City *of* Tigard
Tigard City Council Workshop Meeting Minutes
May 21, 2013

1. WORKSHOP MEETING – May 21, 2013

   A. Mayor Cook called the meeting to order at 6:31 pm.

   B. Deputy City Recorder Krager called the roll:

Name	Present	Absent
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Buehner		✓ (arrived at 7:07 pm)
Council President Henderson	✓	
Councilor Snider	✓	

   C. Pledge of Allegiance

   D. Council Communications & Liaison Reports – None

   E. Call to Council and Staff for Non-Agenda Items – None

2. JOINT MEETING WITH THE LIBRARY BOARD

Library Board Chair David Burke was introduced by Library Director Barnes. Chair Burke and Library Board Members Stephanie Carter, Scott Hancock and Dan Snyder presented an annual "state of the union" address to council about library statistics for the past year. Board members gave their 2012 report in a David Letterman Top 10 List format.

No. 10 **12.46** - The library's 589 volunteers worked 25,902 hours, which equals 12.46 FTE (full time equivalent) employees. Teen volunteers served 3,665 hours.

- No. 9 **22** – This is the number of homebound patrons receiving services from the library's Friendly Visitor Program.

- No 8. **25** is the number of programs presented by the Friends of the Tigard Public Library.

- No. 7 **316** represents the number of interactions library staff had helping patrons discover eBooks and ereaders, an increasingly popular area of the library.

- No. 6 **498** The library partnered with AARP to provide free tax help to 498 people.

- No. 5 The Library conducted **51** outreach visits to schools, reaching 4,682 students, parents and caregivers.

- No. 4 **11,735** children, parents and caregivers were provided with Story Times, where staff shared books, songs, rhymes and early literacy tips.

- No. 3 **26,715** The library communicates directly each month to 26,715 patrons through their eNewsletter, 605 patrons via Facebook and 213 patrons on Twitter.

- No. 2 The library provided over **70,000** hours of internet access via public computers and 20,000 hours of Wi-Fi access to job searchers, students and small business owners.

- No. 1. **1,482,027** is the number of items circulated by the library, of which 799,046 were adult materials, 93,717 were young adult materials, and 589,264 were children's materials.

Council President Henderson commented that this is all done in spite of the library being closed one day a week.

Chair Burke commented that the numbers were illuminating and give council a scope of the library services. This is a success measurement due to people that work and volunteer there and makes the board proud to serve.

Councilor Woodard asked about the Friendly Visitor Program and Library Director Barnes said the library's volunteer coordinator matches up volunteers with homebound members of the community. After interviewing the patron, the volunteer is able to check out books, books on CD, or other library materials and delivers them to the person. Background checks are done on volunteers delivering library materials to the homebound. Board Member Carter said the program is also a way to check on homebound patrons and make sure they are all right.

Councilor Snider asked the board members if there is anything they would like to share with council. Chair Burke said they would love to have the library open seven days a week but they understand the fiscal realities. Mayor Cook thanked the board for their presentation.

3. STRATEGIC PLAN DISCUSSION

City Manager Wine introduced this agenda item and said the need for a strategic plan was identified by the Mayor's Blue Ribbon Task Force and discussed at the January council workshop meeting. She said a strategic plan can help the city achieve focus and direction for a longer time horizon than council historically considers with annual goal setting. She said it can also help an organization make choices on what to do and when to say no.

City Manager Wine said the first step is creating a leadership foundation. John Campbell and Martha DeLong of Campbell Delong Resources have been engaged to assist with this. She said there are multiple players in developing a strategic plan. One foundation is the council (elected officials) and the leadership of the city (executive staff) who will work together to make sure the city's vision, mission, goals, objectives and work plans are consistent and aligned. Other elements are the community and the city's workforce. Once there is a leadership foundation, the workforce will be involved and the voice and direction of the community folded in.

