



# Tualatin Transportation System Plan

## *Background*

The City's Transportation System Plan (TSP) update will provide a framework to guide transportation investments over the next 20+ years in accordance with the community's transportation priorities. The City is not new to planning for its transportation system and has completed many planning efforts in the ten years since the last TSP update. This TSP will incorporate transportation-related goals and actions identified in Tualatin's current Transportation System Plan (2013), the Core Opportunity Reinvestment Area Plan (2022), Southwest and Basalt Creek Development Area Plan (2021), Central Urban Renewal Plan (2009), Parks & Recreation Master Plan (2018), and Climate Action Plan (2023). Goals, priorities, and objectives from some of these plans are included as an attachment.

Along with the City's recent planning efforts, there are regional and state policies that guide local planning decisions. Oregon's Transportation Planning Rule (TPR) specifies what must be addressed and included in a transportation system plan to meet state requirements. This TSP update must also be consistent with regional policies, such as those by Washington County, Clackamas County, and Metro's 2023 Regional Transportation Plan (RTP). This regional context will help to shape the goals and priorities included in the TSP.

## *What will make this TSP successful?*

The TSP is only as good as its ability for implementation, and we aspire to create a document that does not sit on the shelf. Here are key components that will lead to a successful TSP:

- A clear, consistent vision for Tualatin's mobility
- Transportation priorities that reflect community and Council values and vision for the future
- Meaningful public outreach that tells a clear story and gathers feedback from all communities
- Policies, programs, and projects that:
  - Reflect existing work plans and programs as well as new elements
  - Protect Tualatin's natural and neighborhood assets
  - Integrate infrastructure improvements, programs, and City operations across multiple departments
  - Are prioritized in a way that reflects community goals
- A feasible, financially sustainable roadmap for developing Tualatin's transportation system

- Performance measures that address the community's priorities and allow the City to measure progress toward its goals
- A concise, accessible document that provides clear direction for City staff and Council
- A plan that meets state and regional regulatory requirements so that transportation projects are eligible for federal funding.

### ***Importance of Transportation Priorities***

It's important that the City's TSP reflects the community's values and vision for the future. This starts with identification of transportation priorities. If the transportation priorities reflect what the community desires, then the rest of the plan will follow suit.

In addition to setting the tone for the document, the transportation priorities help shape the following:

- Transportation performance measures
- Project list development
- Prioritization of projects to ultimately match funding availability

### ***State and Regional Guidance for Goals and Policies***

Statewide Land Use Planning Goal 12 is to provide and encourage a safe, convenient, and economic transportation system. This is implemented through the Transportation Planning Rule (TPR) which requires cities to coordinate land use and transportation and specifies what must be included in the TSP. The main elements required for a TSP are:

- Determination of Transportation Needs
- Existing and planned facilities by mode
- Transportation system management and Transportation demand management
- Policies and land use regulations for implementing the TSP
- Financing program

In addition, Metro provides guidance for the region through the RTP, which is in the process of being updated. The 2023 RTP includes the following vision and draft goals:

*Everyone in the greater Portland region will have safe, reliable, affordable, efficient, and climate friendly travel options that allow people to choose to drive less and that support equitable, resilient, healthy and economically vibrant communities and region.*

- **Equitable Transportation** Transportation system disparities experienced by Black, Indigenous and people of color and people with low incomes, are eliminated. The disproportionate barriers people of color, people with low incomes, people with

disabilities, older adults, youth and other marginalized communities face in meeting their travel needs are removed.

- **Climate Action and Resilience** People, communities and ecosystems are protected, healthier and more resilient and carbon emissions and other pollution are substantially reduced as more people travel by transit, walking and bicycling and people travel shorter distances to get where they need to go.
- **Thriving Economy** Centers, ports, industrial areas, employment areas and other regional destinations are accessible through a variety of multimodal connections that help people, communities, and businesses thrive and prosper.
- **Safe System** Traffic deaths and serious crashes are eliminated and all people are safe and secure when traveling in the region.
- **Mobility Options** People and businesses can reach the jobs, goods, services and opportunities they need by well connected, low-carbon travel options that are safe, affordable, convenient, reliable, efficient, accessible, and welcoming.



## Goals and Objectives in Existing Plans

***Tualatin Transportation System Plan (2013)***

***Parks & Recreation Master Plan (2018)***

***Southwest and Basalt Creek Development Area Plan (2021)***

***Core Opportunity Reinvestment Area Plan (2022)***

These goals are from the 2013 Transportation System Plan for reference, we anticipate using a new set of goals for the current TSP update.

