

A photograph of a park scene. In the foreground, there is a stone wall and a small stream. In the background, there are lush green trees and a bird with its wings spread in flight. A semi-transparent yellow box is overlaid on the center of the image, containing text.

**Planning 201:
The Comprehensive Plan
City Council
Meeting
April 24, 2023**



Tonight's Agenda

- What is a Comprehensive Plan?
- The Comprehensive Planning Process
- How does a Comprehensive Plan work?
- Tualatin's Comprehensive Plan
- For Future Discussion...
- Questions?



What is a Comprehensive Plan?

- Defining characteristics:
 - It is used to *guide* the development of the community.
 - It covers the *entire* community.
 - It is generally *long-term*, with a time horizon of roughly 20 years.





What is a Comprehensive Plan?

- Common Goals:
 - Health
 - Public Safety
 - Circulation
 - Services and Facilities Provision
 - Fiscal Health
 - Economic Development
 - Environmental Protection
 - Equity

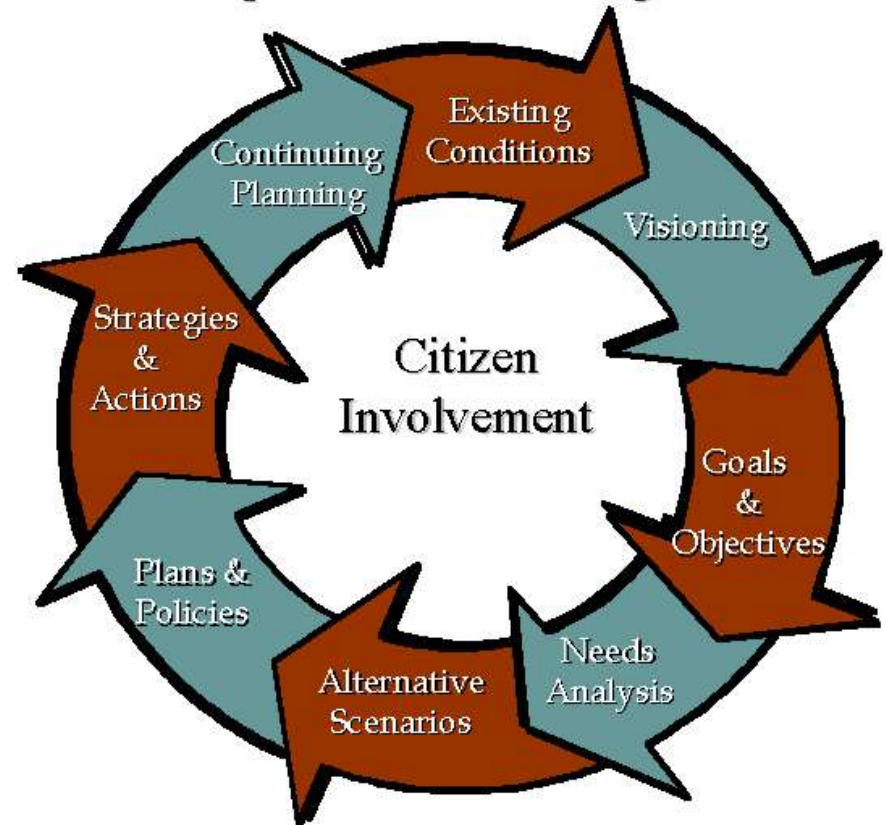




The Comprehensive Planning Process

- A research phase.
- Clarification of community goals and objectives.
- A period of plan formulation.
- A period of plan implementation.
- A period of review and revision.

