



City of Tigard

Tigard Workshop Meeting – Agenda

TIGARD CITY COUNCIL

Agenda Revised September 14, 2016 to Amend Agenda Item 4

MEETING DATE AND TIME: September 20, 2016 - 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 503-718-2419 (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://live.tigard-or.gov>

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

Replay Schedule for Tigard City Council Workshop Meetings - Channel 28

- Every Sunday at 12 a.m.
- Every Monday at 1 p.m.
- Every Thursday at 12 p.m.
- Every Friday at 10:30 a.m.

SEE ATTACHED AGENDA



City of Tigard

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TIGARD CITY COUNCIL

MEETING DATE AND TIME: September 20, 2016 - 6:30 p.m.

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

1. WORKSHOP MEETING

- A. Call to Order- City Council
- B. Roll Call
- C. Pledge of Allegiance
- D. Call to Council and Staff for Non-Agenda Items

6:30 PM

- 2. DISCUSS ADOPTION PROCESS FOR SUBSTANTIAL AMENDMENT TO DOWNTOWN CITY CENTER URBAN RENEWAL PLAN **6:30 p.m. estimated time**
- 3. JOINT MEETING WITH PLANNING COMMISSION: TIGARD TRIANGLE URBAN RENEWAL AND CODE/ZONING UPDATE **6:40 p.m. estimated time**
- 4. DISCUSS THE CITY'S ROLE IN ADDRESSING HOMELESSNESS **7:30 p.m. estimated time**
- 5. WILLAMETTE RIVER WATER COALITION (WRWC) UPDATE BRIEFING **8:30 p.m. estimated time**
- 6. NON AGENDA ITEMS
- 7. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. 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. ADJOURNMENT **9:00 p.m. estimated time**

AIS-2766

2.

Workshop Meeting

Meeting Date: 09/20/2016
Length (in minutes): 10 Minutes
Agenda Title: Discuss Adoption Process for Substantial Amendment to Downtown City Center Urban Renewal Plan
Submitted By: Sean Farrelly, Community Development
Item Type: Update, Discussion, Direct Staff
Meeting Type: Council Workshop Mtg.
Joint Meeting-Board or Other Juris.
Public Hearing: No
Newspaper Legal Ad Required?:
Public Hearing Publication Date in Newspaper:

Information

ISSUE

Joint workshop session with Planning Commission to review upcoming adoption process for Substantial Amendment to Downtown City Center Urban Renewal Plan.

STAFF RECOMMENDATION / ACTION REQUEST

This briefing is for informational purposes only. Additional public meetings and hearings will be held in the future on the amendment. Staff will provide specific recommendations for action at that time.

KEY FACTS AND INFORMATION SUMMARY

While several completed City Center Urban Renewal Plan projects have been completed, the district does not have the financial capacity that was originally estimated when it was formed in 2006. The urban renewal financial analysis, done prior to the Great Recession of 2008, projected that \$22 million in tax increment would be generated by 2027. The recession greatly reduced the growth in property values and development. Tigard voters approved \$22 million in maximum indebtedness in 2006; current estimates are that the district will generate about half of that, \$11 million, by 2027. Without new resources, there will likely be insufficient funds for City Center Urban Renewal Plan projects such as the Performing Arts Center; Public Parking Facilities (structured); or Ash Avenue Extension Scoffins to Burnham including RR Crossing.

At the May 3, 2016 City Center Development Board meeting, staff was directed to explore a

substantial amendment to the City Center Development Plan. To allow the collection of tax increment revenue closer to the amount envisioned for the urban renewal area time period, or to increase the plan's maximum indebtedness above \$22 million, it is necessary to add land to the district. An expanded district would allow for the collection of additional tax increment revenue. State law ORS 457.220(3) limits increases to the size of an urban renewal district to 20% of a district's original size. In this case, the City Center Urban Renewal District is 193.71 acres, so the maximum size it could be increased is 38.7 acres. The City Center Advisory Commission has been briefed on the substantial amendment at four meetings and has expressed support.

The substantial amendment to the City Center Development Plan will mirror the steps for public review for the Tigard Triangle urban renewal plan:

- October 4: City Center Development Agency review
- October 18: Washington County Board of Commissioners review
- October TBD: Community Open House
- November 14: Planning Commission recommendation on adoption
- December 13: City Council decision on adoption

Section 12 of the City Center Urban Renewal Plan requires voter approval for Substantial Amendments to the plan that increase the maximum indebtedness of the plan or add land to the urban renewal area more than 1% of the total plan. This election would be held on May 16, 2017.

OTHER ALTERNATIVES

None at this time

COUNCIL OR CCDA GOALS, POLICIES, MASTER PLANS

Tigard City Council 2015-17 Goals and Milestones

Goal #2. Make Downtown Tigard a Place Where People Want to Be

City Center Urban Renewal Plan

Tigard Comprehensive Plan

Special Planning Areas- Downtown

Goal 15.2 Facilitate the development of an urban village.

DATES OF PREVIOUS CONSIDERATION

May 3, 2016 : Discuss Potential Substantial Amendment to City Center Urban Renewal Plan

AIS-2765

3.

Workshop Meeting

Meeting Date: 09/20/2016

Length (in minutes): 50 Minutes

Agenda Title: Joint Meeting w/ Planning Commission: Tigard Triangle Urban Renewal and Code/Zoning Update

Prepared For: Susan Shanks, Community Development

Submitted By: Susan Shanks, Community Development

Item Type: Update, Discussion, Direct Staff **Meeting Type:** Council
Joint Meeting-Board or Other Juris. Workshop
Mtg.

Public Hearing: No

Publication Date:

Information

ISSUE

This is a joint City Council and Planning Commission briefing on two Tigard Triangle Strategic Plan implementation projects - the Tigard Triangle Urban Renewal Plan and the Lean Code Project.

STAFF RECOMMENDATION / ACTION REQUEST

This briefing is for informational purposes only. Additional public meetings and hearings will be held in the future on both projects. Staff will provide specific recommendations for action at that time.

KEY FACTS AND INFORMATION SUMMARY

I. Urban Renewal

The city received a Metro CPDG grant in 2015 and engaged a consultant team in March 2016 to prepare an Urban Renewal Plan for the Tigard Triangle as part of its implementation of the Tigard Triangle Strategic Plan. The project team convened a Citizen Advisory Council and Technical Advisory Committee in May 2016. Each group has met three times. One final meeting is scheduled with each group in October. The groups have provided substantive input into the development of key aspects of the Urban Renewal Plan, including but not limited to the following:

Urban Renewal District Boundary

Two options were presented and the majority of committee members support the option that includes properties within the Triangle and on the north side of Pacific Highway. Pacific Highway is the most porous of the Triangle's three edges, and is a

physical and visual gateway. Committee members thought it made sense to include properties on both sides of the highway in order to: (1) maximize access to goods and services on both sides on the highway for new residents and employees in the Triangle and existing residents and employees outside of the Triangle to the north, and (2) give property owners equal access to any redevelopment assistance programs that may be available to prevent one-sided private property improvements along the highway.

Urban Renewal Maximum Indebtedness and Plan Duration

Five options were presented and the majority of committee members support the option that results in a maximum indebtedness of \$188M (\$94.5M in 2016 dollars), which, with an assumed growth rate of 4.5%, will take 35 years of tax increment collections to implement. Tualatin Valley Fire and Rescue (TVFR) and CPO-4M representatives prefer a plan with a shorter duration. The project team is working with TVFR to help mitigate concerns.

Plan Goals and Objectives

Committee members made substantial contributions to the plan's goals and objectives, which are attached (Attachment 1).

Plan Project List and Funding Allocations

The project team proposed the following project category funding allocations based on CAC and TAC input, development activity in the City Center Urban Renewal District, and the State of Place quantitative analysis. (See Attachment 2 describing the application of the State of Place analysis.)

