

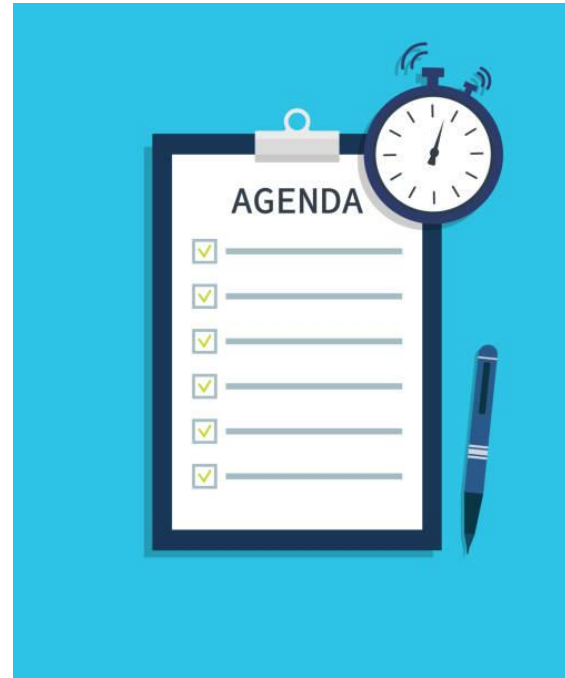


Land Use, Transportation, and Safety Update

- Riverpark CIO Annual Meeting – November 19, 2024

Tonight's Presentation

- Introductions
- Police Patrol Division Information
- Existing Transportation System
- Lam's Application
- Application Process
- Public Involvement/Notice/Comments
- Lam's Applications Status
- Riverpark Area Traffic Information
- Safety and Traffic Improvements
- Contacts



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Tualatin Police Department: Patrol Division



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Police Patrol Division

- 10-hour shifts
- 24hr / 7 days / 365
- 4-5 officers and a Sergeant
- on each shift
- Also included K-9 Tony, K-9 Boone, and the MHRT Officer
- 2 Traffic Officers*

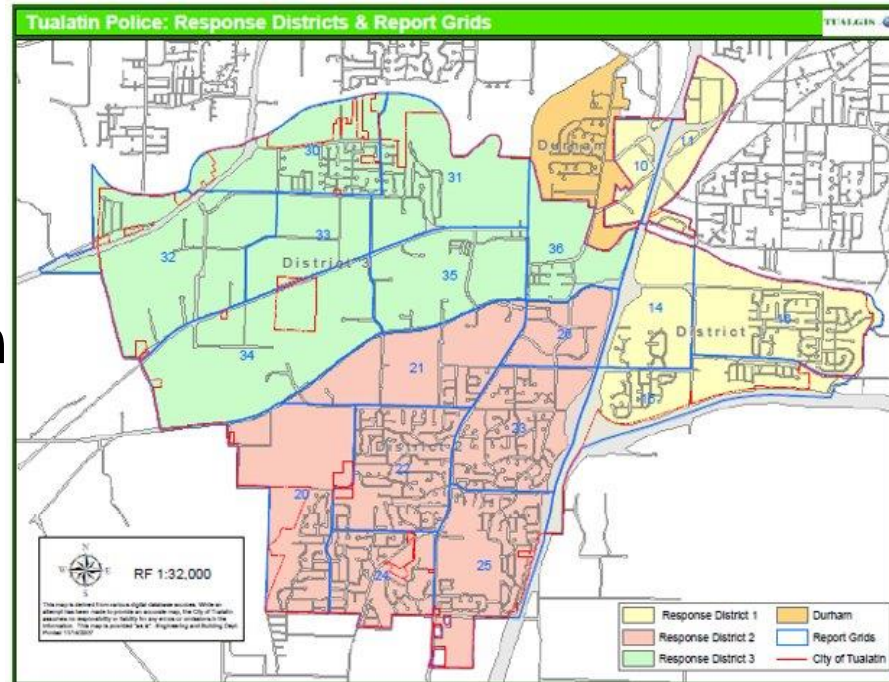


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Police Patrol Division

- The Patrol Division is separated into four districts.

