



City of Tigard

## Tigard Workshop Meeting – Agenda

**Revised Nov. 19, 2012: Agenda Item No. 2 - Receive Update from TVF&R Chief, Duyck, will be rescheduled.**

### TIGARD CITY COUNCIL

**MEETING DATE AND TIME:** November 20, 2012 - 6:30 p.m.

**MEETING LOCATION:** City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

### PUBLIC NOTICE:

Times noted are estimated.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

### VIEW LIVE VIDEO STREAMING ONLINE:

<http://www.tvctv.org/government-programming/government-meetings/tigard>

**Workshop meetings are cablecast on Tualatin Valley Community TV as follows:**

**Replay Schedule for Tigard City Council Workshop Meetings - Channel 30**

- Every Sunday at 11 a.m.
- Every Monday at 6 a.m.
- Every Tuesday\* at 2 pm (*\*Workshop meetings are not aired live. Tuesday broadcasts are a replay of the most recent workshop meeting.*)
- Every Thursday at 12 p.m.
- Every Friday at 3 a.m.

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SEE ATTACHED AGENDA



City of Tigard

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### TIGARD CITY COUNCIL

**MEETING DATE AND TIME:** November 20, 2012 - 6:30 p.m.

**MEETING LOCATION:** City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

6:30 PM

1. WORKSHOP MEETING

A. Call to Order- City Council

B. Roll Call

C. Pledge of Allegiance

D. Council Communications & Liaison Reports

E. Call to Council and Staff for Non-Agenda Items

2. ~~RECEIVE UPDATE FROM TUALATIN VALLEY FIRE & RESCUE CHIEF DUYCK~~  
-Chief Duyck's update will be rescheduled to early 2013.

3. RECEIVE BRIEFING ON THE WOODARD PARK PARKING PROJECT AND AN AMENDMENT TO CONSTRUCT A TURNAROUND ON METRO PROPERTY AT WOODARD PARK **6:35 p.m. estimated time**

4. RECEIVE RIVER TERRACE COMMUNITY PLAN BRIEFING **6:45 p.m. estimated time**

5. RECEIVE SOUTHWEST CORRIDOR PLAN UPDATE **7:30 p.m. estimated time**

6. COUNCIL LIAISON REPORTS

7. NON AGENDA ITEMS

- EXECUTIVE SESSION: The Tigard City Council will go into Executive Session to review and evaluate, pursuant to standards, criteria, and policy directives adopted by the government body, the employment-related performance of the chief executive officer, a public officer, or employee or staff member unless the affected person requests an open hearing. The standards, criteria and policy directives to be used in evaluating chief executive officers shall be adopted by the governing body in meetings open to the public in which there has been an opportunity for public comment, under ORS 192.660(2) (i). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public. **8:15 p.m. estimated time**

8. ADJOURNMENT **8:55 p.m. estimated time**

**Workshop Meeting**

**Meeting Date:** 11/20/2012

**Length (in minutes):** 30 Minutes

**Agenda Title:** Update from Tualatin Valley Fire & Rescue - Chief Duyck

**Submitted By:** Cathy Wheatley, Administrative Services

**Item Type:** Update, Discussion, Direct Staff

**Meeting Type:** Council Workshop Mtg.

**Public Hearing:** No

**Publication Date:**

**Information**

**ISSUE**

TVF&R Chief Duyck will update the council on current and planned activities of the fire district.

**STAFF RECOMMENDATION / ACTION REQUEST**

N/A - Presentation by TVF&R Chief Duyck.

**KEY FACTS AND INFORMATION SUMMARY**

TVF&R Chief Duyck will present information on current and planned activities of the fire district, including:

- Activity report for fire station
- Capital improvement projects
- Cardiac initiative
- Health care reform efforts - Coordinated Care Organizations (CCO)

**OTHER ALTERNATIVES**

N/A

**COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS**

N/A

**DATES OF PREVIOUS COUNCIL CONSIDERATION**

N/A

**Workshop Meeting****Meeting Date:** 11/20/2012**Length (in minutes):** 10 Minutes**Agenda Title:** Briefing on the Woodard Park Parking Project and an Amendment to Construct a Turnaround on Metro Property at Woodard Park**Prepared For:** Mike Stone**Submitted By:** Greer Gaston, Public Works**Item Type:****Meeting Type:** Council Workshop Mtg.**Public Hearing:** No**Publication Date:****Information****ISSUE**

The council will be briefed on:

- The Woodard Park parking project and potential project funding sources.
- An intergovernmental agreement (IGA) amendment to construct a turnaround on Metro property at Woodard Park.

Staff is seeking council direction on project funding and the IGA amendment.

**STAFF RECOMMENDATION / ACTION REQUEST**

No action is required; consideration of an IGA amendment and action regarding the use of park system development charge (SDC) funds would be scheduled on an upcoming council consent agenda.

**KEY FACTS AND INFORMATION SUMMARY****The Issue—A Long-standing Parking Problem**

There is no formal parking area for Woodard Park. To access Woodard Park, many people park on Katherine Street, a narrow, dead end, neighborhood street. Park visitors' vehicles often clog the street and block access to fire hydrants and the driveways. Park goers have damaged vehicles and property while attempting to turn around in the driveways of local residents. The city has received many complaints from the Katherine Street neighborhood. The council was briefed on the parking issues in a memo from former City Engineer Theodore Kyle dated August 4, 2011. A copy of the memo is attached.

**The Solution**

The Engineering Division designed a parking area and an emergency vehicle turnaround at the end of Katherine Street; a conceptual design is attached. The proposed parking area—consisting of nine spaces, including an ADA accessible space—is situated in the public right of way. The turnaround is located on Metro property. A vicinity map of the project area is attached.

In order to construct the parking area as designed, council action would be required on the following two items:

**Funding**

The city would need to identify a funding mechanism for the project. Project costs are estimated to be less than \$50,000 and could be funded through a combination of:

1. Street Division operational funds.
2. Park Division operational funds.
3. Park SDCs; SDCs can fund up to two-thirds of the project.

