



-The current plan designations of the 9.2 acre site allow expansion of institutional buildings such as churches, schools, government offices and community recreation centers and swimming pools on 8.2 acres zoned Institutional (IN) as well as construction of a maximum of 25 dwelling units on 1.0 acre zoned Medium Low Density Residential (RML).

-The proposed plan map amendment for High Density-High Rise Residential (RH-HR) zoning would eliminate expansion of institutional uses and instead would allow construction of up to 276 dwelling units on the entire 9.2 acres ... more than 10 times the current allowed amount of housing.

-The requested plan text amendment would remove the "locational factors" criteria from the city development code. This would allow the relocation of high density-high rise residential zoning from the only area in the city that is currently designated for such development, i.e., a portion of the Central Urban Renewal area. For the proposed amendment, the zone would be applied to property located at the southern periphery of the city. The change would also allow other areas of the city to be considered for high density-high rise residential use.

-Additionally, the amendments would fulfill a shortfall of 4 acres of high density-high rise land as identified in the city's Housing Needs Analysis:

-This is because the central city location has been determined to be unbuildable.

-The proposal would also more than double the amount of high density-high rise land needed to meet the city's identified need for this housing type.

-A number of Findings suggests that approval of the amendments would generally contribute to achieving the city's goals, including 8% overall residential density with a housing mix consisting of 45% of affordable multifamily housing. It should be noted, however, that the multifamily housing proposed in the amendments is not intended to be "regulated affordable housing" or housing for households that are "cost burdened", i.e., households that spend a disproportionate amount of their income on rent or mortgages.

-A number of other Findings suggests that the amendments satisfy other criteria required by the state planning goals and administrative rules, Metro urban growth management requirements, and Tualatin comprehensive plan and development code standards.

-Missing from the Findings is adequate justification as to how the proposed amendments comply with Goal 3.1 of the Tualatin Comprehensive Plan.

-Goal 3.1 requires the city to "designate a 20-year land supply along with urban services planned to support the housing types and densities identified in the Housing Needs Analysis" (emphasis added). The current Housing Needs Analysis identifies a deficit of only 4 acres for high density-high rise residential land. The proposed amendments would add 9.2 acres to the supply – or more than twice as much as is needed. This would result in an unsubstantiated surplus of 5.2 acres of land for this purpose.

- Since the land in the city center is not suitable for high density-high rise residential development, and because a considerable amount of residential development has been approved in recent months, and because the city code has been changed to comply with a state mandate to allow multifamily dwellings in zones that were formerly reserved solely for single family homes, it may be time to update the Housing Needs Analysis.

-But until new data is obtained and evaluated we do not have a clear understanding as to how the city's housing mix and acreage allocation calculations may need to be adjusted. Rather than relying upon generalized

assumptions about future population growth, we are obliged to justify land use decisions according to the housing types and densities that are tabulated in the current Housing Needs Analysis. The proposal to add 9.2 acres of high density-high rise residential land, i.e., 5.2 acres more than just the 4 acres identified in the needs analysis, is not consistent with Goal 3.1. Therefore, without further justification in the Findings, the proposed level of development is not appropriate and does not satisfy the criteria necessary for approval of the amendments.

-Also absent from the Findings is adequate justification as to how the proposed amendments comply with the criteria of Chapter 10 of the Tualatin Comprehensive Plan regarding the objective of the High Density Residential/High Rise Planning District (RH-HR).

-Chapter 10 states that the objective of the High Density Residential/High Rise Planning District (RH-HR) is to “support a wide range of housing types at the greatest density of household living in areas with the greatest access to amenities”(emphasis added).

-Of all the city’s residential zones, the High Density Residential/High Rise zone provides ‘the greatest density of household living’ by requiring a density of 26 to 30 dwelling units per acre. By comparison, the city’s other High Density Residential (RH) zone allows a maximum of only 25 units per acre.

-Even without reviewing legislative history, it is self-evident as to why land in the Central Urban Renewal area was originally zoned for high density-high rise residential development. This location is in close proximity and has convenient access to a significant number of amenities. Included among the many amenities are a wide range of existing employment opportunities, a variety of established office services and retail stores and restaurants, city hall, the police department and municipal court, the library, a major city park and community center, and access to transit bus stops and a commuter rail station. Many of these amenities are within walking distance of the zoned area, making this central city location initially appropriate for the highest level of residential density. The amount and types of amenities available in close proximity to each other also provide reasonable examples and set expectations and a standard for determining where, or even whether, other “areas with greatest access to amenities” exist in the city.

-In contrast, the Findings for the proposed 9.2 acre plan amendment indicate that this site is near the Basalt Creek development area which offers only a limited number of amenities in close proximity to the site, specifically “public transportation bus lines, future goods and services, and employment areas”. When compared to the fairly high standard established by the currently zoned high density-high rise land in the city center, the significantly fewer amenities found near the proposed amendment site do not justify the area as having “the greatest access to amenities”. Therefore, without further justification in the Findings, designating the 9.2 acre site for the highest level of residential density available in the city’s planning districts is not appropriate and does not satisfy the objective criteria of Chapter 10 necessary for approval of the amendments.

-The Findings as presented do not justify the following:

- 1) The proposed addition of a surplus of 5.2 acres of high density-high rise residential land in excess of the 4 acre deficit identified by the Housing Needs Analysis, and**
- 2) The proposed application of the high density-high rise residential plan designation to 9.2 acres which would allow the highest level of residential density to be developed in a location at the city’s southern periphery that is not in an area with “greatest access to amenities”.**

-Due to the lack of Findings, the proposed amendments do not conform with requirements of the Tualatin Comprehensive Plan Goal 3.1 and Chapter 10.

-Therefore, criteria for approval of the proposed plan map and text amendments are not satisfied at this time.