

Public Comment Log  
April 1, 2019 to November 13, 2019





## Tualatin 2040: Public Comment Log

April 1 to November 13, 2019

NO.	Date Received	Date if sent directly to Mayor or Council	Date if sent directly to TPC	Last	First	How delivered	Subject
1	4/11/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Thank you for the opportunity to share both through the interview and follow up survey.
2	4/17/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Tualatin 2040 updates in Spanish
3	4/23/2019			Post	Mary	<a href="#">written (emailed)</a>	Air Quality
4	4/29/2019			Sethi	Bethi	<a href="#">written (mailed)</a>	Stakeholder Interview
5	5/3/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Tualatin 2040 Comment/Comentario - Reaching out to renters
6	5/3/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	FW: Tualatin 2040 Comment/Comentario on Additional information needed to determine what type of housing
7	5/3/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Tualatin 2040 Comment/Comentario - More on the Economic - Industrial/Residential
8	5/3/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Tualatin 2040 Comment/Comentario - More on the Economic - Industrial/Residential
9	5/6/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Questions for future meeting: Economic
10	5/7/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Questions for future meeting: Economic
11	5/8/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Question Answers
12	5/8/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Question Answers
13	5/9/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Questions
14	5/9/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Questions
15	6/5/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Economic - Tualatin 2040
16	6/21/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS
17	6/25/2019			Handran	Angela	<a href="#">written (mailed)</a>	T2040 meeting reminder
18	7/1/2019			Houlberg	Marissa	<a href="#">written (mailed)</a>	Tualatin Newsletters letter date links
19	7/13/2019			Allen	Alexandra	<a href="#">written (emailed)</a>	Tualatin 2040 Comment/Comentario
20	7/13/2019			Smith	Frank	<a href="#">written (emailed)</a>	Tualatin 2040 Comment/Comentario
21	7/30/2019			Houlberg	Marissa	<a href="#">written (mailed)</a>	Tigard Mayor suggest ending light rail
22	8/13/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Internet search for jos in Tualatin OR and thoughts on affordable housing
23	8/19/2019, 8/22/19			Esser	Sheri	<a href="#">written (emailed)</a>	TUALATIN 2040: DISCUSSION AND FREE LUNCH / DISCUSIÓN Y ALMUERZO GRATIS
24	8/22/2019			Allen	Alexandra	<a href="#">written (emailed)</a>	Tualatin 2040 Inclusiveness
25	8/23/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Under One Roof marketing Opportunity
26	8/26/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Additional thoughts Aug 22 CAC meeting
27	8/27/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	Happy Valley Fastest Growing City
28	8/28/2019			Houlberg	Marissa	<a href="#">written (emailed)</a>	New Commercial Center Planned in Happy Valley article

## Tualatin 2040: Public Comment Log

April 1 to November 13, 2019

29	9/7/2019		Titus Stephen	<a href="#">written (mail)</a>	Under One Roof
			Potts, Casey, Noell, Sandell, Bachhuber, Houlberg	<a href="#">Six Comment Cards (includes 30.1, 30.2, 30.3, 30.4, 30.5 and 30.6)</a>	
30	9/18/2019		Houlberg		9/18/19 Open House: Under One Roof
31	9/25/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	TUALATIN 2040: LATEST NEWS/ULTIMAS NOTICIAS
32	9/27/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Changes Requested to Economic Opportunity Analysis - Water p. 29,66
33	9/27/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Thank you! Thank you!
34	9/30/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	T2040 Library Display
35	9/30/2019, 10/23/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Company offering housing assistance
36	10/4/2019, 10/7/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Low Income Housing Credit, IRS Form 8586
37	10/12/2019	10/12/2019	Kelly Candice	<a href="#">written (emailed)</a>	The Most Expensive ZIP Codes in America in 2019 - RENTCafé rental blog
38	10/22/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Population range to Low?
39	10/22/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Draft Report D25 #9
40	10/22/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Oops...Durham Quarry is addressed late; recommendatin to update
41	10/23/2019		Houlberg Marissa	<a href="#">written (emailed)</a>	Clarification on promoting environmental sustainability
42	10/25/2019		Wilde David	<a href="#">written (emailed)</a>	Tualatin 2040
43	10/26/2019		Kha Tin	<a href="#">written (emailed)</a>	Tualatin 2040: Recap and Next Steps



## Karen Perl Fox

---

**From:** Karen Perl Fox  
**Sent:** Thursday, April 11, 2019 11:29 AM  
**To:** 'Marissa Houlberg'  
**Subject:** RE: Thank you for the opportunity to share both through the interview and follow up survey.

Thank you Marissa!

Karen

**Karen Perl Fox**  
Senior Long-Range Planner  
City of Tualatin | Community Development Department  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Thursday, April 11, 2019 11:26 AM  
**To:** Karen Perl Fox <kperlfox@tualatin.gov>  
**Subject:** Thank you for the opportunity to share both through the interview and follow up survey.



**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, April 29, 2019 3:25 PM  
**To:** Gareth Prior  
**Cc:** Karen Perl Fox; Lynette Sanford  
**Subject:** Re: Tualatin 2040 updates in Spanish

No problem, the followup email gave me all the information.

Hope you are getting to enjoy the sun,  
Marissa

> On Apr 29, 2019, at 3:22 PM, Gareth Prior <gprior@tualatin.gov> wrote:

>  
> Marissa,  
>  
> My apologies, this was a one off email. The same information was sent out in English a week before and I was catching up with the Spanish message. In the future, all messages should be translated in both English and Spanish.  
>  
> Thank you for your interest and have a good day!  
>  
> Gareth Prior

>> On Apr 26, 2019, at 5:51 PM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:

>>  
>> Marissa:  
>>  
>> I was out of the office on an emergency last week, so apologize for not being able to get back to you sooner.  
>>  
>> Gareth or Lynette: Can one of you please respond to this email and put Marissa on the list to receive the English updates for T2040 and HNA/EOA?  
>>  
>> Thank you,  
>>  
>> Karen  
>>  
>> Karen Perl Fox  
>> Senior Long-Range Planner  
>> City of Tualatin | Community Development Department  
>> 503.691.3027 | www.tualatinoregon.gov.

>> -----Original Message-----  
>> From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
>> Sent: Wednesday, April 17, 2019 11:36 AM  
>> To: Karen Perl Fox <kperlfox@tualatin.gov>  
>> Subject: Tualatin 2040 updates in Spanish  
>>

>> I must have accidentally signed up for Spanish email updates. I unfortunately don't read or speak Spanish so please give me the link to sign up for English updates.

>>

>> Thank you!

>> Marissa



**Garet Prior**

---

**From:** mary post <marympost@gmail.com>  
**Sent:** Tuesday, April 23, 2019 2:28 PM  
**To:** Garet Prior  
**Subject:** Tualatin 2040

Dear Garet,  
I have concern for the air quality in Tualatin in 2040 if the diesel pollution continues until 2040. Many cities have offices of sustainability and I notice Tualatin does not. The diesel emissions standards are much higher in Wa. and Ca. and they have been selling their old trucks in Oregon.

Mary Post  
503 310 7526



4/22/2019

17552 SW Shasta Trail  
Tualatin, OR 97062

Dear Karen:

I very much enjoyed the stakeholder interview a few weeks ago. It was educational, and I appreciated having a voice in the conversation.

As follow-up to our conversation about city incentives for small business development in the core, I am enclosing several recent Times articles about neighboring cities engaged in this type of economic development. I would love to see Tualatin "set a goal to increase pedestrian activity in the downtown area," like our neighboring city of Sherwood. I can only imagine the boom to existing businesses in the core if we could attract a brewery like Ex Novo, or a coffee shop like Symposium. Beaverton and Tigard have both done just that using urban redevelopment funds allocated by the city council. I am proud to be part of a thriving community like Tualatin. I hope in the near future that "thriving" will be as visible in our city's core as it is in the rest of the city.

I am sending this to you given our conversation, but I would love for my letter and the articles to be shared with Mayor Bubenik and City Council members if you are able.

Thanks for all you do for Tualatin.

Sincerely,



Beth Sethi

503-781-3244 \* bethsethi@gmail.com

# MIXED-USE BUILDING PLANNED FOR DOWNTOWN SHERWOOD

Three-story building to feature brick and detailing consistent with area's historic nature

BY STEPHANIE BASALYGA

**S**herwood's historic downtown area is on its way to welcoming a new addition.

Construction is slated to start this summer on a three-story, nearly 15,000-square-foot mixed-use building on a vacant lot on the corner of Southwest Pine and Southwest Second streets.

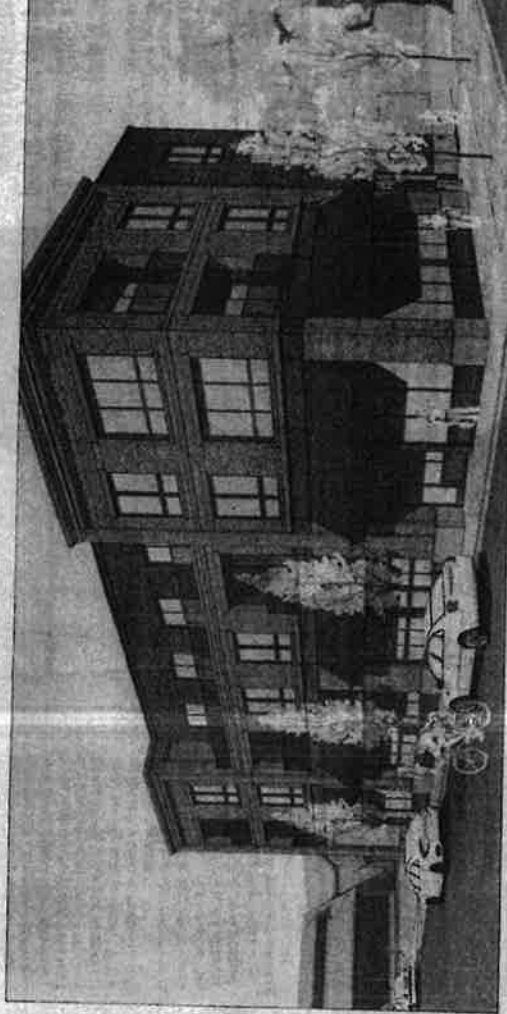
When completed, the building will feature 5,000 square feet of ground-floor space. The majority of that space will be for restaurant use — although a tenant has not yet been secured and the developers say they're open to other options. A smaller space will be available for a retail or small-office tenant.

The second and third floors of the building will contain market-rate apartments. Plans call for a center three-bedroom unit split over two floors along with two stacked one-bedroom units. Two units with two bedrooms each will be located on each outside area of the upper floors.

The project is the first for developer AJK Investments, which was founded by partners Derrick Kitts and Joe Keizer. It's also the first new building to be constructed in Sherwood's downtown area in more than a decade, said Kitts.

While Keizer has a background in single-family residential development, mixed-use is a new focus for both he and Kitts. The partners first looked at the property about two-and-a-half years ago, but decided not to move forward on it at that time. Eventually the partners decided to circle back around.

"(The property) had gone off the market and then came back on," Kitts said. "The timing seemed



**COURTESY: UN MARRIERS**  
A three-story mixed-use building planned for Sherwood's downtown historic district will feature finished concrete, brick and lap siding, in keeping with the character of the area, which locals call Smoockville, the building features details that include horizontal brick banding, corbelled brick cornices and an ornamental cornice.

right, and we decided to go ahead with (the purchase)."

### Historic parameters

Creating a new building on the site required more than a basic design, according to Byron Balogh, senior associate at LRS Architects. The firm was brought on as project designer, with Balogh and Ben Riemer serving as project architects.

Because of its location in an historic portion of the city that locals call Smoockville, in honor of city founders James Christopher and Mary Ellen Smoock, the project was subject to guidelines that aim to preserve the historic look and feel of the downtown area. That meant extra attention had to be paid to both the feel of the overall design and the materials used.

In addition to finished concrete and lap siding, for example, the use of brick on the exterior of the building pays tribute to the area's past. The city at one time was

known as the leading manufacturer of bricks, according to Kitts.

"That's why 90 percent of old town is brick," he said. "It's part of that legacy and heritage."

For some parts of the building, the team at LRS had to tap a creative vein. Many of the century-old buildings in the historic district feature ornate cornices — a feature the city hoped to see recreated in the mixed-use project. Trying to produce modern recreations would have proven cost prohibitive, however. So Riemer and his team found a prefab metal replacement that was affordable but also offered a character that fit with other buildings in the historic neighborhood.

"We wanted to address the character, but we had to find a more sustainable way," Riemer said. "We were able to find a modern (solution) ... LRS took care to meet with the city for design advice before appearing before a formal city design

review. The process moved relatively smoothly in large part because city staff was very clear on what did and didn't work with the architectural firm's initial design, Balogh said.

LRS used virtual reality tools to illustrate the project design and concept. When staff balked at meeting original proposals by LRS, the architectural team was able to quickly provide an example of what the building would look like with canvas awnings that the city felt aligned more closely with the overall feel of the district.

### Increased activity

The City of Sherwood has set a goal to increase pedestrian activity in the downtown area, so the developers and LRS focused on a mixed-use design that would create a strong street-level experience. While the developers are open to a wide range of options, they've identified a pizzeria as one of the favored tenants for the main

ground-floor space.

One of the abettors Kitts noted after moving to Sherwood from Wilsonville was a lack of a place for groups to gather for large events like birthday parties and sports team gatherings. The restaurant space has been designed to include a loft that will be available for use for private events.

With the project nearing a summer date for a groundbreaking, Kitts said it's likely AJK Investments will pursue more mixed-use projects in the future.

"At this point I would say 100% 'yes' (to doing more), but we haven't broken ground yet," he said. "We still have a long way to go. But thus far, working with the city of Sherwood has been a great experience."

email: sbasalyla@pampianmedia.com  
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Facebook.com/BizTrib  
Instagram: @PortlandBizTrib



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COURTESY PHOTO: JENNIFER CHERRY, CITY OF BEAVERTON  
Mayor Denny Doyle, right, at the official opening of Ex Novo brewpub Friday, March 1, in downtown Beaverton. From left are Councilors Cate Arnold, Laura Mitchell and Lacey Beaty. The project benefited from a total of \$125,000 in city improvement grants.

# Brewpub opens in downtown Beaverton

*Ex Novo second location benefits from city grants*

By PETER WONG  
The Times

Beaverton's newest downtown attraction, the Ex Novo brewpub, got its official send-off from Mayor Denny

Doyle and city councilors. The brewpub is in the Cady Building at 4505 S.W. Watson Ave., at its intersection with Farmington Road, and has been in the works more than a year. Ex Novo also has a brewpub at 2326 N. Flint Ave., Portland, where it opened in mid-2014. "When we wanted to do a second location, it had to be out here," said Brandon Sharp, general manager for both locations. "We have a lot of fans who love good beer and good food."

The Beaverton location actually opened Feb. 6, but the ribbon-cutting took place in March. The building received a total of \$125,000 from the city's storefront and tenant improvement programs.

