

Tualatin Heights Apartments
Plan Map Amendment
Tualatin City Council Meeting



Existing Site

Tualatin Heights Apartments

Location

9301 SW Sagert Street

Current Use

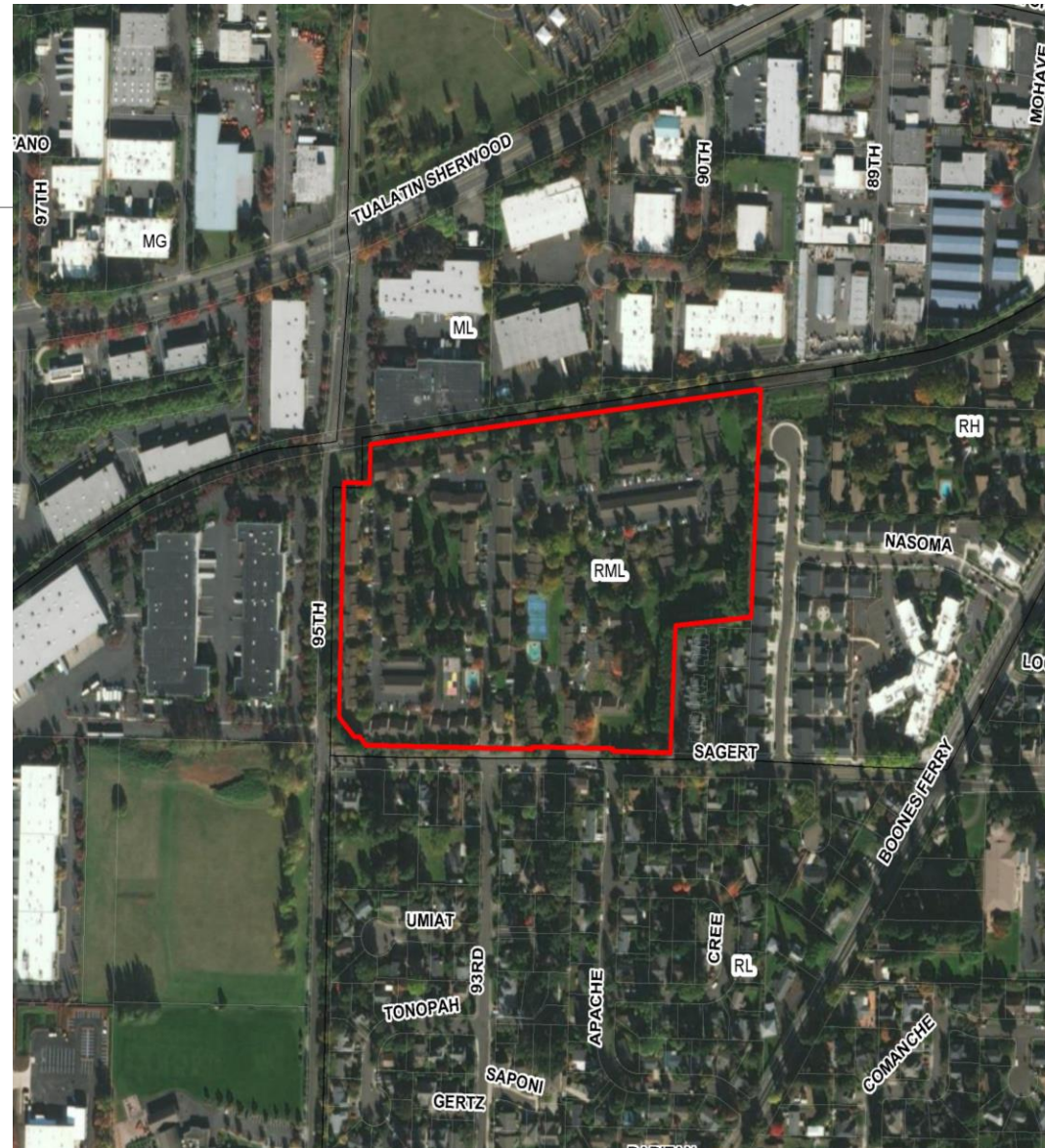
220 multifamily units

Built in 1989/ UDR has owned since 1998

Current Zone

Residential Medium Low (RML)