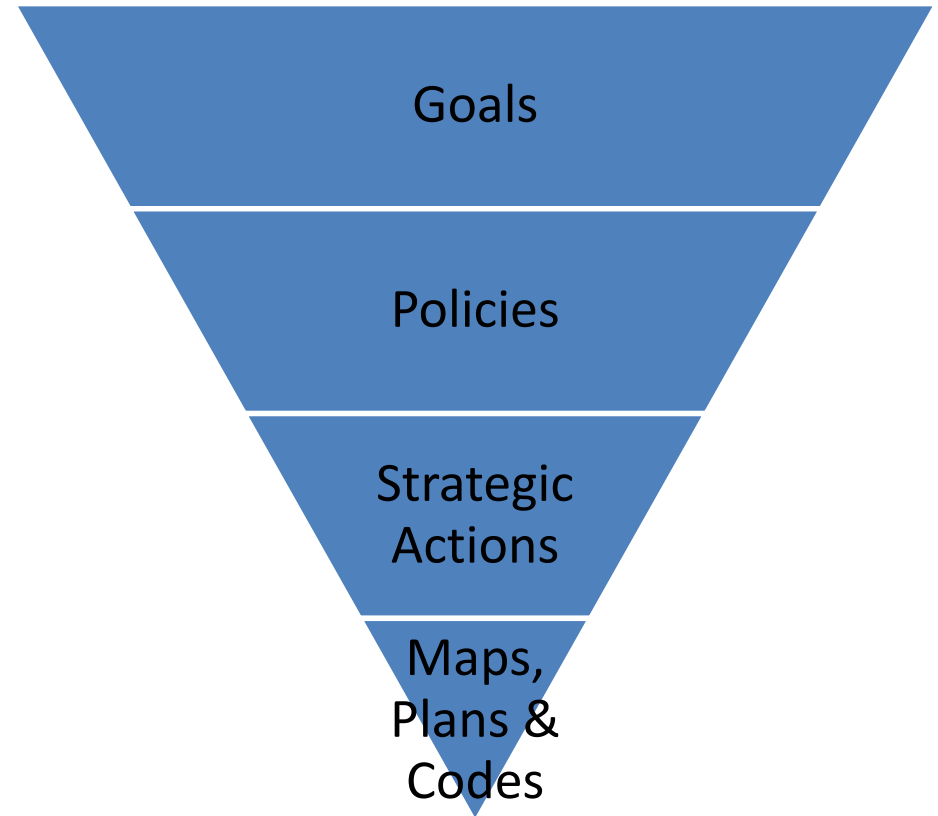
The Comprehensive Planning Process





How a Comprehensive Plan Works

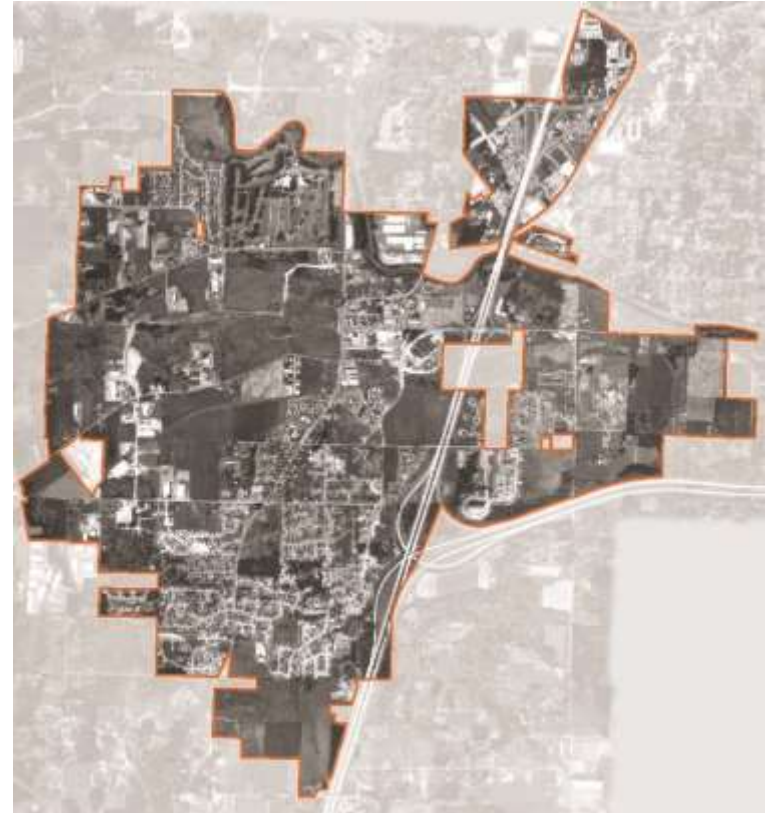
- A Comprehensive Plan:
 - Expresses the Council's interpretation of the "public interest"
 - It establishes the *goals and policies* for land development
 - It is a high-level policy document and is carried out by the development code