Consultant Campbell presented a slideshow designed to give a brief overview of basic concepts and set the stage for upcoming individual meetings with council members. He said they have met with the City Manager Wine, Assistant City Manager Newton and executive staff. He said a successful strategic plan will help council, staff and the entire city translate vision into action, specify direction of change and define "arrival" so we know how to get there. They can assist the city by helping to organize thoughts and focus. He stated that, "Failure is translating vision into…more vision…making lists of what will be done anyway, and increasing the quantity of meetings and paperwork, instead of quality and change."

Consultant Campbell said outcomes are critically important because they are measureable. He said these must be very specific statements that describe what it will look like when the city gets there and how it can be measured.

Councilor Snider referred to a sample goal and measurable outcome slide with the outcome "Alignment of service cost increases to CPI." He commented that this was being described as measureable yet it seemed qualitative to him. He asked if there would be more quantified measures under that description. Consultant Campbell said the examples used in the PowerPoint slides were edited and he envisioned that this example would become more specific.

Councilor Snider referred to prior studies, reports and surveys and asked if the consultant team felt these comprised good building blocks from which to move forward. Consultant Campbell said Tigard has "tremendous building blocks," and what is produced will reflect the prior work.

Council President Henderson asked if they are looking at doing a 25-year plan or one for the immediate future. He said council has been giving good direction in the annual goals.

Consultant Campbell said he understands that there needs to be a discussion about what timeframe to look at and a common theme is a five-year window. He said council has been developing specific annual goals but there was also a Tigard beyond Tomorrow document that is for a much longer timeframe.

Councilor Buehner said she served on the 1996 visioning task force and because it was a 20-year vision, she thought it timely to set up a new task force. She questioned whether it is wise to do long-term planning before getting citizens involved again. She agreed there were areas where the city needs to take a long-term look now, such as water and infrastructure, but is hesitant to commit to long-term policies that do not relate to those areas.

City Manager Wine said the strategic plan will bring together what we have and define outcomes. The leadership foundation will form the basis for how we interact with the community. Community desires come into play once we set up the starting point to confirm and align direction.

Councilor Buehner said five years is a good time frame for a strategic plan. She said council needs to better define what product is wanted.

Councilor Snider said he disagreed that five or ten years is the correct timeframe for what council is trying to achieve. He said, "We need to be looking 20-25 years out. Some of the things we want to accomplish cannot be done in ten years. We need that diligent planning." He said the 25-year plan informs the city about the next five years.

Councilor Woodard said he agrees with both sides of this perspective. He said it would be good to have community involvement to verify whether our values are still relevant. We need to do backward planning: here is the goal, what do we do to get there.

Mayor Cook referred to council's goal setting question - What you want the city to be in the next 25 years? He said if something is prioritized it has to be a long term goal.

Consultant Campbell suggested that using the foundation as a basis for a conversation with the community would be more constructive. He added that the vision work done in 2009 was good. Councilor Buehner responded that was more of a branding effort. City Manager Wine replied that is why it is marked as a draft and is considered a starting point.

Council President Henderson referred to a program in Port Moody that he thought was good; a five-year program with a 25-year plan. He said they focused in the near five years on engaging the community to solve a problem and then as a team, endorsed the desired changes. He said, "They transformed a dying community into a nice community. Solving problems requires stopping, looking at resources and then figuring out what needs to be done."

Consultant Campbell said part of what they propose to do is provide council with more tools to make it easier to stop, ask the right questions and rethink how to solve a problem.

Councilor Buehner said most cities have a problem getting their communities involved. She asked how to get citizens other than a small, vocal minority to take time to participate. She said it was difficult for the public to understand that Tigard's Transportation System Plan is a 30-year plan and help them understand the context. Consultant Campbell replied that their firm can help write questions that get to a result the community wants, not just specific tasks. He said survyes are another method. He advised listening to people who attend city meetings and reinforce the value of participation. He said the primary way to get representation is through elections and council members are the voice of the people.

Councilor Woodard commented that there is a lot of good information from the Blue Ribbon Task Force recommendations, 2010 attitudes survey, comprehensive plan, and public meetings, etc. He suggested using an electronic survey at a public meeting to make sure we are right on track. Consultant Campbell said their concern is that Tigard has this information (what the public wants) and his preference is to get it translated into a set of measurable outcomes before going out to them again. He said, "I feel you have asked the public already."