- Plan Administration: 4.75%
- Transportation (including parking): 42%
- Public Utilities: 14.25%
- Public Spaces, Facilities, and Installations: 16%
- Re/development Assistance and Partnerships: 23%

Committee members vetted the project list and funding allocations with the knowledge that the city's Development Agency will allocate funding as it sees fit throughout the life of the plan. Based on feedback at the last CAC and TAC meeting, parking was moved out of Public Facilities and into Transportation, and more specificity was provided about the types of projects within the Public Spaces category.

Below is the 2016 public review schedule for the Urban Renewal Plan. In addition to these public meetings, the project team has and will continue to consult and confer with affected taxing districts as needed.

- October 4: City Center Development Agency review
- October 18: Washington County Board of Commissioners review
- October TBD: Community Open House
- November 14: Planning Commission recommendation on adoption

- December 13: City Council decision on adoption

Per the City Charter, the Urban Renewal Plan will not go into effect upon adoption by City Council. City voters must approve the plan at a general election for it to be effective.

- May 16, 2017: Citywide public vote on Urban Renewal Plan

The urban renewal educational campaign component of the project is ramping up and will begin in November. The major components of the campaign will include a statistically valid survey, educational mailings, and numerous community group presentations.

II. Code and Zoning Amendments

Staff is pursuing innovative regulations and standards to implement the Tigard Triangle Strategic Plan. Not only are these measures groundbreaking for Tigard, they are also still evolving in the world of development and planning. These measures include zoning for small/incremental development and transitional streets, beginning to implement parking management before there's a problem, providing a lean review process, and analyzing traffic in mixed-use pedestrian districts.

Lean Code Development

The consultant team put together a form based code that will promote the development of a walkable neighborhood. Staff has been editing the code to better integrate with the existing Tigard code, consolidate sections, trim regulations, and be more user-friendly. Discussions regarding parking have begun, and group discussions about street design and transitional streets will continue in the next month. These discussions will include staff from Community Development, Public Works, and Finance. A fee-in-lieu of construction is also being considered for situations where partial improvements are not feasible.

Rezoning Analysis

In addition to the development code changes, implementation of the TTSP also includes rezoning a portion of the Tigard Triangle to a new mixed use zone, Triangle Mixed Use (TMU). This will include all sites zoned Mixed Use Employment (MUE) and some sites currently zoned General Commercial (C-G).

Traffic Analysis

The Oregon Transportation Planning Rule (TPR) requires that amendments to zoning and comprehensive plan maps be reviewed to determine if the changes will significantly impact existing or planned state transportation facilities, and how that impact will be mitigated. The Triangle is adjacent to three state highways and a traffic analysis must be completed for the re-zone. Standard methodologies for suburban style development do not work well for mixed-use districts, and standard modeling could lead to mitigation measures that do not support a walkable district. Staff is currently working with a consultant and Oregon Department of Transportation to negotiate an agreed upon scope of work that represents a reasonable case scenario for traffic generation in the Triangle.

Parking Management Plan

Parking will play a pivotal role in the Triangle's incremental transition from a suburban, office/big box area to one with a greater mix of land uses and transportation choices. Too much parking encourages single-occupancy vehicle travel and does not create a development pattern that encourages walking. Today, inventories show significant unused off-street parking in many areas of the Triangle. Lean Code standards for minimum and maximum parking are much lower than in other areas of Tigard; therefore the efficient utilization of parking will become more important.

A parking management plan is called out as an implementation measure in the Tigard Triangle Strategic Plan. Typically such plans are created to address parking problems in business areas. This plan is being developed as part of the Lean Code package and will proactively seek to prevent parking issues through short and long term strategies. The plan will be developed over the next few months.

OTHER ALTERNATIVES

None at this time.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

City Strategic Plan Goal 1: Facilitate walking connections to develop an identity.

City Strategic Plan Goal 2: Ensure development advances the vision.

Council Goal 3: Adopt and begin Implementation of Tigard Triangle Strategic Plan (TTSP). TTSP completed March 2015.

DATES OF PREVIOUS COUNCIL CONSIDERATION

March 2015: Staff completed the Tigard Triangle Strategic Plan (TTSP)

June 2015: Council directed staff to submit a CPDG application to Metro for funds to implement the TTSP

August 2015: Staff briefed the City Council and Planning Commission on the Lean Code

December 2015: Staff briefed Council on the Lean Code

February 2016: Council directed staff to enter into an IGA with Metro for CPDG funds

March 2016: Council awarded a contract to MIG Inc. to implement the TTSP

April 2016: Council approved the formation/membership of a Citizen Advisory Council (CAC) for the Tigard Triangle Urban Renewal Plan

August 2016: Council appointed an additional Urban Renewal CAC member

Attachments

Proposed Goals and Objectives

State of Place Analysis Memo

Map

Tigard Triangle Urban Renewal Plan

Proposed Goals and Objectives | September 2016

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in the Plan are the specific means of meeting the objectives. The goals relate to adopted plans and were developed with input from the CAC and TAC. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

Goal 1 – Encourage meaningful involvement by citizens, interested parties, and affected agencies throughout the life of the urban renewal district to ensure that it reflects the community’s values and priorities.

Objectives:

1. Invite citizens both within and outside of the boundaries of the Area, interested parties, and affected agencies to participate on urban renewal advisory committees and task forces.
2. Invite public comment at all Development Agency meetings.
3. Hold a public vote as required by the City Charter for the use of tax increment financing as a method of funding projects in the Area.

Goal 2 – Provide a safe and effective multimodal transportation network that provides access to, from, and within the Area and supports mixed-use and pedestrian-oriented development.

Objectives:

1. Develop comfortable, interesting, and attractive streetscapes—especially along designated pedestrian streets—that build upon the Area’s existing assets, improve the pedestrian experience, and support a variety of commercial and social activities, e.g. cafe seating, outdoor displays, etc.
2. Create more connections within the Area by building new streets and trails so that people of all ages and abilities can enjoy healthy and interconnected lives.
3. Create more access points into and out of the Area by building new overpasses and/or undercrossings and modifying existing intersections and/or interchanges so that the Area is more connected to downtown Tigard, Portland Community College, and other neighboring areas and businesses.
4. Provide transportation choices for all modes of travel, as appropriate, and on-street parking and vegetative stormwater facilities, where feasible, when building new streets and extending and/or modifying existing streets, including but not limited to the following:
 - a. Shared bicycle and vehicle travel lanes along low volume streets.
 - b. Separate bicycle and vehicle travel lanes along high volume streets.
 - c. Sidewalks and pedestrian crossings that connect to transit (e.g. bus) stops.

5. Allow transitional street improvements (i.e. temporary or partial improvements) that further the Area’s transportation goals and objectives and support small, incremental development when construction of all permanent street elements is not practicable at the time of development.
6. Provide a reliable transportation system that effectively manages vehicle congestion and safely moves people, goods, and services to, from, and through the Area, with special consideration for the following:
 - a. Pedestrian crossings of high volume streets.
 - b. Freight trucks to, from, and through the Area.
 - c. Transit service (e.g. buses) to, from, and through the Area.
7. Build a multi-use trail for pedestrians and bicyclists along Red Rock Creek that provides an off-street east-west connection parallel to Highway 99W and facilitates the transformation of this natural corridor into a greenway. Identify and build other off-street multi-use trails and connections as opportunities arise.
8. Develop and implement a parking management plan for the Area that supports economic development efforts, the desired land use pattern, and a balanced transportation system, including but not limited to public-private partnerships, public parking facilities, and parking enforcement.
9. Periodically evaluate the functioning of the transportation system to refine project scope and inform project prioritization.

Goal 3 – Provide public utility improvements to support desired development.