Doyle was joined by Councilors Cate Arnold, Lacey Beaty and Laura Mitchell for the ribbon-cutting.

Doyle said Ex Novo is the most recent business in the city's strategy to revitalize downtown by making it the premier dining destination on the west side of the Portland metro area.

"This is the heart of the city of Beaverton. We are turning this area into a real gathering place. The food is good and the service has been great," Doyle said.

"The values of Ex Novo align perfectly with those of our community. They are going to be giving back a portion of their proceeds from this location that will benefit nonprofits right here in Beaverton. Also, for me, this is a symbol of how Beaverton is changing."

## MORE AVAILABLE FOR GRANTS

The Beaverton Urban Redevelopment Agency board, which consists of the mayor and city council and public members, has approved \$200,000 more for downtown improvements.

Half of the money (\$100,000) will go into storefront improvement projects, and the other half to tenant improvement projects for food and beverage businesses.

The agency board voted Feb. 26 to approve the additional money from urban redevelopment funds, which can be spent only in the project designated for each category.

"I think the return on these investments is high," said Roy Kim, a public member of the agency board.

City officials said that of the \$175,000 budgeted for the storefront program, \$123,450 has been awarded to date for two design and five improvement projects. Requests in the pipeline add up to \$185,000.

Businesses in a designated corridor on Allen Boulevard also qualify for storefront grants, but that money does not come from the urban redevelopment agency budget.

Of the \$270,000 budgeted for the tenant improvement program which is intended to benefit food and beverage businesses downtown, \$209,461 has been awarded and requests totaling \$170,000 are in the pipeline.

— Peter Wor

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**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, May 03, 2019 10:04 AM  
**To:** Karen Perl Fox  
**Subject:** Tualatin 2040 Comment/Comentario - Reaching out to renters

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Reaching out to Tualatin renters and getting their valuable input:

Many years ago the idea to post information/handouts in the apartment complex laundry rooms was made as a way to inform residents about teen programs. Ryan Dineen (past Youth Program Director) and I walked the area around the Van Raden Center and spoke with complex managers who appeared to like that idea. Years later I suggested the same way to reach out in a library meeting with Latinx members also agreeing this might be a successful way to reach renters.

I went through the website hoping comments and suggestions might be posted for others to see and hopefully be inspired to join the conversation(s).

Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, May 03, 2019 10:29 AM  
**To:** Karen Perl Fox  
**Subject:** Tualatin 2040 Comment/Comentario on Additional information needed to determine what type of housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I agree with the gentleman who stated renter turnover is important to understanding the housing needs in Tualatin. If we have high turnover in rentals than we have a new set of questions. One question: Which type of apartment has the highest turnover rate?

What is the rental inventory? For example, how many three bedroom units are in Tualatin? Do folks tend to have roommates and share rent in larger rentals or are these families with children/multiple generations? Do we know how many single family homes are rentals in Tualatin?

How many single level homes are there in Tualatin? The older part of town has many it seems and older residents are moving into them. The single level next to us increased in value by over \$10,000 in a month's time or some short period. There are a large number of 'boomers', how large is the next age group? Will larger homes be split into two residences in the future as we see in some older Portland homes?

Tualatin during the 1990's built a few homes that I have toured by Ibach Park with a granny flat. Enter the front door turn to the right and a small one bedroom flat//apt is somewhat separated inside the house. What is the turnover for these homes? Does demand exist currently for small separate living spaces?

While the numbers presented show buildable acreage, will the idea of zone changes and density increases be addressed and which areas are recommended for this type of residential change? In other words, tear down and build new with higher density.

Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, May 03, 2019 10:43 AM  
**To:** Karen Perl Fox  
**Subject:** Tualatin 2040 Comment/Comentario - More on the Economic - Industrial/Residential

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I may have missed this information but it is a fact that most of our industrial/manufacturing employees are not living in Tualatin. When our 'other' fifty percent of Tualatin is mentioned it is always with the statement that Tualatin's businesses offer living wage jobs. If this is true why are over 50% (95%) of Tualatin's business employees commuting? Yes, there are many reasons but to me it begs the question: How many jobs in Tualatin offer a living wage and how many offer a professional wage?

If our businesses employ many engineers, are these professionals attracted to West Linn and Lake Oswego rather than Tualatin's higher priced neighborhoods they can afford?

Do we need lower cost housing for warehouse employees?

If it is true that seniors are selling their larger homes and downsizing then they are walking away from the deal with a lot of cash. How many units (apartments and cottages) are available at Marquis?

These are interesting issues and the more information the more insight and hopefully wiser decisions.

Thank you for reading!  
Marissa



**Karen Perl Fox**

---

**From:** Jonathan Taylor  
**Sent:** Tuesday, May 07, 2019 2:15 PM  
**To:** Karen Perl Fox  
**Subject:** Re: Tualatin 2040 Comment/Comentario - More on the Economic - Industrial/Residential

I'll answer all of these questions as I have the answers

Sent from my iPhone

> On May 7, 2019, at 2:11 PM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:

>

> Jonathan:

>

> Can you take a stab at answering the business related questions below?

>

> Thanks,

>

> Karen

> 503.691.3027

>

>

>

> -----Original Message-----

> From: Marissa Houlberg <marissa@houlbergdevelopment.com>

> Sent: Friday, May 03, 2019 10:43 AM

> To: Karen Perl Fox <kperlfox@tualatin.gov>

> Subject: Tualatin 2040 Comment/Comentario - More on the Economic - Industrial/Residential

>

> I may have missed this information but it is a fact that most of our industrial/manufacturing employees are not living in Tualatin. When our 'other' fifty percent of Tualatin is mentioned it is always with the statement that Tualatin's businesses offer living wage jobs. If this is true why are over 50% (95%) of Tualatin's business employees commuting? Yes, there are many reasons but to me it begs the question: How many jobs in Tualatin offer a living wage and how many offer a professional wage?

>

> If our businesses employ many engineers, are these professionals attracted to West Linn and Lake Oswego rather than Tualatin's higher priced neighborhoods they can afford?

>

> Do we need lower cost housing for warehouse employees?

>

> If it is true that seniors are selling their larger homes and downsizing then they are walking away from the deal with a lot of cash. How many units (apartments and cottages) are available at Marquis?

>

> These are interesting issues and the more information the more insight and hopefully wiser decisions.

>

> Thank you for reading!

> Marissa

>

>

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, May 06, 2019 5:45 PM  
**To:** Karen Perl Fox  
**Subject:** Questions for future meeting: Economic

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I just read that the Tualatin Chamber on May 10 is walking the businesses in Tualatin asking four specific questions. It would be fun if what they learn can be shared with the 2040 group.

Also, I wonder what the office vacancy rate is in Tualatin and the commercial, warehouse, industrial/manufacturing vacancy rates? Is there historical vacancy information? I have noticed Emami's land, old True Value, is not being developed. His most recent office building seems to be half vacant?

The presentation has me thinking,  
Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, May 07, 2019 2:46 PM  
**To:** Jonathan Taylor  
**Cc:** Karen Perl Fox  
**Subject:** Re: Questions for future meeting: Economic

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you!

Enjoy the sun,  
Marissa

> On May 7, 2019, at 8:48 AM, Jonathan Taylor <jtaylor@tualatin.gov> wrote:  
>  
> Marissa,  
>  
> We can most certainly ask Linda to share those results.  
>  
> As for office vacancy, we can gather those numbers as well (in addition to industrial and retail)  
>  
> Jonathan Lee Taylor  
> Economic Development Manager  
> City of Tualatin | Economic Development  
> O: 503.691.3049 | C: 971.772.1004  
> www.tualatinoregon.gov  
>

> -----Original Message-----

> From: Karen Perl Fox <kperlfox@tualatin.gov>  
> Sent: Tuesday, May 7, 2019 8:44 AM  
> To: Marissa Houlberg <marissa@houlbergdevelopment.com>  
> Cc: Jonathan Taylor <jtaylor@tualatin.gov>  
> Subject: RE: Questions for future meeting: Economic

> Marissa:

> Thank you for your questions. I am referring them to Jonathan, Tualatin's Economic Development Manager.

> Jonathan: Could you take a stab at answering Marissa's questions below?

> Karen

> Karen Perl Fox  
> Senior Long-Range Planner  
> City of Tualatin | Community Development Department  
> 503.691.3027 | www.tualatinoregon.gov.

> -----Original Message-----



> From: Marissa Houlberg <marissa@houlbergdevelopment.com>

> Sent: Monday, May 06, 2019 5:45 PM

> To: Karen Perl Fox <kperlfox@tualatin.gov>

> Subject: Questions for future meeting: Economic

>

> I just read that the Tualatin Chamber on May 10 is walking the businesses in Tualatin asking four specific questions. It would be fun if what they learn can be shared with the 2040 group.

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>

> The presentation has me thinking,

> Marissa

**Karen Perl Fox**

---

**From:** Jonathan Taylor  
**Sent:** Wednesday, May 08, 2019 3:05 PM  
**To:** Marissa Houlberg  
**Cc:** Karen Perl Fox  
**Subject:** Question Answers

Marissa,

I am going to try to answer your questions without getting “too heady in data.” So if I do, please do not hesitate to ask for clarification.

Questions Posed:

- 1.) What are the office, commercial, warehouse, industrial/manufacturing vacancy rates? Is there historical vacancy information?**

*Office: 2019 QTD 12.5% (2010 Q1 – 21.8%) (this includes all non-retail, commercial, and office)  
Industrial: 5.9% (2010 Q1 – 9.3%) (this includes all non-retail, office, and commercial)  
Retail: 2.7% (2010 Q1 – 3.7%)  
(Source: CoStar 2019 OTD)*

- 2.) If this is true why are over 50% (95%) of Tualatin’s business employees commuting? Yes, there are many reasons but to me it begs the question: How many jobs in Tualatin offer a living wage and how many offer a professional wage?**

*In our Metro Area, it is very common that outer rim communities experience high levels of workforce commute and transitions. It is true that 87.3% of Tualatin residents live here but commute out, while 92.3% live else-where, but commute in. This type of transition is also high for other communities whose workers commute in – Tigard (86.9%), Wilsonville (92.3%), and Sherwood (86.9%). There are many reasons that can include job education requirements, commute times, jobs availability, family location choice, etc. (Source: www.onthemap.com)*

*It is hard to determine what a “professional wage” level would be. Washington County determines a “living wage” for one adult as \$14.59 per hour. Of the number of jobs in Tualatin, over 75% pay that rate or higher. (Source: Emsi, 2018)*

- 3.) If our businesses employ many engineers, are these professionals attracted to West Linn and Lake Oswego rather than Tualatin’s higher priced neighborhoods they can afford?**

*It would be hard to say what specific reasons one would choose a community over the other, however, Zillow (a home buying website) states that Tualatin is cheaper for median homes sales as compared to West Linn and Lake Oswego.*

- 4.) Do we need lower cost housing for warehouse employees?**

*Based on our data presented at the last CAC, of the new units that will need to be constructed, 46% will need to be made affordable for those making \$65,000 or less.*

- 5.) If it is true that seniors are selling their larger homes and downsizing then they are walking away from the deal with a lot of cash. How many units (apartments and cottages) are available at Marquis?**



*We will look into how many units there are.*

**Jonathan Lee Taylor**

Economic Development Manager  
City of Tualatin | Economic Development  
O: 503.691.3049 | C: 971.772.1004  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Wednesday, May 08, 2019 5:08 PM  
**To:** Jonathan Taylor  
**Cc:** Karen Perl Fox  
**Subject:** Re: Question Answers

Thank you, Jonathan for putting this together.

To clarify: #1 You have a vacancy rate of 12.5% for 2019 second quarter till first week of May comparing historically to first quarter of 2010 for Office space. I am thinking 2010 we were not recovering much yet from the 2008 recession. Office is also included in the historical 2010 Q1 - 9.3% but not the current 5.9% which is only industrial; we have no strictly industrial historical comparison.

Warehousing is included under which category?

Do you think the analysis would change if the vacancy rates were quoted in square footage vacant?

#2 If we are to tackle the traffic issues Tualatin faces then we need to dig further into these incredibly high commuting numbers. The goal appears to be - offer housing to meet the needs of the workers. If we offer so many employment opportunities in Tualatin then it only makes sense that Tualatin offers desirable housing to most of the workers. It is enriching for the employees to 'not' spend time with a long commute.

Thinking about the reasons:

Job education requirements - Engineers prefer to live outside Tualatin? Warehouse/fork lift drivers prefer to live outside of Tualatin or can't afford Tualatin? Administrative employees prefer to live outside of Tualatin or can't afford Tualatin? If you cut down your commute your auto maintenance costs, insurance and fuel are reduced. We could also add a variable for less stress...

Commute times - one would think most prefer the shortest commute. My personal experience is folks move to the farthest reaches for less expensive housing (meaning a four bedroom house for \$75,000 less not a condominium because they want detached walls and a yard with no HOA)

Jobs availability - what is Tualatin's industrial/manufacturing unemployment rate? Integrity Staffing appears to place many folks in jobs and I'm not certain but I don't believe they are placing chemists and engineers but more hourly wage type folks. Do we have a breakdown of job types in Tualatin?

Our growth is businesses expanding in Tualatin along with business new to Tualatin. It seems as if there are always jobs available in Tualatin.

#3 If the data show Tualatin is less expensive for comparable LO and West Linn homes then maybe home prices are not as much a factor for Tualatin business employees? Or are the commuters not even able to afford Tualatin, LO, West Linn and commuting to Gresham?

Perhaps we should be referring to the 'Living Wage' as the barely able to get by wage. If the living wage is \$14.59, \$28,800 approximately per year, than \$65,000 is pretty high and there might be a lot of people making a lot less per year. Perhaps that \$65,000 needs to be parsed because there may be quite a few people in the \$30,000 per year range.

Marquis appeared to get a slow start but the cottages are being built at a brisk pace now. I hope the information you gather includes vacancy rates broken down for cottage, apartment based on size and level of care. Marquis is assisted living and some folks moving into the cottages may want freedom from chores but not necessarily need assistance.

Thank you for including the sources. The link to [www.onthemap.com](http://www.onthemap.com) took me to a page on programming languages from 2012.

I truly appreciate having a discussion and being educated, Marissa

> On May 8, 2019, at 3:04 PM, Jonathan Taylor <[jtaylor@tualatin.gov](mailto:jtaylor@tualatin.gov)> wrote:

>

> Marissa,

>

> I am going to try to answer your questions without getting "too heady in data." So if I do, please do not hesitate to ask for clarification.

>

> Questions Posed:

>

> 1.) What are the office, commercial, warehouse, industrial/manufacturing vacancy rates? Is there historical vacancy information?

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> Office: 2019 QTD 12.5% (2010 Q1 – 21.8%) (this includes all non-retail, commercial, and office)

> Industrial: 5.9% (2010 Q1 – 9.3%) (this includes all non-retail, office, and commercial)

> Retail: 2.7% (2010 Q1 – 3.7%)

> (Source: CoStar 2019 OTD)

>

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>

> It is hard to determine what a "professional wage" level would be.

