



Tualatin 2040 Update

**City Council
Work Session**

October 28, 2019



Tonight's Update

- **What We've Heard from the Community**
 - Stakeholder Feedback
- **Where We've Been**
 - Housing Needs Analysis and Housing Policy Strategies
 - Housing Policy Actions
 - Economic Opportunities Analysis Economic Policy Strategies
 - Economic Policy Actions
- **Next Steps**



**What We've Heard
from the Community:
Stakeholder Feedback**



**Where We've Been:
Housing Needs Analysis,
Housing Strategies, and
Actions**



Housing Needs Data

- Total Buildable Residential Land in Tualatin: 322 acres
 - Over 50% of which is zoned Low/Medium Low Density Residential
- Metro's Forecasted Housing Units for Tualatin by 2040: 1,014
 - Tualatin has the potential for a total of 1,915 units at full buildout of the 322 buildable acres (based on historical growth trend).
- Citywide Housing Type Mix:

| | | |
|-----------------------------|----------------|-----------|
| • Single Family Detached -- | Currently: 53% | Goal: 40% |
| • Single Family Attached -- | Currently: 6% | Goal: 15% |
| • Multifamily -- | Currently: 41% | Goal: 45% |



Housing Needs Data (Cont'd)

- Land Availability – based on 322 buildable acres, Metro forecast, and future housing mix:
 - A surplus of 101 acres of land zoned Low/Medium Low Density Residential, but
 - A deficit of 11 acres of land zoned Medium High and High/High Rise Residential
- Housing Affordability
 - 22% of homeowners and 56% of renter households pay more than 30% income in housing costs
 - Combination of land cost and fees = cost rising on all levels



Housing Policy Strategies

Overall Housing Policy Strategies:

1. Adequate land supply
2. Housing type variety
3. Affordability and affordable housing
4. Funding tools
5. Redevelopment opportunities
6. Housing-transportation-other connections

Questions:

- Given the existing, limited amount of buildable land available:
 - Do these broad strategies resonate?
 - Do any of the strategies rise to the top?
 - Are there any strategies that are missing?



Housing Policy Actions

Potential Policy Actions:

Topic 1: Housing Policy Priorities (High Priority)

CAC Prioritized and Recommended Policy Actions for Housing

Leverage funding from the Metro Bond by developing policies to **support development of housing affordable** to households earning less than 60% of Median Family Income in Washington County (\$48,900 for a household size of four people).

Evaluate opportunities to **use and leverage funds from the Metro Housing Bond** to support development of affordable housing.

Ensure that **updates to the Transportation System Plan** are coordinated with planning for residential growth.

Evaluate opportunities to **re-zone land** to provide additional opportunities for **multifamily housing development**.

Identify **districts** within Tualatin **with opportunities for redevelopment** for housing and employment uses.

Evaluate establishing an **Urban Renewal district**.

Evaluate opportunities to **increase development densities** within Tualatin's existing zones.

Plan for **long-term development** in Tualatin through **2040 and beyond**.



What We Heard
Economic Needs
Analysis, Economic
Strategy & Actions



Economic Opportunities Data

- Total Buildable Employment Land in Tualatin: 385 acres
 - Over 95% of which is zoned Industrial
- Metro's Forecast for Total Employees in Tualatin by 2040: 53,332 employees (12,850 more than today)
 - Metro's forecast assumes 1.39% annual growth of employees
- Allocation of New Employees (same as current mix)
 - Industrial – 45%
 - Retail – 8%
 - Office – 45%
 - Government – 2%



Economic Opps. Data (Cont'd)

- Land Availability - based on 385 acres, Metro's growth forecast, and mix of employees:
 - A deficit 74 acres of land zoned Industrial, and
 - A deficit of 175 acres of land zoned Retail/Office
 - Note: none of existing "Tier 1" industrial sites are "shovel ready"
- Employment data:
 - Only 2% of businesses located in Tualatin have more than 100 employees
 - Over 93% Tualatin's workforce lives outside of Tualatin



Economic Policy Strategies

Overall Economic Strategies:

1. Efficient use of buildable Land
2. Redevelopment opportunities
3. Business retention, growth and attraction
4. Planning and economic development connections

Questions:

- Given the existing, limited amount of buildable land available:
 - Do these broad strategies resonate?
 - Do any of the strategies rise to the top?
 - Are there any strategies that are missing?