Tualatin's Comprehensive Plan

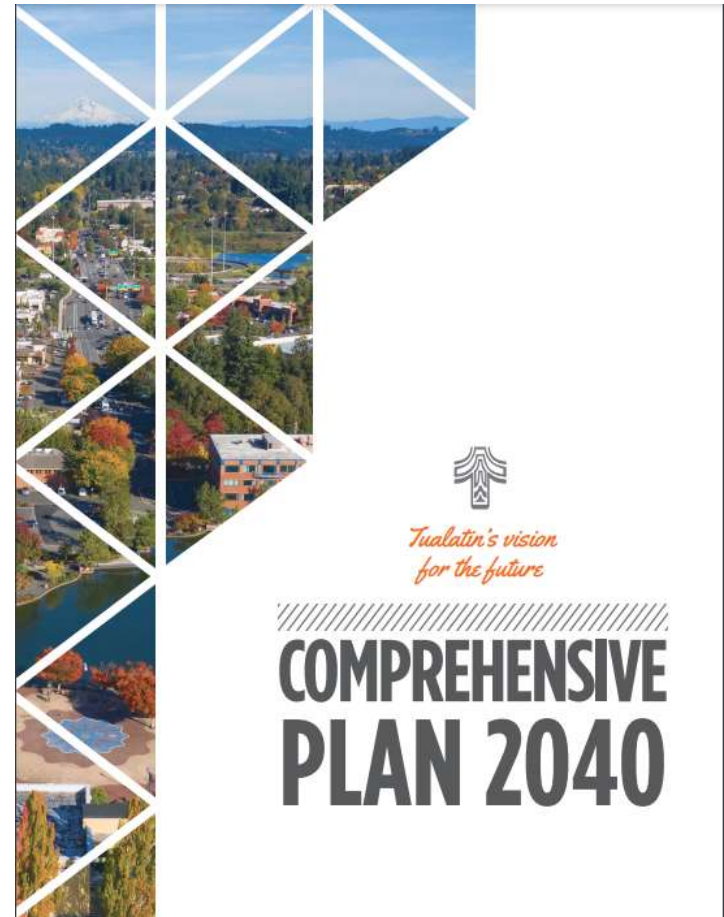
- Tualatin's first Comprehensive Plan was adopted in 1982 and accepted by the state in 1983
- Tualatin's Development Code was developed and adopted at the same time as the Comp Plan
- In 2020 the Comprehensive Plan was given a *refresh* and an updated Housing Element based on the Tualatin | 2040 work





Tualatin's Comprehensive Plan

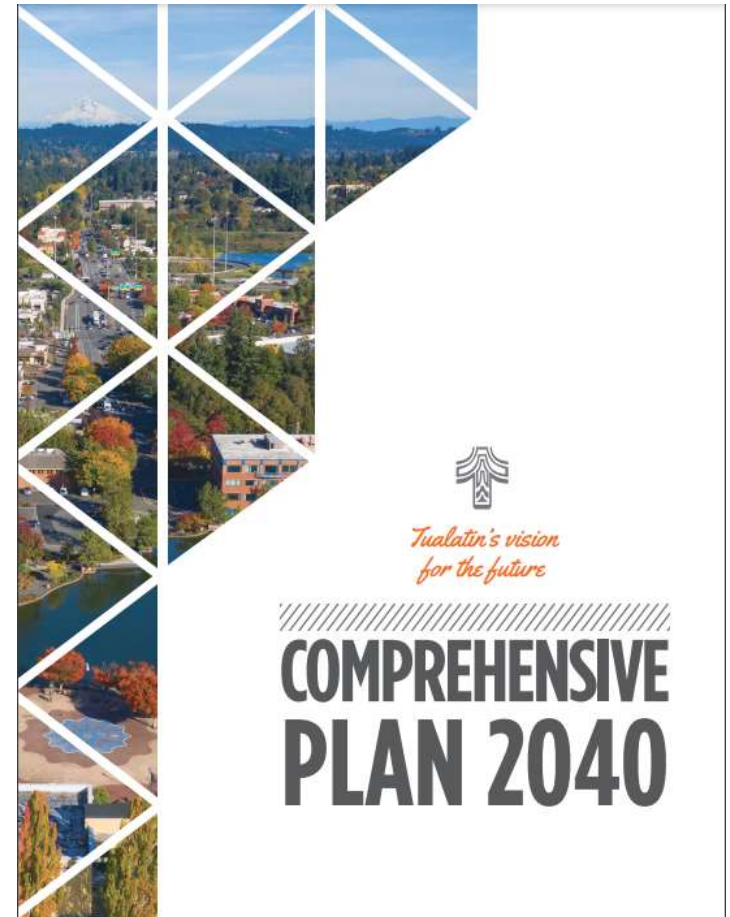
- Chapter 1 – *Community Involvement*
- Chapter 2 – *Community Design*
- Chapter 3 – *Housing*
- Chapter 4 – *Economy, Commercial & Industrial Development*
- Chapter 5 – *Other Land Uses Chapter*