Consultant DeLong said they will meet with each councilor and explore where the consensus and issues are. The results of these interviews will go to City Manager Wine and Assistant City Manager Newton so they know what things need to be decided before moving ahead because these things are important to the city council.

City Manager Wine said the purpose of this presentation was to update council on what staff is aiming for with the strategic plan and understand that the first step is the leadership foundation. Some of the community engagement part will be a next step, but the immediate next step is for Consultants DeLong and Campbell to meet with each councilor. Council President Henderson said he would be on council for three more years and asked if the consultants would be involved during that entire time. City Manager Wine said part of the reason she is talking about the first step is that there is not a budget allocation for a long-term plan. The city needs to identify resources to complete an entire strategic plan.

Councilor Snider asked if there was consensus on what we are aiming for. Councilor Buehner said she did not think so. City Manager Wine said that is a topic for a future meeting. Councilor Snider said what he will say in an interview about a five-year timeline is very different from what it would be for a 25-year timeframe. City Manager Wine suggested answering for both scenarios.

4. RECEIVE UPDATE ON SOUTHWEST CORRIDOR PLAN

Senior Transportation Planner Gray introduced Metro Principal Regional Planner Wilkinson, noting that they attended the SW Corridor Project Economic Forum earlier in the day along with Mayor Cook and Councilor Henderson. She said the first phase of the Southwest Corridor Plan will come to completion in July 2013 and she wanted to update council on its status, focusing on implications to Tigard. She said a preview of the technical analysis findings currently being developed will also be discussed tonight to give council time to think about the Steering Committee considerations coming up in July. She said she wanted to find out if council has sufficient information to feel comfortable as the decision nears and Mayor Cook has the information he needs to represent the city in this decision. She presented a slide show, a copy of which has been added to the packet for this meeting.

Senior Transportation Planner Gray said the Steering Committee will make the Phase I Decision in July, identifying high capacity transit (HCT) options to be carried forward for the full environmental analysis (DEIS). The refinement period in the fall 2013 will clarify the scope of the DEIS, and the Phase 2 DEIS will last from 2014 through 2016. The July decision will identify:

- What HCT modes need further study? LRT, BRT, or both?
- What is the extent of HCT study service?
  - Tigard? Tualatin? Sherwood?
- What kinds of land treatment options should be considered for BRT?

She said even after the decision is made in July there will service enhancement discussions such as addressing performance measurement issues on Highway 99W.

The SW Corridor Plan frames how to look at other elements including improvements to local transportation systems in the near term and how they can connect to future HCT, land use vision, roads, pedestrian and bike access, parks and natural areas. Scope refinement and DEIS will include deciding:

- Alignment options
  - Connection to Portland Community College
  - SW Hall or 72nd Avenue
  - Naito or Barbur
- Station locations
- Options for right of way
- Transit system connections

She described the four High Capacity Transit (HCT) Options.

- Light Rail
- BRT to Tualatin
- BRT to Sherwood
- BRT Hub & Spoke

Councilor Snider asked if BRT would connect the communities of Tigard, Tualatin and Sherwood. Mayor Cook said it depends on whether you connect with HCT or local bus service. Senior Transportation Planner Gray said she is assuming mostly dedicated BRT right of way to improve travel time. She said that same assumption is not in the hub and spoke option but it is a single seat ride, meaning you can get on in Portland and go all the way to Sherwood. Senior Transportation Planner Gray said transferring is part of every option and is an important part of the plan. She said to be successful, an HCT route must have a network of local service options.

Senior Transportation Planner Gray said the two HCT Station priorities in Tigard are the Triangle and downtown. She said there may even be two stops in the Triangle, as it is as large as two of Portland's Pearl Districts.

She noted if there was an extension to Tualatin, it may go along Hall Boulevard and a potential station at Durham and Hall may be a good stop.

