

Growth, Housing and Town Center - Issues and Vision Ideas

#	Issue	Issue Statements	Workshop Vision Idea - In the Year 2030 :	Comments on Issues Statements and Vision Ideas
1	Identifiable Town Center	Identify intensive mix of uses	We see in our town center a transit center, government center, high-density mixed housing and financial and retail and non-commercial district, such as social services, post-office, park.	
2	Small business environment	Making sure parking, lighting, signage, street orientation, lets people easily park, walk, shop.	City provides friendly customer service to business, city business taxes are reasonable, planners limit same type businesses, easy access for customers and workers, sufficient plan for parking and transit	
3	Retail opportunities	to identify where retail districts should be. Make sure the design preserves essence of Tualatin.	Tualatin has a thriving Town Center (see #1) with a historic flavor, pedestrian friendly with arterial transit access, cycling friendly and places people like to shop and easy recreation access.	
4	Tualatin borders	To work with Tualatin's neighbors i.e. Durham, West Linn, Wilsonville and Sherwood to address growth and border goals.	Mutually beneficial growth strategy that incorporates the interest of surrounding communities, i.e. community policing, fire and rescue, water, sewer, transit, etc.	
5	Maintaining job opportunities	Business must pay workers wages that allow them to afford to live in the Town Center or close by.	Mixed housing allows workers to live close to work - biking or walking reduces pollution, increasing health and community spirit; workers who can afford to live near work and like where they live are better workers, more involved citizens.	
6	Keeping a healthy business climate	Maintaining a mix of businesses that will keep the economy alive, without pollution; strong "assets saves" to business	Tualatin has a mix of "clean" business and industry that can weather economic downturns without massive lay-offs, and seeks to enhance the community by the businesses it attracts - Tualatin sells itself well.	
7	Impacts of external decisions (State, Metro)	Tualatin must be well-represented at levels of state and metro government	That Tualatin's interests are well-understood and well-represented at levels of external government, such as Metro and the State. This relates to question #4 - Tualatin Borders (not the bookstore) .	
8	Rising real estate prices	Rising real estate costs limit the range of persons who can reside (rent or own) in Tualatin, as well as commercial and industrial uses of property.	There will be a balanced community with a diversity of persons living, recreating, shopping and working without leaving the city.	
9	Rapid population increases	Tualatin needs a clear community identify which integrates new people, must deal with the stretching of infrastructure, and have a government that makes good choices in setting priorities and responding to growth issues	There will be a strongly shared community identify enhanced by wisely expanded infrastructure and creative addressing of problems by the community, civic groups and government together.	
10	Economic planning for growth (multiple needs)	Tualatin has been a small town dealing with small parcels/local businesses that is now being impacted by bigger players not controlled locally.	Economic growth is being planned proactively with a sustainable local economy and a balanced response to the external influences on our local economic issues.	

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11	Ongoing construction impacts	No concern for safety, ability of walkers, bikers, even vehicles around projects. Hours of work and levels of noise disturb some residents	There will frequent and clear communication of construction projects and specific activities. Safety of all forms of transportation (vehicle, bike, pedestrians) will be assured, and impact on livability (hours of work, noise) will be limited as much as possible	
12	Clear priorities for development	Tualatin lacks coordination of housing , parks, developers, planners lenders; there are no clear direction of what is built. I.e.. Target markets for housing, roads allowing cross town travel, where businesses are located, poor infrastructure location, etc	Will have a clear and coordinated plan for developing various aspects of community (housing, roads, businesses, recreation, etc.) with enough flexibility to deal with changing circumstances within the plan.	
13	Developing wisely	We do not have a clear picture of who and what is driving our development - is it internal or external, business, government or some other parties?	Development is done under local direction for local benefit, even if inviting to outsiders. Our priorities and values for community identity are what drives the choices we make.	
14	Retail diversity	our retail is not necessarily near the consumers; accessibility visibility and parking are all problems. We have an uncontrolled and disjointed history where businesses may not meet local consumer needs. Some niches are well-served, others are not.	Will have businesses that allow residents do their shopping in town, with a range of businesses aimed at the variety of income levels/social backgrounds. All businesses will have good accessibility (for vehicles and pedestrians) , visibility and parking.	
15	Design standards	Ensure ongoing community attractiveness while not fully prescribing the design.	Design standards continue to encourage good landscaping and tree retention. The Town Center has design standards to create common threads to make it cohesive. Larger developments have multi-textures/color to break them into manageable visual sizes and this is done in a way that is not full prescriptive, but allows a palette of design.	
16	Land-use planning balances	Given Tualatin's place in Metro and the State, it doesn't have full autonomy to determine it's future and mix of uses.	Tualatin has more control over its destiny. It doesn't "have" to take in so much industrial land for the region. Citizens are more involved/educated in the process. "land grabs" by neighboring cities that hard Tualatin are averted.	
17	Quality city gateways	The City has many gateways and abuts numerous cities. To distinguish itself Tualatin's gateways should indicate it from it's neighbors	Quality landscaping, monuments, built structure and quality cohesive signage should be used to distinguish the gateways.	
18	Proactive business recruitment	Tualatin wants to recruit and maintain good corporate neighbors	The City has businesses that are vested in the community. They are involved in the community (i.e. sponsor little league, Chamber of Commerce, Community events) . Businesses are diverse, practice green techniques and provide a family-wage plus	Deal with businesses that are bought out/merged then closed or moved. Be aware and work with outside industrial owners especially.
19	High end commercial and retail development	Increases traffic. Lack of commercial and retail development forces members of Tualatin community to drive out of the city to find these opportunities.	We have high-end commercial and retail development that provides employment across spectrum (entry level and higher paid) , supports the downtown shuttle, expands our tax base and costs of infrastructure. Supports the diversity of the city	