Tualatin's Comprehensive Plan

- Chapter 6 – *Historic Preservation*
- Chapter 7 – *Parks, Open Space, Environment*
- Chapter 8 – *Transportation*
- Chapter 9 – *Public Facilities & Services*
- Chapter 10 – *Land Use Designations & Zoning Designations*





Chapter 1 – Community Involvement

- **GOAL 1.1** Implement community involvement practices in line with Statewide Planning Goal 1
- **POLICY 1.1.1** Support community advisory committees to provide recommendations on planning matters.
- **POLICY 1.1.2** Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation [...]
- **POLICY 1.1.3** Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood.





Chapter 2 – Community Design

GOAL 2.1 Promote the City's natural beauty, and achieve pleasant environments for living and working that sustain the comfort, health, tranquility, and contentment of people who live, work, and enjoy time in Tualatin.

POLICY 2.1.1 Encourage structures be planned in ways that relate to the site and surrounding context.

POLICY 2.1.2 Encourage meaningful public engagement with community design projects.

POLICY 2.1.3 Promote design that fosters a sense of place and community identity through the *Central Design District*.





Chapter 2 – Community Design

GOAL 2.2 Promote the preservation and establishment of trees throughout the city[...]

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.





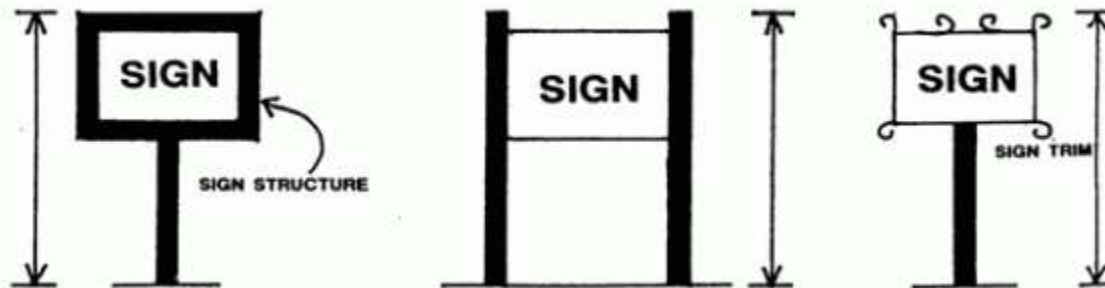
Chapter 2 – Community Design

GOAL 2.3 Balance the right of free speech, business needs, public wayfinding, safety for all modes, and diverse aesthetic interests, through a functional sign regulation program.

POLICY 2.3.1 Protect public health and safety by limiting distracting signs, ensuring that signs do not interfere with multi-modal transportation safety, and ensuring safe construction and installation of signs.

POLICY 2.3.2 Align the range of allowed sign types with the urban design context, such as additional small signs in pedestrian-oriented development areas.

POLICY 2.3.3 Encourage attractive, creative, and unique sign types through the City's review program. Encourage the improvement and maintenance of non-conforming signs





Chapter 3 - Housing

GOAL 3.1 HOUSING SUPPLY. Ensure that a 20-year land supply is designated and has urban services planned to support the housing types and densities identified in the Housing Needs Analysis.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies.





Chapter 3 - Housing

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies.

POLICY 3.1.7 COORDINATION. Coordinate with local, state, and regional governments, districts, and stakeholders to support Tualatin's housing land supply needs.

Strategic Actions

- Evaluate opportunities to increase development densities to address deficiencies identified in the Housing Needs Analysis within Tualatin's existing zones.
- Evaluate opportunities to rezone land to provide additional opportunities for multifamily housing development.
- Evaluate Tualatin's land supply every two years, and make regular updates to the City's Buildable Lands Inventory and Housing Needs Analysis



Chapter 3 - Housing

GOAL 3.2 HOUSING FOR ALL. Encourage development and preservation of housing that is affordable for all households in Tualatin.