Objectives:

1. Develop a stormwater master plan for the Triangle and a greenway plan for Red Rock Creek. Build regional stormwater facilities where practicable.
2. Extend the public sewer system to areas served by private septic systems.
3. Permanently fix compromised sewer lines in Red Rock Creek.
4. Ensure new water mains are constructed as needed and coordinate replacement of existing water mains.
5. Encourage sustainable utility and energy usage practices.

Goal 4 – Create a clear identity for the Area as a fun and diverse place to live, work, shop, eat, and play by building upon existing unique and desirable features.

Objectives:

1. Build public facilities that support the Area’s identity as a mixed-use, multi-modal and pedestrian-oriented district, including but not limited to parks, plazas, public restrooms, recreational facilities, and non-vehicular infrastructure, e.g. bike racks, bike lockers, pedestrian shelters, and wayfinding signage.
2. Use parks, trails, stormwater facilities, and existing natural features—such as wetlands, creeks, trees/tree groves, and view corridors—to create focal points that reinforce the Area’s identity as a unique and special place.

3. Apply distinctive and consistent sign, art, gateway, and streetscape treatments to visually distinguish the Area from surrounding areas.
4. Relocate or underground existing utilities as practicable to provide a more aesthetically pleasing pedestrian environment.

Goal 5 – Provide financial and technical assistance to new and existing businesses and housing developments that contribute to the Area’s diversity and vitality and help it transform into a mixed-use and pedestrian-oriented district.

Objectives:

1. Support new and existing businesses by providing a variety of financial and technical assistance programs that increase the diversity of goods and services available in the Area and/or contribute to the Area’s liveliness and upkeep, including but not limited to façade improvement grants, streetscape improvements, site preparation, permit fee assistance, private utility extensions/upgrades, and business development incentives.
2. Form public-private partnerships and use public investment in infrastructure and public spaces/facilities to spur private development.
3. Support the development of mixed-use buildings that provide a variety of housing types and storefront spaces for a range of community and commercial needs.
4. Assist in the development of affordable and workforce housing.
5. Assemble parcels to enhance development opportunities.
6. Encourage low impact and environmentally sustainable building practices wherever possible.



City of Tigard

Memorandum

To: Tigard City Council and Planning Commission

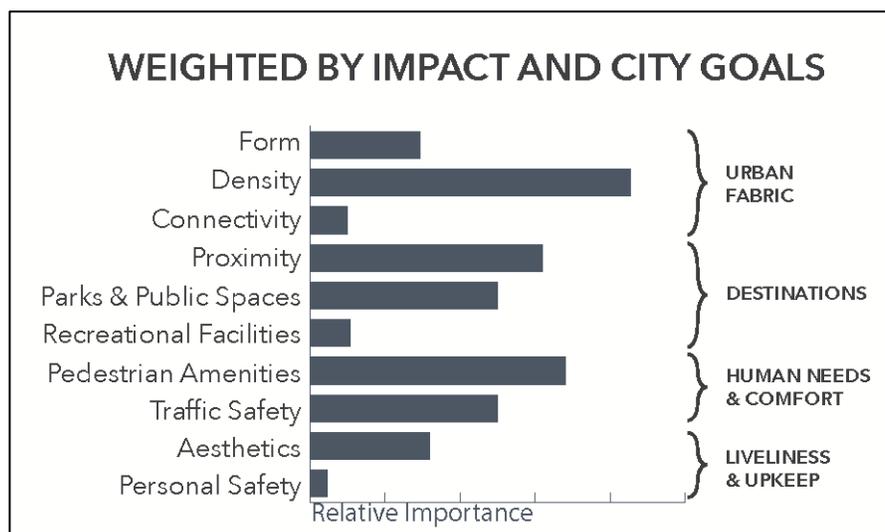
From: Susan P. Shanks, Project Manager

Subject: Application of State of Place Analysis to Urban Renewal Funding Allocations

Date: August 31, 2016

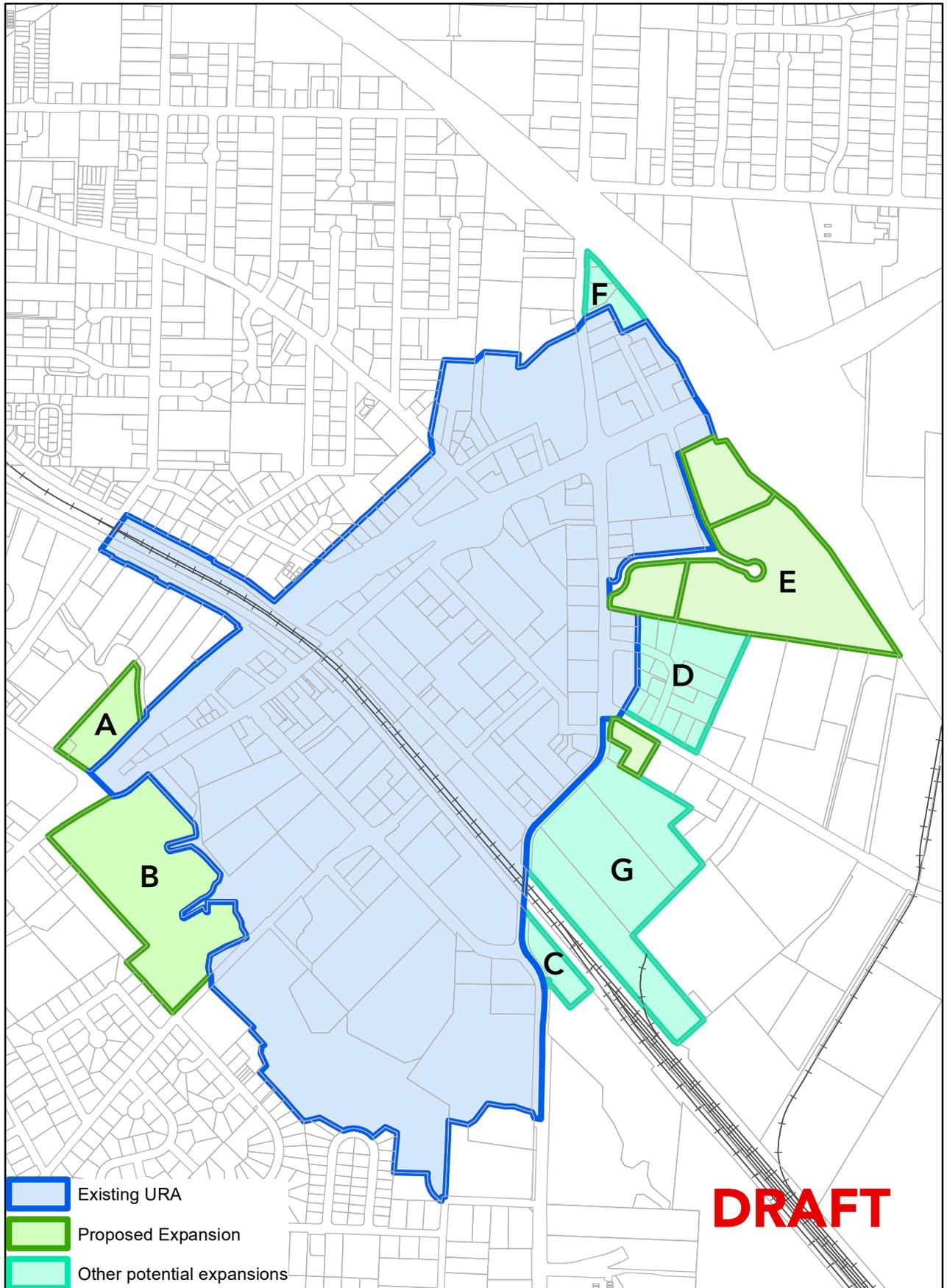
The State of Place analysis for the Triangle is based on 20,000 data points that were collected block-by-block by a team of trained graduate students in 2016. This quantitative assessment provides a snapshot of the quality of the built environment and, more importantly, what kinds of improvements would have the greatest positive impact on the area, both in terms of walkability and a return on public and private investment.

