

# PTA 20-0004

## Housing Element

### Comprehensive Plan

#### Update



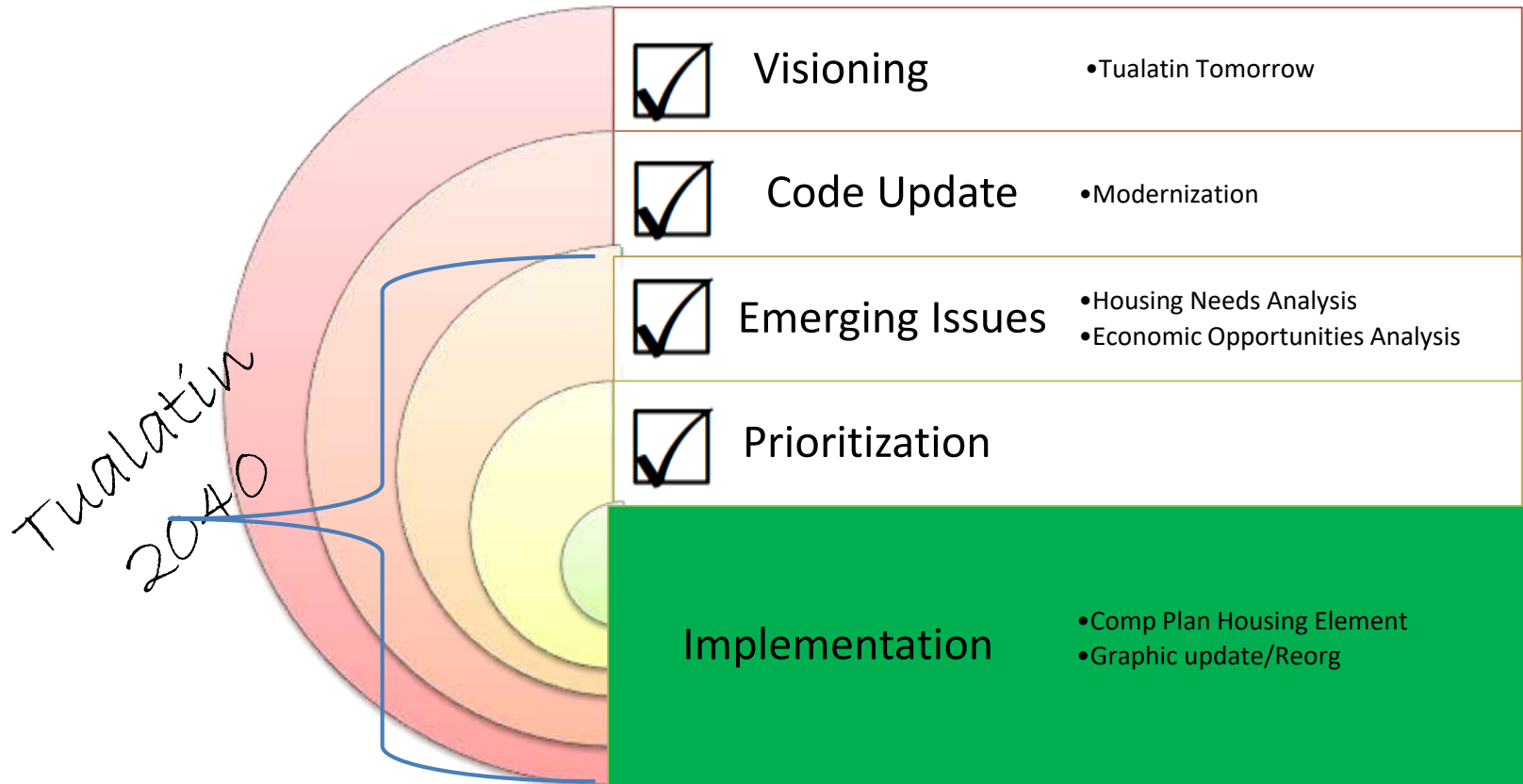


# Tonight's Presentation

- Where we've been
- Timeline
- Comprehensive Plan Basics
- Housing Update (Comp Plan)
- Other Updates
- Community Input Opportunities
- Applicable Criteria
- Recommendation
- Q&A