In order to use park SDCs, the council would need to add the Woodard Park parking project to the Projects for

Neighborhood/Pocket Parks list in the Parks & Recreation System Development Charge Study adopted by council earlier this year. Staff has discussed this issue with our SDC consultant, who agreed with this funding approach. Our consultant also advised that based on the small size of this project, the current SDC rate would not need to be adjusted.

If council agrees with this funding approach, staff will place an amendment to the Projects for Neighborhood/Pocket Parks list on an upcoming consent agenda.

### **Intergovernmental Agreement (IGA) Amendment**

A portion of Woodard Park is situated on Metro property. The majority of the property is managed and maintained by the City of Tigard under a 1999 IGA with Metro. (Metro manages a small area in the southeast corner of the parcel; this section of the parcel is referred to the Lowery property.) The parking area turnaround would be situated on Metro property.

Although not required, the turnaround would be relatively easy to construct in conjunction with the parking project, and it would greatly improve emergency vehicle access on Katherine Street.

The city needs permission to construct the turnaround on Metro property. To that end, city and Metro staff developed the attached IGA amendment in which:

- Metro allows the city to construct the turnaround on its property.
- The city assumes responsibility for the turnaround.

If council would like to construct the parking area as designed, staff will place consideration of the IGA amendment on an upcoming consent agenda.

### **OTHER ALTERNATIVES**

The council could decide to:

- Not move forward with the proposed funding approach. If no alternate funding sources are identified, the project would not be constructed.
- Propose changes to the amendment or could elect not to consider the amendment. Without some version of the amendment, the turnaround could not be constructed.

### **COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS**

This amendment is consistent with the Woodard Park Concept Plan which was adopted by council in 1999.

### **DATES OF PREVIOUS COUNCIL CONSIDERATION**

The council was briefed on the parking issues in a memo from former City Engineer Theodore Kyle dated August 4, 2011. A copy of the memo is attached.

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## **Fiscal Impact**

### **Fiscal Information:**

Project costs are estimated to be less than \$50,000 and could be funded through a combination of:

1. Street Division operational funds.
2. Park Division operational funds.
3. Park SDCs; SDCs can fund up to two-thirds of the project.

In order to use park SDCs, the council would need to add the Woodard Park parking project to the Projects for Neighborhood/Pocket Parks list in the Parks & Recreation System Development Charge Study adopted by council earlier this year. Staff has discussed this issue with our SDC consultant, who agreed with this funding approach. Our consultant also advised that based on the small size of this project, the current SDC rate would not need to be adjusted.

If council agrees with this funding approach, staff will place an amendment to the Projects for Neighborhood/Pocket

Parks list on an upcoming consent agenda.

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**Attachments**

Memo Regarding Parking Issues Near Woodard Park - August 5, 2011

Woodard Park Parking Conceptual Design

Parking Plan Vicinity Map

IGA Amendment

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## City of Tigard Memorandum

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**To:** Public Works Director Dennis Koellermeier  
**From:** City Engineer Theodore S. Kyle, PE.  
**Re:** Parking Issues on Katherine Street near Woodard Park  
**Date:** August 4, 2011

About six months ago, Mr. Joe Zwingraf, 10265 SW Katherine Street, contacted me regarding a parking problem. Katherine Street borders Woodard Park; park users park their vehicles on the street to access the Woodard Park playground. There is no formal parking area for the park.

Katherine Street is a narrow, dead end road with no turnaround. When parking on Katherine Street, park users often block access to fire hydrants and residents' driveways. Mr. Zwingraf and his neighbors have missed medical appointments because they could not get out of their driveways. Park users have also damaged vehicles and property while attempting to turn around in the driveways of Katherine Street residents.

Mr. Zwingraf has asked for the following changes:

1. Provide a proper turn around for park users.
2. Add a formal parking area for the park.
3. Impose residential parking restrictions along Katherine Street.

We are working on a design for a turn around and parking area at the end of Katherine Street. It appears we could provide six to eight parking spaces and a turn around without impacting the stately oak trees and other features of the park.