Of the ten urban design dimensions measured and shown on the bar graph below, the analysis strongly suggests that we focus on improving the area's **density, proximity, parks/public spaces, pedestrian/bike amenities, and traffic safety**. Density refers to the presence of developed land (as opposed to vacant land), multifamily housing, and vertical mixed-use buildings. Proximity refers to the presence of a mix of commercial uses (such as grocery stores, restaurants, retail stores, etc.) within walking distance of housing and employment.



In summary, the State of Place analysis provides guidance for making decisions about the kinds of investments to make in the Triangle that support its transformation into a thriving mixed-use and pedestrian-oriented district. Based on this analysis, the city needs to encourage a range of investments and interactions. Transportation improvements, particularly those that address traffic safety and provide pedestrian/bike amenities, are important, but so is creating parks and public spaces and helping businesses and developers improve the area's density and proximity score.

On a related note, completing one or several transportation projects may indirectly support new development, but funding projects and programs that directly support a diverse mix of businesses and the construction of housing is more likely to result in the type of development that is needed in the Triangle for it to transform into the dynamic and walkable urban place that is envisioned. Funding programs that assist development also has the added and needed benefit of increasing the assessed value of the Triangle over time, which contributes to the area's ability to raise funds through urban renewal and meet the plan's goals and objectives.



AIS-2760

4.

Workshop Meeting

Meeting Date: 09/20/2016

Length (in minutes): 60 Minutes

Agenda Title: Discuss the City's Role in Addressing Homelessness

Prepared For: Kent Wyatt, City Management

Submitted By: Kent Wyatt, City Management

Item Type: Update, Discussion, Direct Staff

Meeting Type: Council Workshop Mtg.

Public Hearing: No

Publication Date:

Information

ISSUE

Define the City's role in addressing homelessness and provide direction to staff.

STAFF RECOMMENDATION / ACTION REQUEST

The 2015-16 Council Goal is to define and establish the city's role in addressing homelessness.

Staff requests Council review current resources devoted to homelessness and consider, the context of the city council goal, whether additional city resources should be devoted to addressing homelessness in Tigard.

KEY FACTS AND INFORMATION SUMMARY

In June 2015, the City Council discussed the face of homelessness in Tigard and the availability of services to the area homeless population. A number of community members participated in the conversation including representatives from St. Francis' Severe Weather Shelter, St. Anthony Parish, and Just Compassion.

Just Compassion, a coalition of Tigard Tualatin and Sherwood churches, local governments and nonprofits, which are working to address homelessness issues, provided a comprehensive report on the adult homeless population in Tigard.

Resulting from the discussion was a commitment from the city to:

- Identify areas of the city which are appropriately zoned for a day center.
- Assist Just Compassion and other non-profits in identifying federal grants.
- Introduce non-profits to key connections in the Tigard business community.
- Provide additional consideration to non-profits addressing homelessness that apply for

the city's social service grants.

- Work with Just Compassion and Tigard Police to better inform the community about interacting with the homeless population.
- Continue the discussion through the council goal of defining and establishing the city's role in addressing homelessness. The City is documenting the progress made on these commitments on a recently created webpage.

CURRENT DATA FOR HOMELESSNESS

Homeless data is convoluted based on when and how the data is collected, and may not necessarily represent the true number of homeless residing in Washington County. Reliable data does not exist for number of people experiencing homelessness living in each city. Anecdotally, Just Compassion estimates that 100 people are living on the streets each night across Tigard, Tualatin, and Sherwood.

Data collected by the annual homeless point-in-time (PIT) census and Community Connect broadly illustrate the number of homeless living in Washington County.

The top five cited reasons for being homeless in Washington County are unemployment, could not afford rent, criminal history, mental/emotional disorder, and kicked out of household by family/friends.

Homeless Point-In-Time (PIT) Census

Each January, a [homeless point-in time \(PIT\)](#) is completed which requires canvassing the 727 square miles of the county and interviewing persons face-to-face. This data represents about 42% of the homeless population, which means the homeless populations is being undercounted.

In the January 2016 PIT census, the breakdown of the Washington County homeless population was:

- 595: Total homeless households
- 378 Literally Homeless (Street, place not meant for habitation)
- 193 Sheltered (Transitional, Emergency, Safe Haven)
- 24 Other Homeless Situations (i.e doubled up)

Community Connect Community Connect has been gathering data only since 2014-15 with the goal of providing more comprehensive, valid data on the homeless population. Their latest report indicated a:

- 37% increase in homelessness with adult only households representing 61% of the homeless population. Historically, families with children comprised the higher homeless

population. A new face of homelessness includes seniors over age 62 years and people with disabilities living on fixed income.

- Chronic homeless populations are increasing. The chronic homeless population has barriers to housing given the low vacancy rate in housing.
- Veteran homelessness is decreasing.

Day Center Usage

Just Compassion opened a day center in January 2016 at the Tigard Foursquare Church. The center is open every Thursday from 10:00 a.m. to 2:00 p.m. for homeless adults. From January to August, 223 guests(56 unique individuals) visited the Just Compassion day center. In the coming weeks, the day center will expand to two days a week, Wednesday and Thursday.

CITY RESOURCES DEVOTED TO HOMELESS

The City continues to devote staff and financial resources to address homelessness in Tigard. Examples of the city's commitment includes:

Participating in the Washington County 10-Year Plan to End Homelessness.

Approved in 2008, the plan was developed through a public planning process that involved more than 100 community stakeholders, and was led by Washington County in partnership with the cities of Beaverton, Hillsboro, and Tigard. The 10-Year Plan provides the framework to address the diverse homeless population through a 3-prong approach that includes: housing first, client-centered support services, and employment/economic supports.

Maintaining a variety of housing choices and removing barriers to the development of affordable housing.

Community development staff are working on issues related to affordable housing, and specifically, mitigating the potential displacement of affordable housing residents in Tigard's Town Center by the Southwest Corridor. The City has submitted a Metro grant application that would identify potential sites for housing relocation and preservation, developing a funding analysis to support an anti-displacement strategy, and engaging with affordable housing residents on equitable solutions.

Prioritizing support for federal homeless assistance grants on the City's legislative agenda.

The city is collaborating with Just Compassion to address the lack of homelessness resources in Tigard. Just Compassion, a registered nonprofit in Oregon, is committed to establishing a day shelter for homeless adults in Tigard. The day shelter will provide resource information for mental and physical health, as well as assistance in overcoming barriers to employment, job and housing stability.

The city's federal lobbyist has met with Just Compassion on multiple occasions to discuss

potential federal funding opportunities.

Building connections with the homeless community through the Tigard Police Department.

Two police officers spend up to five hours a week proactively connecting with the homeless community. The officers seek out the homeless at known homeless camps, in order to connect with them and inform them of available services. The police department estimates that one quarter of the chronically homeless that they work with have been able to secure housing.

Responding to complaints involving the homeless.

Being homeless is not a crime and that's why we do offer and direct resources to people who are in need. But this lifestyle is a matter of choice for some. And we've found that, ultimately, there are those who will resist transitioning into a more formal living situation."

A Tigard Police spokesperson provided this quote in a 2013 Oregonian article. In 2016, this quote holds true in how Tigard Police respond to complaints involving the homeless. Each Tigard Police officer is equipped to respond to complaints regarding the homeless population. The most common complaints are a homeless person camping on a trail and homeless sleeping in a car parked in a residential neighborhood. From July 2015 to July 2016, in Tigard, there were 535 calls (up from 443 last year) involving a transient or homeless person who was either directly or indirectly involved in a 911 emergency required a response from TVFR and/or Tigard Police. Occasionally, the police department is tasked with dispersing established homeless camps that are causing citizen complaints and sanitary issues.