Site Size: 22.4 acres



Background

Proposed Plan Map Amendment

- Residential Medium Low (RML) to Residential Medium-High (RMH)
- More efficient use of the site
- Provide additional multi-family housing to meet demonstrated need in Tualatin
- Infill on existing Tualatin Heights site could provide an additional 116 units

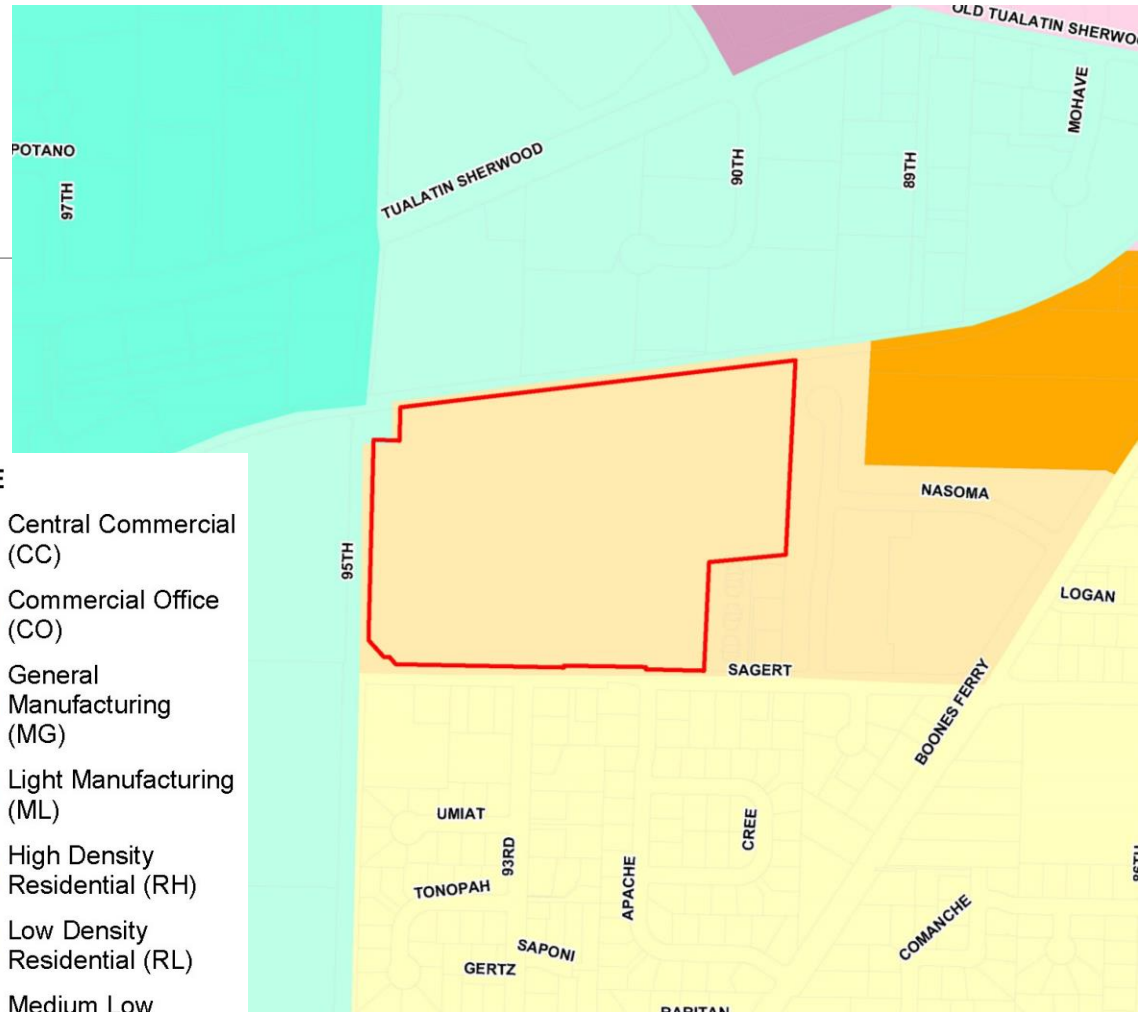
Existing Zoning Map

Current Zoning
Residential
Medium Low
(RML)