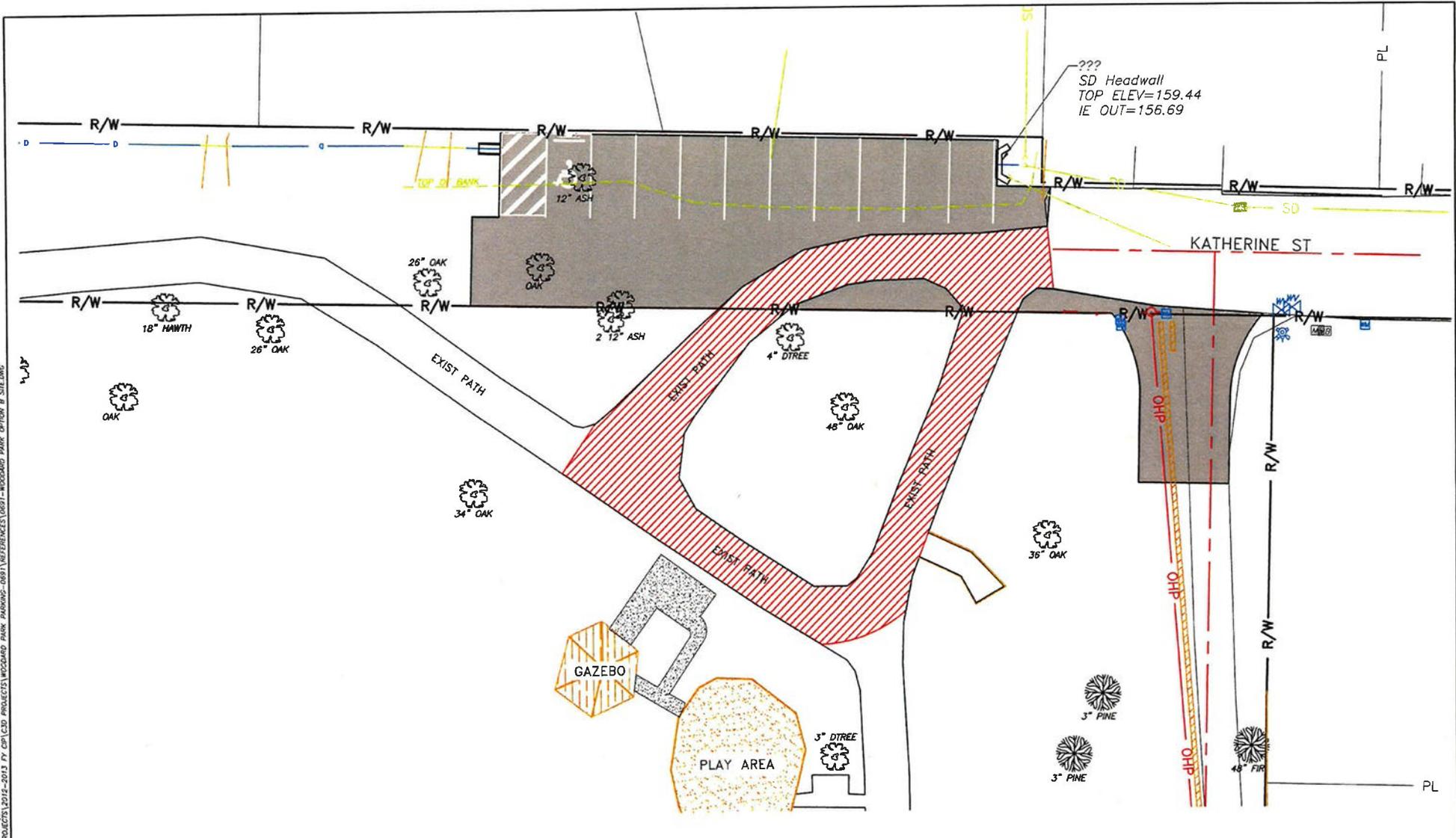
We are also investigating residential parking restrictions along Katherine Street. The restrictions would be patterned after parking restrictions surrounding Tigard High School. Katherine Street residents would have permits to park in front of their homes and would also have a supply of guest permits. Council has the power to implement parking restrictions through the creation of a parking district. Mr. Zwingraf has talked with all his neighbors; they all support the creation of a parking district.

Attached are two photos of Katherine Street on a typical day.

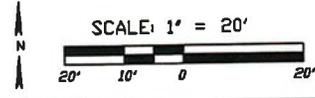
c: Police Chief Al Orr



Printed by: JWP/ML on Monday, June 25, 2012 at 10:08:27 AM from the 11X17 FIGURE BORDER (2) layout (a)  
 File Name: P:\A\11\DWG - PROJECTS\2012-2013 FY CIP\CAD PROJECTS\WOODARD PARK PARKING-0891\REFERENCES\0891-WOODARD PARK OPTION B SITE.DWG



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 SD Headwall  
 TOP ELEV=159.44  
 IE OUT=156.69



**TIGARD**  
 ENGINEERING DIVISION  
 PUBLIC WORKS DEPARTMENT  
 13125 S.W. HALL BLVD.  
 TIGARD, OREGON 97223  
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**WOODARD PARK**  
**Conceptual Design**  
**Option B**

**FIGURE**  
**FIG-2**  
**FILE NO**  
**0691**



## VICINITY MAP

### Woodard Park Parking Area and Turnaround

Approx. Scale 1:2,000 - 1 in = 167 ft  
 Map printed at 09:32 AM on 02-Nov-12

DATA IS DERIVED FROM MULTIPLE SOURCES. THE CITY OF TIGARD MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE CITY OF TIGARD SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED.



City of Tigard  
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**FIRST AMENDMENT TO  
INTERGOVERNMENTAL AGREEMENT  
(Woodard Park / Lowery Property)**

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT (the “Amendment”) is made and entered into as of the last date of signature indicated below (the “Effective Date”), by and between the City of Tigard, an Oregon municipal corporation (the “City”), and Metro, an Oregon municipal corporation (“Metro”).

**RECITALS**

A. On June 9, 1997, Metro purchased the Lowery Property with proceeds from the Metro Open Spaces Bond Measure, and thereafter the City and Metro entered into an Intergovernmental Agreement dated August 30, 1999 (the “Agreement”), pursuant to which the City operates, manages and maintains a portion of the Lowery Property (the “Property”).

B. In order to improve the access to the Lowery Property and adjacent Woodard Park, and allow sufficient room for emergency vehicles to turn around, the City desires to pave a portion of the Lowery Property that Metro manages and maintains, which paving area is depicted on the attached Exhibit A (the “Paving Area”).

C. Metro does not object to the paving, provided that the City assumes management responsibility for the Paving Area.

D. The City and Metro therefore wish to enter into this Amendment to provide for the obligations and responsibilities of the parties with respect to the Paving Area.

E. Capitalized terms used in this Amendment shall have the meanings given to them in the Agreement, except as modified by this Amendment.

In consideration of the foregoing and the mutual covenants of the parties set forth in this Amendment, the receipt and adequacy of which are acknowledged, the parties agree as follows:

**TERMS**

1. Paving Area. The portion of the Lowery Property depicted on Exhibit A and labeled the “Paving Area” shall hereafter be deemed part of the “Property,” as defined in the Agreement, to be managed, maintained, and operated by the City in accordance with the Agreement. Notwithstanding anything to the contrary, the City’s management of the Paving Area shall not impede access to the home on the Lowery Property, which will continue to be managed by Metro.

2. Counterparts; Delivery. This Amendment may be executed in counterparts. Delivery of this executed Amendment by facsimile or e-mail shall be sufficient to form a binding agreement.

3. Effect of Amendment. The parties ratify and confirm the Agreement. Except as amended by this Amendment, the Agreement is unmodified and in full force and effect.

IN WITNESS WHEREOF, the City and Metro have executed this Amendment as of the Effective Date.

