



PTA 20-0001 & PMA 20-0001 Mixed Use Commercial Updates

City Council
June 8, 2020



TONIGHT'S DISCUSSION

- Overview & project history
- Proposed amendments
- Implementation process
- Recommendation / Q&A



*Example of Mixed-Use Residential Development
Credit: Bridge Housing*



OVERVIEW

- Council directed staff to determine the feasibility of increasing the maximum height in the Mixed Use Commercial Overlay District.
- Ensure transportation system can support impacts.
- Ensure parking requirements still apply to taller development.
- Consider how building heights might be increased in other areas of Tualatin.



VICINITY





PROPOSED PTA AMENDMENTS

Application of the current Mixed Use Commercial Overlay District is confusing to developers & the public

- Reformating the overlay into a zoning district would provide greater clarity and certainty



Credit: Andersen Construction - Goat Blocks



PROPOSED PTA AMENDMENTS

Increase maximum building height:

- 70 feet district wide
- 100 feet, limited to geographic area / uses





PROPOSED PTA AMENDMENTS

Comprehensive Plan Amendments

- **Chapter 5:** Update *Residential Planning Growth* assumptions & objectives to recommend location of high-density development near transit corridors
- **Chapter 6:** Update *Commercial Planning Districts* objectives to establish the Mixed-Use Commercial purpose statement



PROPOSED PTA AMENDMENTS

Development Code Amendments

- **Chapter 31:** Moved definitions to appropriate section
- **Chapter 38:** Acknowledge sign standards of MUC zone
- **Chapter 54:** Remove MUCOD reference from General Commercial chapter



PROPOSED PTA AMENDMENTS

Development Code Amendments

- **Chapter 57 Mixed Use Commercial District:**
Purpose Statement: Provide area suitable for a mix of: office, retail, and high-density housing. Retail uses should be located on the ground floor to encourage an active streetscape. Buildings should be oriented toward the street with clearly marked entrances. The use of alternative modes of transportation such as transit, pedestrian, and bicycle activity are to be promoted within the district.



PROPOSED PTA AMENDMENTS

Development Code Amendments

- **Chapter 57 Mixed Use Commercial District:**
 - Formatted *Use Categories, Housing Types, and Development Standards* in tables, consistent with other planning district chapters
 - Revised language for readability
 - Increased *Maximum Structure Height* to 70 feet district wide



PROPOSED PTA AMENDMENTS

Development Code Amendments

- **Figure 57-1:** Identifies area eligible for maximum structure height of 100 feet
** limited to commercial lodging & mixed-use residential development*