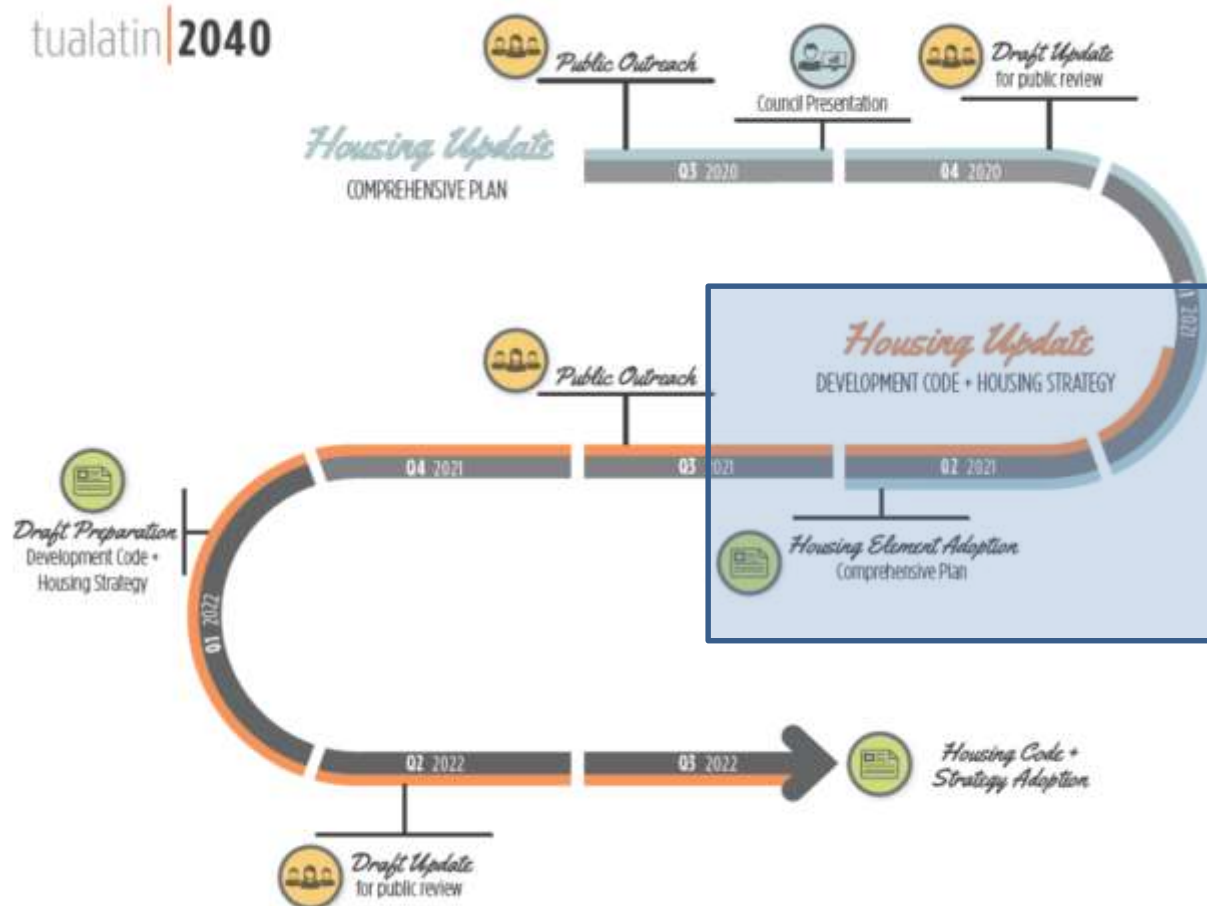


# Where We've Been





# Timeline and Work Products



Housing Comp Plan Update (PTA 20-0004)



# Comp Plan Basics

## Why have one?

- The Comprehensive Plan is a planning document that directs all activities related to land use and the future of natural and man-made systems and services in Tualatin.
- The plan helps manage how Tualatin's grows through a set of goals, policies, and implementation measures that align with the community's vision.

## Why update it?

- To provide a Housing chapter that provides an updated vision of housing growth, particularly around housing type and affordability. More clearly articulate the community's vision and goal, particularly around housing.