> Washington County determines a "living wage" for one adult as \$14.59 per hour. Of the number of jobs in Tualatin, over 75% pay that rate or higher. (Source: Emsi, 2018)

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>  
> We will look into how many units there are.

>  
>  
>  
> Jonathan Lee Taylor  
> Economic Development Manager  
> City of Tualatin | Economic Development  
> O: 503.691.3049 | C: 971.772.1004  
> [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**Karen Perl Fox**

---

**From:** Jonathan Taylor  
**Sent:** Thursday, May 09, 2019 9:58 AM  
**To:** Marissa Houlberg  
**Cc:** Karen Perl Fox  
**Subject:** Questions

Marissa—

Thanks for the wonderful questions and follow-ups:

**To clarify: #1 You have a vacancy rate of 12.5% for 2019 second quarter till first week of May comparing historically to first quarter of 2010 for Office space. I am thinking 2010 we were not recovering much yet from the 2008 recession. Office is also included in the historical 2010 Q1 - 9.3% but not the current 5.9% which is only industrial; we have no strictly industrial historical comparison.**

*I apologize, I see where the confusion is. Office includes all non-retail commercial and office space, industrial includes industrial and warehouse, and retail includes all retail commercial.*

**Do you think the analysis would change if the vacancy rates were quoted in square footage vacant?**

*No, the vacancy is based on vacant square foot space of the total building area per square foot.*

**Job education requirements - Engineers prefer to live outside Tualatin? Warehouse/fork lift drivers prefer to live outside of Tualatin or can't afford Tualatin? Administrative employees prefer to live outside of Tualatin or can't afford Tualatin? If you cut down your commute your auto maintenance costs, insurance and fuel are reduced. We could also add a variable for less stress...**

*We would have no way of knowing if certain professions prefer to live in or outside of Tualatin without some employee/profession survey.*

**Jobs availability - what is Tualatin's industrial/manufacturing unemployment rate?**

*There is no micro level data for cities based on specific industries as the standard of deviation (the variance) would be too wide.*

**#3 If the data show Tualatin is less expensive for comparable LO and West Linn homes then maybe home prices are not as much a factor for Tualatin business employees? Or are the commuters not even able to afford Tualatin, LO, West Linn and commuting to Gresham?**

*This could be.*

I copied the wrong website address, The U.S. Census On The Map is at <https://onthemap.ces.census.gov/>

**Jonathan Lee Taylor**  
Economic Development Manager  
City of Tualatin | Economic Development  
O: 503.691.3049 | C: 971.772.1004  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Thursday, May 09, 2019 10:26 AM  
**To:** Jonathan Taylor  
**Cc:** Karen Perl Fox  
**Subject:** Re: Questions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for so much to think about. I hope you too have much to think about.

Is it possible for the Tualatin Chamber of Commerce and Integrity Staffing to produce a handout, give a short presentation and answer questions? Also, our Commercial CIO has some knowledge about local businesses.

Our traffic issues in Tualatin touch just about everyone and, I believe, it is time to gather the harder to find information and drill down deeper. We will grow and yet not have any additional insight to make changes. The commuting numbers in Tualatin are totally unacceptable now.

I see this 2040 project as a means to get input from new sources, ask deeper questions and gather inspiration to try new things. How enriching to feel we have gathered new ideas and had the ability to try.

I am excited and as always, appreciate the education,  
Marissa

Sent from my iPad

On May 9, 2019, at 9:58 AM, Jonathan Taylor <[jtaylor@tualatin.gov](mailto:jtaylor@tualatin.gov)> wrote:

Marissa—

Thanks for the wonderful questions and follow-ups:

**To clarify: #1 You have a vacancy rate of 12.5% for 2019 second quarter till first week of May comparing historically to first quarter of 2010 for Office space. I am thinking 2010 we were not recovering much yet from the 2008 recession. Office is also included in the historical 2010 Q1 - 9.3% but not the current 5.9% which is only industrial; we have no strictly industrial historical comparison.**

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**Job education requirements - Engineers prefer to live outside Tualatin? Warehouse/fork lift drivers prefer to live outside of Tualatin or can't afford Tualatin? Administrative employees prefer to live outside of Tualatin or can't afford Tualatin? If you cut down your commute your auto maintenance costs, insurance and fuel are reduced. We could also add a variable for less stress...**

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**Jonathan Lee Taylor**

Economic Development Manager  
City of Tualatin | Economic Development  
O: 503.691.3049 | C: 971.772.1004  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**Karen Perl Fox**

---

**From:** Karen Perl Fox  
**Sent:** Wednesday, June 05, 2019 9:11 AM  
**To:** Jonathan Taylor  
**Subject:** RE: Economic - Tualatin 2040

Jonathan:

Can you connect with Linda and Beth on this so they can make time for it?

Thanks,

Karen

Karen Perl Fox  
Senior Long-Range Planner  
City of Tualatin | Community Development Department  
503.691.3027 | www.tualatinoregon.gov.

-----Original Message-----

**From:** Jonathan Taylor <jtaylor@tualatin.gov>  
**Sent:** Wednesday, June 05, 2019 9:06 AM  
**To:** Karen Perl Fox <kperlfox@tualatin.gov>  
**Cc:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Subject:** Re: Economic - Tualatin 2040

Marissa,

Wonderful question. This meeting will focus on the very high level of what is economic development and what the community advisory committee thinks economic development should be and what are the opportunities in Tualatin.

Linda will be present to lend to that discussion and will provide valuable insight. As for your question, I think during the policy phase it would be a perfect opportunity for Linda to provide those insights.

Sent from my iPhone

> On Jun 5, 2019, at 8:42 AM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:  
>  
> Marissa:  
>  
> You can certainly ask that question, but I am expecting it will be a rather full agenda, so not certain if there will be time to go into it. We are waiting on the detailed agenda now from the consultant, so once I see it I could give you a better idea. I can also ask Linda Moholt and Beth Goodman your question at that time we get the draft agenda if you would like?  
>  
> Karen  
>  
> Karen Perl Fox

> Senior Long-Range Planner  
> City of Tualatin | Community Development Department  
> 503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

>  
>

> -----Original Message-----

> From: Marissa Houlberg <[marissa@houlbergdevelopment.com](mailto:marissa@houlbergdevelopment.com)>

> Sent: Tuesday, June 04, 2019 5:27 PM

> To: Karen Perl Fox <[kperlfox@tualatin.gov](mailto:kperlfox@tualatin.gov)>

> Subject: Economic - Tualatin 2040

>

> Is this the appropriate meeting to hear from Linda Moholt, Tualatin Chamber, regarding what they learned from walking businesses about a month ago?

>

> Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, June 21, 2019 9:42 AM  
**To:** Jonathan Taylor  
**Cc:** Gareth Prior; Karen Perl Fox; Steve Koper  
**Subject:** Re: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS

Thank you, I know this is extra effort. The larger apartment complexes in Tualatin will have those numbers; possibly extrapolate? They might appreciate being included in a more in depth analysis.

Marissa

Sent from my iPad

> On Jun 21, 2019, at 9:02 AM, Jonathan Taylor <jtaylor@tualatin.gov> wrote:

>

> Marissa --

>

> Good morning. You are correct. We have reached out to PGE, who is the primary electrical utility provide for Tualatin, to begin gathering the data of "new utility accounts". I am not sure that we will be able to glean "turnover rate" ."  
 However, I will see what data we get from PGE to see if there are followup questions that maybe needed.

>

> Jonathan Lee Taylor

> Economic Development Manager

> City of Tualatin | Economic Development

> O: 503.691.3049 | C: 971.772.1004

> www.tualatinoregon.gov

>

> -----Original Message-----

> From: Marissa Houlberg <marissa@houlbergdevelopment.com>

> Sent: Friday, June 21, 2019 8:45 AM

> To: Jonathan Taylor <jtaylor@tualatin.gov>

> Cc: Gareth Prior <gprior@tualatin.gov>; Karen Perl Fox

> <kperlfox@tualatin.gov>; Steve Koper <skoper@tualatin.gov>

> Subject: Re: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS

>

> Two of us who are not on the committee asked at a meeting and the feedback was it would be looked into. Looking at utility records was mentioned as a possible way to glean turnover rate.

>

> The apt complexes are large. Are there contact people for these complexes to see if they might share their turnover numbers? These complexes definitely track this information.

>

> Marissa

>

> Sent from my iPad

>

>> On Jun 21, 2019, at 8:33 AM, Jonathan Taylor <jtaylor@tualatin.gov> wrote:

>>

>> It's going to be hard to get that granular data

>>

>> Sent from my iPhone

>>  
 >>> On Jun 21, 2019, at 8:17 AM, Gareth Prior <gprior@tualatin.gov> wrote:  
 >>>  
 >>> Karen or Jonathan,  
 >>>  
 >>> Marissa wanted to know if we were able to pull information on the apartment turnover rate in Tualatin?  
 >>>  
 >>> Thank you,  
 >>>  
 >>> Gareth S. Prior AICP  
 >>> Management Analyst II  
 >>>  
 >>>

>>> -----Original Message-----  
 >>> From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
 >>> Sent: Thursday, June 20, 2019 4:26 PM  
 >>> To: Gareth Prior <gprior@tualatin.gov>  
 >>> Subject: Re: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS  
 >>>

>>> Back to the residential information. Did we ever learn the apartment turnover rate in Tualatin?  
 >>>  
 >>> Marissa  
 >>>

>>>> On Jun 14, 2019, at 3:44 PM, Gareth Prior <gprior@tualatin.gov> wrote:  
 >>>>  
 >>>> What is great about doing business in Tualatin?  
 >>>> What are the challenges and opportunities?  
 >>>> How should the City help?  
 >>>>  
 >>>> Start thinking about your answers to these questions and show up to discuss at the next Tualatin 2040 Community Advisory Committee meeting!  
 >>>>

>>>> Thursday, June 27th  
 >>>> 6:30pm (30 MINUTES LATER THAN NORMAL) Meeting agenda Tualatin  
 >>>> Library Family friendly Spanish interpretation available  
 >>>>

>>>> Please email or call me with any questions.  
 >>>>  
 >>>> Thank you!  
 >>>>

>>>> Gareth S. Prior AICP  
 >>>> Management Analyst II  
 >>>> City of Tualatin | Community Development  
 >>>> 503.691.3020 | www.tualatinoregon.gov  
 >>>>

>>>> ¿Qué tiene de bueno hacer negocios en Tualatin?  
 >>>> ¿Cuáles son los retos y oportunidades?  
 >>>> ¿Cómo debería ayudar la ciudad?  
 >>>>  
 >>>> ¡Comience a pensar en sus respuestas a estas preguntas y comparezca para discutir en la próxima reunión del Comité de la Comunidad Tualatin 2040!  
 >>>>



>>>> Jueves 27 de junio  
>>>> 6:30 pm (30 MINUTOS DESPUÉS DE NORMAL) Agenda de la reunión  
>>>> Biblioteca de Tualatin Para toda la familia Interpretación en  
>>>> español disponible  
>>>>  
>>>> Por favor envíeme un correo electrónico o llámeme si tiene alguna preguntas.  
>>>>  
>>>> ¡Gracias!  
>>>>  
>>>> Gareth S. Prior AICP  
>>>> Analista de Administración II  
>>>> Ciudad de Tualatin | Desarrollo Comunitario  
>>>> 503.691.3020 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)  
>>>



**Garet Prior**

---

**From:** Angela Handran <ahandran@pdx.edu>  
**Sent:** Tuesday, June 25, 2019 11:22 AM  
**To:** Garet Prior  
**Subject:** Re: T2040 Meeting Reminder - Thursday at 6:30pm

Hi Garet, Thursday is my birthday and I have plans out of town so i will not be attending this meeting. I would like the comments below added to the meeting notes: Feel free to share with the rest of the CAC or just include in the official record, either is fine.

I would like to see more people live and work in Tualatin, it creates a sense of community when you live and work in the same city. It also significantly reduces traffic on mayor highways/freeways. It allows people to more easily use alternative transportation methods to get to work, whether that be walk, bike, or transit. it also provides more family time, when parents are not having to commute to and from work. As a commuter into Portland I can tell you I would LOVE to not have to spend that those extra hours each day commuting. In order to accomplish this, we will of course need to continue to visit the housing options discussion. We have a lot of service industry work in Tualatin and the cost of housing in our City is affordable for most of those employees. Finding ways for local residents to become homeowners should also be a topic of discussion. Wrapping this into economic development, creating livable wage jobs should also be a City priority. Looking into creative solutions to do this, and I am sure that Linda M. can provide more details on this topic as well, but look into TIF Zones (Tax Increment Financing) to entice businesses to redevelop empty commercial space, Urban Renewal District to help improve and redevelop areas. I am not an expert in Economic Development but those are a few thoughts that I have on the topic.

a. What is great about doing business in Tualatin? I shop locally as much as I can, and Tualatin has developed a lot of new retail and restaurants that I frequent on a weekly if not daily basis. I walk to these establishments as much as I can, to avoid driving. My 130 pound Mastiff Dane, Lola and I love to go to Haydens patio for happy hour in the summer! Its great because I see my friends and neighbors and love the community feel that it brings to connect.

b. What are the challenges and opportunities? Parking in the Cabellas lot is atrocious...at times its worse than Bridegport Village. Walking is not always an option, especially on big grocery trips, or in the pouring rain and that parking lot is terrible and makes me not want to go into it at all.

Its near impossible to get from one side of the city to the other most times of the day, its no longer limited to rush hour. I will not go out to dinner simply because I don't want to sit in traffic on that road.

We need another major grocery store, Fred Meyer is entirely too busy and its a frustrating experience most times. Another gas station would be nice also.

c. What do you think the City's role should be to build upon assets and overcome challenges? I think that the City does need to play a role in this, it is to the benefit of the City to assist in creating the most livable city that is

possible, and to continue to readjust as we move in to the future. Having a vibrant, livable city will draw employers; having a well developed community draws in people who want to raise a family here, who want to be a part of something special, and those are the types of residents we want here. We want people to come here, stay, raise a family, or maybe ever retire, who are interested in giving back to their home town and seeing it prosper into the future.

Finally, as in all we are doing as a committee I want to impress upon the importance to look at everything we do though a inclusive lens. This means we take into account that we have many different voices in our community, all are important and all deserve equal treatment. The more inclusive our language is, both verbally during meetings and in any written documentation developed in this process, the more impactful and influential our decisions will be, and we will take Tualatin into the future in the most positive way.