- District 1 – East Tualatin
- District 2 – South Tualatin
- **District 3 – North Tualatin**
- District 4 - City of Durham

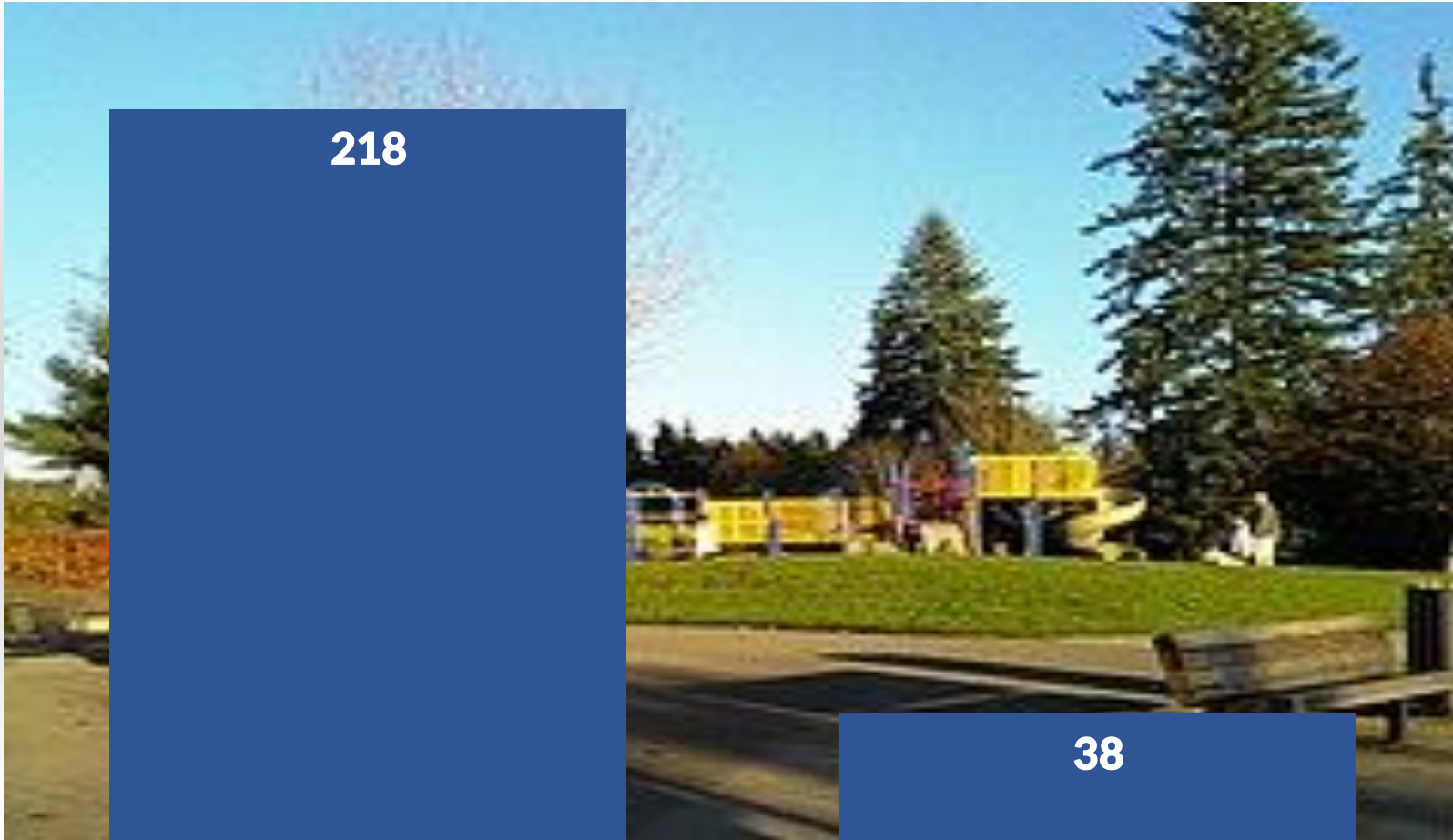


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Traffic Stops