TABLE 1  
Goals and Objectives of the Tualatin Transportation System Plan

Goal Category	Goal	Objective
<b>Access and Mobility</b>	Maintain and enhance the transportation system to reduce travel times, provide travel-time reliability, provide a functional and smooth transportation system, and promote access for all users.	Improve travel time reliability//provide travel information for all modes including freight and transit.
		Provide efficient and quick travel between points A and B.
		Provide connectivity within the City between popular destinations and residential areas.
		Accommodate future traffic, bicycle, pedestrian, and transit demand.
		Reduce trip length and potential travel times for motor vehicles, freight, transit, bicycles, and walkers.
		Improve comfort and convenience of travel for all modes including bicycles, pedestrians, and transit users.
<b>Safety</b>	Improve safety for all users, all modes, all ages, and all abilities within the City of Tualatin.	Increase access to key destinations for all modes.
		Address known safety locations, including high-crash locations for motor vehicles, bicycles, and pedestrians.
		Address geometric deficiencies that could affect safety including intersection design, location and existence of facilities, and street design.
		Ensure that emergency vehicles are able to provide services throughout the City to support a safe community.
<b>Vibrant Community</b>	Allow for a variety of alternative transportation choices for citizens of and visitors to Tualatin to support a high quality of life and community livability.  Produce a plan that respects and preserves neighborhood values and identity.	Provide a secure transportation system for all modes.
		Create a variety of safe options for transportation needs including bicycles, pedestrians, transit, freight, and motor vehicles.
		Support a livable community with family-friendly neighborhoods.
		Maintain a small-town feel.
<b>Equity</b>	Consider the distribution of benefits and impacts from potential transportation options, and work towards fair access to transportation facilities for all users, all ages, and all abilities.	Promote a fair distribution of benefits to and burdens on different populations within the City (that is, low-income, transit-dependent, minority, age groups) and different neighborhoods and employment areas within the City.
		Consider access to transit for all users.

These goals are from the 2013 Transportation System Plan for reference, we anticipate using a new set of goals for the current TSP update.

Goal Category	Goal	Objective
<b>Economy</b>	Support local employment, local businesses, and a prosperous community while recognizing Tualatin’s role in the regional economy.	Support a vibrant city center and community, accessible to all modes of transportation. Support employment centers by providing transportation options to major employers. Increase access to employment and commercial centers on foot, bike, or transit. Consider positive and negative effects of alternatives on adjacent residential and business areas. Accommodate freight movement. Facilitate efficient access for goods, employees, and customers to and from commercial and industrial lands, including access to the regional transportation network.
<b>Health/Environment</b>	Provide active transportation options to improve the health of citizens in Tualatin. Ensure that transportation does not adversely affect public health or the environment.	Provide active transportation options to area schools to reduce childhood obesity. Promote active transportation modes to support a healthy public and children of all ages. Provide interconnected networks for bicyclists and pedestrians throughout the City for all age groups. Consider air quality effects of potential transportation solutions. Protect park land and create an environmentally sustainable community. Consider positive and negative effects of potential solutions on the natural environment (including wetlands and habitat areas).
<b>Ability to Be Implemented</b>	Promote potential options that are able to be implemented because they have community and political support and are likely to be funded.	Promote fiscal responsibility and ensure that potential transportation system options are able to be funded given existing and anticipated future funding sources. Evaluate potential options for consistency with existing community, regional, and state goals and policies. Strive for broad community and political support. Optimize benefits over the life cycle of the potential option. Consider transportation options that make the best use of the existing network. Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood.



**GOALS**



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



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



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



**Goal 4: Activate parks and facilities** through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.



**Goal 5: Support the arts through programs, parks, and public spaces** that reflect Tualatin's identity, heritage, history, and expressive character.



**Goal 6: Promote Tualatin's unique identity, economic vitality, and tourism** through parks, natural resources, historic preservation, events, programs, and placemaking.



**Goal 7: Manage, administer, and maintain quality parks, facilities, and programs** through outstanding customer service, stewardship, and sustainable practices.

### **III. MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$53,200,000 (Fifty-three Million Two Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

### **IV. PLAN GOALS**

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the TDC intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the TDC. The goals and objectives are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

#### **Goal 1: PUBLIC INVOLVEMENT**

Implement community involvement practices.

Objectives:

1. Convene an urban renewal task force comprised of taxing districts and other stakeholders to provide guidance on the preparation of the urban renewal plan.
2. Invite public comment at all TDC meetings.
3. Complete the Urban Renewal Annual Report and send it to all impacted taxing districts as required by ORS 457.460.