Councilor Buehner said it is a great idea but it ignores where the growth in Tigard is occurring. She said it is happening to the west and south. Bull Mountain and areas around it are going to be ignored for transit. Senior Transportation Planner Gray noted that River Terrace was not included in the first HCT plans but was added later and would most likely benefit from proximity to local service connections.

Senior Transportation Planner Gray said all alignments leave 99W before reaching Tigard. She said the concern about increased congestion on 99W is something they heard loud and clear. This would have the benefit of providing access to an area where a lot of growth is planned. She noted that several Tigard Transportation System Plan (TSP) projects would be synergistic with HCT including the Highway 217 overcrossing at Hunziker, the Hunziker-Scoffins realignment, improving Upper Boones Ferry at Durham/72nd and widening Hall Boulevard or 72nd Avenue.

Councilor Buehner asked about the connection from Dartmouth to downtown, an early flyover ramp planned by ODOT. She said, "If we are going to bring a station from the Triangle to downtown, wouldn't it make sense to look at having a flyover from Dartmouth to the downtown, reducing the length of the flyover?" Senior Transportation Planner Gray said it is not in the TSP, but it may not be too late to add. She will research when it was included and when it was removed.

Councilor Buehner requested more information on two things she has heard. One is that the City of Portland is turning their focus from Barbur to Powell Boulevard. The other is that Portland intends to run BRT right down Barbur Boulevard which defeats the purpose of BRT. She said she was concerned about these impacts on this process.

Metro Principal Planner Wilkinson said she was in attendance at the Portland City Council meeting when they adopted the Barbur land use plan and their council gave very strong support for the SWCP. She noted that Mayor Hales has been attending the SWCP meetings.

Metro Principal Planner Wilkinson responded that currently, the SWCP is the top priority for the region. She said she has not heard about a focus on running busses on Barbur because running too many busses does not support their land use vision. Senior Transportation Planner Gray that is the kind of direction they will look for in July.

Senior Transportation Planner Gray showed a slide of HCT Choices/Trade-offs

Senior Transportation Planner Gray said the information was preliminary, but telling. Light Rail has the highest demand but BRT ridership is high too, especially with dedicated right of way. Under peak demand, light rail is at 62 percent but BRT is over capacity and will not meet the demand.

Metro Principal Regional Planner Wilkinson said a Max train has two cars with one driver and carries about 260 passengers. BRT carries around 87 people with one driver. You would need more drivers and busses to carry more passengers.

Metro Principal Planner Wilkinson said they considered 7.5 minute intervals in between light rail trains and BRT. The ridership demand is met with light rail but to meet the demand BRT has to go down to 3.5 or 4.5 minute intervals, which equals 24 busses going in one direction per hour. If the BRT is in mixed traffic, this would impact car traffic.

Senior Transportation Planner Gray said operating costs include drivers, fuel and service. Capital costs are highest for rail. An early estimate for the light rail line to Tigard is $1.7 billion, or $200 million per mile, which is about what the Portland/Milwaukie light rail line cost.

Widening 99W is estimated to cost $159 million per mile. She said both numbers show that this corridor is very constrained and there is not an easy way to carve out a path for any mode of transit.

Councilor Buehner asked for an analysis on capital costs. She said it appears that while light rail would be more expensive to build but is less expensive annually to run.

Councilor Snider said the difference in percentage of BRT cost to light rail capital cost matters a great deal. He said the decision will be highly sensitive to that number.

Mayor Cook asked at what point the BRT is measured, at 85 percent, which is all dedicated lanes, or at 55 percent which is 50 percent dedicated lanes. Senior Transportation Planner Gray said she is unsure when this number will be known. She said BRT is interesting and challenging. Council President Henderson asked if there has to be 50 percent dedicated right of way to be eligible for federal funding. Metro Principal Planner Wilkinson said was true for the New Starts program.

Senior Transportation Planner Gray presented a timeline leading up to the July 22 Steering Committee adoption of a preferred strategy. There is an opportunity to come back to council to update on additional information before this deadline. Councilor Buehner asked that this slide be placed in the council packets.