POLICY 3.2.1 HOUSING TYPE DIVERSITY. Support development of [all housing types] in all residential zoning districts.

Strategic Actions

- Identify policies to support development of housing affordable to households earning less than 60% of the median family income in Washington County [...]
- Evaluate system development charge financing opportunities.

GOAL 3.3 AFFORDABLE HOUSING. Encourage the establishment of funding sources to support development of affordable housing and related public infrastructure.

Strategic Actions

- Evaluate how best to leverage funds from regional, state, and other sources to support development of affordable housing.
- Evaluate the establishment of local funding sources for affordable housing such as a construction excise tax.



Chapter 3 - Housing

POLICY 3.4.2 MIXED-USE

COMMERCIAL. Support the application of mixed-use commercial designations in areas of Tualatin that are suitable [...]

Strategic Actions

- Evaluate incentivizing redevelopment to include a portion of housing that addresses deficiencies identified in the Housing Needs Analysis.

Strategic Actions

- Evaluate development of a design and planning framework for neighborhoods that includes a mixture of housing types, neighborhood uses, and amenities [...]





Chapter 4 - Economy

- **GOAL 4.1** Encourage commercial development that provides employment opportunities, as well as access to goods and services for residents, employees, and the general community.
- **POLICY 4.1.1 LOCATION.** Locate and design areas that allow commercial development in a manner that increases access to goods and services while minimizing traffic impacts [...]
- **POLICY 4.1.3 DESIGN.** Encourage functional and attractive commercial development through standards for site design and landscaping.
- **POLICY 4.1.4 MIXED USE.** Encourage mixed-use commercial and residential development.





Chapter 4 - Economy

- **GOAL 4.2** Encourage new industrial development in ways that strengthen the local tax base and support Tualatin's industrial lands as a major local and regional employment center.
- **POLICY 4.2.1** Preserve and protect, with limited exceptions, the City's existing industrial land.
- **POLICY 4.2.2** Fully develop planned industrial areas, providing full transportation, sewer, and water services prior to or as development occurs.





Chapter 4 - Economy

- **GOAL 4.3** Manage industrial impacts to the environment and other uses
- **POLICY 4.3.2** Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of industrial use.
- **POLICY 4.3.3** Protect adjacent land uses from noise and adverse environmental impacts by adopting industrial noise and environmental impact standards.
- **POLICY 4.3.7** Administer specific and enforceable architectural and landscape design standards for industrial development.
- **POLICY 4.3.8** Provide truck routes for industrial traffic [...]





Chapter 5 – Other Land Uses

- **Purpose:** The purpose of this chapter is to guide the development of uses other than residential, industrial, commercial, open space, and mixed-use development, such as utilities and institutional uses.
- **GOAL 5.1** Locate public services and utilities in a manner that minimizes negative impacts and enhances public benefits.
- **POLICY 5.1.1 GOVERNMENT SERVICES.** Locate government offices in a central location that serves the public, except operations functions, which may be appropriately located in the industrial districts.





Chapter 6 – Historic Preservation

- **Purpose:** The purpose of this chapter is to guide the conservation of historic resources in the City of Tualatin.
- **GOAL 6.1 PRESERVATION.** Promote the historic, educational, architectural, cultural, economic, and general welfare of the public through the identification, preservation, restoration, rehabilitation, protection and use of those buildings, structures, sites and objects [...]
- **POLICY 6.1.2** Identify and preserve diverse architectural styles reflecting periods of the City's historical and architectural development [...]





Chapter 7 – Parks & Environment

Purpose: The purpose of this chapter is to guide the conservation of natural resources and open space areas, as well as the development of recreational areas and trails. The *Parks and Recreation Master Plan* is adopted by reference as a supporting technical document [...]

GOAL 1: Expand accessible and inclusive parks and facilities to support community interests and recreation needs.

GOAL 2: Create a walkable, bikeable, and interconnected city by providing a network of regional and local trails.

GOAL 3: Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors. [...]





Chapter 7 – Parks & Environment

GOAL 7.1 Identify and protect significant natural resources that promote a healthy environment and natural landscape that improves livability, and to provide recreational and educational opportunities.

POLICY 7.1.1 Protect significant natural resources that provide fish and wildlife habitat, scenic values, water quality improvements, storm-water management benefits, and flood control.

GOAL 7.2 Balance natural resource protection with growth and development needs.