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20	Town Center unfriendly to pedestrians	The Town Center needs to be safer and more friendly to pedestrians	The bike/pedestrian network from Tualatin neighborhoods continues into downtown to make a complete system. Intersections are design ed with pedestrians in mind. Pedestrian amenities (benches, water fountains) are provided	
21	Geographically challenged for growth	Tualatin is geographically challenged for growth because it abuts other cities	The city is proactive through land use planning to develop to its fullest and highest use, based on the geography available to the city, at the city's determination, not the determination of other agencies.	with finite quantity of developable land.
22	Infrastructure maintenance funding	Costs, distribution of the burden that does not over burden middle and lower class; needs to be straight forward, simple	specifically, we need funding for SDCs for schools and roads and everything else. In general sufficient funding both for capital costs and maintenance and improvement.	
23	Housing for empty nesters.	There are too expensive, too large houses being built which is not friendly to empty nesters. An undeveloped/underdeveloped infrastructure of alternative transportation	Smaller homes zoned not to prohibit the flexible use of housing to include one or two tenant owners; access to community services and conveniences	
24	Low income housing availability	Guaranteeing a proportion for suitable housing for low income, middle income and starting families	More affordable quality, safe low-income housing, with accessibility to community services for rental and starting home ownership.	
25	Business retention incentives	Small neighborhood shops are not allowed (challenge not very obvious now)	Small shopping centers close by, walking distance in various Tualatin areas to patronize local businesses. Make land affordable. Some diversity from small to large (loss of Safeway and Sweetbrian)	
26	Office development pressures	Puzzling		
27	Integration of housing types	Yes!		
28	Commercial traffic	Trucks/through-traffic are a burden, a problem.	Divert commercial through traffic out of downtown Tualatin (trucks) . As an example to be able to cross the main streets on foot (Tualatin Sherwood and Boones Ferry Road) promote the I-5/99W connector	
29	Urban growth boundary impacts	More costs. More traffic.	We want to be separated from other towns to keep our identity. Keep wetlands. Don't want cost of UGB expansion to fall on existing residents. Don't build on wetlands or floodplains. Preserve the farms, in part, through the city's purchase of forms and wetlands as buffer with Tualatin and it's neighbors.	
30	Development landscaping	ongoing maintenance of landscape by developers of street easements is not maintained everywhere, possibly due to homeowners not understanding their responsibility.	All easements will be beautifully maintained. Tualatin has codes/regulations that address easement maintenance including a defined code that allows the city to do maintenance and bill property owners. Tualatin will also have an education program for homeowners responsibility for the easement maintenance	How to make this fair? Does this make home near easements less desirable due to added costs? Are there other solutions?
31	Local flavor, retail and restaurants	Concentration of diverse restaurant businesses located in a town center.	Tualatin will have established neighborhoods supported by restaurants and businesses in outlying neighborhood which support community interaction.	

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32	Mixed use developments	How do we get people to live where they work?	We will see mixed-use developments that support home ownership near businesses where individual work and <u>reduce transportation in and out of the city.</u>	
33	Single-Family/Multi-family	matching people with their desired housing types	There is good mix of single-family/multi-family housing that meets the needs of all ages	
34	Neighborhood retail service	There are not currently enough businesses to support neighborhood interaction	Tualatin will have established neighborhoods supported by restaurants and businesses in outlying neighborhoods <u>which support community interaction.</u>	
35	Subsidized housing	Deciding how much subsidized housing Tualatin can support.	Tualatin has a balanced mix of housing form subsidized to housing requirement the payment of property tax.	
36	High Density housing	There is too much high density housing	We will see a good balance of low density and high density housing	Is there really too much high density housing, or is it too much in one part of town rather than being dispersed (leading to the negative social impacts) ? Reality is we need both, but high density needs more social services in many cases - develop such things as programs for kids in apartments, etc.
37	Business density	There is enough industrial acreage devoted to business currently.	The boundaries for industrial use will not have expanded <u>from present day.</u>	