

Tualatin | 2040 Implementation City Council Update July 27, 2020



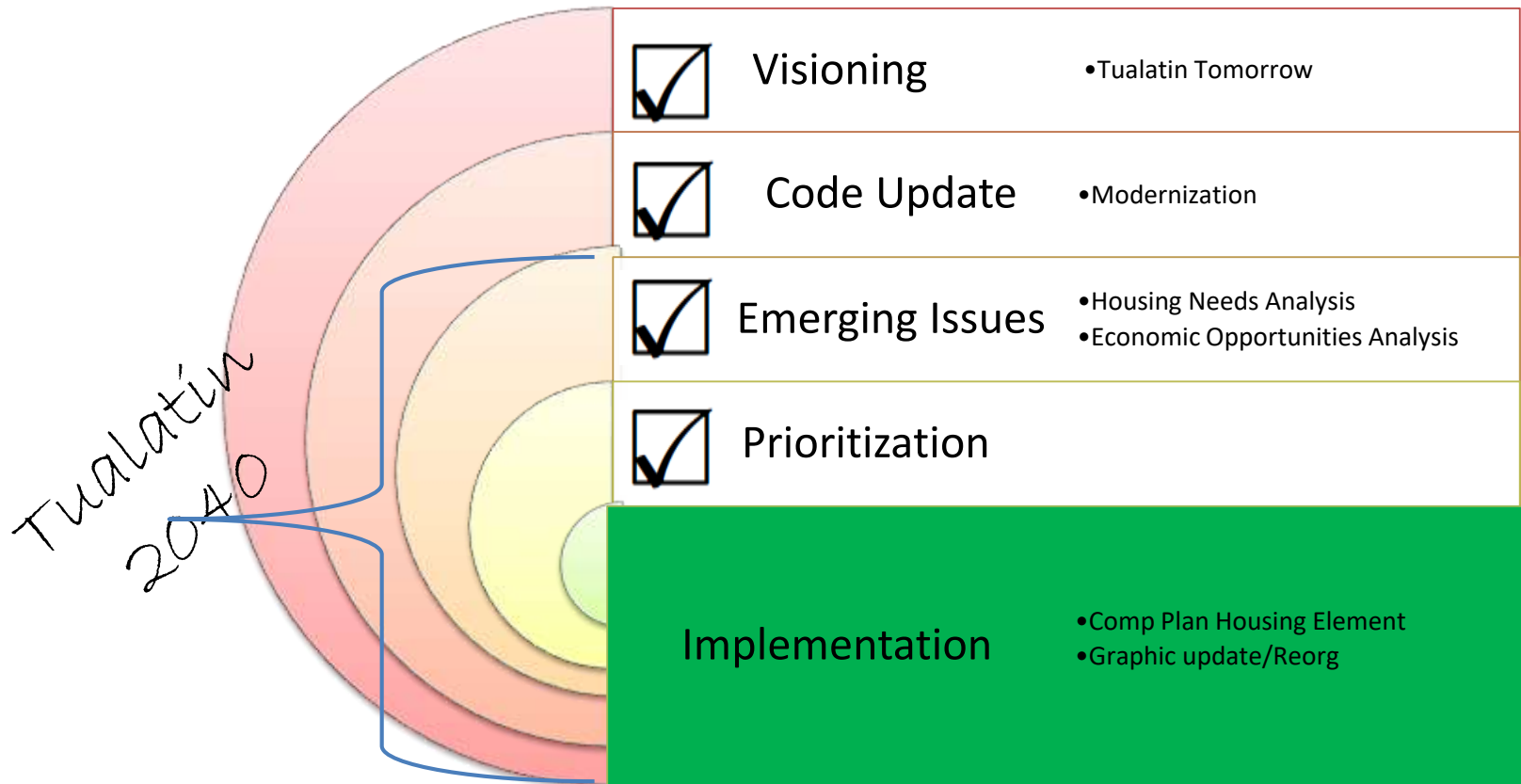


Tonight's Presentation

- Where we've been
- Timeline
- Comprehensive Plan Basics
- Housing Update (Comp Plan)
- Other Updates
- Public Outreach
- Next Steps
- Q&A