Continuing informal outreach at the Tigard Library.

The Tigard Library is a place of refuge for a number of individuals who appear to be homeless. The library staff, on occasion, interacts with the homeless to provide them with information about area services. On days when the Just Compassion day center is open, volunteers from Just Compassion visit the library to inform individuals, who are known to be homeless, about the services available at the day center.

Inviting Just Compassion and Good Neighbor Center to participate in the city's non-profit roundtable.

The two non-profits are active participants in the roundtable discussions which includes city staff, religious leaders, and representatives from non-profits non-profit leaders throughout the city.

Allocating funds from the annual budget for social services grants.

The city sets aside approximately one-half of 1% of the prior year's operating budget for

events and social services. FY 16-17, the City list of non-profits receiving funds included: Good Neighbor Center, Just Compassion, St. Anthony Severe Weather Shelter, and Washington County Project Homeless Connect.

Contributing in-kind staff support to Tigard non-profits.

The City supports Just Compassion by attending monthly meetings, communicating Just Compassion events and resources on the city's social media networks, providing planning assistance for potential day center sites, and printing of homeless resource cards.

ACTIONS FOR COUNCIL CONSIDERATION

The purpose of tonight's discussion is to further "define and establish the city's role in addressing homelessness. Any of Tigard's efforts in addressing homelessness will supplement regional and national efforts. Washington County Thrives, Washington County Project Homeless Connect, and 10-Year Plan to End Homelessness are just a few of the programs created on the county level to address homelessness. On the federal level, the Department of Veterans Affairs, in 2016, awarded over \$4.7 million in grant funding for homeless veterans in Oregon.

Staff has developed a range of options, from short-term to long-term, for council's consideration. The council may also wish to develop a policy statement around the city's approach to homelessness. This statement would provide a clear understanding to the community on how Tigard will be tackling the issue.

Increase or reallocate funds dedicate to social service grants.

The City could increase the current set aside of one-half of 1% of the prior year's operating budget. In the FY 16-17 budget, social service grants totaled over \$200,000. In lieu of increasing the allocation, the city could provide preference to non-profits addressing the Council goal of addressing homelessness in Tigard.

Begin assessing the feasibility of inclusionary zoning in Tigard.

The state legislature, in 2016, promulgated legislation allowing cities to require developers to devote a certain number of units to affordable housing. Portland is one of the Oregon cities currently considering allowing for inclusionary zoning. City staff could develop a plan to address whether inclusionary zoning should be considered in Tigard.

Enact an ordinance extending the number of days of notice required when evicting residents Tigard could enact an ordinance providing tenants 90 days' notice for no-cause evictions.

The cities of Milwaukie, Portland and Vancouver, WA have passed such a measure in response to the region's increasing rents. City staff could examine the ramifications of such an ordinance in Tigard.

Devote an FTE to work with the homeless population.

The position would serve as a liaison with the homeless population, non-profits serving the homeless population, and county resources. This FTE would be in addition to the work being done by Tigard Police. The city could explore partnering with Tualatin or Beaverton on funding the position. City staff could examine options for funding a position and the work load for a homeless liaison.

Allocate funding to Just Compassion for the operation of a day center in Tigard Just Compassion is committed to opening a seven day a week day center in Tigard.

A day center would provide the area's homeless population a space for refuge, rest and recovery. Just Compassion currently operates a once-a-week day center at Tigard Foursquare. The city could allocate additional funding to assist Just Compassion with opening a seven day a week day center. Funding is not currently allocated beyond the \$5,000 social services grant.

Host a Summit on Homelessness in Tigard.

The City could convene a Summit on Homelessness to bring together elected officials, non-profit organizations, the faith community, community members and homeless to examine ways to reduce and prevent homelessness in Tigard.

OTHER ALTERNATIVES

N/A

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

Council Goal: Define and Establish the City's Role in Addressing Homelessness.

DATES OF PREVIOUS COUNCIL CONSIDERATION

June 16, 2015: Discussion on Homelessness

AIS-2797

5.

Workshop Meeting

Meeting Date: 09/20/2016

Length (in minutes): 30 Minutes

Agenda Title: Willamette River Water Coalition (WRWC) Update Briefing

Prepared For: Dennis Koellermeier **Submitted By:** John Goodrich, Public Works

Item Type: Update, Discussion, Direct Staff **Meeting Type:** Council Workshop Mtg.

Public Hearing No

Newspaper Legal Ad Required?:

Public Hearing Publication

Date in Newspaper:

Information

ISSUE

Briefing update and discussion on long range regional water supply planning and Tigard’s opportunity to secure future water sources.

STAFF RECOMMENDATION / ACTION REQUEST

Receive update and provide direction regarding Tigard’s investment and participation in long range regional water supply planning.

KEY FACTS AND INFORMATION SUMMARY

The City of Tigard is a member of the Willamette River Water Coalition (WRWC) with three other agencies—the cities of Tualatin and Sherwood, and the Tualatin Valley Water District (TVWD). Combined, the WRWC has about 130 million gallons per day (mgd) in water rights on the Willamette River. Tigard’s portion is 25 mgd.

In the context of long-term water source planning, the city has investigated several Willamette River supply options. One of these is the Willamette Water Supply Program, a regional water supply being developed to serve the Tualatin Valley Water District, and the cities of Hillsboro and Beaverton. The city is participating in numerous projects related to this effort, including:

- Willamette Water Supply Preliminary Design
- Wilsonville Water Treatment Plant Master Plan Update

- Willamette Governance Group (WGG)

Excess System Capacity

TVWD, and the cities of Wilsonville and Sherwood have existing ownership in the Wilsonville Water Treatment Plant, including a key component, the intake structure and raw water pumping system. Through the work of the preliminary design and treatment plant master planning efforts, the intake structure is capable of expansion to a maximum capacity of 140 mgd. TVWD has determined that excess system capacity is available to other water providers, including Tigard. Through an allocation formula, TVWD has extended an offer to Tigard for an ownership share equaling 9% of the total capacity or 12.7 mgd. This is only for the headwork intake structure as a separate system asset. Tigard would need to construct or partner with others for additional water treatment capacity and pipeline conveyance to fully develop the 12.7 mgd. However, these would be long range costs that would occur when Tigard's water service area needs grew to a point where additional water supply capacity was warranted. This could be due to growth or to provide redundant water as a "back up" water supply.

Council Consideration

The workshop update and discussion will be divided into three parts:

- **Briefing and update** – Brian Rager will present long-range regional water supply planning updates and information.
- **Questions and clarification** - Staff has invited Mr. David Kraska, Project Director for the Willamette Water Supply Program, to attend the workshop and be available during the briefing to provide additional information regarding the program, intake structure allocation, cost share, and project schedule.
- **Council direction** – Council will be asked to consider whether additional meetings on this topic should be scheduled. Based on direction from council, staff may schedule future agenda items concerning the program and allocated capacity for intake structure. Council will need to consider if the benefits of early "asset buy-in" of intake structure capacity is cost effective to meet the Tigard Water Service Area needs and long range water supply planning. The water supply project is moving forward very quickly. TVWD has requested a "yes or no" decision by December 30, 2016.

Willamette River Charter Prohibition

The City Charter states in Chapter IX, Section 51: "The City of Tigard shall not use the Willamette River as a drinking water source for its citizens unless the question of using the Willamette River as a drinking water source has been approved by not less than fifty (50%) percent of voters voting in a City-wide election (Measure 34-8, September 21, 1999 Election)." This prohibition does not apply to other jurisdictions served by Tigard, including Durham, King City, and the Tigard Water District. In 2010, the city attorney rendered an opinion that the purchase of future pipeline capacity—constructed by others and not connected to the Tigard water system—was not a violation of the City Charter.