Councilor Buehner asked about consensus among committee members. Obviously each partner has different local interests. Senior Transportation Planner Gray said since the city is located centrally in the project we have met with all partners and stressed there is a strong desire for a consensus.

Senior Transportation Planner Gray offered to meet individually with council so there is a comfort level with this information.

Councilor Snider questioned what the charter of the Steering Committee asked them to accomplish. Metro Principal Planner Wilkinson said it specifically asked the Steering Committee to narrow the high capacity transit alternatives.

Council President Henderson commented that he liked the format of the economic meeting. Councilor Buehner asked for Senior Transportation Planner Gray to remind everyone about the Metro Community Planning Forum. Ms. Gray said it is scheduled for May 23, 2013 at 6:00 pm at the Tualatin Library.

5. RECEIVE UPDATE ON RIVER TERRACE COMMUNITY PLAN

Senior Planner Wyss briefed council on feedback from River Terrace public involvement meetings. Summaries from each meeting and online survey results are included in the packet for this meeting. He said staff also wanted to continue the discussion from a council study session regarding flexible implementation of the West Bull Mountain Concept Plan.

He said the project team has been working on tasks related to natural resources and land use/zoning. These topics were presented at community, Stakeholder Working Group (SWG) and Technical Advisory Committee (TAC) meetings. The focus was to present three natural resource maps, regulated by the city's Community Development Code, and gather

feedback on zoning options intended to implement the recommended land use vision from the West Bull Mt. Concept Plan (WBMCP).

He said the Natural Resources Task involves applying the city's program to the River Terrace area. This includes the Sensitive Lands Chapter and three maps - Significant Habitat, Significant Tree Groves and Wetlands and Stream Corridors. These maps have already been adopted by Tigard so they just require an update to include the River Terrace area. Inventories of these natural resources in River Terrace followed state guidelines. The Significant Habitat map is part of the Tualatin Basin Partnership which was adopted around 2005 as a regional Washington County-wide effort to comply with Metro's Title 13. The Significant Tree Groves map was included in the recently adopted update to the tree code and underwent a Goal 5 process to identify tree groves. He said both maps have voluntary regulations associated with them that provide flexible incentives for resource preservation during development.

Senior Planner Wyss said the Wetlands and Stream Corridors map shows general locations of the Clean Water Services vegetative corridor buffer and a local wetland inventory, completed during the WBMCP process. The inventory Washington County submitted to the state was accepted and city staff will update Tigard's Wetlands and Stream Corridors map to include these areas. Boundaries are general, and staff heard from the committees that a disclaimer should be added to the map stating this and clarifying that exact delineations will occur during the development process.

Senior Planner Wyss said the primary focus of the meetings was to gather feedback on the translation of recommended WBMCP land uses (as adopted by council into the comprehensive plan in December 2012) into Tigard zoning districts. The project team applied zoning based on the WBMCP and took two different analyses to the TAC and SWG committees. Small group discussions were held on strengths and weaknesses of each option and based on feedback from the committees, staff made improvements to the map.

TAC feedback showed consensus for the second analysis map which had a good mix of zoning, with density to support the commercial area. They suggested wrapping higher density around the PGE substation and below the commercial area. They recommended removing the R-4.5 zoning west of Roy Rogers Road and making it R-7. The TAC supported transitioning between existing developments into higher density areas.

Generalized comments from the SWG were favorable towards the second option with the mix of R-7 zoning. They wanted zoning to follow property lines as much as possible, and expressed interest in zoning flexibility. Comments were received on keeping lower density in significant tree grove areas so property owners could take advantage of the flexibility offered by the significant tree grove program. The SWG agreed with a transition buffer between existing development and higher densities. Senior Planner Wyss said a draft summary of individual interviews with 17 of the 18 SWG members was recently received from JLA, the firm facilitating the meetings. The primary theme is that the SWG is interested in keeping the process moving forward and completing the RTCP as quickly as possible.