#### **Goal 2: EMPLOYMENT LAND DEVELOPMENT**

Encourage land development that provides high density employment opportunities. Encourage land development in ways that strengthen the local tax base and support Tualatin's employment lands as a major local and regional employment center. Manage land development impacts to the environment and other uses.

Objectives:



1. Build water, sewer, storm-water and other infrastructure to accommodate growth in the Area.
2. Assist in the construction and improvement of transportation infrastructure to support existing development and allow for future development.
3. Assist in the financing and provision of public transportation and utility improvements identified in this Plan.
4. Cooperate with brokers, local and regional development agencies, and the State Department of Economic Development in marketing properties within the Area.
5. Acquire properties as necessary for reassembly and resale. Create new parcels which conform to the physical characteristics of the terrain and to the proposed public improvements.
6. Assist in natural resource protection.

**Goal 3: TRANSPORTATION INFRASTRUCTURE**

Maintain and enhance the transportation system to reduce travel times, provide travel-time reliability, provide a functional and smooth transportation system, and promote access and safety for all users. Allow for a variety of alternative transportation choices for citizens of and visitors to Tualatin to support a high quality of life and community livability. Support local employment, local businesses, and a prosperous community while recognizing Tualatin’s role in the regional economy.

**Objectives:**

1. Assist in the construction of new and improvement of existing transportation infrastructure to allow for future development and support existing development.
2. Provide pedestrian and bicycle connectivity improvements, increasing safety and access for pedestrians and bicyclists in the Area.
3. Connect the Tonquin Trail (Tualatin Portion) to the Regional Planned Network.
4. Leverage the TDC’s financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
5. Partner with regional organizations to address natural resource protection in the Area.

**Goal 4: UTILITY INFRASTRUCTURE**

Provide public services and facilities to meet the present and future needs of the Area.

Objectives:

1. Design and construct water, sewer, stormwater and other utility infrastructure to accommodate growth in the Area.
2. Leverage the TDC’s financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

**Goal 5: DEVELOPER ASSISTANCE AND INCENTIVES**

Facilitate development and redevelopment on sites in the Area, stimulating growth, providing new employment opportunities and an increased tax base in the Area. Assist in the provision of infrastructure to support the development of additional housing options in the Area.

Objectives:

1. Provide developer assistance and incentives to facilitate development within the Area.
2. Reduce or eliminate environmental impacts on adjacent properties.

## Core Opportunity Reinvestment Area Plan (2022)

### IV. PLAN GOALS

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the TDC intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the TDC. The goals and objectives are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

#### GOAL 1: BLIGHT REMEDIATION

Encourage and facilitate the redevelopment of historically underutilized and vacant parcels and buildings through direct or public-private partnerships.

Implementation Summary: Incentivize public and private development that reduces the acreage of historically underutilized and vacant parcels and buildings.

Strategy 1: Encourage redevelopment of dilapidated parcels within Plan Area.

*Action 1.1: Evaluate opportunities to increase development of commercial and residential mixed-use development.*

*Action 1.2: Provide or fund additional infrastructure needed for increased commercial and residential development.*

*Action 1.3: Acquire property to ensure overall community and economic development needs are met and maintained.*

Strategy 2: Ensure development of vacant parcels within Plan Area flood plain.

*Action 2.1: Evaluate opportunities to increase opportunities for development.*

*Action 2.2: Allocate funding for infrastructure development for site development.*

*Action 2.3: Complete necessary site preparation and mitigation measures need for site development.*

Strategy 3: Reduce vacant commercial and industrial buildings in Plan Area.

*Action 3.1: Conduct market analysis and downtown planning for recruitment and development opportunities.*

*Action 3.2: Prioritize projects that maximize area prosperity and development that reduces existing vacancy rates.*

*Action 3.3: Ensure city owned parcels meet highest and best-use for Plan goals.*

Strategy 4: Leverage tax increment financing with additional funding tools to support economic development.

*Action 4.1: Evaluate opportunities to maximize total project funding with local, regional, state and federal partners.*

*Action 4.2: Provide incentives, rebates, and assistance where gap funding exists for private and public-private development projects.*

Strategy 5: Encourage employment growth and density development in existing areas.

*Action 5.1: Support redevelopment of underutilized commercial and industrial areas.*

## GOAL 2: ENHANCED CONNECTIVITY

Provide residents and workers access to a connected and efficient multi-modal system within, and to/from Plan Area.

Implementation Summary: Construct or upgrade systems that promote efficient and effective transportation within and to the Plan Area.

Strategy 1: Development of main street corridors within Plan area.