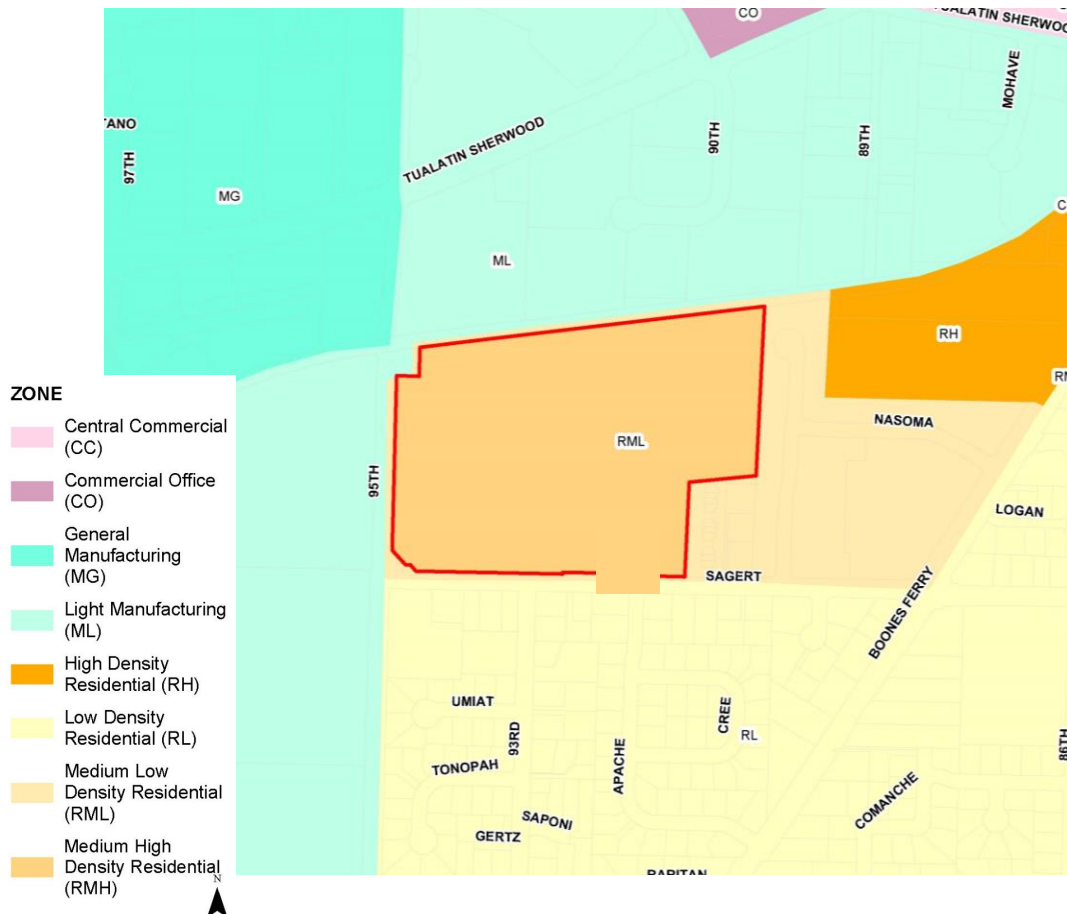
**Maximum
Density**
10 units/acre

**Max. Site Density
Permitted**
224 Units

- ZONE**
-  Central Commercial (CC)
 -  Commercial Office (CO)
 -  General Manufacturing (MG)
 -  Light Manufacturing (ML)
 -  High Density Residential (RH)
 -  Low Density Residential (RL)
 -  Medium Low Density Residential (RML)
 -  Medium High Density Residential (RMH)



Proposed Zoning Map



Proposed Zoning
Residential Medium-High Density (RMH)