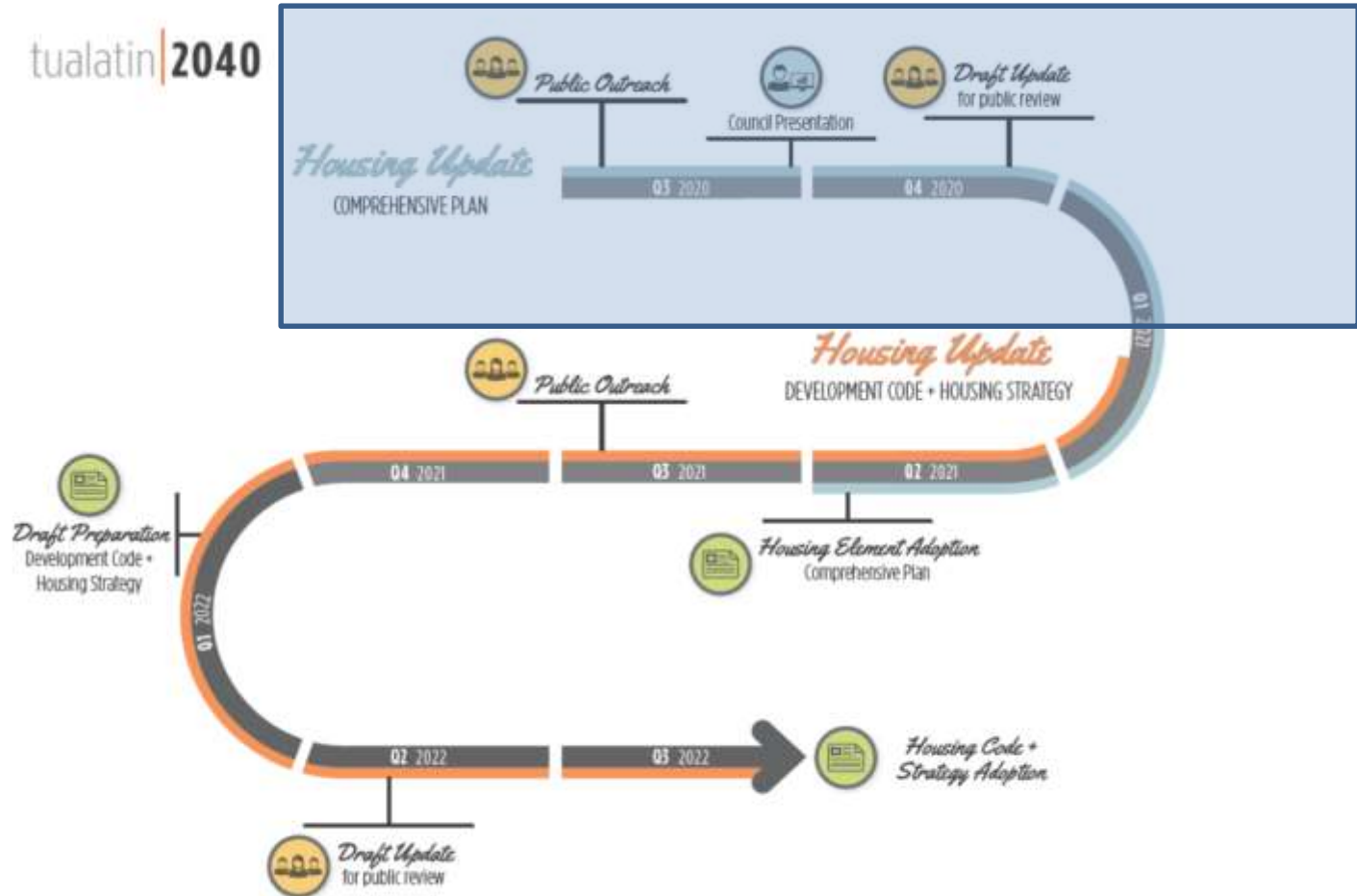


Where We've Been





Timeline and Work Products





Comp Plan 101

Why have one?

- Required by state law to establish zoning, set community standards.

What does it do?

- Communicates community vision and goals. Provides policies designed to meet the vision and goals.

What else does it do?

- Framework for land uses, infrastructure, resource conservation, economic development, public services, etc. in Tualatin.



Comp Plan Update

Why update it?

- To provide a Housing Element based on the completed Housing Needs Assessment. More clearly articulate the community's vision and goals, particularly around housing.

What else is being updated?

- Comp Plan Chapters are being reordered to group similar goals and visions that are currently spread out across multiple chapters.



Comp Plan Example

Current General Objective (2001)

Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.

Community Vision (2014)

We have ... increased housing choices by carefully planning for new growth and development.

Policies Priorities (2019)

Greater diversity of Housing Types.

Strategy Statement (2019)

Ensure the development of a broader diversity of housing types, including middle-density housing types and higher-density housing types.

Action Statement (2019)

Encourage opportunities for mixed use development. Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones.



Comp Plan Housing Element

Example:

Housing Strategy (2019)	Comp Plan Chapter 5
Strategy 4: Identify funding tools to support residential development.	Goal 5.4: Cultivate creative and sound funding sources to support development of affordable housing and public infrastructure necessary to support greater housing development.
Action 4.1: Evaluate opportunities to use leveraged funds from the Metro Housing Bond to support development of affordable housing	Policy 5.4.1: Leverage funds. Leverage funds from regional, state, and other sources to support development of affordable housing



Comp Plan Reorg

Community Plan	Reorganized Comp Plan
<p>TDC 7.030. - Objectives. [...]</p> <p>8) Cooperate with the DEQ and METRO to meet applicable air quality standards by 1987.</p> <p>...</p> <p>(11) Provide truck routes for industrial traffic that provide for efficient movement of goods while protecting the quality of residential areas.</p> <p>(12) Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.</p> <p>(13) Protect adjacent land uses from noise impacts by adopting industrial noise standards.</p>	<p>Goal 7.2 Manage industrial impacts to the environment and other uses</p> <p>Policy 7.2.1 Cooperate with the Department of Environmental Quality and Metro to meet applicable air quality standards.</p> <p>Policy 7.2.2 Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.</p> <p>Policy 7.2.3 Protect adjacent land uses from noise impacts by adopting industrial noise standards.</p>