METRO,  
an Oregon municipal corporation

CITY OF TIGARD,  
an Oregon municipal corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

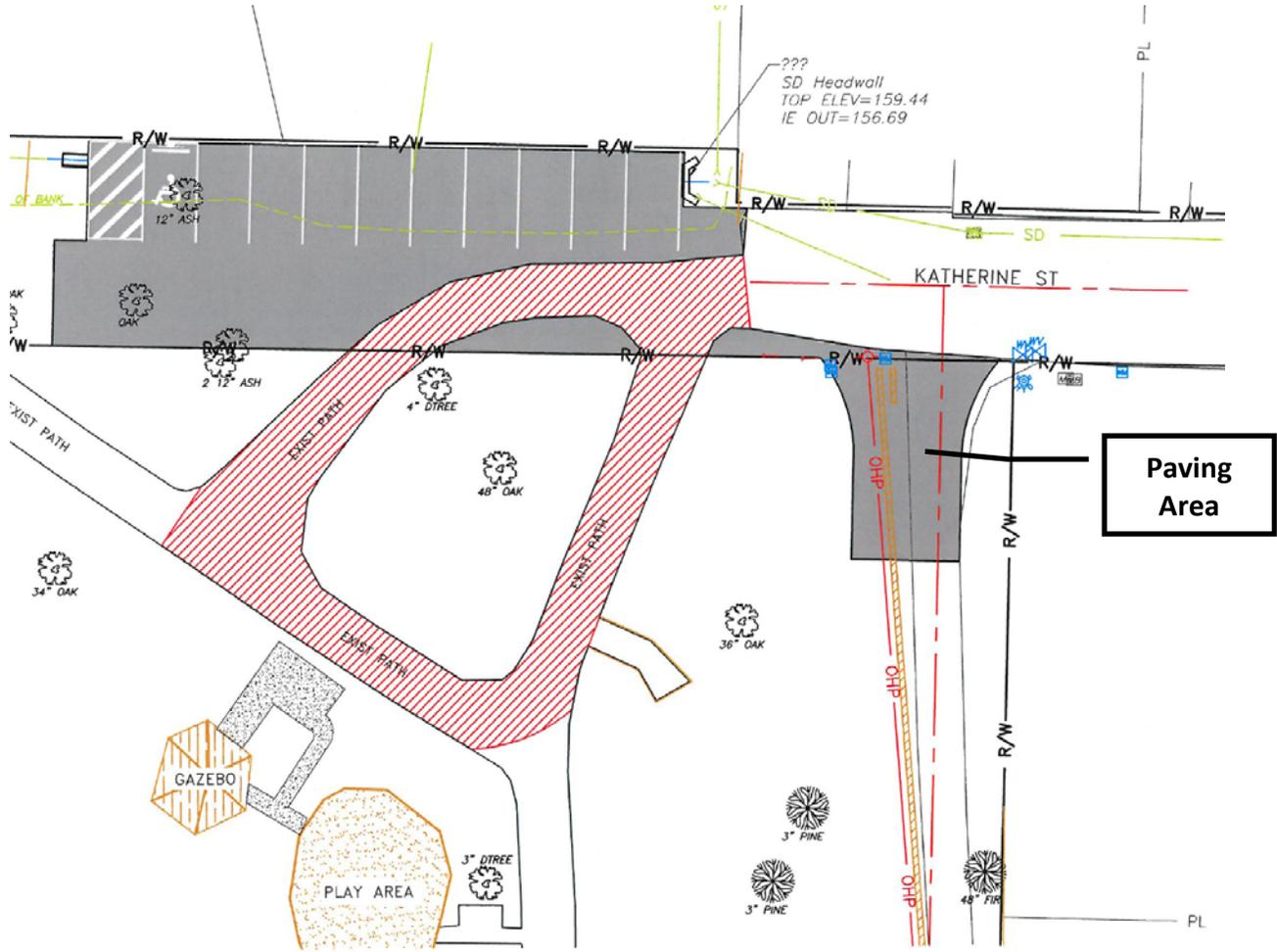
Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A**  
**Depiction of Improvements and the Improvement Land**



 <p>SCALE: 1" = 20'</p> 	 <p><b>ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT</b>          13125 S.W. HALL BLVD.          TIGARD, OREGON 97223          VOICE: 503-639-4171          FAX: 503-624-0752          WWW.TIGARD-OR.GOV</p>	<p><b>WOODARD PARK Conceptual Design Option B</b></p>	<p>FIGURE FIG-2</p>
			<p>FILE NO 0691</p>

AIS-1062

4.

**Workshop Meeting**

**Meeting Date:** 11/20/2012  
**Length (in minutes):** 45 Minutes  
**Agenda Title:** River Terrace Community Plan Briefing  
**Submitted By:** Darren Wyss, Community Development

Council  
Workshop

**Item Type:** Update, Discussion, Direct Staff

**Meeting Type:** Mtg.

**Public Hearing**

**Newspaper Legal Ad Required?:** No

**Public Hearing Publication**

**Date in Newspaper:**

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**Information**

**ISSUE**

Staff will update the council on project work program and the proposed adoption of West Bull Mt. Concept Plan land uses

**STAFF RECOMMENDATION / ACTION REQUEST**

Council is requested to receive a briefing from staff, ask questions and provide input as desired.

**KEY FACTS AND INFORMATION SUMMARY**

The city has agreed via an intergovernmental agreement (IGA) with Washington County to refine its West Bull Mt. Concept Plan into the River Terrace Community Plan. The community plan will put into place a means to implement the vision of the concept plan through zoning, development code regulations and other measures that will make urban development possible. The process will also include updates to utility, parks and transportation master plans, including financial strategies necessary to fund and maintain required infrastructure improvements.

City staff have developed a work program (see Attachment 1) to guide the project through completion. This will include a lot of technical work to ensure the community plan meets the state and regional planning requirements as well as a public involvement plan to engage stakeholders in any necessary refinements to the concept plan as the process moves forward. Staff anticipates completion of the River Terrace Community Plan in summer 2014 (see Attachment 2).