Senior Planner Wyss referred to three maps included in the council packet for this meeting. Analysis 1 is the map chosen by the TAC and SWG. Based on their feedback, staff prepared the Analysis 2 option which eliminates R-4.5 west of Roy Rogers Road, extended the R-25 to surround the PGE substation and extended R 4.5 zoning farther south around existing homes in Area 63 to better integrate with natural resources. The Analysis 3 map changed R-25 zoning near the neighborhood commercial area to R-40 for better support of that commercial area and to allow for more R-4.5 in the southern part of Area 63.

At the community meeting, attendees were assembled into small discussion groups to consider the zoning maps and report back to the larger group. They were also asked to complete individual surveys. The largest concern at the community meeting was the impact of traffic on existing neighborhoods. Zoning of R-25 was preferred to R-40 based on impacts to existing neighborhoods. They favored the transition of similar development and moving higher densities away from existing residents. They accepted higher density to support the neighborhood commercial area, such as wrapping R-25 around the PGE substation. There was no consensus among the three groups on which of the three options was best. The individual surveys showed a preference for Option 3.

Mayor Cook asked if the recommendation to expand R-4.5 zoning in Area 63 was because of existing homes, steeper land, trees, or all of the above. Senior Planner Wyss said it is for all of the reasons mentioned and that the topography includes several creeks.

Councilor Buehner referred to Bull Mountain Country Estates property owners' concerns about nearby high density. She pointed out a triangle of land immediately to the north of the intersection where Area 64 begins and Bull Mountain Country Estates is. She said the triangle is zoned heavy commercial under Beaverton zoning and she wanted staff to be aware of that because it may have relevance and influence what should develop along Scholls Ferry Road. Senior Planner Wyss said staff is meeting with Beaverton staff and their consultant tomorrow to discuss their commercial lands analysis. Councilor Buehner asked if staff had received a cost to update the commercial analysis and Senior Planner Wyss replied that they would know more after they meet with Beaverton staff.

Senior Planner Wyss said where the community meeting participant lived or owned property dictated their feedback. Residents in the south preferred placing more density in the north and vice versa. It was requested that the city put the survey online for those that could not attend the community meeting. Early online responses came from people who did not want any development to occur but later feedback indicated traffic impacts were the biggest concern.

Senior Planner Wyss summarized that staff heard from 118 people through the three meetings and the online survey. There seemed to be agreement on the WBMCP land use designations but no consensus on which zoning option was the most desirable. He said council will need to weigh individual needs against the RTCP needs.

Councilor Woodard said he recently walked in Area 63 and noted several natural features. He has concerns about balancing density and also the lack of road and sidewalk infrastructure near Beef Bend Road. Senior Planner Wyss said the rural element was included in the WBMCP, which includes the area towards Beef Bend Road that was not brought into the urban growth boundary. He said that portion of land is flatter and is at a medium density of 13 units per acre. He said the infrastructure will evolve with the density and it is correct to assume that it will balance out. Councilor Woodard said 150th Avenue has no sidewalks and is dangerous. He hoped that as density occurs there is enough money to make the roads and sidewalks safer. Senior Planner Wyss said that is part of the transportation and financing component and gets back to decisions council will be considering. He said the city needs to work with Washington County to prioritize and schedule existing street upgrades to accommodate vehicular traffic and make it a safe environment for pedestrians.

Councilor Snider asked about the difference between R-25 and R-40 zoning. Senior Planner Wyss said R-25 zoning would include row houses or condos and R-40 has condos or apartment buildings. City Manager Wine said staff could provide council with materials used in the community meetings that illustrate these zoning designations.

Councilor Woodard commented that at the time the concept plan was developed, the Sunrise, Paull and Cach properties did not exist as parks. He said he wanted to make sure a parks plan for River Terrace has the right spatial distance for park use and that the city is providing a fair share of park land acquisitions spread throughout Tigard. Senior Planner Wyss said updating the Parks Master Plan to include River Terrace is upcoming and will be the first task the infrastructure consultants will tackle.