TRAFFIC STOPS 10/1/23 - 10/1/24



218

38

TUALATIN RD

HAZELBROOK ROAD

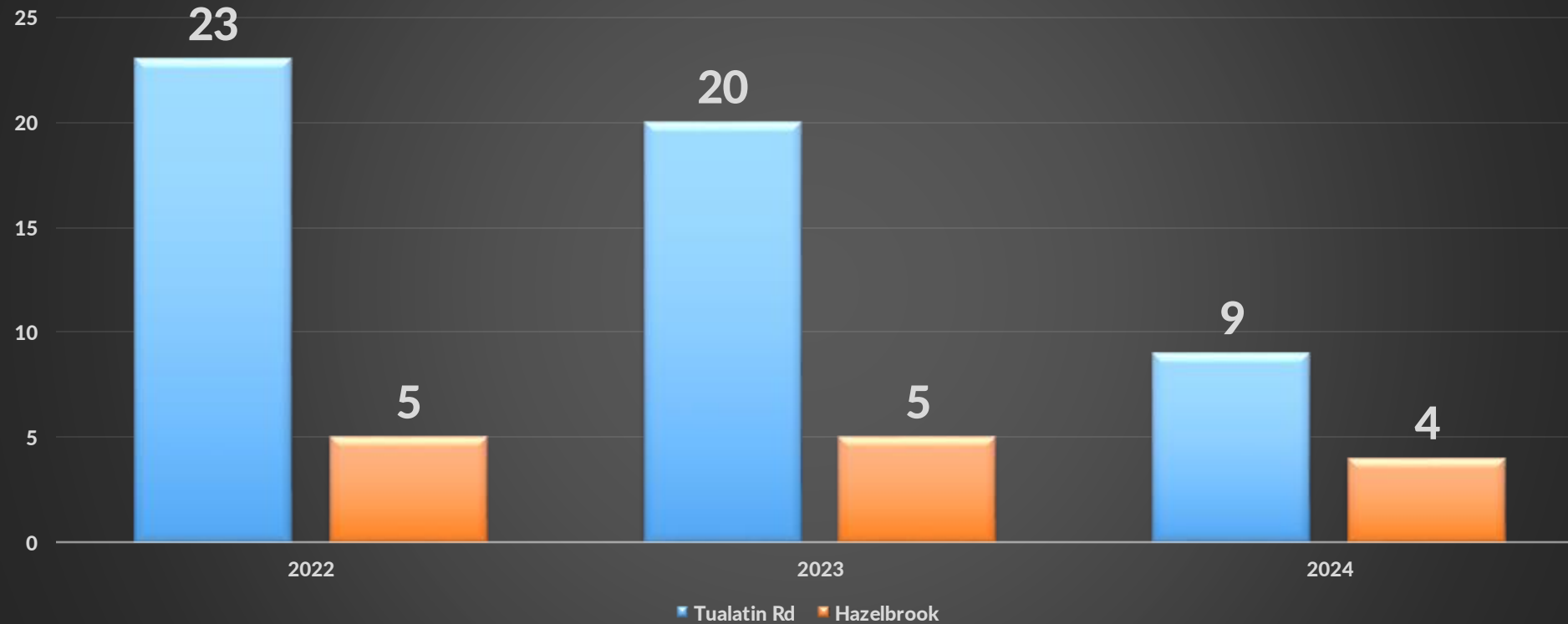


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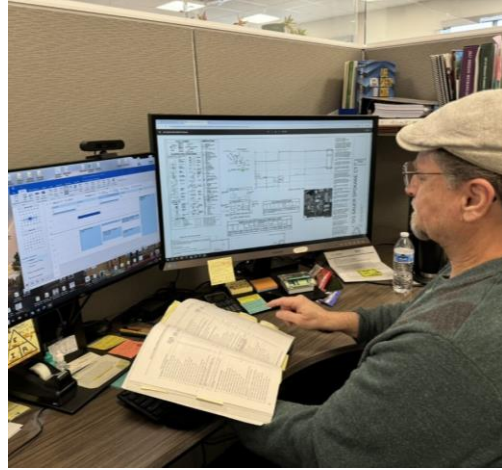
All Accidents