POLICY 7.2.1 Provide incentives and alternative development standards, such as, reduced minimum lot sizes and building setbacks [...]





Chapter 8 – Transportation

Purpose This chapter reflects the City’s current Transportation System Plan as it applies to development activities and city actions. [...]

Background The Tualatin Transportation System Plan (TSP) establishes a long-range vision for the combination of projects, programs, and policies that will achieve Tualatin’s transportation goals. [...]

GOAL 8.1 ACCESS AND MOBILITY. Maintain and enhance the transportation system to reduce travel times [...]

Objectives:

- Provide connectivity within the City between popular destinations and residential areas.
- Accommodate future traffic, bicycle, pedestrian, and transit demand.
- Increase access to key destinations for all modes





Chapter 8 – Transportation

GOAL 8.2 SAFETY. Improve safety for all users, all modes, all ages, and all abilities.

GOAL 8.3 VIBRANT COMMUNITY. Allow for a variety of alternative transportation choices for citizens of and visitors to Tualatin [...]

GOAL 8.4 EQUITY. Consider the distribution of benefits and impacts from potential transportation options [...]

GOAL 8.5 ECONOMY. Support local employment, local businesses, and a prosperous community [...]

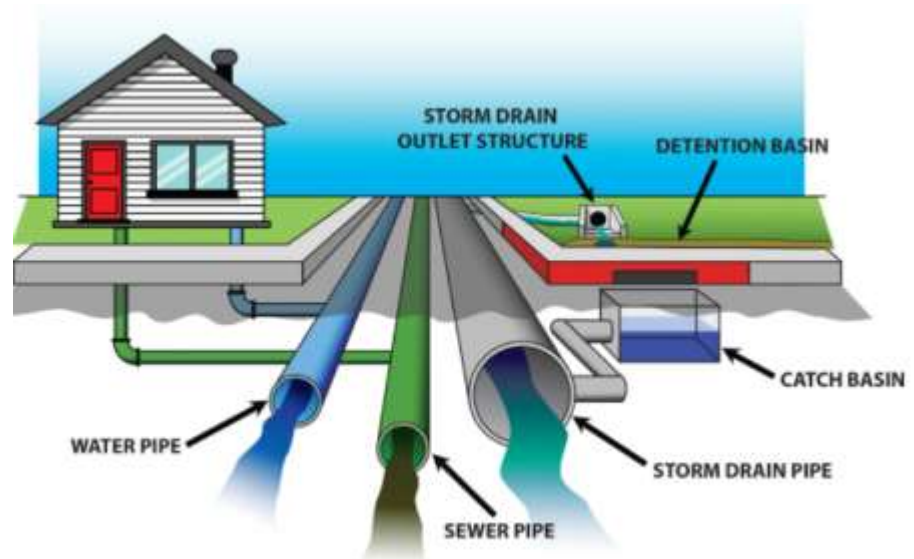
GOAL 8.6 HEALTH/ENVIRONMENT. Provide active transportation options to improve the health of citizens in Tualatin. Ensure that transportation does not adversely affect public health or the environment





Chapter 9 – Public Facilities

- **Purpose** The purpose of this chapter is to facilitate the development of citywide public facilities in relation to other development needs. This chapter includes *water, sanitary sewer, and stormwater infrastructure* goals and policies.
- **Water Service** The Water Master Plan (2013) is adopted as a background document [...]
- **Sanitary Sewer Service** The Sewer Master Plan (2019) is adopted as a background document [...]
- **Stormwater Management** The Stormwater Master Plan (2019) is adopted as a background





Chapter 10 – Zoning Designations

Purpose The purpose of this chapter is to define a distinct range of land use designations that directly correspond with zones applied to lands within the City of Tualatin and its Urban Planning Area. This chapter explains the intention and distinguishing characteristics of each land use designation.

Plan Map Background This Plan section includes the Plan Map, (Map 10-1) classification of planning district boundaries, and brief descriptions of the land uses in each Plan area.

PLANNING DISTRICT BOUNDARIES. The boundaries between planning districts, as portrayed on the Plan Map, are intended to follow property lines (or extensions thereof), roadways, or natural features such as creeks.

