



MIXED-USE COMMERCIAL HEIGHT INCREASE DISCUSSION

CITY COUNCIL
WORK SESSION
FEBRUARY 24, 2020

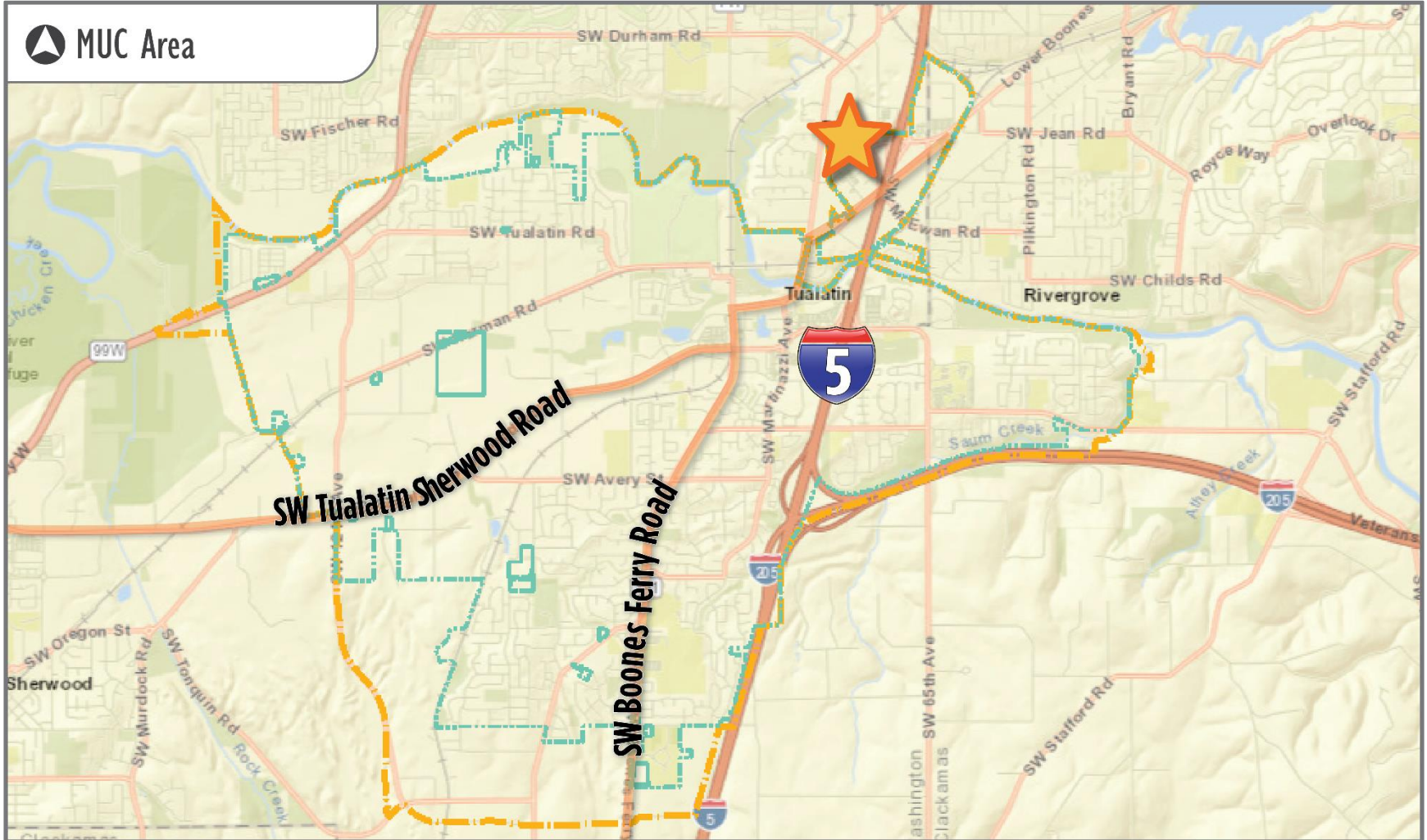


TONIGHT'S DISCUSSION

- Overview of Mixed Use Commercial Area
- Previous Council Direction
- Proposed Updates
- Transportation Analysis
- Property Owner Outreach
- Potential Next Steps
- Questions