The first decision city council will be asked to make is to adopt the concept plan recommended land uses (see Attachment 3) into the Tigard Comprehensive Plan (Task 2 in the work program). This action will set expectations for the community planning process, as well as allowing the city to access a portion of the CET funds from Metro that were given to the city through the IGA with Washington County. A number of policies will also be recommended for adoption to guide regulation of the River Terrace area during and after completion of the community planning process (see Attachment 4). These recommended land uses will be analyzed as part of the community planning process and if there are needed refinements, recommended changes will be brought back before city council for adoption at the end of the process. The Tigard Planning Commission has been briefed on this proposed amendment and a public hearing has been scheduled for December 3, 2012 for a recommendation to city council. The city council hearing is scheduled for December 11, 2012.

The city has begun work on a few tasks included in the work program. These include: a tree grove inventory and an Economic, Social, Environment and Energy analysis (ESEE) for both the tree grove inventory and the local wetland inventory previously completed during the concept planning process; an initial meeting of the technical advisory committee; and a community kick-off meeting held on October 24, 2012. The kick-off meeting was well attended (47

signed in and estimated 70 total participants) and overall the conversations and comments regarding the concept plan were positive. Individuals had specific topics they wanted addressed in the community plan, but there was no organized opposition to any particular recommendations. The most popular comment was wanting the community planning process completed as soon as possible.

## **OTHER ALTERNATIVES**

N/A

## **COUNCIL OR CCDA GOALS, POLICIES, MASTER PLANS**

1. Take the Next Step on Major Projects

## **DATES OF PREVIOUS CONSIDERATION**

Project Update - May 15, 2012

Project Update - September 18, 2012

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### **Fiscal Impact**

**Cost:** \$134,000

**Budgeted (yes or no):** Yes

**Where Budgeted (department/program):** CD

#### **Additional Fiscal Notes:**

Washington County transferred CET funds to the city for completing the community plan. Metro administers these funds and will require the completion of tasks before releasing funds.

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### **Attachments**

[Attachment 1 - River Terrace Community Plan Draft Work Program](#)

[Attachment 2 - General Timeframe - River Terrace Community Plan](#)

[Attachment 3 - Proposed Comprehensive Plan Designations](#)

[Attachment 4 - Proposed Tigard Comprehensive Plan Text Changes](#)

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## River Terrace Community Plan Work Program - **DRAFT** *November 6, 2012*

Tigard will be responsible for preparing a community plan for the River Terrace area. The planning area will include all property within the urban growth boundary (Areas 63, 64 & Roy Rogers West) that was included in the West Bull Mt. Concept Plan completed by Washington County in 2010. The community planning effort will refine the concept plan recommendations into adopted land use regulations, public infrastructure plans and financing strategies for the area.

### Task 1: Public Involvement

- Prepare and execute a public involvement plan that outlines appropriate communication and outreach tools, as well as appointed advisory committees and community meetings.
- Form technical advisory committee of partner agency staff to provide feedback and direction, inform proposed policy and review regulatory and financing components. Subcommittees will be formed for each infrastructure task.
- Form council appointed stakeholder working group, including members of the concept plan group as well as other interested individuals, property owners and stakeholders. The group will advise staff on general direction of the project.
- Schedule, hold and document four community meetings.
- Present recommended public involvement plan to the Tigard Committee for Citizen Involvement for adoption

#### Major Products:

- Adopted Public Involvement Plan
- Appointment of TAC and SWG
- Schedule of Community Meetings

#### Timeline:

- September 2012 – July 2014 (ongoing)

### Task 2: Adopt West Bull Mt. Concept Plan

- Prepare comprehensive plan amendment to adopt concept plan recommended land uses and associated Goal 14 policies into Tigard Comprehensive Plan.
- Schedule and hold Planning Commission work session and public hearing.
- Schedule and hold City Council work session and public hearing.
- Prepare and distribute required public notices

Major Products:

- Amendment Package: maps, policies, staff report and notices
- Adopted Updated Comprehensive Plan Map and Goal 14 Chapter

Timeline:

- October 2012 – December 2012

Task 3: Goal 5 Natural Resources

- Conduct inventory and assessment of tree groves greater than two acres.
- Prepare ESEE analysis for tree grove inventory and local wetland inventory conducted as part of the concept planning process and adopted by the State of Oregon.
- Prepare comprehensive plan amendment to update Significant Tree Grove Map and adopt associated ESEE analysis.
- Prepare comprehensive plan amendment to adopt local wetland inventory and associated ESEE analysis and update Wetlands and Stream Corridors Map.
- Prepare comprehensive plan amendment to update Significant Habitat Map based on Tualatin Basin Partners habitat analysis performed as part of the Metro Nature in Neighborhood Program.

Major Products:

- Tree Grove Inventory and Assessment
- ESEE Analysis
- Adopted Updated Maps (Significant Tree Groves, Significant Habitat, Wetlands and Stream Corridors)

Timeline:

- October 2012 – July 2013

Task 4: Comprehensive Plan/Zoning Maps and Regulations

- Conduct review of concept plan assumptions and analysis, including buildable land inventory and recommended densities to ensure target of 10 units/acre.
- Refine concept plan recommended densities and locations into Tigard Comprehensive Plan map designations as necessary, based on review and committee feedback.
- Assign Tigard zoning districts to property to achieve required 10 units/acre

- Conduct analysis of Tigard Community Development Code commercial and mixed-use district regulations to identify appropriate zoning for Neighborhood Commercial area development. If no current districts are acceptable, create new regulations to be administered in River Terrace to achieve the concept plan vision.
- Conduct analysis of current allowed uses and create code languages to address non-conforming uses once Tigard zoning is adopted.
- Prepare comprehensive plan amendment to update Tigard Comprehensive Plan Map and Text and Zoning Map and Text.