Consequently, the planning districts shown on the Plan shall be considered zoning districts, as normally termed. *This eliminates the need for two sets of maps and simplifies the understanding of what land uses may be allowed on an individual property*



Chapter 10 – Zoning Designations

RESIDENTIAL PLANNING DISTRICTS:

Low-Density Residential Planning

District (RL) The purpose of the (RL) district is to provide low-density residential areas in the City that include dwellings on individual lots, as well as other [compatible] land uses [...]



Medium-Low Density Residential

Planning District (RML) This district supports household living uses with a variety of housing types at moderately low densities. This district is primarily oriented toward middle housing types [...]





Chapter 10 – Zoning Designations

COMMERCIAL PLANNING DISTRICTS:

Office Commercial Planning District (CO) To provide areas suitable for professional office uses adjacent to or across from residential areas. Restaurants may be allowed by conditional use permit when designed as an integral part of a major office complex.

General Commercial Planning District (CG) To provide areas suitable for a full range of commercial uses, including those uses that are inappropriate for neighborhood, office, or central commercial areas. This district is particularly suitable for automobile/service-oriented businesses, excluding automobile, truck, and machinery sales and rental, located along the freeway and major arterials [...]





Tualatin's Master Plans

- The following are part of the Comprehensive Plan:
 - Housing Needs Analysis
 - Transportation System Plan
 - Water Master Plan
 - Sanitary Sewer Master Plan
 - Stormwater Master Plan
 - Parks Master Plan

