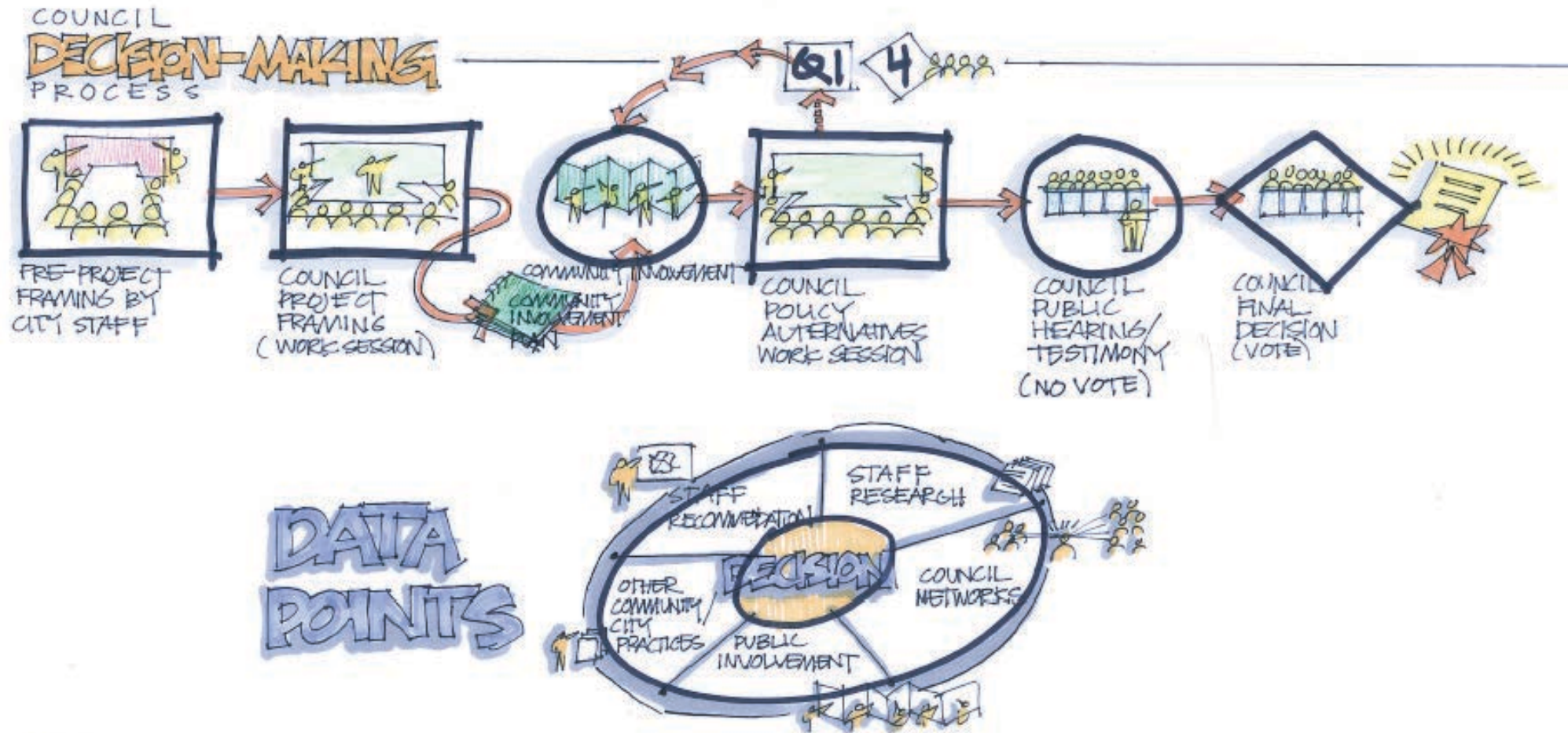
- Reduce inconvenience and confusion experienced by customers;
- Create safer working environments per building code standards for employees;
- Improve operational efficiency by consolidating departments in central space;
- Eliminate costs for set up and take down of temporary Council Chambers and Municipal Court; and,
- Provide additional community meeting spaces.