# Comp Plan Housing Element

Example:

Housing Strategy (2019)	Comp Plan Chapter 5
<b>Strategy 2:</b> Encourage development of a wider variety of housing types.	<b>Goal 3.2: Housing for All.</b> Encourage development and preservation of housing that is affordable for all households in Tualatin.
<b>Action 2.1.</b> Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones	<b>Policy 3.2.1 Housing type diversity.</b> Support development of townhomes, duplexes, triplexes, quadplexes, cottages, courtyard housing, accessory dwelling units, single story units, senior housing, and extended family and multi-generational housing in all residential zoning districts.





# Graphic Update

The screenshot displays the City of Tualatin website interface. On the left is a navigation menu with icons for home, documents, search, and a mobile app. The 'Development Code' section is expanded, showing the current version as 'DEC 31, 2019 (CURRENT)'. Below this is a 'SUPPLEMENT HISTORY TABLE' and a list of chapters: CHAPTER 1 - ADMINISTRATION, CHAPTER 2 - INTRODUCTION, CHAPTER 3 - TECHNICAL, CHAPTER 4 - COMMUNITY GROWTH, CHAPTER 5 - RESIDENTIAL PLANNING AND GROWTH, CHAPTER 6 - COMMERCIAL PLANNING DISTRICTS, and CHAPTER 7 - MANUFACTURING DISTRICTS. An orange arrow points from the 'CHAPTER 5' menu item to the cover page of the 'COMPREHENSIVE PLAN 2040'. The cover page features the city logo, the slogan 'Tualatin's vision for the future', and a large title 'COMPREHENSIVE PLAN 2040'. To the right of the cover page is a 'CONTENTS' page with a decorative header and a table of contents listing sections like Acknowledgments, PART I (About Tualatin), PART II (About the Comprehensive Plan), PART III (Goals and Policies), and Technical Appendices.

Housing Comp Plan Update (PTA 20-0004)



# Graphic Update Cont'd

## CHAPTER 16 - HISTORIC PRESERVATION

### TDC 16.010. - Background.

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

- (1) The demand for the City's residential, commercial and industrial activities will continue to grow and historic resources will be lost.



# 6 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.

### 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.

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.

### Goals





# Comp Plan Reorg Example

## Reorganized Comp Plan

### TDC 10.050. - Tree Preservation and Street Tree Objectives.

(1) Develop a program for tree conservation within the City, including control over tree removal, in order to protect and enhance the esthetic character of Tualatin, protect and improve air and water quality, provide and protect buffering and screening between land uses, and provide and protect habitat for wildlife, in order to create and preserve a desirable community in which to live, work, and invest.

(a) Tualatin's tree preservation goal is consistent with the general purpose of the Tualatin Community Plan, which is to guide the physical development of the City so as to preserve the natural beauty of the area while accommodating economic growth.

(b) Tualatin's tree preservation goal shall be implemented through adoption and administration of Planning District Standards consistent with this goal.

(2) Develop a program for street tree planting along public rights-of-way within the City.

### **CHAPTER 2 – COMMUNITY DESIGN**

**Goal 2.2** Promote the preservation and establishment of trees throughout the city, in order to protect and enhance the aesthetic character of Tualatin, protect and improve air and water quality, provide noise and visual screening, and protect habitat for wildlife.

**Policy 2.2.1:** Require the establishment and protection of street trees.

**Policy 2.2.2:** Promote the protection and establishment of trees during the development process.



# Community Input Opportunities

- **Planning Commission Meeting Schedule**
  - Review of Draft Housing chapter (August 20, 2020)
  - Review of Updated Comprehensive Plan Organization and Formatting (September 17, 2020)
  - Review of refinements based on feedback (October 15, 2020)
  - Review and Recommendation to City Council (November 19, 2020)
- **City Council**
  - Hearing to Adopt Housing Element and Comprehensive Plan Update (December 14, 2020)



## Applicable Criteria

- Applicable Oregon Statewide Planning Goals;
- Divisions 7 and 18 of the Oregon Administrative Rules; and
- Applicable Sections of the City of Tualatin Development Code, including Section 33.070 (Plan Amendments).



## Recommendation

- The findings and analysis demonstrate that the proposed amendments comply with the applicable criteria for a Plan Text Amendment, including that granting the amendment is in the public interest.
- Staff recommends that the Planning Commission forward a recommendation of approval of the Housing Element Comprehensive Plan Update (PTA 20-0004) to the City Council.



# Questions