Ok, I think that is enough for now. I hope you are having a great week and I hope the meeting goes well. I will think of all of you as I am Yurt Camping along the Rogue River :)

Angela Handran  
Operations Manager  
National Policy Consensus Center, home of  
[Oregon Consensus](#), [Oregon's Kitchen Table](#) and [Oregon Solutions](#)



Portland State University  
College of Urban & Public Affairs



506 SW Mill St.720 Urban Center.Portland Or 97201  
ahandran@pdx.edu.503.725.9092

On Tue, Jun 25, 2019 at 10:16 AM Angela Handran <[angelahandran@gmail.com](mailto:angelahandran@gmail.com)> wrote:

Begin forwarded message:

**From:** Gareth Prior <[gprior@tualatin.gov](mailto:gprior@tualatin.gov)>  
**Date:** June 25, 2019 at 9:49:11 AM PDT  
**Subject:** T2040 Meeting Reminder - Thursday at 6:30pm

Tualatin 2040 Community Advisory Committee

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, July 01, 2019 12:08 PM  
**To:** Karen Perl Fox; Jonathan Taylor  
**Subject:** Tualatin Newsletter date links...

When I click on each date link I get the city sponsored program or concert. I am expecting a paragraph describing how I can weigh in on Tualatin's future and what time. It is not obvious that you might have a table at these programs where you can fill something out or ?

Marissa

**Weigh in on Transportation, Housing and More this Summer!**

What should our city do to address Housing needs? How can we improve neighborhood safety? Our City is currently working to address these big questions and more through several projects like Tualatin 2040 and Tualatin Moving Forward. Join us out on the commons on July 23rd and July 26th and weigh in on important topics impacting our community, including:

- Housing
- Transportation & Traffic
- Water Supply

Find out more about how these projects will shape the future of Tualatin. We hope to see you out on the commons- enjoy the music and share your thoughts!

**Karen Perl Fox**

---

**From:** Alexandra Allen <alexallen@icloud.com>  
**Sent:** Saturday, July 13, 2019 10:54 AM  
**To:** Karen Perl Fox  
**Subject:** Tualatin 2040 Comment/Comentario

To Whom it May Concern,

Having recently moved to Tualatin from Eugene, I love it here! Growing up in warmer climates I have an affinity toward outdoor pools and swimming A LOT in the summer months. I was disappointed to learn that there is **no** outdoor pool in Tualatin, Wilsonville, Sherwood or even Woodburn. There is an outdoor pool in Lake Oswego that you have to live there to use. 2 in Tualatin at Stafford Hills and Bay Club that you have to be a member of and only 3 pools we could drive to within 40 minutes (worse if traffic) for my 3 kids and I to play in an enjoy: Wilson pool, Grant Pool and Sellwood all in Portland.

We love the outdoors and swim and kayak in the Tualatin and Willamette rivers, but my kids are always in life jackets and it is not safe water to learn to swim or recreate in on the shores. My kids are too old for splash pads and splash pads do not serve the community.

My family moved from Eugene and we were in the 2 outdoor pools they have there every day and every day they were packed with hundreds of kids and adults out enjoying the little sun we get here in Oregon. What's even better is that each pool had ways to be used year round. I've included links to their city pool websites that show that Echo Hollow Pool has both an indoor and outdoor lap pool. It also offers a small gym and is home to many city recreation classes throughout the year like Zumba, Tai Chi, art classes, etc. It is used by the high school swim teams, the Emerald Aquatics youth swim club, and the adult Master swim program.

An outdoor pool would be a great addition to Tualatin, could be used year round with proper planning and would draw in thousands of families and residents from our surrounding communities. If we don't build one, Wilsonville or Sherwood will and I'll be headed there every day with my family in the summer.

Tualatin is best for an outdoor pool and I hope I can help with making this come true.

Echo Hollow Pool, Eugene, OR  
<https://www.eugene-or.gov/3261/Echo-Hollow-Pool>

Amazon Pool, Eugene, OR <https://www.eugene-or.gov/3223/Amazon-Pool>

Thank you  
Alexandra Allen  
Tualatin Resident since 2017

# Echo Hollow Pool

Features a 25-yard indoor pool, 25-meter outdoor pool and a hot tub. Programs include lap swims, recreational swims, water and land-based fitness classes and more.

[Swim Hours](#)  
[Rec\\_Swim\\_and\\_Lap\\_Swim](#)

[Swim Lessons](#)

[Water Fitness](#)

## Register

View all that Echo Hollow Pool has to offer by visiting our [Rec Guide](#) and [register online](#).

## Facility Information

Visit our [facility page](#) for a [virtual tour](#) and [rental information](#).

## Staff

Our staff is dedicated to your safety and fun. Get to know more about who we are on our [staff page](#).

## Echo Hollow Pool Fees

	Single Visit	10 Visit Pass	30 Day Pass	Summer Season Pass
Youth (3-17)	\$3.50	\$28	\$33	\$60
Adult (18-59)	\$4	\$34	\$42	\$80
Senior (60+)	\$3.50	\$28	\$33	\$60
Family*	\$9	\$67	\$80	\$145

Not valid at Amazon Pool. Some age limits apply. Passes not valid for special events.

\*Additional charges for more than 5 people. Not valid for fitness classes.

## Contact Us

### Echo Hollow Pool

1655 Echo Hollow Rd.

Eugene, OR 97402

Ph: 541-682-5525

Fx: 541-682-8193

[Contact Us](#)

# Amazon Pool

Come one, come all to Amazon Pool. We are your source for the perfect in-town, sunny-day retreat. We offer sand play, picnic tables and a snack shack for your family outing, and our variety of pools, complete with diving boards, lap swim area, hot tub, water slides and spray play ensure there is something for everyone.

## Swim Hours

Rec. Lap, Parent/Child

## Swim Lessons

## Water Fitness

## Register

View all that Amazon Pool has to offer by visiting our [Rec Guide](#) and [register online](#).

## Facility Information

Visit our [facility page](#) for a [virtual tour](#) and [rental information](#).

## Amazon Pool Fees

	Single Visit	10 Visit Pass	30 Day Pass	Summer Season Pass
Youth (3-17)	\$4.50	\$36	\$44	\$78
Adult (18-59)	\$5	\$42	\$54	\$100
Senior (60+)	\$4.50	\$36	\$44	\$78
Family*	\$15	\$90	\$108	\$190

*Adult Fitness Classes:* Same as pool admission

*Seasonal Lap Swim Pass:* \$200, unlimited lap swims through closing in October. Not valid for other programs. Adults only, not prorated. Amazon Passes are valid at all pools.

\*Additional charges for more than 5 people. Not valid for fitness classes.

## Contact Us

### Amazon Pool

2600 Hillyard St.  
Eugene, OR 97405  
Ph: 541-682-5350  
Fx: 541-682-6366

[Contact Us](#)



**Karen Perl Fox**

---

**From:** Frank Smith <frank.e.smith@gmail.com>  
**Sent:** Saturday, July 13, 2019 11:47 AM  
**To:** Karen Perl Fox  
**Subject:** Tualatin 2040 Comment/Comentario

Hi there! Thank you for setting up this venue for feedback on future city plans.

Just my two cents here:

1. I live in Rivergrove, just north of the Tualatin River and East of I-5. I would love to be able to walk across the river to the trail and shops. A pedestrian bridge on SW 65th or attached to the I-5 bridge would be a wonderful addition!
2. The old Haggens - putting anything in there would be an improvement. A mercado or Saturday market seems to be a popular idea. If the numbers penciled out, that would be an awesome addition!

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, July 29, 2019 6:48 PM  
**To:** Karen Perl Fox; Jonathan Taylor  
**Subject:** Fwd: Tigard mayor suggest ending light rail in....guess where—Tigard. Let's talk about this. Please read before commenting.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I liked Bill Beer's comment so I am updated on new comments. Do you have access to Nextdoor; are you able to view the conversation?

Marissa

Sent from my iPad

Begin forwarded message:

**From:** Nextdoor CIO3 – Midwest <reply@rs.email.nextdoor.com>  
**Date:** July 28, 2019 at 11:02:33 PM PDT  
**To:** marissa@houlbergdevelopment.com  
**Subject:** **Re: Tigard mayor suggest ending light rail in....guess where—Tigard. Let's talk about this. Please read before commenting.**  
**Reply-To:**  
reply+GIYDEOJZHBPXA4TPMR2WG5DJN5XF6UCPKNKF6MJRHA4TIOJSGAZQ====@reply.nextdoor.com

 John Smith, Bond Street and Beyond

[https://nextdoor.com/news\\_feed/?post=105230429&comment=246708170](https://nextdoor.com/news_feed/?post=105230429&comment=246708170)

 Thank [Private message](#)



 Turn off notifications for this post

This message is intended for marissa@houlbergdevelopment.com. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, S Francisco, CA 94103



**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, August 13, 2019 4:35 PM  
**To:** Karen Perl Fox; Jonathan Taylor; Aquilla Hurd-Ravich  
**Cc:** Beth Goodman  
**Subject:** Internet search for jobs in Tualatin, OR and thoughts on affordable housing

Wow, the website displays a list of Tualatin jobs on the left where you can conveniently click and view each position's requirements, typical pay if not actual pay and reviews of the company.

Most of these jobs pay less than \$20 per hour; warehouse, sales assistant, housekeeper, CNA, assembly, retail and so forth. Assistant to the City Manager, is the highest paid by far that I noted.

We talk about getting people into affordable housing but rents if low at first gravitate to market rate if not rent controlled. Home owners have property tax and maintenance while townhouses/condos have property tax plus homeowner association fees. Seniors with fixed income are pressured when voters approve bonds which increase their property taxes while their home values increase also increasing their property tax.

There is a senior citizen exemption in New York:

Is there a discount on property taxes for seniors?

The Senior Citizens' Exemption is a benefit program that reduces your property taxes by 50%. If you're 65 or older and earn \$29,000 or less, you may be eligible. Any local government or school district can offer the exemption.

What Is The Senior Citizens' Exemption? - Tax.ny.gov

<https://www.tax.ny.gov/pdf/publications/orpts/senior.pdf>

Based on the high percentage of commuters in all of Tualatin and the freeway backups it seems both businesses and residents will choose not to locate here or move because the restricted mobility will lower the quality of work/life.

I appreciate your inspiration to think about Tualatin's future, Marissa

**Karen Perl Fox**

---

**From:** Sheri Esser <Sheri\_Esser@outlook.com>  
**Sent:** Thursday, August 22, 2019 2:53 PM  
**To:** Gareth Prior  
**Cc:** Karen Perl Fox; Steve Koper  
**Subject:** Re: TUALATIN 2040: DISCUSSION AND FREE LUNCH / DISCUSIÓN Y ALMUERZO GRATIS

Hi Gareth,

I'd be happy to chat with you about engaging renters.

I did attend the last housing meeting at the library. I think renters would have been invaluable to that conversation. 2016 statistics are very outdated when it comes to discussing housing issues, our rents in the Tualatin area have nearly doubled in the last 3 years.

What people used to pay \$900 for is now closer to \$1600 in the blink of an eye. One may think that brings in better workers/renters but that isn't what's happening. You have to earn 4x your monthly rent to qualify. That means that their stats of being a \$30k earner is not middle ground, that isn't enough to rent anymore.

Many of the tenants coming in to the area over the last couple of years are those who get rent subsidies, they are not negatively impacted by rent increases as the state covers the difference.

I've been involved with organizations who pass legislation to protect renters. I think it would be incredibly beneficial for those deciding on future housing to hear from the experts and understand impacts. Last stats I saw were renters make up 40% of our residents in Tualatin, I'd love to help them have a voice at the table.

Let me know a good time to talk (anytime before 11 or after 2), my number is 503-960-5280.

Thank you,

Sheri Esser  
Riverpark CIO

On Aug 20, 2019, at 8:22 AM, Gareth Prior <gprior@tualatin.gov> wrote:

Hi Sheri,

Thank you for taking the time to write!

I agree with your comment on timing challenge. You are 100% correct that the people most burdened with increasing rent, are also burdened on time.

To address this we have been trying to vary meeting times with our community advisory committee in the evening, online survey, and attending community events like concert on the commons. The lunch will be our first daytime event.

I am always open to hear feedback about how we can reach more renters. If you have suggestions, I could give you a ring. Or, if you want to make comments directly on the project, I copied Karen Perl Fox and Steve Koper on this email. One of them could connect with you directly to find a time to talk through our stakeholder interview questions.

Thank you for all your work in Riverpark!

**Garet S. Prior** AICP  
Management Analyst II

**From:** Sheri Esser <Sheri\_Esser@outlook.com>  
**Sent:** Monday, August 19, 2019 3:25 PM  
**To:** Garet Prior <gprior@tualatin.gov>  
**Subject:** Re: TUALATIN 2040: DISCUSSION AND FREE LUNCH / DISCUSIÓN Y ALMUERZO GRATIS

Hi Garet,

I love that our renter population is being included in this conversation, I am a renter and outreach to this community has been important to our CIO.

My feedback is that most renters are working full-time, many have 2nd jobs to help make ends meet. I doubt many could get time off to attend a mid-day lunch. I'd encourage the City to rethink days/times for these events if you want great participation. Even if they could get a lunch break, Tualatin's downtown traffic would eat up much of that time.

Thank you!

Sheri Esser  
Riverpark CIO

On Aug 19, 2019, at 10:14 AM, Garet Prior <gprior@tualatin.gov> wrote:

**Under One Roof: Discussion about living and working in Tualatin**

**Wednesday, September 18<sup>th</sup>**  
**Noon to 1:15pm**  
**Marquis Café (19805 SW Boones Ferry Rd)**  
**FREE LUNCH**

**RSVP by September 9th at [www.Tualatin2040.com](http://www.Tualatin2040.com)**

Hear and share ideas about how can we address the needs of people living in Tualatin who are severely rent burdened. Talk with your neighbors and local housing professionals about your experience and ideas to improve access to housing and jobs. This is a public meeting and all ages are welcome. Spanish translation will be available.

Please help us spread the news by sharing this email, [poster](#), [Tweet](#), or [Facebook event](#)!

Thank you,

**Garet S. Prior** AICP

Management Analyst II  
City of Tualatin | Community Development  
503.691.3020 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

He/Him/His

**Garet S. Prior AICP**

Management Analyst II  
City of Tualatin | Community Development  
503.691.3020 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

He/Him/His

**Bajo un miso techo: Discusión sobre viviendas y trabajos en Tualatin**

miércoles, 18 de septiembre

12:00 – 1:15pm

Marquis Café (19805 SW Boones Ferry Rd)

SRC para el 9 de septiembre a [www.Tualatin2040.com](http://www.Tualatin2040.com)

Escuche y hable sobre ideas sobre cómo podemos abordar las necesidades de las personas que viven en Tualatin que están gravemente cargados por el alto costo del alquiler. Hable con sus vecinos y profesionales locales de vivienda sobre su experiencia y ideas para mejorar el accesibilidad de trabajos y servicios. Este es una reunión pública y para toda la familia. Interpretación de español disponible.

¡Ayúdanos a difundir las noticias compartiendo este correo electrónico, [póster](#), [Tweet](#) o [evento de Facebook](#)!