Councilor Buhner said it is important to let the committees know that these specific parcels are not exactly where the parks are planned to be. She said it caused issues when the city was specific about a downtown plaza area and this should be avoided. Councilor Woodard agreed and suggested the committees could be given park distance criteria and then pick and choose possible location based on that. Senior Planner Wyss said a policy decision needs to be made on how Tigard will deliver parks because they will be part of the success of the River Terrace community. Councilor Woodard suggested Park and Recreation Board (PRAB) input and participation and Senior Planner Wyss agreed that PRAB will be engaged in the process.

Senior Planner Wyss referred to the discussion council held at their last Study Session concerning flexibility in locating the commercial area. He said the current location was based on limiting arterial access to Roy Rogers and Scholls Ferry Roads. There was a commercial lands analysis done that showed 25,000 square feet would be supportable in a smaller, neighborhood commercial development. The community's desire was to have more of a neighborhood-, as opposed to vehicle-related, focus. He said based on feedback from the TAC, SWG and community meetings there was no consensus to reevaluate but there were comments questioning the viability of a small commercial area that is not visible from Roy Rogers Road. The recommendation was to leave it where it is. He asked if council wanted staff to expend resources

and time in going back through the process or consider the assumptions of the WBMCP and keep moving forward.

Mayor Cook said council talked about flexibility and being willing to find out the cost of a joint study with Beaverton because they will be putting in commercial zoning too and we need to see how it will work together. He said there would be more information tomorrow after staff meets with Beaverton.

Councilor Buehner said she met with City Engineer Stone since last week's meeting. She said he was involved with the Villebois project in Wilsonville, a plan similar to the neighborhood commercial area proposed for River Terrace. He indicated that Villebois has just begun to move ahead after ten years. She suggested Senior Planner Wyss discuss this project with City Engineer Stone. Community Development Director Asher said he visited Villebois and agreed that commercial development is finally occurring. He commented that it takes years for enough density to build up to support a neighborhood commercial area and he did not feel it would have mattered whether or not it was built on an arterial road. He said their concept was to have a public plaza with a European feel and build neighborhood commercial development beside it. He said the area is a study is what is possible when a city strives to generate a certain style of development. He said there is much to learn from the Villebois project about what Tigard could or could not do.

Community Development Director Asher said he wanted to distinguish between attempting to identify what the actual commercial uses will be and their compatibility with whatever is going in across Scholls Ferry Road, and the basic question of location for this commercial area. He said there is community desire for neighborhood commercial, which is a smaller scale commercial area adjacent to open space that has probably less parking and more bike lane and pedestrian access. A traditional retail mode is more vehicle centered and dependent on visibility. He commented that he has been both commercial modes work and one is more difficult to pull off, but the one that may be more difficult to do is clearly the one that was endorsed through the concept planning. He said those coming forward now to question the viability of this location are raising legitimate points. He said this was a decision that council would need to make.

Council Snider asked if there was a scenario where the city could scrap the commercial area entirely if it doesn't appear to be viable or there is no agreement on location. Community Development Director Asher replied that there was none he was aware of.

City Manager Wine said what staff is seeking what kind of information would be helpful to assist council in making a determination. She asked what the influences might direct Tigard away from having commercial property in this location.

Councilor Buehner said it is critical to know what Beaverton is going to do across the street, other than build a high school. She said the WBMCP was done in a vacuum because it was done before the Beaverton side of the street was brought into the urban growth boundary.

Councilor Woodard referred to the joint meeting with Beaverton and urged comparing notes with them and working to complement rather than compete for economic development. He asked whether the placement of the commercial area is a benefit to the Roshak neighborhood or if it creates traffic and circulation issues. Councilor Snider commented that the goal is not to make it a destination, but more of a utility for people living in that area.

Community Development Director Asher said the layout of the commercial node shows a connection between civic/public and commercial space and places that in the interior. He said it also appeared to him that there was not a lot of thought given to the parceling or the functionality of a retail center. He asked the council if they have enough questions on this to ask staff to do more investigation, noting it would require time and resources and the schedule is already pressured. He said if council directs staff to reconsider this site, they may hear from stakeholders who believe that there was a public process and there is legitimacy to this plan. He asked council how much of a precedent they wanted to set.