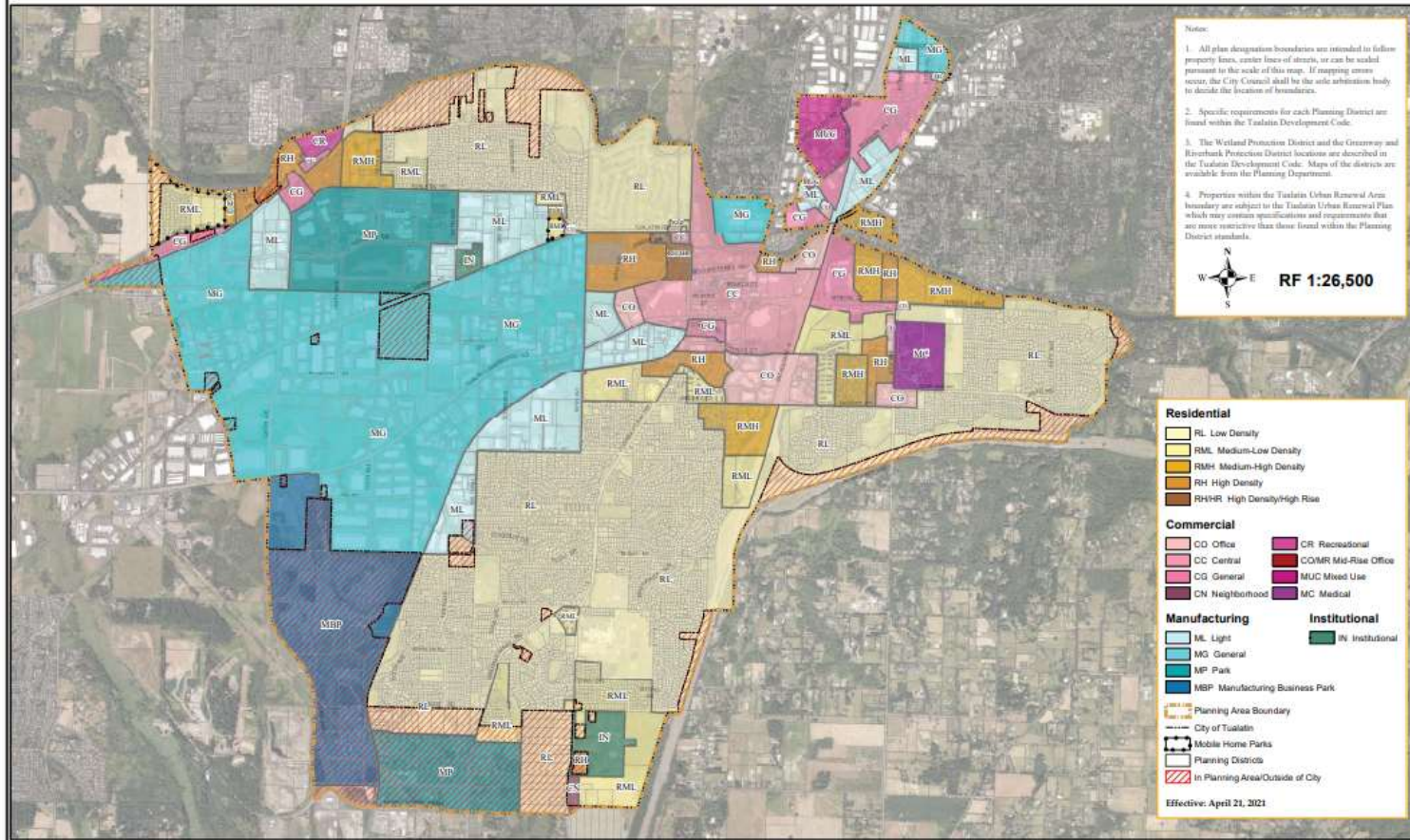




Comprehensive Plan Map

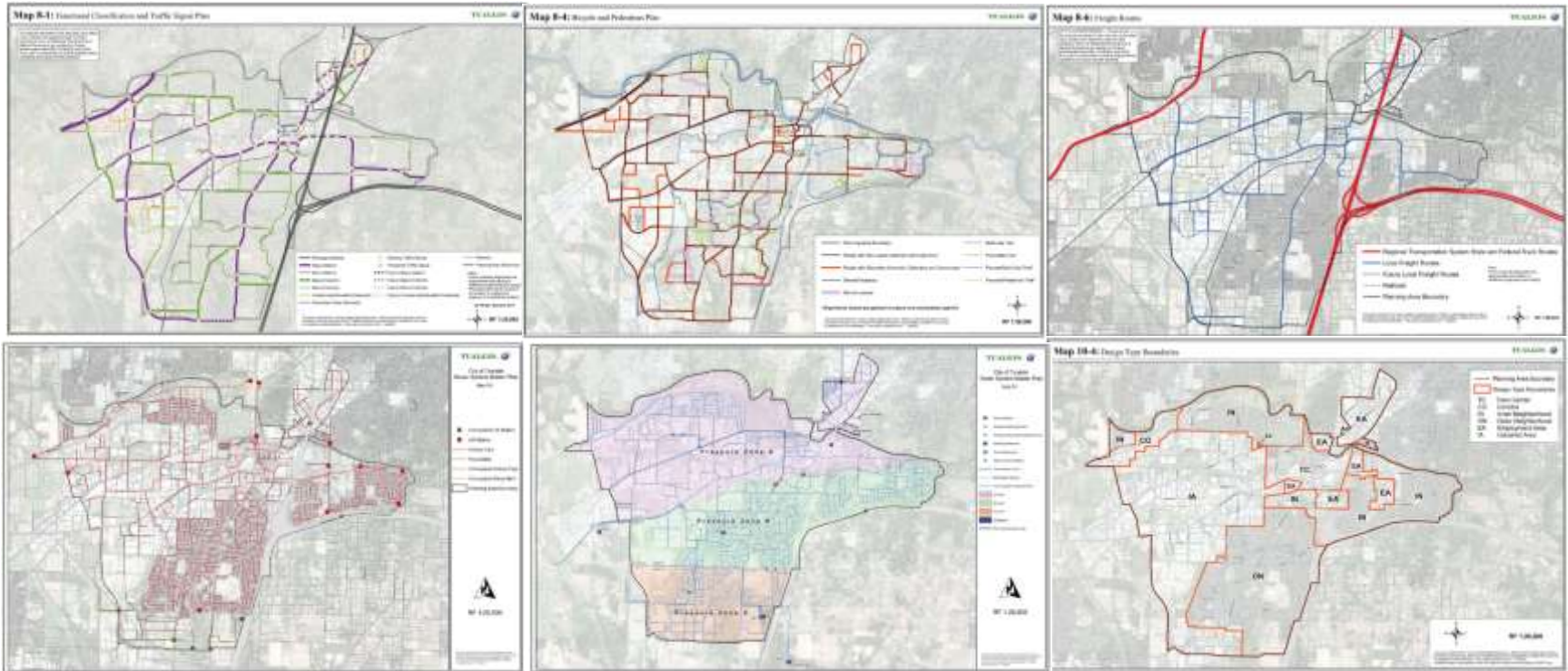
Map 10-1 Comprehensive Plan Map

TUALGIS





Other Maps & Figures





Next Time...

- Planning 301: A Deep Dive into the Development Code
- Planning 401: Putting All the Pieces Together