PROPOSED PTA AMENDMENTS

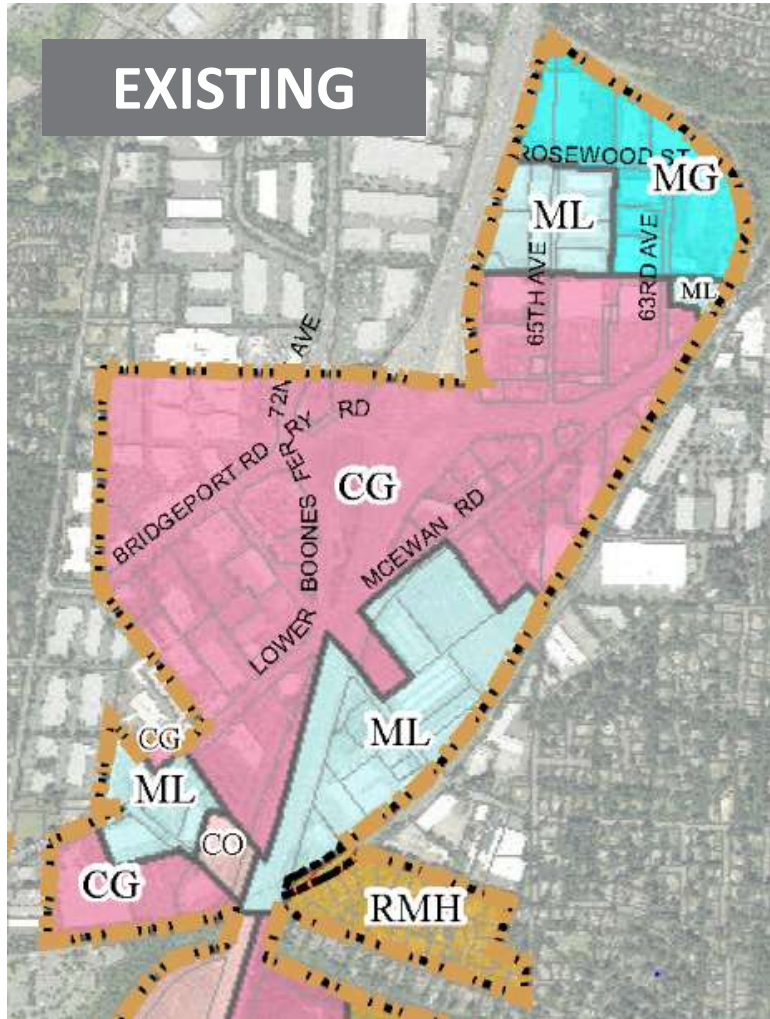
Development Code Amendments

- **Chapter 73A:** *Site Design Standards* for the MUC zone relocated to appropriate chapter
- **Chapter 73B:** *Landscaping Standards* for the MUC zone relocated to appropriate chapter
- **Chapter 73C:** *Parking Lot Landscaping Standards* for the MUC zone relocated to appropriate chapter

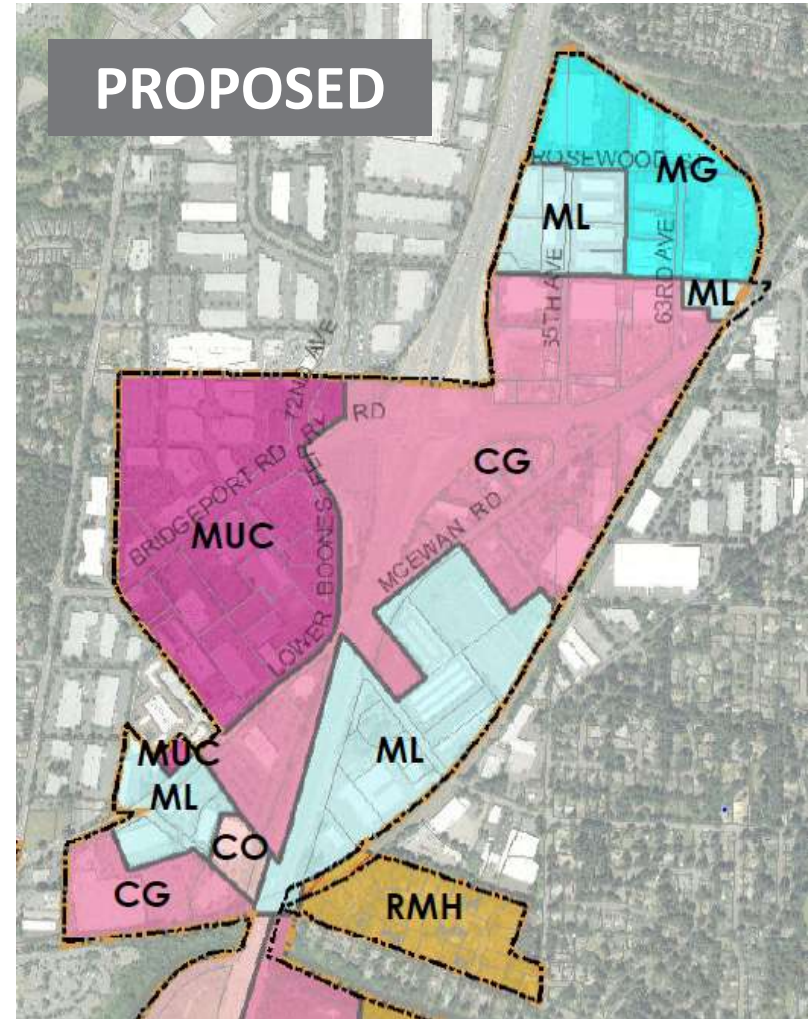


PROPOSED PMA AMENDMENTS

EXISTING



PROPOSED





IMPLEMENTATION

Applicable Criteria

- PTA & PMA 20-0001 complies with:
 - Oregon Statewide Planning Goals
 - Oregon Administrative Rules
 - Metro Code
 - Tualatin Comprehensive Plan
 - Tualatin Development Code



IMPLEMENTATION

Applicable Criteria

- Transportation Planning Rule
Given the code standards encourage compact, pedestrian scale development and the area's accessibility to the broader transportation system- the amendments would not add more than 20 trips to an individual movement during the weekday p.m. peak hour.



IMPLEMENTATION

Noticing Criteria for Legislative Actions

- Preadoption Notice sent to Oregon Department of Land Conservation and Development (DLCD)
- Measure 56 Notice sent to affected property owners regarding base zoning
- Hearing Notice sent to partner agencies and CIOs
- Notice posted in newspaper publication and in public



RECOMMENDATION

The Planning Commission recommends that City Council approve the proposed amendments (PTA 20-0001 and PMA 20-0001)

Alternatives:

- Approve PTA 20-0001 and/ or PMA 20-0001 with further amendments;
- Deny PTA 20-0001 and/ or PMA 20-0001; or
- Continue the public hearing to later hearing date



QUESTIONS