Major Products:

- Concept Plan Land Use Analysis Report
- Recommended Tigard Comprehensive Plan Map Amendments
- Recommended Tigard Zoning Map Amendments
- Recommended Tigard Comprehensive Plan Text Amendments
- Recommended Tigard Community Development Code Amendments,
- Adopted Comprehensive Plan and Zoning Maps and Text

Timeline:

- November 2012 – July 2014

Task 5: Transportation System Plan Update

- Conduct review of concept plan assumptions and transportation analysis and identify needed expansion of analysis. Expected issues for review include, but are not limited to:
  - Crash data and analysis on existing area roadways
  - Existing and potential speed issues and mitigating design strategies
  - Transportation Planning Rule (TPR) requirements
  - Regional Transportation Functional Plan (RTFP) requirements
  - Planned new roadways and roadway extensions and connections, regarding potential issues related to grade, natural resources, alignment, and right of way requirements.
- Conduct additional transportation analysis as needed and refine concept plan recommendations.
- Conduct review of city street cross sections and connectivity standards to ensure compatibility with River Terrace area.
- Recommend functional classification to proposed streets, including consistency with state, regional and county functional classification maps.
- Update Tigard Transportation System Plan to include recommended infrastructure and associated analysis.

- Update planning level cost estimates for River Terrace transportation needs.

Major Products:

- Concept Plan Transportation Analysis Report
  - Technical Memorandum: Concept Plan Assessment
  - Technical Memorandum: Updated Analysis
  - Alternative Design Concepts (if needed)
  - Updated Cost Estimates
  - Final Community Plan Transportation Report
- Adopted Updated Tigard Transportation System Plan

Timeline:

- December 2012 – March 2014

### Task 6: Parks Master Plan and SDC Update

- Conduct review of concept plan assumptions and analysis, including park standards, data and need findings.
- Refine concept plan recommendations as needed based on review and to conform to Tigard Park System Master Plan standards.
- Update Tigard Park System Master Plan needs analysis to incorporate River Terrace area park needs.
- Update planning level cost estimates for River Terrace park needs.

Major Products:

- Concept Plan Parks Analysis Report
- Adopted Updated Tigard Parks System Master Plan

Timeline:

- November 2012 – July 2013

### Task 7: Water Master Plan Update

- Conduct review of concept plan assumptions and analysis, including demand and infrastructure findings.
- Expand projected demand and infrastructure needs analysis to include Tigard urban reserve areas to ensure appropriate sizing and locations for future development.

- Refine concept plan findings and cost estimates.
- Update Tigard Water System Master Plan to incorporate River Terrace and urban reserve area demand and infrastructure needs, including cost estimates.

Major Products:

- Concept Plan Water Analysis Report
- Tigard Urban Reserves Demand and Infrastructure Needs Report
- Adopted Updated Tigard Water System Master Plan

Timeline:

- November 2012 – July 2013

### Task 8: Sanitary Sewer Master Plan Update

- Collaborate with Clean Water Services to conduct review of concept plan assumptions and analysis, including need and infrastructure findings.
- Collaborate with Clean Water Services to expand projected need and infrastructure analysis to include Tigard urban reserve areas to ensure appropriate sizing and locations for future development.
- Refine concept plan findings and cost estimates.
- Update Sanitary Sewer Master Plan to incorporate River Terrace and urban reserve area infrastructure needs, including cost estimates.

Major Products:

- Concept Plan Sanitary Sewer Analysis Report
- Tigard Urban Reserves Infrastructure Needs Report
- Adopted Updated Sanitary Sewer Master Plan

Timeline:

- January 2013 – September 2013

### Task 9: Stormwater Master Plan Update

- Collaborate with Clean Water Services to conduct review of concept plan assumptions and analysis, including need and infrastructure findings.
- Collaborate with Clean Water Services to expand projected need and infrastructure analysis to include Tigard urban reserve areas to ensure appropriate sizing and locations for future development.

- Refine concept plan findings and cost estimates.
- Produce Stormwater Master Plan for River Terrace and urban reserve area infrastructure needs, including cost estimates.

Major Products:

- Concept Plan Sanitary Sewer Analysis Report
- Tigard Urban Reserves Infrastructure Needs Report
- Adopted Stormwater Master Plan

Timeline:

- January 2013 – September 2013

### Task 10: Infrastructure Financing Strategy

- Review estimated infrastructure costs and mechanisms for funding.
  - Transportation
  - Parks
  - Sanitary Sewer
  - Stormwater
  - Water
- Analyze various strategies for funding infrastructure needs and recuperating planning costs, including review of system development charges, fees and special districts.
- Develop strategy to fund improvements and maintenance
- Prepare recommended Infrastructure Financing Strategy
- Prepare recommended Fees and Charges schedule
- Schedule and conduct City Council work sessions and public hearings for discussion and adoption.

Major Products:

- Adopted Infrastructure Financing Strategy
- Adopted Fees and Charges

Timeline:

January 2013 – July 2014

## Task 11: Public Facility Plan Update

- Package infrastructure needs and estimated costs into Public Facility Plan document to comply with Statewide Planning Goal 11.
- Prepare comprehensive plan amendment to adopt into Tigard Comprehensive Plan.
- Schedule Planning Commission work session and public hearing.
- Schedule City Council work session and public hearing.
- Prepare and distribute required public notices

### Major Products:

- Amendment Package: maps, policies, staff report and notices
- Adopted Updated Public Facility Plan

### Timeline:

- October 2013 – July 2014

# General Timeframe - River Terrace Community Plan

Task	2012		2013				2014			
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Public Involvement/TAC/SWG	+	★	+ □	★ □	★ + □	★ □	+ □ ★			
Adopt WBMCP		★ ★								
Goal 5 Natural Resources				★ ★						
Comp Plan/Zoning Maps and Regulations								★ ★		
Transportation System Plan Update							★ ★			
Parks Master Plan & SDC Update										
Water Master Plan Update										
Sanitary Sewer Plan Update										
Stormwater Master Plan Update										
Infrastructure Financing Strategy									★	
Public Facility Plan Update								★ ★		