Mayor Cook requested that staff provide a picture of what this type of commercial development would look like. Councilor Snider added that it should be an idealized example of what we think would be successful in that area. Mayor Cook said it was easier for him to visualize commercial property along a busy street such as Roy Rogers Road; he needed to see a rendering that shows how a neighborhood focused commercial would work. He added that if it will take ten years to develop this space a property owner may look at this differently.

Councilor Buehner said the parameters have changed and more urban reserves will be coming into the urban growth boundary. She said the city needs to plan long-term for a larger population base. She said she was not advocating for any particular store, but a retailer such as Fred Meyer might see River Terrace development as a huge opportunity.

Councilor Snider said this has been vetted thoroughly with many stakeholders. He said, "From my perspective as a city council, we better have overwhelming reason to be second guessing a large group of stakeholders that at least on this issue, seem to have significant consensus. To me that burden should be heavy on us when we are playing Monday morning quarterback on this."

Councilor Buehner said the county did not do a complete job and the neighborhood has changed dramatically in the intervening years. She said, "It behooves us and the property owners in this area to at least evaluate what those changed circumstances have done to the process." In response to a question from Community Development Director Asher about what the changed circumstances are, she said, "I want to know what Beaverton has planned. If they have dense development plans in the area surrounding the high school then River Terrace does not need any large-level commercial development." She said if they do not, then residents will have to travel a long distance to get to a hardware or garden store, for example. Community Development Director Asher said that the people have already said they don't want a large retail center.

Councilor Woodard said Progress Ridge is not that far from River Terrace. He said he had no issue with the commercial location. He said his only concern was circulation and if increased traffic through the neighborhoods would be a burden, he wanted to mitigate that.

Community Development Director Asher said he is hearing some consensus from Councilors Woodard and Snider and Mayor Cook. Councilor Buehner said she was the "odd man out," and she felt the city really needed to reexamine the commercial area.

Community Development Director Asher said staff can pull out and magnify the commercial node to provide greater visual clarification for council, check back with the market and create an analysis to give a better sense of what this area could become. He said council may decide that this misses a market opportunity or could not be built in a timely manner. He referred to Councilor Snider's earlier comment on following what the community has asked for, and suggested starting with what was planned, studying it, and if council wants to depart from that, the decision would be based on factual information.

Council President Henderson said this area "is a lot bigger you think and the greenway ties it all together." He said this could become a 20-minute community and Tigard needs to look at building 20-minute communities where people can live, work and play in the same place. He said this area will work. Community Development Director Asher asked Council President Henderson if he was in favor of bringing in more information on it and he replied that he was.

Councilor Snider asked about zoning density trade-offs. Senior Planner Wyss said one of the principles during the concept planning was to match up with existing neighborhoods. Mayor Cook said the difference is that when they develop in an R-4.5 area, those people will know there will be R-7 next to them, but existing homes did not.

In response to a question from Councilor Woodard, Senior Planner Wyss confirmed that in the WBMCP there is a small commercial area in the urban reserves area adjacent to Beef Bend Road.

Senior Planner Wyss said staff will bring back feasibility information and visual representation of the commercial area. Community Development Director Asher said he would characterize it as a side study because staff will continue forward with the project based on the WBMCP plan. He said there will come a point in time in the project where moving land uses around will be a problem but we are not there yet. He said he was not hearing from council that we should depart from the concept plan but that there should be more study on the commercial area and possible adjustment.

6. COUNCIL LIAISON REPORTS – None

7. NON AGENDA ITEMS – None.

8. EXECUTIVE SESSION: None held.

9. ADJOURNMENT: At 9:29 pm Councilor Buehner moved for adjournment. Councilor Woodard seconded the motion and all voted in favor.

	Yes	No
Councilor Woodard	✓	
Mayor Cook	✓	
Councilor Buehner	✓	
Council President Henderson	✓	
Councilor Snider	✓	

Carol A Krager

Carol A. Krager, Deputy City Recorder

Attest:

Mayor, City of Tigard

Date: June 25, 2013