



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, AICP, Assistant Community Development Director
Erin Engman, AICP, Senior Planner

DATE: February 10, 2025

SUBJECT:

Presentation on updates to Tualatin's land use regulations to comply with state-mandated Climate Friendly and Equitable Communities (CFEC) rulemaking for walkable communities.

RECOMMENDATION:

Staff recommends that the City Council direct staff to begin a legislative Development Code amendment to implement the CFEC walkable design standards by promoting pedestrian-oriented site design, connectivity, and compact development for new development in residential and commercial zoning districts.

EXECUTIVE SUMMARY:

Pollution from transportation is responsible for about 38% of Oregon's climate pollution. As such, former Governor Kate Brown issued [Executive Order No. 20-04](#) directing state agencies to take action to reduce and regulate greenhouse gas emissions from transportation. The Oregon Department of Land Conservation and Development adopted Climate-Friendly and Equitable Communities (CFEC) rules in response.

The CFEC rules contained multiple components. You may recall that Tualatin previously implemented the CFEC parking reform component under Ordinance No. 1486-24, which repealed minimum parking requirements and addressed parking lot design. CFEC also includes a walkable design standards component which is tied to Transportation System Plan updates, as provided in Oregon Administrative Rules (OAR) 660-012-0330. The main objective of this project is to review and update the Tualatin Development Code (TDC) to ensure that the City's standards support walkable development patterns and comply with the requirements of rule 0330. The City of Tualatin received a technical assistance grant from the Oregon Department of Land Conservation and Development (DLCD) to complete this work, and is being assisted by consulting firm MIG.

As the CFEC walkable design regulations will apply to new development and redevelopment on private property, the impact of these changes will be incremental over time. Successful outcomes of walkable design standards would include:

- **Comfortable, direct, and convenient access** for pedestrians, cyclists, and transit riders equitably provided throughout areas, and reduced reliance on the automobile;
- **Neighborhoods that are comfortable** for families (people young and old), inclusive, sociable, and that offer safe, direct connections to surrounding destinations; and
- **Mixed-use districts that orient activity and entrances to the pedestrian realm** and that are designed for climate resilience and better health outcomes.

City Council will have more opportunities to provide input on this project after a draft set of code amendments is available this spring, and later during the adoption process.

OUTCOMES OF DECISION:

The state rulemaking provides development regulations for pedestrian-friendly and connected neighborhoods. An urban form that focuses on walkability reduces dependence on driving, lowers transportation pollution, and promotes more active lifestyles.

ALTERNATIVES TO RECOMMENDATION:

The state rulemaking is mandatory for metropolitan areas in Oregon.

FINANCIAL IMPLICATIONS:

The City was awarded direct assistance for this work by DLCD under an Intergovernmental Agreement authorized by Resolution No. 5813-24. No direct financial expenditures will be incurred.

ATTACHMENTS:

- A. Presentation
- B. Project Memorandum
- C. CFEC Walkable Design Standards Model Code