*Action 1.1: Completion of Area Transportation Plan.*

*Action 1.2: Develop a main street corridor within the Town Commons for enhanced access to existing businesses.*

Strategy 2: Increase major arterial capacity within Plan Area

*Action 2.1: Widen existing major arterial roads as identified in the Tualatin Transportation System Plan.*

*Action 2.2: Provide or fund additional infrastructure needed for increased commercial, industrial, and residential development.*

Strategy 3: Improve existing intersections

*Action 3.1: Ensure existing intersections along Tualatin-Sherwood Road promote safe pedestrian usage and ease of traffic flow to mitigate congestion growth.*

*Action 3.2: Develop and implement additional access points to zoned light industrial areas along Tualatin Sherwood Road.*

Strategy 4: Expand area trail systems

*Action 4.1: Connect existing trails for a complete recreational and multimodal system*

*Action 4.2: Complete unfinished trails*

Strategy 5: Regional Coordination

*Action 5.1: Coordinate with Washington County's Land-Use and Transportation Department to leverage URA resources and enhance efficiency with connectivity projects*

Strategy 6: Plan for regional transportation projects inside and outside plan area

*Action 6.1: Determine if expanding the Core Opportunity and Reinvestment Area boundary, or the creation of a new urban renewal district, is the best option for major regional transportation projects.*

### GOAL 3: MIXED-USE DEVELOPMENT

Encourage and facilitate attainable multi-family housing that's complementary to commercial development with expanded employment opportunities and life-style amenities.

Implementation Summary: Incentivize public and private development that creates an area where individuals live, work, shop, and play near major transportation infrastructure and quality-of-life amenities.

Strategy 1: Ensure an adequate supply of land is available and developable.

*Action 1.1: Evaluate opportunities to increase development within Plan Area.*

*Action 1.2: Acquire land to ensure availability for future development.*

*Action 1.3: Fund infrastructure to support higher density commercial, industrial and residential development.*

*Action 1.4: Review and revise land use requirements and planning district designations, where necessary, to focus housing efforts on areas most suitable.*

Strategy 2: Support development and preservation of housing.

*Action 2.1: Support development of housing affordable to people who have incomes between 30-120% of median family income in Washington County.*

*Action 2.2: Develop and implement additional access points to zoned light industrial areas along Tualatin Sherwood Road.*

Strategy 3: Adjust planning efforts based on economic and market landscapes.

*Action 3.1: Fund planning efforts regarding zoning and development.*

### GOAL 4: ECONOMIC DEVELOPMENT

Cultivate opportunities for entrepreneurial growth within Plan Area.

Description: Provide small businesses with dedicated financing.

Strategy 1: Develop assistance opportunities to businesses in Plan Area.

*Action 1.1: Provide capital improvement grants to businesses within Plan Area.*

### GOAL 5: COMMUNITY IDENTITY

Cultivate a shared community identity that represents the area's long standing culture and traditions while fostering community connections and healthy relationship with the environment and each other.

Strategy 1: Establish more recreational opportunities to the natural environment.

*Action 1.1: Funding planning and construction efforts for recreational access to the Tualatin River.*

Strategy 2: Develop a community identity.

*Action 2.1: Fund efforts to establish community design standards for all development projects.*

**GOAL 6: INDUSTRIAL DEVELOPMENT**

Promote dense industrial development in the southwestern area of the Urban Renewal Area.

Implementation Summary: Incentivize development that promotes denser employment opportunities while ensuring community identity and community health is maintained and enhanced.

**GOAL 7: PUBLIC UTILITIES**

To provide public utilities in the Plan Area as needed to facilitate growth and aesthetic quality.

Implementation Summary: Provide a fully funded utility infrastructure system that assist with eliminating existing blight and encourages future growth.

**GOAL 8: FLOOD MITIGATION**

Promote the public health, safety and general welfare while minimizing existing and future impact to public and private development due to flood conditions.

Implementation Summary: Provide resources to reduce flood condition impacts.

**GOAL 9: ENVIRONMENTAL STEWARDSHIP**

To protect Tualatin’s original asset, its natural environment, the Commission will work to minimize future impacts to adjacent land where future projects may occur.

**Table 2 – Relationship of Projects to Core Opportunity Reinvestment Area Plan Goals**

<b>Project Category</b>	<b>Goals</b>
Mixed Use Development	1,2,4
Transportation	1,3,5,6
Community Identity	1,2,4,5,6,9
Economic Development	1,4
Developer Assistance and Incentives	1,3,4
Utilities	7
Natural Resource Protection	9
Flood Mitigation	8,9
Acquisition and Disposition	1
Administration	1,2,3,4,5,6,7,8,9