Community Meeting



Stakeholder Working Group Meeting



Technical Advisory Committee Meeting



City Council Hearing

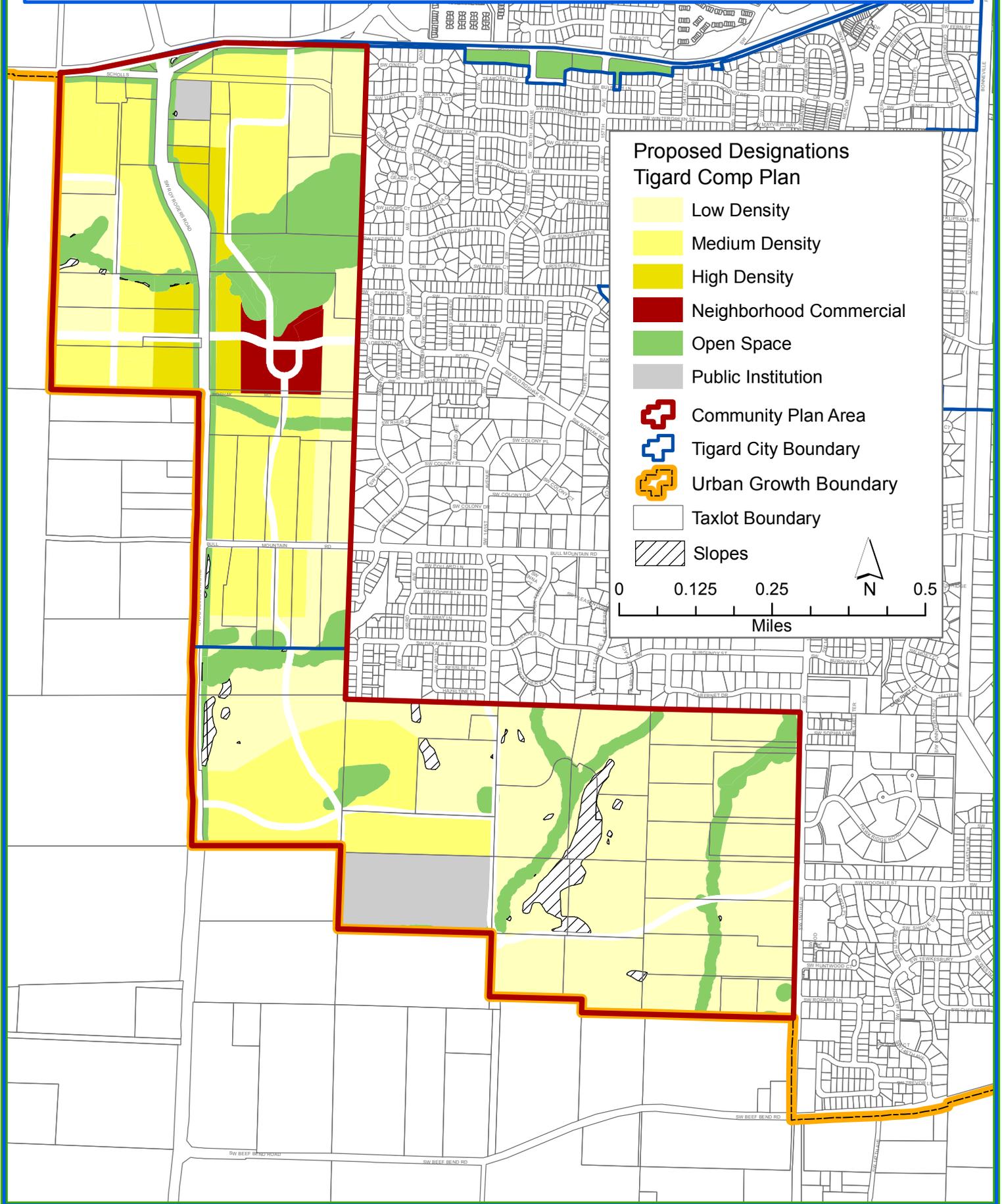


Planning Commission Hearing



# Proposed Comprehensive Plan Designations

October 29, 2012 - CPA2012-00002





City of Tigard  
CPA2012-00002  
Proposed Tigard Comprehensive Plan Text Changes

The City of Tigard proposes to amend the Goal 14: Urbanization chapter of its comprehensive plan to include the policies below. The policies will be located under existing Tigard Comprehensive Plan Goal 14.3. The policies are intended to provide guidance during the preparation and after adoption of the River Terrace Community Plan.

5. Metro brought areas known as Area 63, Area 64 and Roy Rogers West Area within the Urban Growth Boundary. These areas are known as the River Terrace Community Planning area. The City of Tigard shall be the designated service provider for the area.
6. The City shall prepare and adopt a River Terrace Community Plan for the area. The basis for the River Terrace Community Plan shall be the land use designations from the West Bull Mountain Concept Plan. Refinements to the West Bull Mountain Concept Plan shall be considered during the public planning process for the River Terrace Community Plan.
7. The City shall identify appropriate urban zoning districts and regulations as part of the River Terrace Community Plan, which shall comply with the Statewide Planning Goals and the Metro Urban Growth Management Functional Plan.
8. The City shall defer land use and zoning decisions within the area to Washington County, as outlined in the Intergovernmental Agreement dated April 24, 2012, until the River Terrace Community Plan is adopted.
9. If all areas are not annexed by the City by the time the River Terrace Community Plan is adopted, the City shall seek an amendment to the Intergovernmental Agreement of April 24, 2012 transferring land use and zoning responsibility for the River Terrace Community Planning area, including unincorporated areas, to the City.
10. Once the River Terrace Community Plan is adopted, and upon annexation to the City, urban zoning districts shall be adopted for these areas. If unincorporated areas remain, rural zoning shall be retained for these areas.
11. The City shall prepare a public facilities plan and an infrastructure financing plan as part of the River Terrace Community Plan.
12. No application of City zoning or development shall be approved by the city within the River Terrace Community Plan Area until such time as a full analysis under the Transportation Planning Rule (TPR) (OAR 660-012-0060), which shall include a transportation funding strategy prepared in coordination with Washington County, has been completed and approved for the River Terrace Community Plan Area by the City. The funding strategy should identify transportation

improvements proposed to resolve transportation system impacts generated by development of the River Terrace Community Area, the responsible party for constructing improvements, their associated cost estimates and public and/or private funding sources, including sources that may be specified by any applicable memoranda of understanding or development agreement. If the funding strategy includes transportation Supplemental Development Charges, it should identify the process and timing for their approval and implementation.