OTHER ALTERNATIVES

N/A

COUNCIL OR CCDA GOALS, POLICIES, MASTER PLANS

DATES OF PREVIOUS CONSIDERATION

Council has been briefed numerous times regarding other Willamette River water supply issues and items:

- On February 24, 2015, council approved signing an agreement with other agencies and Willamette River Water Supply Program participants to facilitate future governance agreements regarding the program with no financial impact.
- On February 17, 2015, council was briefed on the future governance agreements regarding the Willamette River Water Supply Program.
- On October 14, 2014, council was briefed on a memorandum of understanding regarding Tigard's participation in the master planning process for the Willamette River Water Treatment Plant located in Wilsonville.
- On May 27, 2014, council was briefed on the development of a Willamette River water supply.
- On October 22, 2013, council adopted the fiscal year 2014 First Quarter Supplemental Budget via Resolution No. 13-44. The supplemental budget included the allocation of \$100,000 from the water fund to participate in the preliminary design of the TVWD/Hillsboro Willamette Water Supply Program.
- On 16, 2013, council discussed and elected to participate in the preliminary design of the TVWD/Hillsboro Willamette Water Supply Program; council limited Tigard's financial contribution to \$100,000.
- On June 15, 2010, council discussed an agreement with Sherwood to develop a water supply pipeline and other improvements. This agreement was never finalized.

Fiscal Impact

Cost: 15,852,914

Budgeted (yes or no): No

Where Budgeted (department/program): Water SDC

Additional Fiscal Notes:

TVWD has provided a preliminary cost allocation of \$15,852,914 for 9% of intake capacity based on 12.7 million gallons per day of the 140 million gallons per day total capacity. The expansion and seismic upgrades necessary to design, permit, and construct the 140 mgd intake and pumping structure is approximately \$169,000,000 to be shared by all partners within the supply group based on their allocated capacity ratio.

Tigard would need to make an initial intake structure purchase based on depreciated 2016 asset costs of approximately \$639,000 by December 30, 2017. During the construction

phase, Tigard would make progress payments based on its allocated cost share. Final payment for the completed intake structure project would be June 30, 2021.

All costs associated with the Willamette Water Supply Project, intake structure and pump facility is determined to be water system development charge eligible. Funding this purchase would come out of the water SDC improvement funds. Financial planning for the proposed purchase of intake structure capacity uses no utility revenues or water rate increases to fund this project's participation between 2017 and 2021.

Attachments

Memorandum WRWC Presentation

Willamette River Water Coalition Meeting Presentation



City of Tigard Memorandum

To: The Honorable Mayor Cook and City Councilors

From: John Goodrich, Utility Manager

Re: Willamette River Water Coalition Meeting Presentation

Date: September 1, 2016

The attached “Willamette River Water Coalition Meeting Presentation” is a copy of the slides used during a presentation provided by Tualatin Valley Water District (TVWD) to Willamette River Water Coalition (WRWC) board members on August 6, 2016. Mr. Mark Knudson, General Manager of TVWD gave the presentation to the board. Councilor Henderson was present during this meeting as council’s representative to the WRWC.

The presentation provided an update on the Willamette Governance Group (WGG), Intake Capacity Allocation & Buy-In, and Scope & Number of WGG Agreements.

Staff has pulled information regarding the intake capacity allocation from this presentation to provide key facts for the September 20 workshop meeting. However, council may find this complete reference information helpful prior to the workshop.

Cc: B. Rager, Public Works Director
Dennis Koellermeier, LOT Project Director

Willamette Governance Group Update

Willamette River Water Coalition Meeting
August 3, 2016

WGG Update to WRWC Presentation Overview

- WGG Progress Update
- Intake Capacity Allocation & Buy-In
 - Approach
 - Capacity & Cost Allocations
 - Schedule
- Scope & Number of WGG Agreements
 - Options for scope and number of agreements
 - What happens with the WRWC water right

WGG Progress Update

Willamette River Water Coalition Meeting
August 3, 2016

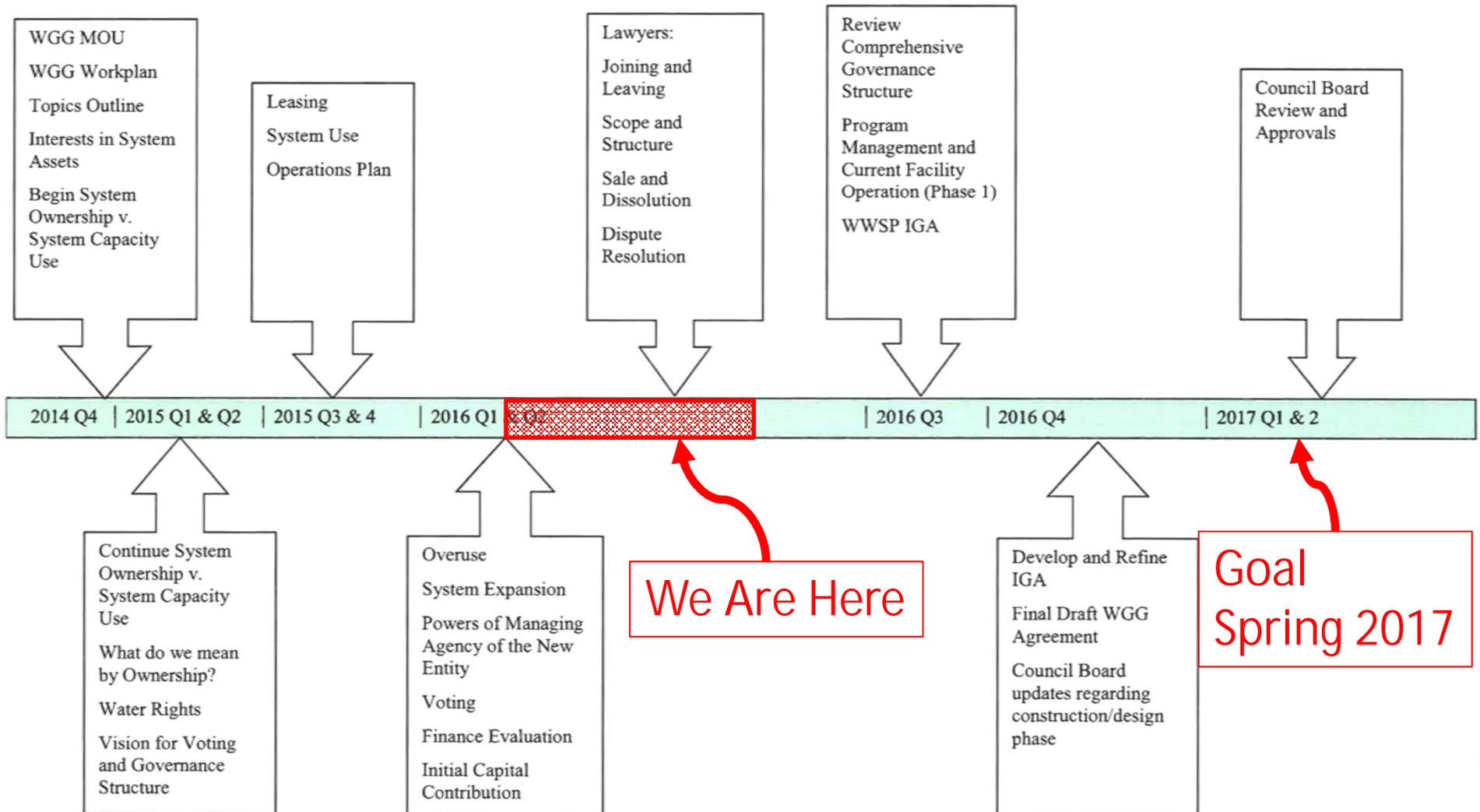
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WGG Work Plan