The City has never had a central home, and there are inefficiencies that come from being in so many different locations. Library staff and volunteers share desks, lockers and workspaces in a small workroom while also sorting and managing the library's materials and collections. The City leases office space and has moved staff temporarily into the old houses which were not designed as offices in Community Park to meet space needs.

Council Discussion + Next Steps



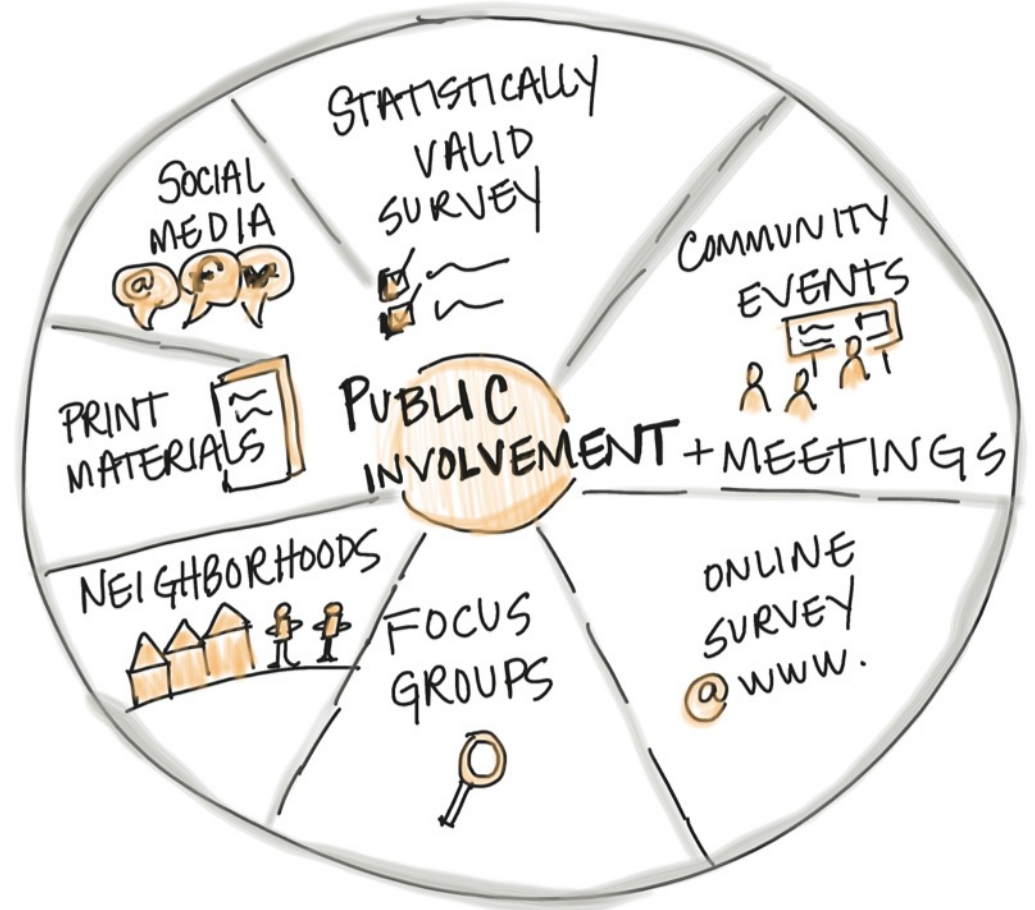
Council Decision Making Process





Public Involvement Data Points

- *Outreach efforts reached over 32,000 people*
 - 16,000 through social media and e-blasts
 - 1,200 through meetings, events and surveys
 - 15,000 through mailings





Next Steps

- *Council Direction for November 2016 Election*
- *Important Deadlines to Consider*
 - Deadline to file ballot title – August 8, 2016
 - Last day to file notice of measure election with County – September 8, 2016



Questions & Discussion

Thank You!