Gracias,

**Garet S. Prior AICP**

Analista de Administración II  
Cuidad de Tualatin | Desarrollo Comunitario  
503.691.3020 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

<T2040 Poster.pdf>

**Karen Perl Fox**

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**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Thursday, August 22, 2019 9:22 AM  
**To:** Council  
**Cc:** Karen Perl Fox; Jonathan Taylor; Aquilla Hurd-Ravich; Steve Koper; Beth Goodman; Gareth Prior  
**Subject:** Tualatin 2040 inclusiveness

A huge thank you to the Tualatin 2040 team! I had an interest in learning more about how we are going to shape the future of Tualatin and my curiosity led me to attend a Tualatin 2040 meeting as an audience member. All in the audience were given handouts and feedback was requested at the end of each meeting. Because my first experience was good and I wanted to learn more I attended the second meeting. Audience members were invited to sit in with the group discussions.

I don't remember any committee audience members being so respected and included.

I am totally hooked now. The Tualatin 2040 website contains all of the materials for past and future meetings. I receive meeting emails with agendas and reports. The reports are getting more interesting! Tualatin's growth in the next twenty years needs deep thinking. I see the team trying various methods to vary their input and learn from folks who live/work here.

We need to be open minded, willing to try new ideas but also maintain the natural beauty that residents enjoy. Tualatin has been open for business for many years but I believe businesses, residents and our natural landscaping can all be respected, enjoyed and maintained well into our future. Let's not lose but enhance in balance.

Thank you for reading and thank you Tualatin 2040 team for being so inclusive, Marissa





**Karen Perl Fox**

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**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, August 23, 2019 10:30 AM  
**To:** Karen Perl Fox; Jonathan Taylor; Steve Koper  
**Subject:** Under One Roof marketing opportunity?

During the summer children who receive free lunches at school are given free lunches at various locations in Tualatin. If you are not already reaching out at these events perhaps a flier or signup at these events might help bring in more residents.

The article below names three local organizations helping to feed low income residents.

Marissa

A2 **Beaverton • Tualatin • Sherwood**

# Tualatin's Pacific Foods dishes out grant funds

■ **Three Oregon nonprofits receive \$60K in funds to fight child hunger**

By **COURTNEY VAUGHN**  
*Pamplin Media Group*

**P**acific Foods is not only feeding residents with its homegrown brand of soups and milks, it's also funding them.

The Tualatin-based food company recently teamed up with parent company Campbell Soup Co. to give away \$60,000 to community groups that are working to fight hunger and be responsible environmental stewards.

Three organizations — Schoolyard Farms, Urban Gleaners, and Zenger Farm — each received a \$20,000 unrestricted grant to use toward programs that strengthen their work “enriching people and planet,” Pacific Foods said.

“We believe everyone should have access to high-quality, nourishing food,” Joe Folds, president of Pacific Foods, said via the company’s website. “That’s why it’s so

gratifying to be able to support the good work these nonprofits are doing each day to create more equitable access to nutritious food in our community.”

The funding came as part of a Community Impact program from the Campbell Soup Foundation. In all, Campbell has doled out nearly \$600,000 to 31 nonprofits across the United States this year.

Amy Brooksbank, director of marketing and corporate communications for Pacific Foods, said her company focused on organizations whose missions and strategies aligned with the Pacific brand and the goals of the Campbell Foundation.

“We looked for and found organizations in our Tualatin backyard that aim towards enriching the lives of people and the environment by engaging both youth and adults,” Brooksbank said.

Schoolyard Farms works with public schools to teach kids how to farm food, often incorporating working farms on unused portions of school campuses. Urban Gleaners works to reduce waste and feed hungry children and their families by collecting unused food from caterers and restaurants that then gets distributed to low-income apartment complexes

and food pantries near schools. Zenger Farms is a Portland-based urban farm that promotes sustainable food systems and good environmental practices.

Ashley Hess is a development director for Urban Gleaners.

“Our main mission is to just feed more children,” Hess said. “That takes funding to support our operations here. With the Campbell grant specifically, our hope is to expand our reach by adding a second shift.”

Urban Gleaners operates out of a small warehouse in Southeast Portland. Hess said with the grant money, her organization can deliver more food during evening hours, thereby serving more families.

That’s especially important now, during summer months. “If (students) are accessing a free lunch or breakfast at school, during the summer they’re missing those meals,” Hess noted.

Pacific Foods, which now has more than 550 employees, makes and distributes its own brand of organic soups, broths and plant-based beverages like cashew milk.

The foray into charitable food programs is the latest extension of the company’s ef-

forts to reduce hunger in the greater Portland region and address the gap in meals many students may experience.

Pacific has partnered with the Oregon Food Bank for more than 20 years to donate food, according to the company.

About five years ago, in 2014, the company started a food box program and backpack program it dubbed “Nourish Every Kid.” Driven by employees, the program provides an estimated 100,000 meals annually to students in 23 schools around the region, by providing three days’ worth of pre-boxed assortment of milk and nutrient-dense meals.

Pacific employees are paid for their time spent boxing and sorting the food for the program, which is packed into a van and delivered to various sites.

The program serves food-insecure families around the holidays and school breaks, when kids are less likely to get nutritious meals.

“There is tremendous need in the surrounding community and Pacific has always felt that sharing our nourishing foods is the best way we can support our neighbors,” Brooksbank said.



PHOTO COURTESY OF PACIFIC FOODS  
Pacific Foods employees sort and box non-perishable items for a food box program called “Nourish Every Kid.” In addition to its food box program, Pacific Foods recently teamed up with the Campbell Soup Foundation to award \$60,000 in grants to Oregon-based organizations working to fight hunger.

# Officials ask for federal money for trail system

Beaverton, and there are plans for a trail southward and to Lake Oswego and West

of the property.

current trail system from 27

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, August 26, 2019 12:03 PM  
**To:** Jonathan Taylor  
**Cc:** Karen Perl Fox  
**Subject:** Additional thoughts Aug. 22 meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

What I hear about the City's role is when considering businesses we need to consider residents because what is important is that Tualatin is a nice place to live.

The Economic report, p. 47, Tualatin has 626 sites smaller than 0.5 acre and 2 sites greater than 20 acres for Industrial sites. How can we be creative with all the 0.5 acre lots? Is this large enough for a business, I am guessing not, so how to be bold with those parcels? How many residential units can you fit on a 0.5 acre? How close are these lots? Do they have anything in common? Commercial sites need 511 but we have 149 and 114 less than 0.5 acre. Will the industrial 0.5 acre sites fill the Commercial need? Can these be mixed (restaurant, dental, dry cleaner and so forth) to fill the needs of the employees while they are in Tualatin so that they don't need to get in their cars and drive through downtown?

Seems like the Wilsonville Villebois development has had a hard time filling the retail part of their development. Perhaps insights can be gained even though they are residential.

Tualatin's current commercial business is destination oriented. We don't park and walk along streets or a stretch of businesses we drive to where we want to go; Fred Meyer, New Seasons and so forth. I have heard that you almost want to get in your car and drive from one store in Nyberg Woods to another. When we refer to parking lots as parking fields are we really making good use of our space?

When I see build up as a solution with no qualifiers, I feel uneasy. To just broadly state we should build up does not take into consideration that our downtown is in a flood plain. Where will all the building occupants cars be parked? Will they offer threat of flood days, don't bring your car to work? We have a park and a river with large trees. Will the large buildings block the views of trees?

I understand the SDC's have been raised. If there is pushback then it seems the business/manufacture/industrial folks don't see value in what those fees bring to Tualatin's quality of life. Is business and residential too far removed from each other?

We have four general categories of business/mfg/industry and I understand using a broad brush but again some of the strategies and quality of life thoughts should be based on what is our current situation. What attracts business and what attracts residents? What are our clusters? Are they big water users? Is it because of these businesses Tualatin must stay in the game for Willamette River water? Residents vote.

Section 7.030 (5&6), I believe, states that we provide utilities. Can Tualatin partner with Wilsonville for Basalt Creek drinking water meaning can Wilsonville supply the drinking water? Is one, residential or business, more demanding of our current drinking water system. Are there costly infrastructure improvements needed for the Autumn Sunrise development or others that are being planned?

If I were to look at a DEQ permit database what will I find for the City of Tualatin? What is the air quality, I believe Herman Road? Most residents in Tualatin don't know and learning more about the businesses we have here and the clusters seems important for us to determine what we want for quality of life.

A few years ago the Commons' Farmer's Market seemed to thrive with the music on Fridays. The City draws people into the Commons with advertised events (concerts, art, children's programs, children's singing in December/tree lighting). The Commons is enclosed, another destination spot. Perhaps a Farmer's Market close to a residential area for neighbors to walk to but also parking because Tualatin is broken up residentially.

Also, seniors want smaller places but are often lonely. I believe a committee member lives by the Heritage Center and walks. The City of Portland, I seem to remember reading, offers mixed age living with small units but shared spaces allowing for interaction and support for different ages.

How do we get folks out of their cars? Should we plan for some type of autonomous destination transportation w/in Tualatin? Can we be a test site? What type of infrastructure is needed and are there different opportunities?

I appreciate you taking the time to read and allowing me to be a part and think deeper of what an improved Tualatin might look like.

Thank you for being inclusive,  
Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, August 27, 2019 12:45 PM  
**To:** Karen Perl Fox; Jonathan Taylor  
**Subject:** Article on Happy Valley: Fast growing city in Oregon

Article highlights: experiencing 46% growth since 2010 and has the highest median income levels in the state with more than \$115,000 annual household income.

cently announced plans for its second phase of the Happy Valley Crossroads mixed-use development on the corner of Sunny-side Road and 172nd Avenue.

Anchored by a 144,000-square-foot Fred Meyer that opened in 2016, Happy Valley Crossroads is an \$80 million, 34-acre retail and restaurant development with an adjacent 168-unit multifamily/residential apartment complex.

Gramor hopes to have Crossroads East, on the northeast corner of the intersection, break ground this fall and open mid-2020. A 62,000-square-foot center with



six new buildings is 5.5 acres. Its tenants to provide a variety of uses including fitness and medical an

**Karen Perl Fox**

---

**From:** Karen Perl Fox  
**Sent:** Wednesday, August 28, 2019 8:10 AM  
**To:** 'Marissa Houlberg'  
**Cc:** Jonathan Taylor  
**Subject:** RE: Article on Happy Valley: Fasting growing city in Oregon

Thanks for passing this on Marissa. Nice to see mixed-use taking off!

FYI: I can't actually see or save the whole article as it is pasted into the email. Can you attach the article to this email instead?

Thank you,

**Karen Perl Fox**  
Senior Long-Range Planner & Tualatin 2040 Project Manager  
City of Tualatin | Community Development Department  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

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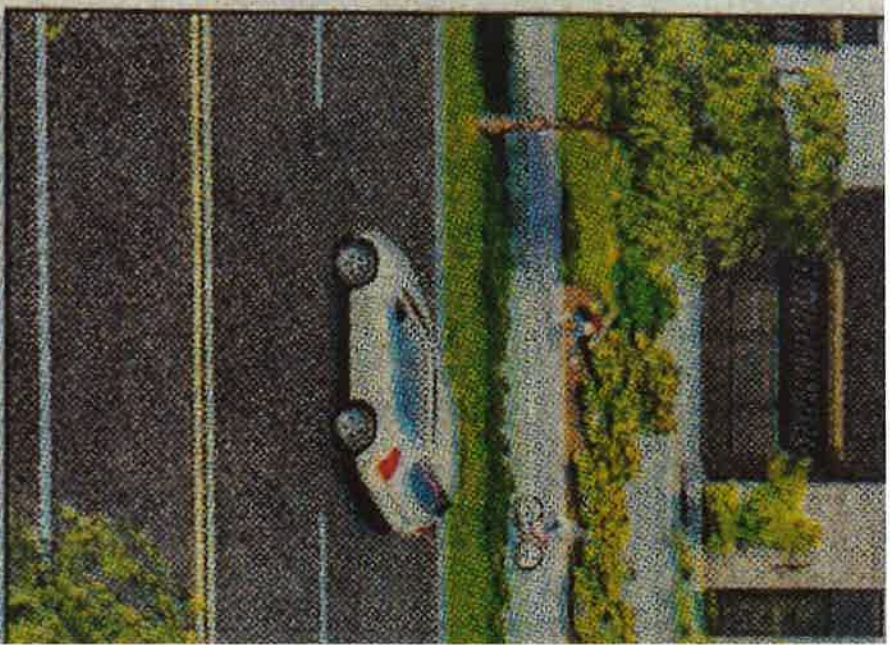
**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, August 27, 2019 12:45 PM  
**To:** Karen Perl Fox <kperlfox@tualatin.gov>; Jonathan Taylor <jtaylor@tualatin.gov>  
**Subject:** Article on Happy Valley: Fasting growing city in Oregon

Article highlights: experiencing 46% growth since 2010 and has the highest median income levels in the state with more than \$115,000 annual household income.

cently announced plans for its second phase of the Happy Valley Crossroads mixed-use development on the corner of Sunny-side Road and 172nd Avenue.

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six new buildings is 5.5 acres. Its tenants to provide a variety of uses including fitness and medical an



**Karen Perl Fox**

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**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Wednesday, August 28, 2019 10:52 AM  
**To:** Karen Perl Fox  
**Subject:** New Commercial Center Planned in Happy Valley article

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I scanned the image so I used Preview tools and rotated left (I thanked the tech guy here for guidance). I also tried to just get a link but the Business Tribune wants payment before viewing. I don't know if the pay wall goes away after time.

If there is a problem, please let me know,  
Marissa

Tuesday, August 20, 2019

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# New comm

Crossroads East  
will include mix  
of retail offerings



Danville Medical Group

**Karen Perl Fox**

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**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Wednesday, August 28, 2019 10:54 AM  
**To:** Karen Perl Fox  
**Subject:** Attached  
**Attachments:** IMG\_20190827\_0001 12.54.26 PM.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

# New commercial center planned in Happy Valley

## Crossroads East will include mix of retail offerings

*Pamplin Media Group*

Gramor Development Inc. recently announced plans for its second phase of the Happy Valley Crossroads mixed-use development on the corner of Sunny-side Road and 172nd Avenue.

Anchored by a 144,000-square-foot Fred Meyer that opened in 2016, Happy Valley Crossroads is an \$80 million, 34-acre retail and restaurant development with an adjacent 168-unit multifamily/residential apartment complex.

Gramor hopes to have Crossroads East, on the northeast corner of the intersection, break ground this fall and open mid-2020. A 62,000-square-foot center with



Architects for the Happy Valley Crossroads East development have envisioned a modern farmhouse theme featuring open plaza areas and water features. COURTESY RENDERING: LRS ARCHITECTS

est-end development in the area," said Greg Mitchell, associate principal at LRS Architects. "We're thrilled to be a part of this project and look forward to enhancing the Happy Valley community."

Considering the rapid growth of Happy Valley in recent years, Gramor saw an opportunity to expand the Crossroads development. Happy Valley currently is the fastest growing city in Oregon, experiencing 46% growth since 2010, and has the highest median income levels in the state with more than \$115,000 annual household income, according to the latest U.S. Census estimates.