Willamette Governance Group
Proposed Topics Timeline
(Updated 3-10-16)



WGG Has Made Significant Progress

- Topics with Agreements in Principle (AIPs)
 - IGA & Governing Body
 - Managing Agency
 - Committees
 - Ownership
 - Groups of Assets
 - Ownership Interests
 - Water Rights
 - Emergencies
 - Planning
 - Expansion
 - Operations
 - Leasing
 - Overuse & Remedies
 - Sale of Water
 - Dispute Resolution
 - Sale of Interests
 - Dissolution
 - Default & Remedies
 - Addition of Members

Important Work is Underway

- Topics currently 'on the table'
 - Intake Capacity Ownership
 - Scope and Number of Agreements
 - Voting
 - Financial Evaluation
- Topics yet to come
 - Comprehensive Review
 - Program Management Integration
 - Facility Operations
- Still on track for draft agreement by Spring 2017

Questions & Discussion

Tualatin Valley Water District



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Intake Capacity Allocation & Buy-In

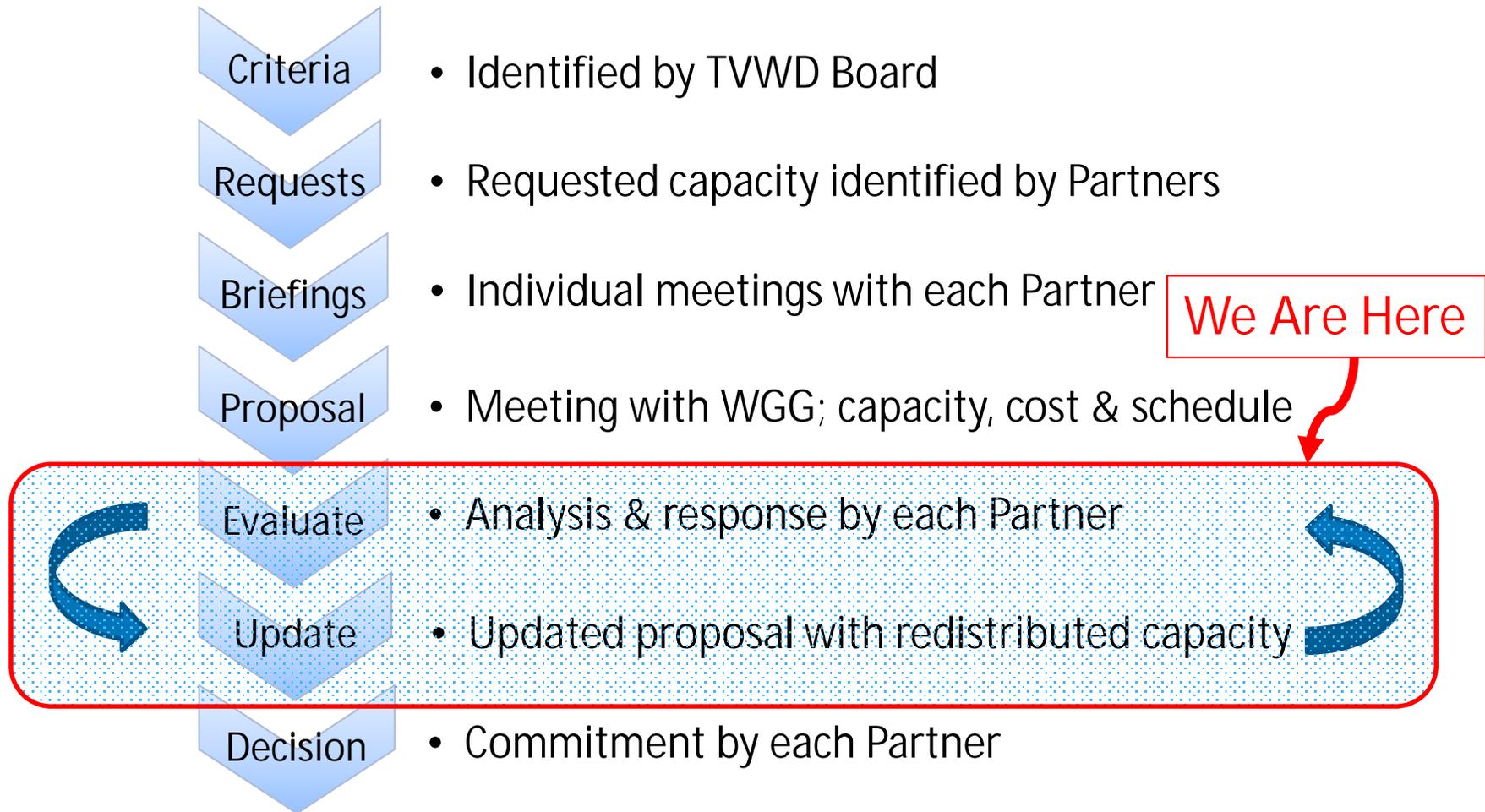
Willamette River Water Coalition Meeting
August 3, 2016

Tualatin Valley Water District



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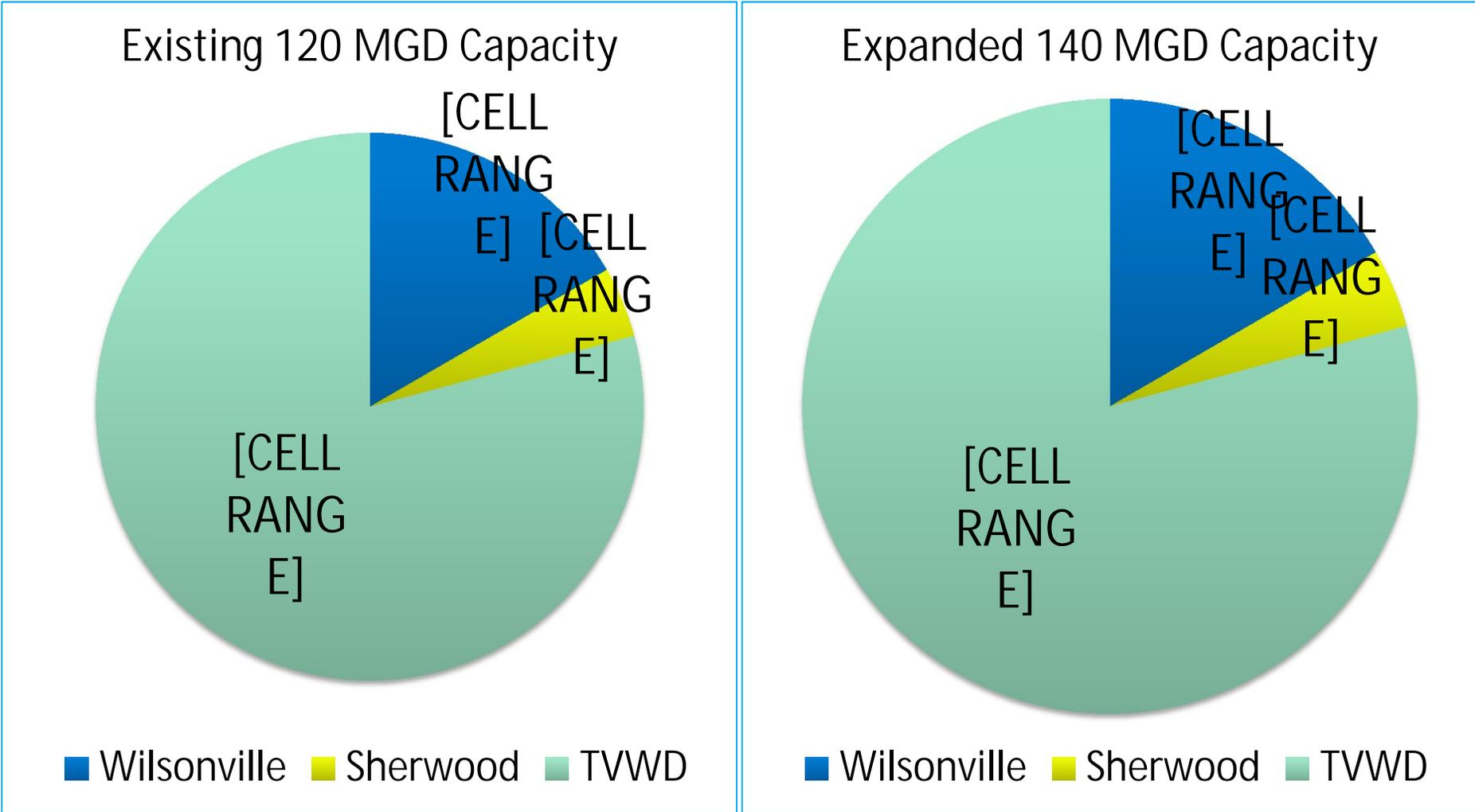
Willamette Intake Capacity & Cost Allocation Process