Graphic Update

CITY OF
TUALATIN OREGON

Development Code

VERSION: **DEC 31, 2019 (CURRENT)** ▾

SUPPLEMENT HISTORY TABLE

- CHAPTER 1 - ADMINISTRATION
- CHAPTER 2 - INTRODUCTION
- CHAPTER 3 - TECHNICAL
- CHAPTER 4 - COMMUNITY GRO
- CHAPTER 5 - RESIDENTIAL PLAN
GROWTH
- CHAPTER 6 - COMMERCIAL PLA
DISTRICTS
- CHAPTER 7 - MANUFACTURING
DISTRICTS

CONTENTS

Acknowledgements

PART I
About Tualatin

PART II
About the Comprehensive Plan

Part III
Goals and Policies

- Introduction* 11
- Plan Implementation* 24
- Community Design* 33
- Housing* 41
- Economy* 51
- Other Land Uses* 64
- Parks, Open Spaces and the Environment* 74
- Transportation* 81
- Public Facilities and Services* 94



Graphic Update

CHAPTER 16 - HISTORIC PRESERVATION

TDC 16.010. - Background.

Tualatin's history is directly tied to the agricultural based economy. The development patterns from this agricultural base left a scattering of residential dwellings and structures on the landscape with a small core area for retail activities. This pattern continued until the 1970's when rapid growth in residential, commercial and industrial activities transformed the area into a suburban extension of the Portland Metropolitan area. The report concluded that the City should investigate ways to preserve the historic resources which once identified the community.

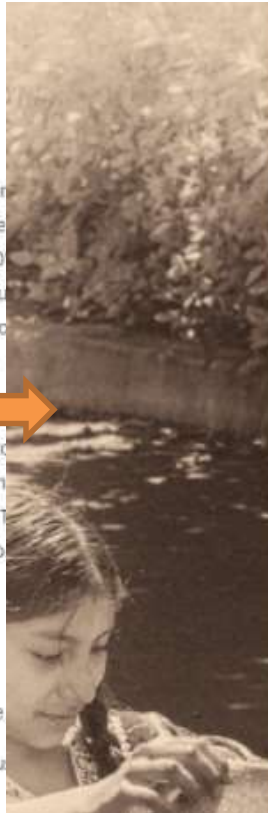
The City of Tualatin Comprehensive Plan—Phase I—Technical Memoranda developed in 1979 identified seven structures in the central area of downtown. These structures were subsequently given historic status and regulations pertaining to modifications, demolitions and alterations for the designated resources were adopted and integrated into the Tualatin Development Code. The Technical Memoranda further indicated additional historic resources are located in Tualatin and that urban development would cause the loss of these resources. The report concluded that the City should investigate ways to preserve the history of the community.

(Ord. No. 844-91, 51, 10-14-91)

TDC 16.020. - Assumptions.

The following are general assumptions used to formulate the Tualatin Development Code:

- (1) The demand for the City's residential, commercial and industrial development will cause the loss of historic resources.



16 HISTORIC PRESERVATION

16.010 Background

Tualatin's history is directly tied to the agricultural based economy which historically supported the majority of its residents. The development patterns from this agricultural base left a scattering of residential dwellings and structures on the landscape with a small core area for retail activities. This pattern continued until the 1970's when rapid growth came to the area. From the 1970's to 1991 the City experienced rapid growth in residential, commercial and industrial activities. The once thriving agricultural economic base was transformed into a suburban extension of the Portland Metropolitan area. Along with this economic prosperity came the loss of many of the historic resources which once identified the community.

The City of Tualatin Comprehensive Plan—Phase I—Technical Memoranda developed in 1979 identified seven structures in the central area of downtown. These structures were subsequently given historic status and regulations pertaining to modifications, demolitions and alterations for the designated resources were adopted and integrated into the Tualatin Development Code. The Technical Memoranda further indicated additional historic resources are located in Tualatin and that urban development would cause the loss of these resources. The report concluded that the City should investigate ways to preserve the history of the community.

Objectives

Enhance property values and increase economic and financial benefits to the City and its inhabitants;

Carry out the provisions of Statewide Planning Goal 5.



Public Outreach

- Web: <https://www.tualatinoregon.gov/planning/tualatin-2040>
- Feedback and refinement by the Planning Commission
- Invitation to CAC members and other Interested Parties to review updates
- Annual cost burdened housing event
- Annual CIO Meetings (if applicable)
- Planning Commission recommendation
- City Council Adoption



Next Steps

- **Planning Commission Meeting Schedule**
 - Review of Draft Housing Element (August 20, 2020)
 - Review of Updated Comprehensive Plan Organization and Formatting (September 17, 2020)
 - Final Review and Recommendation to City Council (October 15, 2020)
- **City Council**
 - Hearing to Adopt Housing Element and Comprehensive Plan Update (December 7, 2020)



Questions