"As the area continues to grow and flourish, the decision to expand our development footprint in Happy Valley was an easy one," said Barry Cain, president of Gramor Development. "We've already begun conversations around leasing and look forward to meeting other potential tenants interested in the space. We're confident that Crossroads East will serve the Happy Valley community for years to come."

and water features.

"Crossroads East is an exciting project for us because we're able to embrace unique design elements that will make this the high-

services.

The center's architecture and design, led by LRS Architects, will embrace a modern farmhouse theme, featuring open plaza areas

six new buildings is envisioned on 5.5 acres. Its tenants are expected to provide a variety of retail offerings including fitness, food, shopping and medical and professional

**Karen Perl Fox**

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**From:** Karen Perl Fox  
**Sent:** Monday, September 09, 2019 2:28 PM  
**To:** 'Stephen Titus'  
**Subject:** RE: Under One Roof

Thank you Stephen for your ideas. I will forward this on to our project management team.

**Karen Perl Fox**  
Senior Long-Range Planner & Tualatin 2040 Project Manager  
City of Tualatin | Community Development Department  
503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

**From:** Stephen Titus <sntitus@gmail.com>  
**Sent:** Saturday, September 07, 2019 10:09 AM  
**To:** Karen Perl Fox <kperlfox@tualatin.gov>  
**Subject:** Under One Roof

Karen,

I come from a point of view that we will never be able to fairly tax the majority to provide “affordable” housing for a few. I saw your note and thought I’d share some ideas that would improve the Oregon experience for all - not just Tualatin residents.

**First**, it's my understanding that in Tualatin, less than 10% of the residents work in Tualatin. The City of Tualatin, in conjunction with the Chamber of Commerce, could begin a program of cataloging specific job titles at the companies licensed in our city. Residents could use such information to target job searches so they wouldn't have to commute a longer distance. I really don't care if there is an open job or not at a specific company but if I knew a specific company had a position that I was uniquely qualified for, I would pursue that position aggressively.

**Second**, I would also like to propose a system of incentives to employers to hire employees who live within a range of 1-10 miles of the workplace. If the State can cook up schemes like the BETC tax programs, we could encourage all employers to give a second look to hire employees that live close to the workplace. Local employees will reduce the current and future loads on our roads and more important, lower commuting costs for the employees.

**Third**, our regional mass transit system is focused to and from Portland, especially on the west side of the Metro region. If you live in Tualatin and work in Oregon City your Trimet commute would be outrageous, you'd better own a car.

To immediately reduce commuting costs and traffic congestion in the region, we really need to carpool. But how to get really going is the question?

The Federal and State governments have our work and home addresses available to them when we fill out W-4 and I-9 forms for our employment. That data could be used to display a visual representation of potential ride share partners.

I propose the State hosts a website where you can enter your home and work address to search for potential ride sharing partners; and a mechanism to contact those persons.

Using a computer at home, work, the public library or a cell phone app, a commuter could visit the website, enter their home and work addresses, select a certain range of distance (1/4, 1/2 mile or more) to look for others living near them and working in the same general area. Your "home" location would not be limited to your actual home address, you might target a local 'Park & Ride' as your "home" location.

The website could show generic mapping information or perhaps only the count of potential ride share partners. The user (aka 1<sup>st</sup> commuter), now encouraged that there are others living close and working in the same general area, would register with the website.

The website would mail (via US Post) postcards to the other potential ride share partners within the selected range on behalf of the 1<sup>st</sup> commuter, inviting them to consider ride sharing and to visit the website to register.

The postcards would not contain any personal information regarding the identity of the 1<sup>st</sup> commuter but give notice to the recipient that there are others living and working in proximity and they might share commuting costs. A confirmation code or "e-ticket code" on the card would allow the recipient to respond to the 1<sup>st</sup> commuter if they wished to consider ride sharing. The recipient could simply toss the postcard if they didn't wish to respond.

The message board on the website would be the only contact between the commuters until they decided to share contact information. The message board would only be available to registered users. Very similar situations exist on Craigslist, Ebay and other websites to communicate between anonymous users. eHarmony makes it work for marriage and we're just sharing a ride to work, not the rest of our lives!

This website idea using W-4/I-9 type information would work across the country and Oregon could be the model for the whole USA.

Variations of this idea could work for large buildings like the US Bancorp tower or campuses like Nike where we already know where you work it's just a matter of mapping where the employees live. Conversely communities like Oak Hills in Beaverton could host a community website where it's a matter of mapping where the local residents work.

The benefits are many. The commuter immediately saves gas cost and wear and tear on their vehicle. The commuting public saves time because of fewer cars on the road during the commute hours. The State of Oregon saves wear and tear on the roads and most importantly has supported increased capacity of the roads with very little taxpayer funds.

The key to this idea is the mailing of postcards to potential commuting partners. This will engage many more commuters than a web-based carpool 'opt-in' system.

I will admit that I have shared these ideas with our members of our City Council before with no effect. We are all sympathetic with those who have had setbacks, but the key is to give a "hand up" not a "hand out". I would like to enhance their employment options, reduce their commuting costs and minimize my tax increases.

Thank you,  
  
Stephen Titus

26 years in Tualatin





Tualatin 2040 Open House  
September 18, 2019

NAME: Marianne Potts  
ADDRESS: 20390 SW 80th Table  
EMAIL: marpotts@hotmail.com

PUBLIC COMMENT:

I heard that Tualatin has 70% of residents who work in Tualatin.  
I heard that Tualatin has 385 buildings acre that is designated  
with over 95% of industrial, and some of the 385 acres of land  
can be city private redistricting.  
and use it for affordable housing.  
and many businesses have many acres of vacant land  
and use it for affordable housing. <sup>themselves</sup> to track  
Could there be an incentive to these businesses to hire in a area  
employees for other potential people to live in a area  
where they work.

**As a community, what should we do to meet the needs of cost-burdened residents?**

**Tualatin 2040 Open House  
September 18, 2019**

**NAME:** Ed Casey

**ADDRESS:** Tualatin

**EMAIL:** edkcnw@comcast.net

**PUBLIC COMMENT:** See reverse

**As a community, what should we do to meet the needs of cost-burdened residents?**

GET A HOUSING PLAN!

THROW OUT CURRENT PROCESS OF

"ATTACHING" HOUSING IN CODE

MAKE IT A FREE STANDING DOCUMENT

Tualatin 2040 Open House  
September 18, 2019

Community Action  
Took too  
much time

NAME: Sharon Noell  
ADDRESS: 20805 SW 104th  
EMAIL: snoellwowe@yahoo.com

PUBLIC COMMENT: if staff takes photos - they need to  
feel us and ask permission - or Post interventions

- ① Our zoning is not good for residents  
it is better for businesses  
w/ many assembly jobs w/ many
- ② Ridiculous to have so many assembly jobs w/ many  
great matches -
- ③ ~~What is the Tualatin looks towards~~ ~~however~~ ~~people in~~  
Tualatin -> Answered -

**As a community, what should we do to meet the needs of cost-burdened residents?**

Tualatin 2040 Open House  
September 18, 2019

NAME: Charlee Sandell

ADDRESS: 8902 SW Talawa Dr. Tualatin, OR 97062

EMAIL: charleeSandell@yahoo.com

**PUBLIC COMMENT:**

What are considered housing costs?  
for non-renters?

What plans does 20-40 have for homeowners  
who wish to live in 1-story homes existent  
in Tualatin? medium income people.

As Tualatin attracts higher income jobs,  
those who get older are not able to keep  
up w/ the changes of economics.

**As a community, what should we do to meet the needs of cost-burdened residents?**



Tualatin 2040 Open House  
September 18, 2019

NAME: DANIEL BACHHUBER  
ADDRESS: 10205 SW CATEL CT, TUALATIN, OR 97062  
EMAIL: DANIEL@BACHHUBER.CO

PUBLIC COMMENT:

ANYONE?

~~WHAT IS THE SOURCE~~

WHAT'S AN EXAMPLE OF ~~CONVERTING~~ A COOL SOURCE  
EOTC YOU'VE SEEN ELSEWHERE THAT  
TUALATIN SHOULD TAKE AS ITS OWN?

**As a community, what should we do to meet the needs of cost-burdened residents?**

Tualatin 2040 Open House  
September 18, 2019

NAME: Marissa Houberg

ADDRESS: Coghille Ct, Tualatin

EMAIL: Marissa@HoubergDevelopment.com

PUBLIC COMMENT:

- Fred Meyer, Hedges Green, Nyberg Woods, Nyberg Rivers
- Parking fields exist - Add housing to these properties  
(use parking day and night)  
existing infrastructure
- Rent Control

**As a community, what should we do to meet the needs of cost-burdened residents?**

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Wednesday, September 25, 2019 12:43 PM  
**To:** Jonathan Taylor  
**Cc:** Karen Perl Fox  
**Subject:** Fwd: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am curious to know what you could extrapolate from utility accounts regarding apartment turnover rates.

Marissa

Begin forwarded message:

**From:** Jonathan Taylor <jtaylor@tualatin.gov>  
**Subject:** RE: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS  
**Date:** June 21, 2019 at 9:02:24 AM PDT  
**To:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Cc:** Garet Prior <gprior@tualatin.gov>, Karen Perl Fox <kperlfox@tualatin.gov>, Steve Koper <skoper@tualatin.gov>

Marissa --

Good morning. You are correct. We have reached out to PGE, who is the primary electrical utility provide for Tualatin, to begin gathering the data of "new utility accounts". I am not sure that we will be able to glean "turnover rate" ." However, I will see what data we get from PGE to see if there are followup questions that maybe needed.

Jonathan Lee Taylor  
Economic Development Manager  
City of Tualatin | Economic Development  
O: 503.691.3049 | C: 971.772.1004  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

-----Original Message-----

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, June 21, 2019 8:45 AM  
**To:** Jonathan Taylor <jtaylor@tualatin.gov>  
**Cc:** Garet Prior <gprior@tualatin.gov>; Karen Perl Fox <kperlfox@tualatin.gov>; Steve Koper <skoper@tualatin.gov>  
**Subject:** Re: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS

Two of us who are not on the committee asked at a meeting and the feedback was it would be looked into. Looking at utility records was mentioned as a possible way to glean turnover rate.

The apt complexes are large. Are there contact people for these complexes to see if they might share their turnover numbers? These complexes definitely track this information.

Marissa

Sent from my iPad

On Jun 21, 2019, at 8:33 AM, Jonathan Taylor <jtaylor@tualatin.gov> wrote:

It's going to be hard to get that granular data

Sent from my iPhone

On Jun 21, 2019, at 8:17 AM, Gareth Prior <gprior@tualatin.gov> wrote:

Karen or Jonathan,

Marissa wanted to know if we were able to pull information on the apartment turnover rate in Tualatin?

Thank you,

Garet S. Prior AICP  
Management Analyst II

-----Original Message-----

From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
Sent: Thursday, June 20, 2019 4:26 PM  
To: Gareth Prior <gprior@tualatin.gov>  
Subject: Re: TUALATIN 2040: LATEST NEWS / ÚLTIMAS NOTICIAS

Back to the residential information. Did we ever learn the apartment turnover rate in Tualatin?

Marissa

On Jun 14, 2019, at 3:44 PM, Gareth Prior <gprior@tualatin.gov> wrote:

What is great about doing business in Tualatin?  
What are the challenges and opportunities?  
How should the City help?

Start thinking about your answers to these questions and show up to discuss at the next Tualatin 2040 Community Advisory Committee meeting!

Thursday, June 27th  
6:30pm (30 MINUTES LATER THAN NORMAL)  
Meeting agenda Tualatin  
Library Family friendly Spanish interpretation  
available

Please email or call me with any questions.

Thank you!

Garet S. Prior AICP  
Management Analyst II  
City of Tualatin | Community Development  
503.691.3020 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

¿Qué tiene de bueno hacer negocios en Tualatin?  
¿Cuáles son los retos y oportunidades?  
¿Cómo debería ayudar la ciudad?

¡Comience a pensar en sus respuestas a estas  
preguntas y comparezca para discutir en la próxima  
reunión del Comité de la Comunidad Tualatin 2040!

Jueves 27 de junio  
6:30 pm (30 MINUTOS DESPUÉS DE NORMAL)  
Agenda de la reunión  
Biblioteca de Tualatin Para toda la familia  
Interpretación en  
español disponible

Por favor envíeme un correo electrónico o llámeme  
si tiene alguna preguntas.

¡Gracias!

Garet S. Prior AICP  
Analista de Administración II  
Cuidad de Tualatin | Desarrollo Comunitario  
503.691.3020 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

**Karen Perl Fox**

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**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, September 27, 2019 3:47 PM  
**To:** Beth Goodman; Karen Perl Fox; Aquilla Hurd-Ravich; Jonathan Taylor; Garet Prior  
**Subject:** Changes Requested to Economic Opportunity Analysis - Water, p.29,66

Tualatin’s Economic Opportunity Analysis

[https://docs.wixstatic.com/ugd/1dcba3\\_f7da3a1f58c34d76b964bf3bff27d3f3.pdf](https://docs.wixstatic.com/ugd/1dcba3_f7da3a1f58c34d76b964bf3bff27d3f3.pdf)

"On the horizon, Tualatin does not have big plans to expand its system per its Water Master Plan update. Core strategic priorities, per its Water Supply Strategy, are to find ways to access water from other water supplies and to evaluate removing a policy that prohibits Tualatin from accessing water from the Willamette River. The City’s water systems are in good repair. The most significant upgrade to water infrastructure is in Basalt Creek, which may need an additional reservoir depending on how fast the sub-area builds out." p.29

[https://www.tualatinoregon.gov/sites/default/files/fileattachments/city\\_council/page/4777/city\\_charter.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/city_council/page/4777/city_charter.pdf)

Tualatin has a City Charter Amendment, Chapter-9, Section 46 that requires approval by voters before the City of Tualatin can use treated Willamette River water as drinking water. I do not consider a City Charter Amendment policy; policy does not require a vote to change. Please change the language to state there is a City Charter Amendment requiring a vote by City of Tualatin citizens.

[https://docs.wixstatic.com/ugd/1dcba3\\_f7da3a1f58c34d76b964bf3bff27d3f3.pdf](https://docs.wixstatic.com/ugd/1dcba3_f7da3a1f58c34d76b964bf3bff27d3f3.pdf)

☐ Growth in Basalt Creek will prompt the need for new pipes, pump stations, and potentially another reservoir to accommodate water and wastewater capacity demands in the sub-area. If Tualatin wishes to accommodate businesses that are more water- intensive, Tualatin will need to look to new or additional water supplies (such as the Willamette River). p.66

I shared this information and a serious concern was expressed on the paragraph above. The concern is that only the Willamette River is mentioned as a new or additional water supply. The request is that Clackamas River and other possible sources also be mentioned not just the Willamette River.

I appreciate the language be changed based on what I have requested above.

In appreciation,  
Marissa

...I am still reading the reports!



**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, September 27, 2019 4:07 PM  
**To:** Aquilla Hurd-Ravich  
**Subject:** Re: Changes Requested to Economic Opportunity Analysis - Water, p.29,66

Thank you!