Intake Capacity Allocation Criteria

1. TVWD capacity to meet 100% of TVWD demand projections
2. Existing owners derive benefit of upscale capacity (120→ 140 MGD)
 - a. Proportionate funding of permitting & screen replacement
3. Remaining available capacity distributed based on:
 - a. Initial offer to purchasers based on shared shortfall of 2066 demands
 - b. Purchaser must be willing to make commitment to participate by 12/31/16
 - c. Commitment to buy into intake system; not component(s)
4. Uncommitted capacity made available for redistribution
5. Must make initial payment for TVWD capacity by 12/30/17
6. Must make full payment to WWSP for permitting & upgrades as expenses incurred; work completed by ~ 6/30/21

Intake System Capacity



Intake Capacity Allocation – Initial Proposal

Assumes 140 MGD Total Capacity

Organization	Willamette Max Day Demand 2066 (MGD)	Proposed Intake Capacity Allocation (MGD)	Resulting Ownership (%)
Wilsonville	30 ①	23.3	17%
TVWD	56.5	56.5	40%
Sherwood	10.75	9.1	7%
Tigard	15	12.8	9%
Tualatin	4 ②	3.4	2%
Hillsboro	36.2	30.8	22%
Beaverton	5	4.3	3%
Total	157.45	140.1	100%

① - 2100 demand projection

② - TVWD Guestimate for planning – Tualatin’s estimate is “??”

Intake System Elements & Improvements

Assumes 140 MGD Total Capacity

1. Buy-in to TVWD Ownership: compensation to TVWD for purchase of available capacity in existing intake
2. Permitting: approval for improvements and operation at 140 MGD
3. Screen Replacement: replace existing screens for 140 MGD
4. Seismic Improvements: seismic upgrades to existing intake to limit damage to intake from lateral spread
5. Pump Station Upgrades: improvements associated with raw water pumping to new WTP
6. Standby Power & Surge: new standby power and surge improvements associated with raw water pumping to new WTP

Updated Cost Estimates for Intake System Elements

Element	July Updated Cost (million \$)
TVWD Ownership ①	\$7.1
Permitting ②	\$3.4
Screen Replacement	\$1.1
Seismic Upgrades ③	\$15
Pump Station Upgrades ④	\$37
Surge Protection and Standby Power ④	\$20
Totals	\$83.6

Notes & Assumptions:

- ① Based on original cost less depreciation plus interest
- ② Includes flow mitigation costs
- ③ For improvements to intake only – no improvements to existing WTP
- ④ Includes site stabilization next to intake to protect new slope and accommodate existing operations during construction

Intake Cost Allocation – Updated Proposal

Assumes 140 MGD Total Capacity

Organization	Capacity (MGD)	Element					
		TVWD Buy-in	Permitting	Screens	Seismic	Pump Station	Power & Surge
Wilsonville	23.3		✓	✓	①	③	③
TVWD	56.5		✓	✓	✓	✓	✓
Sherwood-Exist	5.8		✓	✓	✓①	③	③
Sherwood-New	3.3	✓	✓	✓	✓	③	③
Tigard	12.8	✓	✓	✓	✓	✓	✓
Tualatin	3.4 ②	✓	✓	✓	✓	✓	✓
Hillsboro	30.8	✓	✓	✓	✓	✓	✓
Beaverton	4.3	✓	✓	✓	✓	✓	✓

① - Excludes payment of Wilsonville's share of seismic cost

② - TVWD Guestimate for planning – Tualatin's estimate is "??"

③ - Assumes no benefits to WV & Shrwd – subject to review & update

Intake Capacity & Cost Allocation Decision & Funding Schedule

1. Initial proposal: June 30, 2016
2. Partner questions, comments & concerns to TVWD:
July 14, 2016
3. Updated costs and allocation by Partner: July 28, 2016
4. Updated requests from each Partner: August 25, 2016
5. Redistribution of capacity shares: September 29, 2016
6. Final allocation and cost shares: October 27, 2016
7. Commitment by each Partner (IGA): December 31, 2016
8. Full payment to TVWD for buy-in: December 31, 2017
9. Payment to WWSP for permitting & improvements: as costs
are incurred - anticipate work complete by ~ June 30, 2021

Next Steps



Questions & Discussion

Tualatin Valley Water District



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Scope & Number of WGG Agreements

Willamette River Water Coalition Meeting
August 3, 2016

Tualatin Valley Water District



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Options for Scope & Number of Agreements

Option 1 – Umbrella Agreement



- One agreement between all seven partners (TVWD, Tigard, Tualatin, Sherwood, Hillsboro, Beaverton & Wilsonville)
- Includes intake, existing WTP, new WTP, supply transmission pipelines & terminal storage (not local distribution)
- Sets policy, manages finances, governs operations and maintenance of total supply system
- WRWC water right merged into new organization for benefit of TVWD, Tigard, Tualatin & Sherwood

Options for Scope & Number of Agreements

Option 2 – Intake & WRWC



- Two agreements
 - Intake between all seven partners
 - WRWC with all seven partner for existing WTP, new WTP, supply transmission pipelines & terminal storage (not local distribution)
- WRWC water right merged into new organization for benefit of TVWD, Tigard, Tualatin & Sherwood

Options for Scope & Number of Agreements

Option 3 – Intake, WRWTP & WRWC



- Three agreements:
 - Intake between all seven partners
 - Existing WRWTP (TVWD, Sherwood, Wilsonville)
 - New WRWC WTP (TVWD, Tigard, Tualatin, Hillsboro & Beaverton) – includes supply pipelines & terminal storage and WRWC water right
- WRWC water right?

Options for Scope & Number of Agreements

Option 4 – Intake, WRWTP, WWSP & WRWC



- Four agreements:
 - Intake between all seven partners
 - Existing WRWTP (TVWD, Sherwood, Wilsonville)
 - New WWSP WTP (TVWD, Tigard, Tualatin, Hillsboro & Beaverton) – includes supply pipelines & terminal storage
 - WRWC Water Right (TVWD, Tigard, Tualatin & Sherwood) – includes only existing WRWC water right

Options for Scope & Number of Agreements

				
Option Number	1	2	3	4
Number of Agreements	1	2	3	4
WRWC Water Right	Yes or No	Yes or No	Yes or No	Yes or No

Options for Scope & Number of Agreements

- Key Questions -

1. Does WRWC have preference for number of WGG agreements?
2. Does WRWC have preference for how the existing WRWC water right is integrated into the WGG agreements?
3. Should the WRWC pursue option per original WRWC agreement to disburse existing WRWC water right to existing partners?

Questions & Discussion

Tualatin Valley Water District



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