Maximum density
15 units/acre

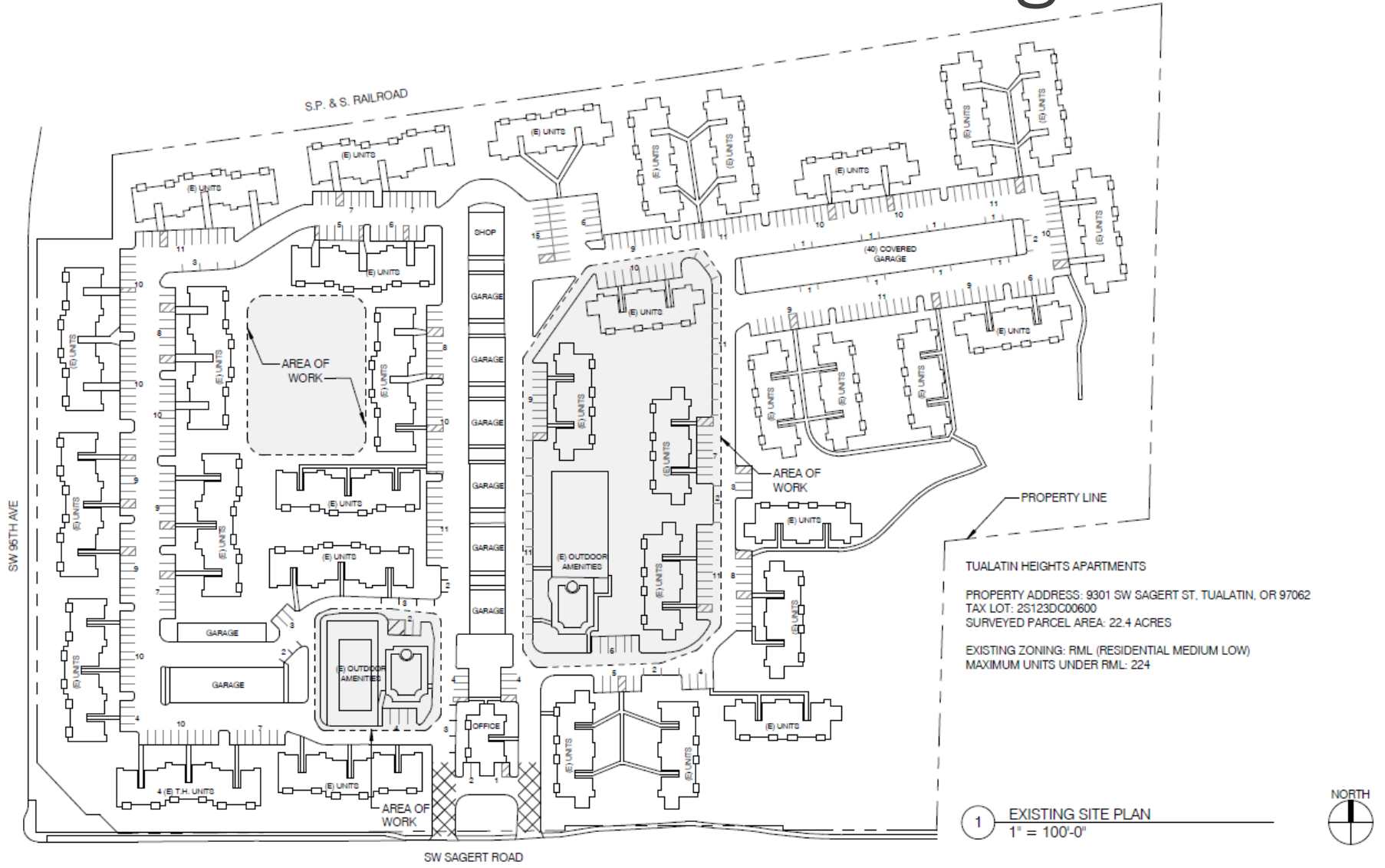
Max. Site Density Permitted
Maximum of 336 units

Comparison of Zones

Standards for Multi-family Development	Medium Low Density Residential (RML) <i>(Existing Zone)</i>	Medium High Density Residential (RMH) <i>(Proposed Zone)</i>
Maximum Density	10 units per acre	15 units per acre
Front Setback	35 feet	35 feet
Side & Rear Setbacks	12 feet	12 feet
Maximum Structure Height	35 feet	35 feet
Maximum Lot Coverage	40%	40%