Economic Policy Actions

Potential Policy Actions:

Topic 2: Economic Policy Priorities (High Priority)

CAC Prioritized and Recommended Policy Actions for the Economy

Support **growth of and retain entrepreneurial businesses** in Tualatin.

Revise the Tualatin Town Center Plan to focus on opportunities to support redevelopment.

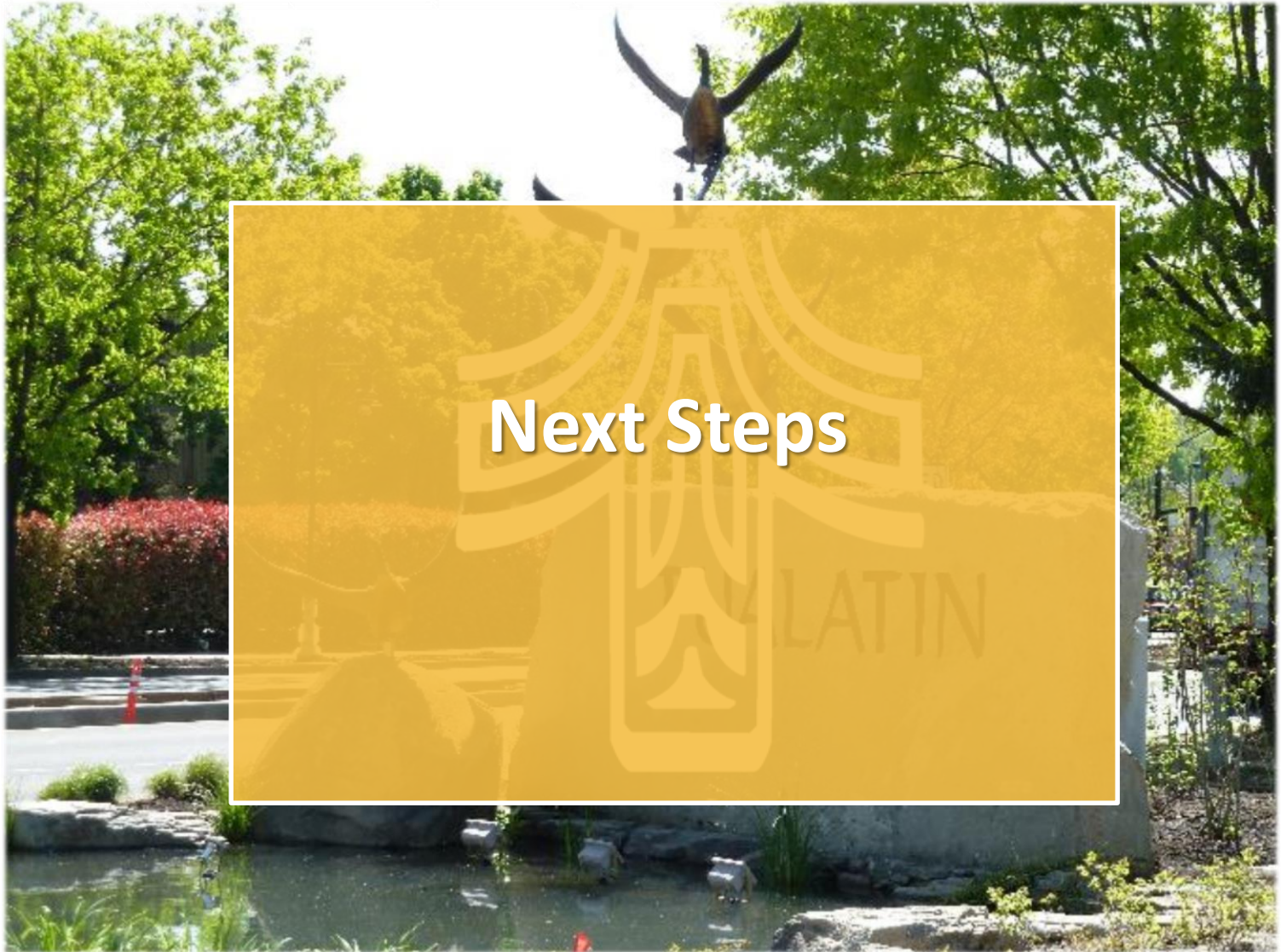
Identify opportunities to make **more efficient use of commercial land**.

Ensure that **updates to the Transportation System Plan** coordinate with planning for employment and business growth.

Plan for **long-term development** in Tualatin through **2040 and beyond**.

Develop policies to support **redevelopment and mixed-use development**.