Hope you have a relaxing weekend,  
Marissa

> On Sep 27, 2019, at 4:03 PM, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov> wrote:

>  
> Thank you Marissa. Good catches. We will make the changes.  
>  
> Aquilla Hurd-Ravich  
> Community Development Director  
> City of Tualatin | Community Development Department  
> 503.691.3018 | www.tualatinoregon.gov

> -----Original Message-----

> From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
> Sent: Friday, September 27, 2019 3:47 PM  
> To: Beth Goodman <goodman@econw.com>; Karen Perl Fox <kperlfox@tualatin.gov>; Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>; Jonathan Taylor <jtaylor@tualatin.gov>; Garet Prior <gprior@tualatin.gov>  
> Subject: Changes Requested to Economic Opportunity Analysis - Water, p.29,66

> Tualatin's Economic Opportunity Analysis  
[https://docs.wixstatic.com/ugd/1dcba3\\_f7da3a1f58c34d76b964bf3bff27d3f3.pdf](https://docs.wixstatic.com/ugd/1dcba3_f7da3a1f58c34d76b964bf3bff27d3f3.pdf)

> "On the horizon, Tualatin does not have big plans to expand its system per its Water Master Plan update. Core strategic priorities, per its Water Supply Strategy, are to find ways to access water from other water supplies and to evaluate removing a policy that prohibits Tualatin from accessing water from the Willamette River. The City's water systems are in good repair. The most significant upgrade to water infrastructure is in Basalt Creek, which may need an additional reservoir depending on how fast the sub-area builds out." p.29

> [https://www.tualatinoregon.gov/sites/default/files/fileattachments/city\\_council/page/4777/city\\_charter.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/city_council/page/4777/city_charter.pdf)

> Tualatin has a City Charter Amendment, Chapter-9, Section 46 that requires approval by voters before the City of Tualatin can use treated Willamette River water as drinking water. I do not consider a City Charter Amendment policy; policy does not require a vote to change. Please change the language to state there is a City Charter Amendment requiring a vote by City of Tualatin citizens.

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> Growth in Basalt Creek will prompt the need for new pipes, pump stations, and potentially another reservoir to accommodate water and wastewater capacity demands in the sub-area. If Tualatin wishes to accommodate businesses

that are more water- intensive, Tualatin will need to look to new or additional water supplies (such as the Willamette River). p.66

>

> I shared this information and a serious concern was expressed on the paragraph above. The concern is that only the Willamette River is mentioned as a new or additional water supply. The request is that Clackamas River and other possible sources also be mentioned not just the Willamette River.

>

> I appreciate the language be changed based on what I have requested above.

>

> In appreciation,

> Marissa

>

> ...I am still reading the reports!

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, September 27, 2019 10:58 AM  
**To:** Karen Perl Fox; Jonathan Taylor; Aquilla Hurd-Ravich; Garet Prior; Steve Koper; Beth Goodman  
**Subject:** Thank you! Thank you!

Thank you for being so inclusive and respectful to residents who were not on the committee. Being listened to is so important, always.

Also thank you for the kind gift. I will put the First Aid kit in our car and use the Starbucks card to buy Starbucks' coffee beans (will enjoy lots of coffee!) and will put the Tualatin bag to good use. Thought you might enjoy a picture of my older Tualatin bag.

The cake idea was great and I hope you all enjoyed sharing the social time. You are a fun group.

In appreciation,  
Marissa



**2000 THANKS  
TO OUR VOLUNTEERS!  
CITY OF TUALATIN**

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, September 30, 2019 6:23 PM  
**To:** Jonathan Taylor  
**Cc:** Karen Perl Fox  
**Subject:** Tualatin 2040 Library display

So tickled to have a library staff member direct me to your display of graphs/information as a must see. I believe we can attract more eyes and get more people thinking if we can locate easels to place the posters on and perhaps put them up in the center of the lobby for folks to see as they are walking in to the library. The library or city might own three or four.

Also, I was so tempted to take highlighter to the super low number of people who live and work in Tualatin. These numbers/graphs don't stand out but these are 'Wow' numbers and people need to internalize what is happening and what the future holds. We cannot accept the we are just like our neighbors but instead be creative about planning to lessen this problem with several opportunities.

Please let me know if I can help in any way, Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Friday, October 04, 2019 2:42 PM  
**To:** Gareth Prior  
**Cc:** Jonathan Taylor; Karen Perl Fox  
**Subject:** Re: Tualatin 2040 Library display

Thank you so much for the link so I can look at what is displayed at the library!

My thoughts are people don't read in public places, they skim. I have to think about these bar charts and I have previously spent time understanding what they are trying to convey.

Residents visiting the library are quite diverse and I might assume many are not familiar with the the vocabulary and charts. Even though definitions are given it is not easy to internalize and interpret while standing in the library.

I suggest boiling down the information to elicit the largest impact with perhaps pie charts or ?. I have written five paragraphs below only to state the information in a different way. I am not suggesting these paragraphs of text be used in any way only that they might inspire a different way to tell the story:

**Lowering/Capping Rents or Affordable Housing:**

We need new ideas to meet the needs of seniors, renters and middle income families for affordable housing. We don't have enough affordable housing for low and middle income residents. Over fifty percent of Tualatin's renters are currently paying more than thirty percent of their income on rent. If we include homeowners, one in three Tualatin residents pay more than thirty percent on housing.

**Traffic or should I say 'TRAFFIC':**

Tualatin's residential population will be approximately 32,000 residents by 2040.

Tualatin's industrial/manufacturing employers will employ 53,000 people by 2040. Yes, the employee population in Tualatin will be almost double the number of people living in Tualatin (owners and renters). Only seven percent of the Tualatin employees live in Tualatin so by 2040 only approximately 2240 people will work and live in Tualatin out of approximately 80,000 daytime occupants.

Commuting employees will outnumber residents by 2040 and only 7% of these commuting employees live in Tualatin. Tualatin residents drive to other cities for work and Tualatin workers drive from other cities to work in Tualatin.

**Why don't Tualatin residents work in Tualatin? Working in Tualatin gives you more free time and less transportation expense.**

Perhaps two or three points can be made and a pen attached to each poster to allow folks to make comments or check boxes for a vote. The goal here is to let residents know they can be heard and to make them stop and think. Also include a tear off url to sign up to receive emails for Tualatin 2040 and a QR code to sign up with their phone while they are engaged.

I also get a kick out of the question boxes I see at museums to engage mainly children. The lid has a question, lift the lid to find the answer. At museums people are there to take in information so they are open to taking the time. Probably not appropriate for this.

This is just brainstorming ideas and only meant to inspire. What are your expectations? Jerianne Thompson might be able to share what she has seen be successful with patrons or she can perhaps direct you to a librarian or two for ideas.

Have a great weekend!  
Marissa

> On Oct 3, 2019, at 11:47 AM, Gareth Prior <gprior@tualatin.gov> wrote:

>  
> Marissa,  
>  
> Thank you for noticing the display. I too debated whether to place it in the lobby. I talked with the library staff and this was their preferred location.

>  
> I also agree with importance of the 7% live and work in Tualatin fact. I went with the bar chart, but if you have ideas on how to better graphically display then please pass on!

>  
> Thank you,

>  
> Gareth S. Prior AICP  
> Management Analyst II

>  
> -----Original Message-----  
> From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
> Sent: Monday, September 30, 2019 6:23 PM  
> To: Jonathan Taylor <jtaylor@tualatin.gov>  
> Cc: Karen Perl Fox <kperlfox@tualatin.gov>  
> Subject: Tualatin 2040 Library display

>  
> So tickled to have a library staff member direct me to your display of graphs/information as a must see. I believe we can attract more eyes and get more people thinking if we can locate easels to place the posters on and perhaps put them up in the center of the lobby for folks to see as they are walking in to the library. The library or city might own three or four.

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> Also, I was so tempted to take highlighter to the super low number of people who live and work in Tualatin. These numbers/graphs don't stand out but these are 'Wow' numbers and people need to internalize what is happening and what the future holds. We cannot accept the we are just like our neighbors but instead be creative about planning to lessen this problem with several opportunities.

>  
> Please let me know if I can help in any way, Marissa

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, September 30, 2019 6:27 PM  
**To:** Karen Perl Fox  
**Subject:** Company offering housing assistance

Karen,

I just watched the September 23, Council Work Session and noted Daniel stating he thought Clean Water Services offered housing assistance to their employees but could not confirm. I seem to remember a gentleman at a CAC meeting from PGE saying the utility offered down payment assistance. Perhaps this is the company he is thinking about?

Marissa



**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, October 07, 2019 1:12 PM  
**To:** Karen Perl Fox  
**Subject:** Re: Company offering housing assistance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Tualatin 2040 Community Advisory Committee

Manny Trujillo

manny.trujillo@ymail.com

[https://docs.wixstatic.com/ugd/92048a\\_357271665a1e4db092341b8c2fb29131.pdf](https://docs.wixstatic.com/ugd/92048a_357271665a1e4db092341b8c2fb29131.pdf)

This article is from 2010...

[https://www.oregonlive.com/tualatin/2010/02/newest\\_tigard-tualatin\\_school\\_board\\_member\\_bridges\\_gap\\_for\\_latino\\_students.html](https://www.oregonlive.com/tualatin/2010/02/newest_tigard-tualatin_school_board_member_bridges_gap_for_latino_students.html)

Trujillo, 46, a customer service representative for Portland General Electric, is the newest member of the five-person School Board (2010)...

I sat in on one of the CAC groups that Beth led and Mr. Trujillo's comment was about PGE and I believe homeowner downpayment assistance only for employees.

I would have to speak with someone in HR to see if it is an employee benefit or email Manny Trujillo, which not being an official committee member, I think would not be appropriate.

Only because I heard Daniel state at the Council Work Session he thought assistance was from Clean Water Services did I bring this up. Perhaps you can send Daniel the info and see if PGE rings a bell with him or he can follow up since he is searching.

Marissa

> On Oct 7, 2019, at 12:37 PM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:

>

> I don't know whether or not one of the CAC members works for PGE. The link I sent you also takes you to a PGE customer service number you could try calling to find out more about their programs.

>

> Karen

>

> -----Original Message-----

> From: Marissa Houlberg <marissa@houlbergdevelopment.com>

> Sent: Monday, October 07, 2019 12:20 PM

> To: Karen Perl Fox <kperlfox@tualatin.gov>  
> Subject: Re: Company offering housing assistance

>  
> Is there a PGE representative CAC member?

> It was my understanding PGE offered their 'employees' home downpayment assistance. The gentleman remarked it is hard to get employees to give up their cars.

>  
> I did a quick search but did not see downpayment assistance listed on the PGE site; doesn't mean it isn't offered since the list is only a sample. <https://www.portlandgeneral.com/careers/life-at-pge>

>  
> Marissa

>  
>  
>> On Oct 7, 2019, at 11:00 AM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:

>>  
>> Marissa:

>>  
>> I followed up on your question about Clean Water Services with an email and voicemail. I will let you know if I hear back on anything that clears this up.

>>  
>> Here is a link to some of the PGE assistance programs, thought I don't see any specifically for down payment assistance for housing there are some programs related to energy assistance:  
[https://www.portlandgeneral.com/residential/help/bill-payment-assistance.](https://www.portlandgeneral.com/residential/help/bill-payment-assistance)

>>  
>>  
>> Karen Perl Fox  
>> Senior Long-Range Planner & Tualatin 2040 Project Manager City of  
>> Tualatin | Community Development Department  
>> 503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

>>  
>>  
>>  
>>  
>> -----Original Message-----

>> From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
>> Sent: Monday, September 30, 2019 6:27 PM  
>> To: Karen Perl Fox <kperlfox@tualatin.gov>  
>> Subject: Company offering housing assistance

>>  
>> Karen,

>>  
>> I just watched the September 23, Council Work Session and noted Daniel stating he thought Clean Water Services offered housing assistance to their employees but could not confirm. I seem to remember a gentleman at a CAC meeting from PGE saying the utility offered down payment assistance. Perhaps this is the company he is thinking about?

>>  
>> Marissa

>

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Wednesday, October 23, 2019 4:11 PM  
**To:** Karen Perl Fox  
**Cc:** Daniel Bachhuber  
**Subject:** Re: Company offering housing assistance

Karen,

I believe it was the gentleman from PGE who said PGE offered housing assistance. I have never heard about CWS offering assistance.

Marissa

Sent from my iPad

> On Oct 23, 2019, at 3:57 PM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:

>

> Marissa:

>

> Below is the response I got back from Andy Braun from Clean Water Services about the employee housing assistance. I was waiting to see if he found out anything more, but did not hear back more from him.

>

> Karen

>

> Karen Perl Fox

> Senior Long-Range Planner

> City of Tualatin | Community Development Department

> 503.691.3027 | www.tualatinoregon.gov.

>

>

>

> -----Original Message-----

> From: Andy Braun <BraunA@CleanWaterServices.org>

> Sent: Monday, October 07, 2019 6:14 PM

> To: Karen Perl Fox <kperlfox@tualatin.gov>

> Subject: RE: Company offering housing assistance

>

> Hi Karen,

>

> I have never heard of us offering any employee housing assistance.

> I'll confirm with HR, but I think that's the type of thing I would have heard about.

>

> Andy

>

> -----Original Message-----

> From: Karen Perl Fox <kperlfox@tualatin.gov>

> Sent: Monday, October 07, 2019 10:32 AM

> To: Andy Braun <BraunA@CleanWaterServices.org>

> Subject: RE: Company offering housing assistance

>

> Andy:

>

> I just left you a voicemail message regarding a question that has come up through Tualatin's 2040 project from its Community Advisory Committee (see email below).

>

> Do you happen to know or could you find out if Clean Water Services offers housing assistance to their employees?

>

> Thank you,

>

>

> Karen Perl Fox

> Senior Long-Range Planner & Tualatin 2040 Project Manager City of Tualatin | Community Development Department  
> 503.691.3027 | [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

>

>

>

>

> -----Original Message-----

> From: Marissa Houlberg <[marissa@houlbergdevelopment.com](mailto:marissa@houlbergdevelopment.com)>

> Sent: Monday, September 30, 2019 6:27 PM

> To: Karen Perl Fox <[kperlfox@tualatin.gov](mailto:kperlfox@tualatin.gov)>

> Subject: Company offering housing assistance

>

> Karen,

>

> I just watched the September 23, Council Work Session and noted Daniel stating he thought Clean Water Services offered housing assistance to their employees but could not confirm. I seem to remember a gentleman at a CAC meeting from PGE saying the utility offered down payment assistance. Perhaps this is the company he is thinking about?

>

> Marissa

**Karen Perl Fox**

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Monday, October 07, 2019 9:24 AM  
**To:** Karen Perl Fox  
**Subject:** Re: Low Income Housing Credit, IRS Form 8586

Based on the IRS language I believed it may be used by the homeowner who adds an ADU and rents. Tigard comes to mind, by the high school, where there is a mix of housing on what was probably once a single family zone.