**Workshop Meeting****Meeting Date:** 11/20/2012**Length (in minutes):** 45 Minutes**Agenda Title:** Southwest Corridor Plan Update**Submitted By:** Judith Gray, Community Development**Item Type:** Update, Discussion, Direct Staff**Meeting Type:** Council Workshop Mtg.**Public Hearing:** No**Publication Date:****Information****ISSUE**

Council will hear an update of the Southwest Corridor Plan project, including recent Steering Committee decisions and upcoming activities.

**STAFF RECOMMENDATION / ACTION REQUEST**

NA

**KEY FACTS AND INFORMATION SUMMARY**

At the October 22 meeting, the Southwest Corridor Steering Committee voted on a narrowed set of transit options to complete the Transit Alternatives Analysis. At this stage, the transit alternatives are still "broad brush" and will be refined in the course of the alternatives analysis which is to be completed by June 30, 2013.

The Steering Committee action included the following:

- The alternatives include Bus Rapid Transit (BRT) as well as Light Rail Transit (LRT). The committee did not express strong support or opposition to LRT; there was a general consensus that there isn't enough information yet to rule it out. There is considerable familiarity with LRT with respect to transit and economic development. The same cannot be said of BRT, so analysis of LRT will be a useful benchmark at the very least.
- All of the alternatives would connect Portland to Tigard; further refinement through this process is expected to identify specific station areas.
- Upon connection to Tigard, there may be several options regarding potential extensions to Tualatin, Kruse Way, Sherwood, and the Washington Square Regional Center.
- WES will not be included for analysis as part of the SW Corridor Plan; however, potential WES improvements will be included in terms of potential impacts to a SW Corridor HCT route.
- There is strong support for improvements to traditional bus service; however, such improvements do not have to be identified through the SW Corridor Plan. The Steering committee directed that improvements on local transit enhancements should begin independent of the SW Corridor Plan. This work is expected to start in 2013.

In addition to the analysis of transit options, the project team has been doing high-level screening analysis of several hundred individual projects, including roadways; parks and natural areas; and active transportation. The Steering Committee has provided, and will continue to provide, direction on general methodology and criteria.

**Next Steps**

The next significant technical undertaking will be creation of "integrated strategies" that combine the transit alternatives with investments in roadway, active transportation, and parks/natural resources. This effort will build on the HCT Land Use Plan as well as other plans. Additional input and direction will come from several engagement activities being conducted in November and December (see Attachment A).

One of the events is a Steering Committee workshop on December 12 in the Tigard Library. This workshop is designed to engage several newly elected officials who may be steering committee members in 2013. All council members and

members-elect are invited to attend.

## **OTHER ALTERNATIVES**

NA

## **COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS**

### **Goal 1.b.ii.**

Contribute to the Southwest Corridor Plan by adopting Tigard's land use policies and designations and identifying priorities for high-capacity transit (HCT) station location alternatives by mid-2012.

### **Long Term Goal.**

Continue pursuing opportunities to reduce traffic congestion.

### **Long Range Objectives.**

Tigard's interests in regional and statewide issues are coordinated with appropriate agencies and jurisdictions. Tigard citizens are involved in the community and participate effectively.

## **DATES OF PREVIOUS COUNCIL CONSIDERATION**

### **SW Corridor Plan**

November 15, 2011

### **Agenda items associated with High Capacity Transit Land Use Plan**

January 18, 2011

April 26, 2011

July 19, 2011

November 18, 2011

May 15, 2012

August 14, 2012

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## **Attachments**

Engagement Events

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## Shape Southwest

### **Audience**

General public and other stakeholders, both new to the process and those previously involved

### **Purpose**

Engage, share information and receive feedback on benefits and tradeoffs of the potential types and levels of investments. The interactive website will introduce the concept of the choices to be made in creating a shared investment strategy and gather public input on those choices.

### **Coordination**

Metro is promoting through email to interested parties, newsfeeds and invitations to participate through corridor employers and service organizations; project partners are promoting through appropriate local communication channels.

### **Event**

Nov. 13 through Dec. 31  
[www.swcorridorplan.org](http://www.swcorridorplan.org)

### **Outcomes**

Feedback on creating shared investment strategies. Increased public awareness of and interest in the Southwest Corridor Plan.

## Economic Summit

### **Audience**

Employers including large organizations, small business owners, nonprofits and others active in economic development in the corridor. Anticipate 40 to 50 participants.

### **Purpose**

Share Hovee Economic Development work. Discuss existing investment opportunities to leverage economic growth.

### **Coordination**

Metro is coordinating with Westside Economic Alliance to host this event, with area chambers to identify and invite participants. PTL members have also provided suggestions for participants to invite.

### **Event**

Nov. 14, 7:30 to 9:30 a.m.  
Tigard Public Library

### **Outcomes**

Agreement on potential investments that support economic development. Encourage ad hoc or on-going coordination for economic development in the corridor.

## Community Planning Forum

### **Audience**

People active and engaged in local planning efforts and their communities. Anticipate 40 participants.

### **Purpose**

Instill ownership of plan/process with community stakeholders. Solicit input that can inform the steering committee. Prompt sharing of SWCP information with other people.

### **Coordination**

Metro is promoting through email to interested parties and newsfeeds; project partners are promoting through appropriate local communication channels.

### **Event**

Dec. 3, 6 to 8 p.m.  
Tualatin Police Department training room

### **Outcomes**

Understanding of and feedback on how to create shared investment strategies.

## Steering Committee Workshop

### **Audience**

Steering committee members and newly elected officials that will become steering committee members.

### **Purpose**

Building from community land use vision, prioritize focus areas and define types of public investment for those areas.

### **Coordination**

Standard coordination procedures for the steering committee.

### **Event**

Dec. 12, 1:30 to 4 p.m.  
Tigard Public Library

### **Outcomes**

Development of a list of prioritized focus areas and related economic development goals to be reflected in the development of shared investment strategies.

# SOUTHWEST CORRIDOR PLAN Fall 2012 stakeholder engagement