Evaluate opportunities to increase **mixed-use development**.

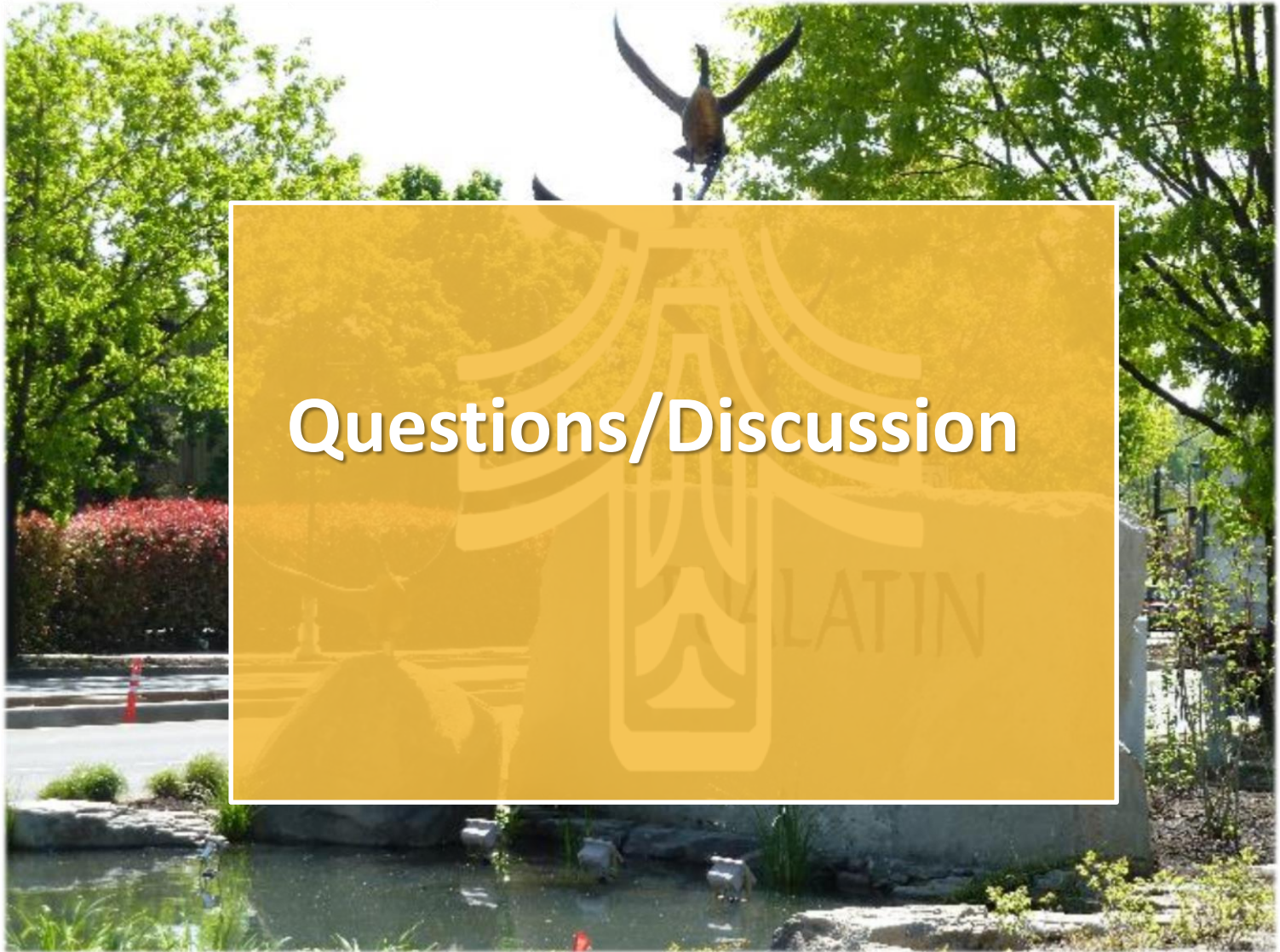


Next Steps



Fall/Winter 2019 Schedule:

- **October/November**
 - Public Comment on Prioritization Plan (October 14-28, 2019)
 - Planning Commission Meeting on Prioritization Plan (November 21, 2019)
 - City Council Meeting on Prioritization Plan (November 25, 2019)
- **December/January**
 - City Council Meeting on Prioritization Plan (December 9, 2019; January 27, 2020, if needed)



Questions/Discussion