Existing Site Plan

BIM 340/721_007 - UDR Tualatin Heights Apartments | 21.007_UDR Tualatin Heights Apartments_Central - 2020.v4 8/27/2021 3:00:56 PM

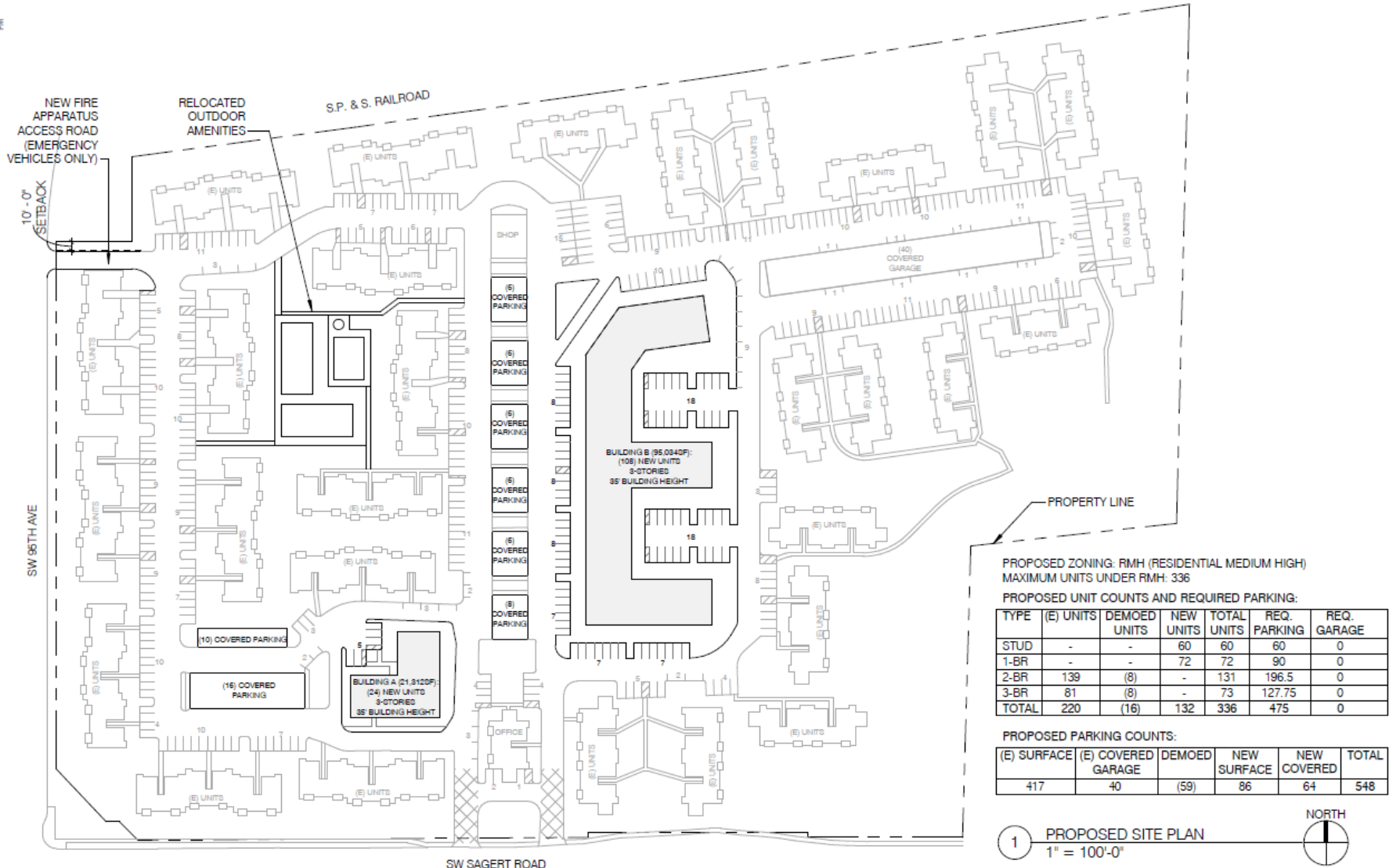


TUALATIN HEIGHTS APARTMENTS
 PROPERTY ADDRESS: 9301 SW SAGERT ST, TUALATIN, OR 97062
 TAX LOT: 2S123DC00600
 SURVEYED PARCEL AREA: 22.4 ACRES
 EXISTING ZONING: RML (RESIDENTIAL MEDIUM LOW)
 MAXIMUM UNITS UNDER RML: 224