VICINITY MAP





CURRENT STANDARDS





PREVIOUS COUNCIL DIRECTION

- Study a maximum height that is higher than the current maximum of 70 feet, but lower than 150 feet.
- Ensure transportation system can support impacts.
- Ensure parking requirements still apply to taller development.
- Consider how building heights might be increase in other areas of Tualatin.

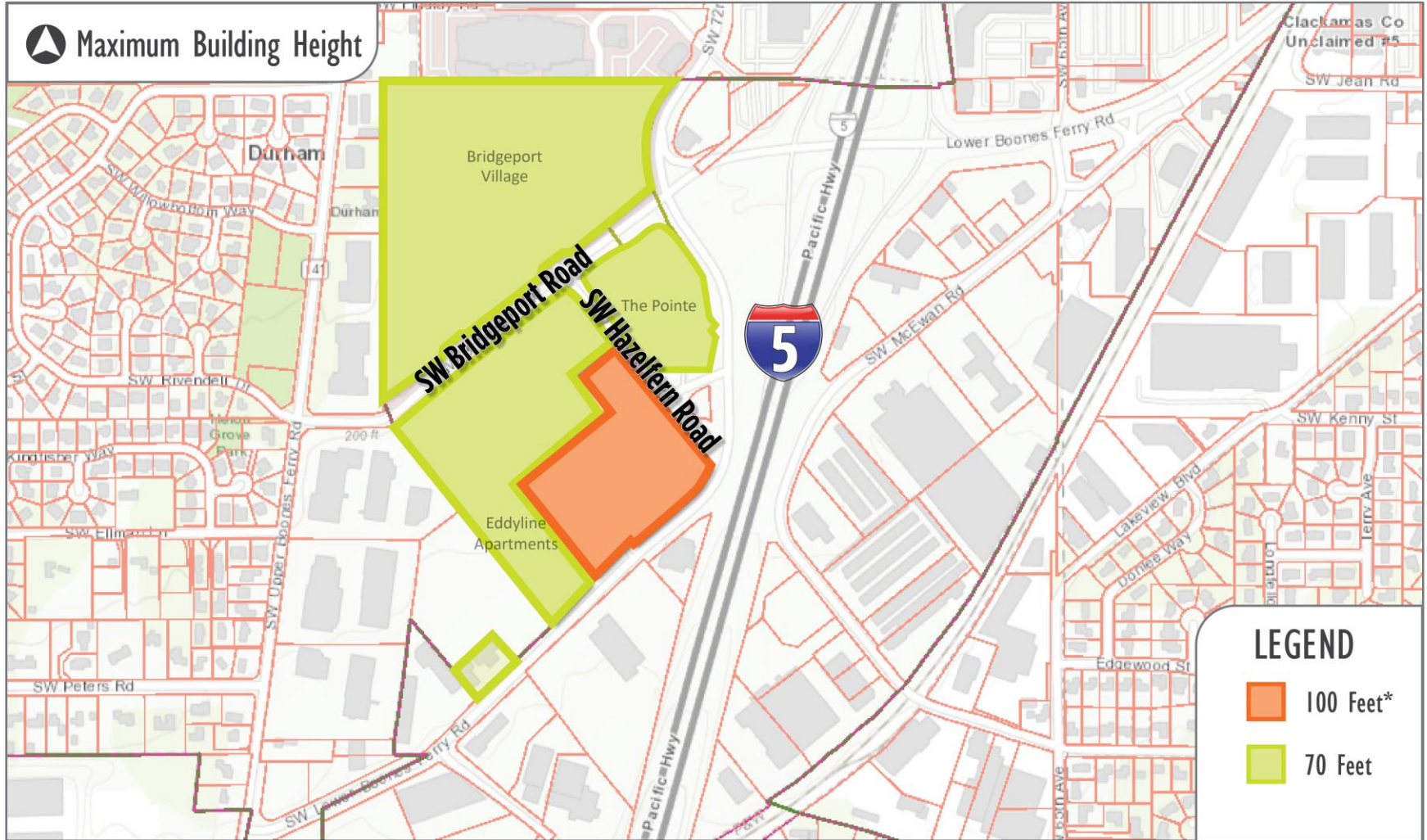


PROPOSED UPDATES

- **Increase** the building height:
 - 70 feet
 - 100 feet for identified area and uses
- **Reformat** to Mixed Use Commercial (MUC) District chapter to function as a zoning district, rather than an overlay zone.
- **Update** Zoning Map with new Mixed Use Commercial (MUC) District