There are property owners in Tualatin who have room for an additional building(s) and wonder if they are aware of any tax benefits. As a planner you are aware of opportunities to help offset costs and/or increase income, for ex. tax savings. The General Business Credit is a part of the most recent tax code changes, I believe.

I guess once the city defines exactly what they want perhaps smaller landowners, homeowners can be educated to opportunities for them becoming landlords.

I grew up in Bklyn, NY and multiple generations lived in one house. I knew a family of five who lived in a one bedroom apt. in our thirty family apt. building. We have become quite a rich society in some ways. The multiple generation living situation is uncommon. There are homes by Ibach Park that were built with a granny flat included (no kitchen) but separate living area.

I appreciate you helping me to understand and hope you enjoy that you have me thinking, Marissa

> On Oct 7, 2019, at 8:32 AM, Karen Perl Fox <kperlfox@tualatin.gov> wrote:  
>  
> Thank you Marissa. LIHTC is one of the key ways that affordable low-income housing has been funded in the USA in recent and past years as other forms of federal funding for affordable housing construction have largely been declining. I believe we do have a few LIHTC funded projects in Tualatin. This funding tool is typically used by developers of affordable housing.  
>  
> (The site you sent is the IRS and it states: "This form is used by owners of qualified residential rental buildings in low-income housing projects to figure the amount of their low-income housing credit, a component of the general business credit." This appears to be about the form to use to calculate the low-income tax credit amount. )

> Karen Perl Fox  
> Senior Long-Range Planner & Tualatin 2040 Project Manager City of  
> Tualatin | Community Development Department  
> 503.691.3027 | www.tualatinoregon.gov.

> -----Original Message-----  
> From: Marissa Houlberg <marissa@houlbergdevelopment.com>  
> Sent: Friday, October 04, 2019 2:32 PM  
> To: Karen Perl Fox <kperlfox@tualatin.gov>  
> Subject: Low Income Housing Credit, IRS Form 8586  
>  
> <https://www.irs.gov/forms-pubs/about-form-8586>

> I stumbled across this and wondered if it might help the City of Tualatin work with small businesses/homeowner rentals to lower rents. I have not looked into this at all. Perhaps you already know about it but it applies to Partnerships, S corps, estates and trusts.

>

> Marissa

>

**From:** Candice KELLY  
**To:** Frank Bubenik; Garett Prior; Karen Perl Fox; Sherilyn Lombos  
**Subject:** The Most Expensive ZIP Codes in America in 2019 - RENTCafé rental blog  
**Date:** Saturday, October 12, 2019 9:31:37 AM

---

I thought you might find this interesting information regarding rents throughout the US broken down by state.

Which also reminds me that one of the panelists last month for the Tualatin 2040 luncheon was with Affordable Housing developers I believe and her “take” understandably was costs and her answer to cost saving for affordable housing was ordinance changes to allow development with LESS parking, please keep in mind what a disastrous idea that really is, as you likely all know I am in favor of a change to the ordinance to require MORE parking especially as it becomes more and more clear we are not going to have any good other options for many years to come with alternate transportation. Less we are ready to try Intracity bus connections?

Please don't misunderstand I found the panel to be interesting but in no way understanding Tualatin issues, they spoke well on their understanding of the broader Washington County process but clearly didn't take into account our being quite far removed from the County headquarters and the hardship that creates. Anyway, thought I would include those observations as I haven't really had time to address those since the Panel discussion.

Candice

<https://www.rentcafe.com/blog/rental-market/market-snapshots/americas-most-expensive-zip-codes-2019/>

Sent from my iPad

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, October 22, 2019 8:28 PM  
**To:** Karen Perl Fox  
**Subject:** Population range too low?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Section 4.050 General Growth Objectives.

Note to CAC: The following section includes objectives related to housing and that are not directly related to housing. The following are general objectives used as a guide to formulate the Plan. The objectives are positive statements to describe the Plan's intent to:

- (1) Provide a plan that will accommodate a population range of 22,000 to 29,000 people.

Tualatin's population is now over 27,000 so why are we considering such a smaller population range (22,000-29,000) as a guide? Is 30,000-32,000 our population max?

I am still reading but thought I would send this since I don't know when I will finish. This report has much information and I appreciate the opportunity to read and be educated.

Marissa

Sent from my iPad



**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, October 22, 2019 10:57 PM  
**To:** Karen Perl Fox  
**Subject:** Draft report D25 #9

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am confused. Durham Quarry has been developed, is this a recommendation for an updated plan?

Marissa

Sent from my iPad

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Tuesday, October 22, 2019 11:17 PM  
**To:** Karen Perl Fox  
**Subject:** Oops...Durham Quarry is addressed later; recommendation to update

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ha, don't normally read this late. I know why.  
Marissa

Sent from my iPad

**Karen Perl Fox**

---

**From:** Marissa Houlberg <marissa@houlbergdevelopment.com>  
**Sent:** Wednesday, October 23, 2019 5:48 PM  
**To:** Karen Perl Fox  
**Subject:** Clarification on promoting environmental sustainability

“Promoting environmental sustainability was identified as one of the focus areas in the Tualatin Tomorrow Vision Plan, with goals around environmentally friendly practices and protections for environmental resources. The policies and regulations of the TDC largely do not reflect these community priorities. The only places where the words “sustainability” or “sustainable” appear in the TDC are in the Transportation System Plan (Chapter 11) and in the Central Design District guidelines of Chapter 73. Both of these sections were updated more recently than most of the TDC.”  
one of the last pages

Can the language above be interpreted to include residential backyards and mfg/industrial landscaping? I recently watched a City Council Work Session where the discussion was on allotting money for the Outside Agencies Grant Program. The Backyard Habitat Certification program requested money, their first year in Tualatin and first year requesting. They asked for over \$10,000 and were awarded \$1,000. The hope is the City of Tualatin is to contribute money but because the Community Services Dept did not commit money I suggested they request through this program for a start. I was surprised at the Councilors comments. The certification program benefits wildlife but also a healthier environment (no chemical use) and less water use by promoting and assisting homeowners to plant a variety of native plants.

We have removed our front lawn and replaced with dwarf conifers, flowering perennials and natives. We are hoping for a gold certification in our backyard. The goal here is to age in place with little yard upkeep and much less water usage. We back to the Indian Meadows Greenway C which acts as a bioswale during rains.

Marissa

Sent from my iPad

**Karen Perl Fox**

---

**From:** David Wilde <sustainable2011@hotmail.com>  
**Sent:** Friday, October 25, 2019 1:56 PM  
**To:** Karen Perl Fox  
**Subject:** Tualatin 2040 Comment

Dear Karen,

Correct me if I am wrong, but I've been involved with political & planning issues in the Northwest for nearly 50 years now, and know growth does not pay its own way. Former Governor Tom McCall was well known for his candor as well as articulating his vision for the state, which was to welcome visitors for only a short stay.

The Portland Metro Area has exceeded its limits for sustainability, and the unanimous approval in expanding the UGB last December only adds to cost of infrastructure that no one can afford.

Policymakers have never wanted to address the elephant in the room, nor discuss the true reasons for homelessness.

At this point in my life, the only benefit I see in approving this plan is to justify the existence of an already bloated bureaucracy that isn't honest enough to even address their global warming activities. For example, did you know that while Portland citizen have reduced their auto emissions by roughly 20% during the past 10 years, the total output has risen by nearly 25%.

I've seen planners bury this kind of information before, or find ways to trick the public.

Enough said at my end. I'm just glad I won't have to live that much longer to see how the Willamette Valley has been destroyed by those who care more about commercial/ residential development.

Good luck.

David Wilde, Consultant  
Sustainable2011@hotmail.com  
Portland, Oregon

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**Karen Perl Fox**

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**From:** Tin Kha <tin.kha1011@gmail.com>  
**Sent:** Saturday, October 26, 2019 1:21 PM  
**To:** Karen Perl Fox  
**Subject:** Fwd: Tualatin 2040: Recap and Next Steps

Hello,

I live at 20075 SW 58th Terrace, Tualatin, OR 97062 near the 205 fwy in the Sequoia Ridge/Venetia/Sagert Farm community. To minimize the potential for fires and noise pollution from the freeway, I would like to strongly recommend a freeway wall or some type of barrier to be installed where the 205 and the 5 freeway intersect. This will create a noise barrier to soften the freeway noise and it would create a safety barrier to minimize any potential fires from drivers throwing their cigarette butts into the heavily forested tree area near the freeway. There is a wall barrier on the 5 southbound from Tualatin to Wilsonville and this would be a good safety addition to the 205 since there are approximately 200 homes in the Sequoia Ridge/Venetia/Sagert Farm community.

Thank you for the consideration,

Tin

----- Forwarded message -----  
**From:** City of Tualatin <[gprior@tualatin.gov](mailto:gprior@tualatin.gov)>  
**Date:** Fri, Oct 25, 2019 at 10:58 AM  
**Subject:** Tualatin 2040: Recap and Next Steps  
**To:** <[tin.kha1011@gmail.com](mailto:tin.kha1011@gmail.com)>



<b>Vision</b>	<input checked="" type="checkbox"/> <b>Visioning</b> • Tualatin Tomorrow
<b>Tualatin 2040 Phase I</b>	<input checked="" type="checkbox"/> <b>Code Update</b> • Modernization
<b>Tualatin 2040 Phase II</b>	<input type="checkbox"/> <b>Emerging Issues</b> • Housing Needs Analysis • Economic Opportunities Analysis
	<input checked="" type="checkbox"/> <b>Code Update</b> • Policy Issue Identification
	<input type="checkbox"/> <b>Policy Prioritization Plan</b>

## Quickly explained

Building upon Tualatin Tomorrow (vision setting) and Phase I Tualatin Development Code Improvement Project (policy-neutral code clean up), Tualatin 2040 Phase II took a 20-year look ahead to review housing and economic data to inform a non-neutral policy analysis to identify where our development code could be updated to better match the Tualatin Tomorrow vision.

Technical documents such as a Housing Needs Analysis (HNA) and Economic Opportunities Analysis (EOA) and strategies for each (housing and economic) were developed in coordination with ECONorthwest, technical advisors, and a Community Advisory Committee. The non-neutral policy analysis was conducted by Angelo Planning in coordination with stakeholder interviews and an extensive public outreach at community events and online. Tualatin 2040 Phase II will end in City Council action to prioritize strategies to address our needs.

Tualatin 2040 Phase III will begin with staff development of a work plan to identify the actions, resources, timing, and responsibility for updating the Development Code and Community Plan to move towards achieving the vision of Tualatin Tomorrow.

# tualatin | 2040



## Who did we hear from?

### Public engagement

In 2019, we planned and conducted a community engagement process that was intentional to take inclusive steps to reach Tualatin's diverse community.

Spanish interpreters were available at community meetings, communication and important meeting summaries were translated into Spanish, City staff went on a roadshow to gather feedback at various locations, graphics were used to explain and gather input on complex issues and demographic and income information was tracked to see if we reached Tualatin's diversity.

Here's a quick review of what we heard:

#### **1. Open house and online survey**

From late July to early August, Tualatin 2040 surveys were conducted online and in-person. 232 people responded (73 in-person and 159 online). This feedback will be used to inform housing and economic strategy documents headed to City Council. Click here to watch a short video of the findings or read the full document.

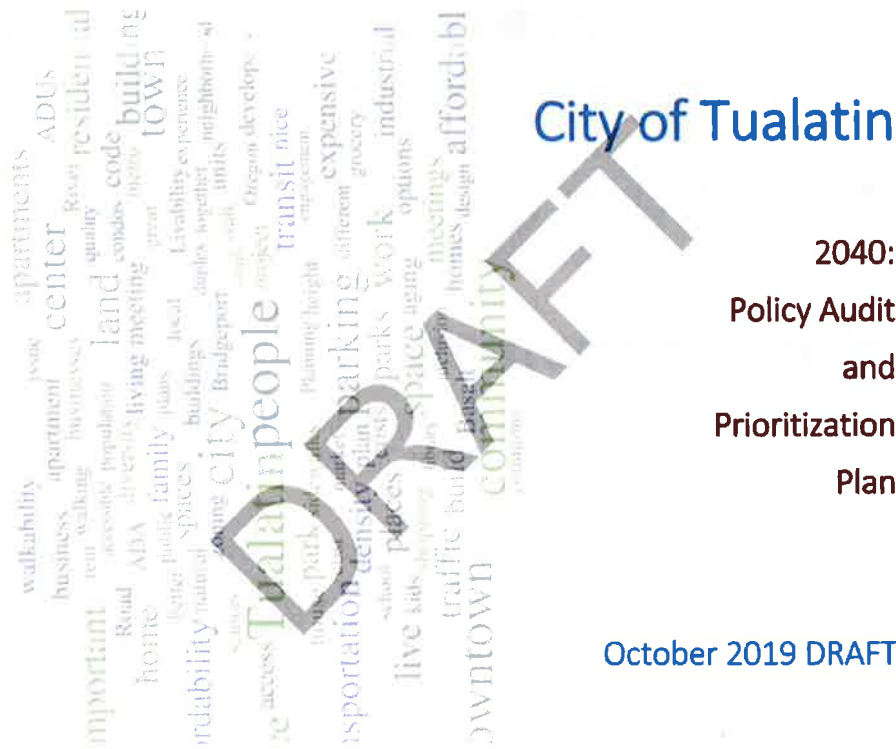
#### **2. Under One Roof: Discussion About Living and Working in Tualatin**

On September 19th, around 40 community members attended a luncheon to hear from housing professionals about Tualatin's housing affordability needs and discuss possible actions. [Click here to watch a short video of the recap](#) or [read the full document](#).

### 3. Who did we hear from?

During the Tualatin 2040 project, we have been asking for demographic and income information to see if we are reaching all of Tualatin. [Click here to watch a short video of the findings](#) or [read the full document](#).

Go to the Tualatin 2040 [project library](#) and [get involved](#) pages to learn more about how public engagement shaped the project.



## Next steps

Tualatin 2040 Phase II will end in City Council action to prioritize strategies to address our needs. **Your input is needed to help with this decision.**

Read the draft Prioritization Plan ([click here](#) or on the image) and contact Karen Perl Fox, Tualatin 2040 Project Manager, at [kperlfox@tualatin.gov](mailto:kperlfox@tualatin.gov) or (503) 691-3027 with your thoughts or questions.



If you want your thoughts included for public meetings in November, please comment by October 28th. Commenting after the 28th is welcome and we encourage you to show up to one of the following meetings:

**Monday, October 28th at 5pm (City Council Work Session, Pohl Center)**

**Thursday, November 21st at 6:30pm (Planning Commission, Pohl Center) PUBLIC COMMENT OPPORTUNITY**

**Monday, November 25th at 7pm (City Council, Pohl Center) PUBLIC COMMENT OPPORTUNITY**

**Monday, December 9th at 7pm (City Council, Pohl Center) PUBLIC COMMENT OPPORTUNITY**

Go to the Tualatin 2040 [schedule page](#) for the full details on all of these and more.

Thank you for your time and interest!



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