1 EXISTING SITE PLAN
 1" = 100'-0"

Conceptual Site Plan

BIM 3/6/21_007 - UDR Tualatin Heights Apartments/21.007_UDR Tualatin Heights Apartments_Concept - 2020.rvt 8/27/2021 3:00:57 PM



PROPOSED ZONING: RMH (RESIDENTIAL MEDIUM HIGH)
 MAXIMUM UNITS UNDER RMH: 336

PROPOSED UNIT COUNTS AND REQUIRED PARKING:

TYPE	(E) UNITS	DEMOED UNITS	NEW UNITS	TOTAL UNITS	REQ. PARKING	REQ. GARAGE
STUD	-	-	60	60	60	0
1-BR	-	-	72	72	90	0
2-BR	139	(8)	-	131	196.5	0
3-BR	81	(8)	-	73	127.75	0
TOTAL	220	(16)	132	336	475	0

PROPOSED PARKING COUNTS:

(E) SURFACE	(E) COVERED GARAGE	DEMOED	NEW SURFACE	NEW COVERED	TOTAL
417	40	(59)	86	64	548

1 PROPOSED SITE PLAN
 1" = 100'-0"



Need for Multi-Family Housing

City's Housing Needs Assessment (2019) identified the need for multi-family development opportunities:

- Surplus of dwelling unit capacity in the RML designation - surplus capacity of 315 units and 27 acres.
- Deficit of 109 dwelling units and 7 acres in the RMH designation.
- There is a lack of medium-high density (RMH) zoning in the City.

Plan Map Amendment Approval Criteria

Applicant has demonstrated compliance with all applicable Plan Map Approval Criteria:

- Public Interest
- Compliance with Comprehensive Plan Goals
- Development Trends
- Public Facilities – including schools
- Compliance with Transportation Goals and TPR
- Compliance with Metropolitan Service District's Urban Growth Management Functional Plan

Parking Study Summary

- On-street parking assessment performed on SW Sagert Street, SW 93rd Ave, and SW Apache Dr.
- On-site parking assessment performed within the Tualatin Heights apartment complex.
- Segments of SW Sagert Street (between SW 95th Ave and SW 93rd Ave) experience parking occupancy levels at 100% or close to 100% for most study hours.
- Peak Tualatin Heights parking occupancy was found during the 5:00-6:00 AM study period (79% during a mid-weekday and 81% on a Saturday).
- Tualatin Heights has adequate on-site parking.



Traffic Impact Study Summary

- The proposed rezone would allow a higher density of housing units which has the potential to generate a greater number of daily vehicle trips compared to existing conditions.
- The increase in trip making potential will further degrade the long-term operations of the SW Boones Ferry Road/SW Sagert Street intersection.
- To address the Transportation Planning Rule requirements, it was found that the inclusion of a northbound right-turn lane on SW Boones Ferry Road would restore capacity to the intersection and result in acceptable operations.
- No other offsite improvement are needed to support the rezone and additional housing.

Conclusion

- Applicant agrees with the staff recommendation to Approve the Plan Map Amendment
- Applicant supports recommendation to add the Sagert St / Boones Ferry Rd intersection to the City's Capital Improvement Program list
- Questions

Parking Standards

	Existing	Conceptual Site Plan
Number of Units	220	336
Required Off-Street Parking Spaces	350.25	475
Proposed Off-Street Parking Spaces	457	548

- City off-street minimum parking standards found in TDC 73C.100
 - 1.0 space/studio,
1.25 space/1 bedroom,
1.50 space/2 bedroom,
1.75 space/3 bedroom
(does not include garage parking)