PROPOSED UPDATES





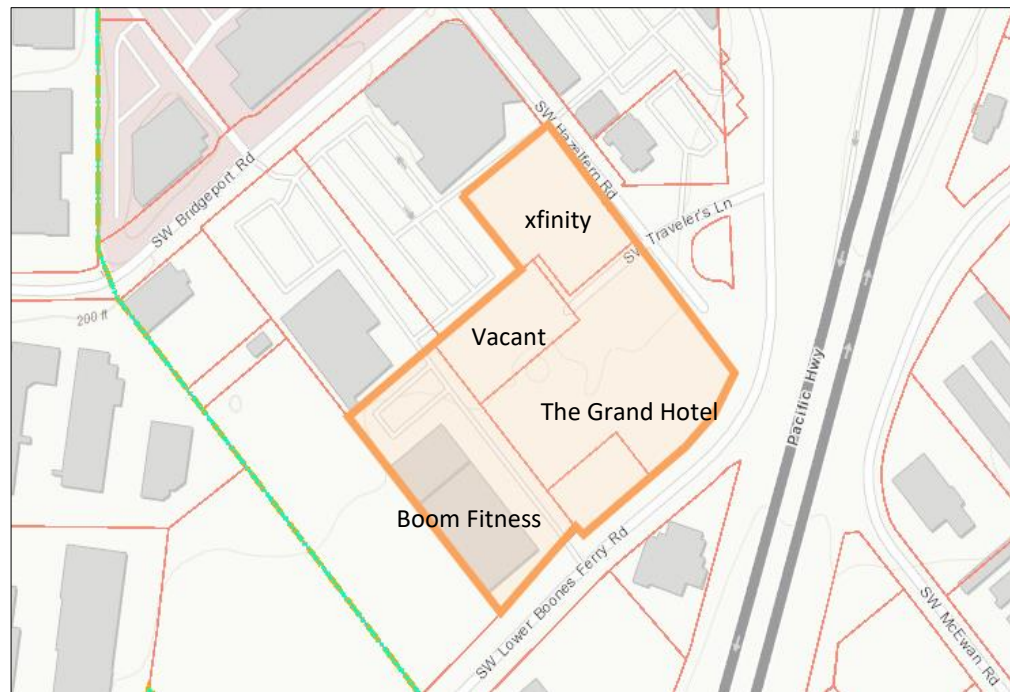
TRANSPORTATION ANALYSIS

- Staff engaged a traffic engineer (DKS) to analyze potential traffic impacts (Exhibit 1) resulting from increased building heights compared to existing conditions.
- The study found no significant impacts to the traffic system with the proposed building height increase



OUTREACH AND ENGAGEMENT

- Staff engaged the property owners of the five parcels identified for application of a 100-foot maximum building height (Exhibit 2).





POTENTIAL NEXT STEPS

- Notice affected agencies and property owners.
- Present proposed updates to Planning Commission for feedback and a recommendation.
- City Council public hearing



QUESTIONS