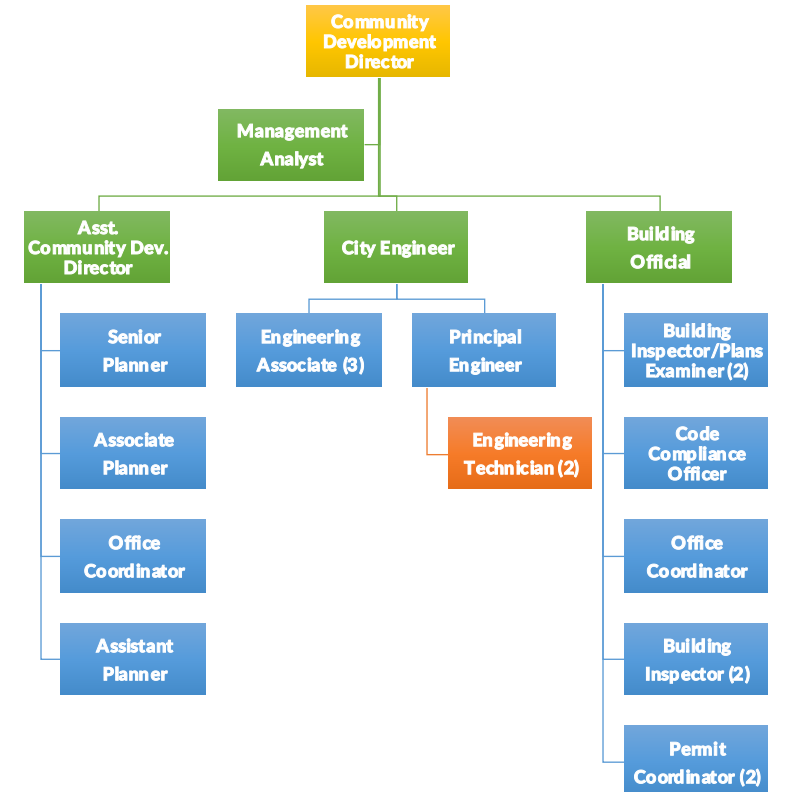
TUALATIN RD AND HAZELBROOK RD COMPARISON



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Community Development



Existing Transportation System



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Existing Transportation System



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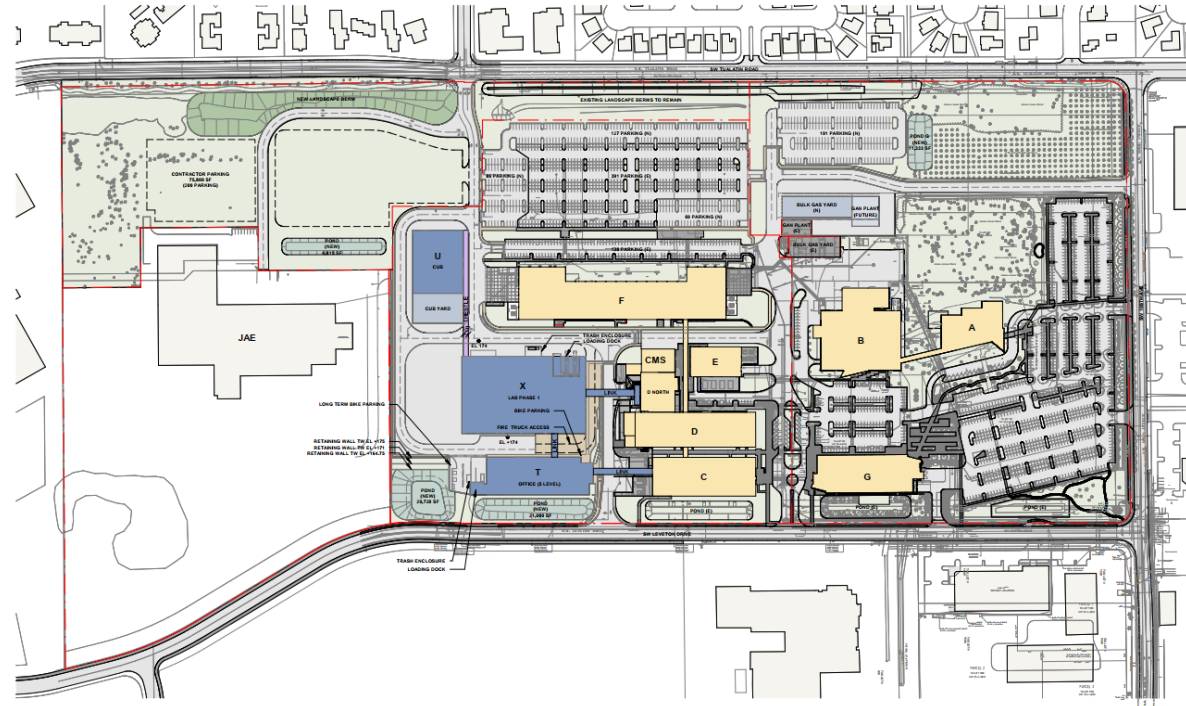
What has Lam applied for?

- **Industrial Master Plan (IMP):**

- Requests modification to existing IMP approval to revise specified conditions of approval of IMP 22-0001 (regarding setbacks, height, and parking lot landscaping).

- **Architectural Review (AR):**

- Requests approval of a Type III Architectural Review for a new office building (“T”), central utility building (“U”), lab building (“X”), expanded bulk gas yard, and associated parking, circulation, and landscaping.



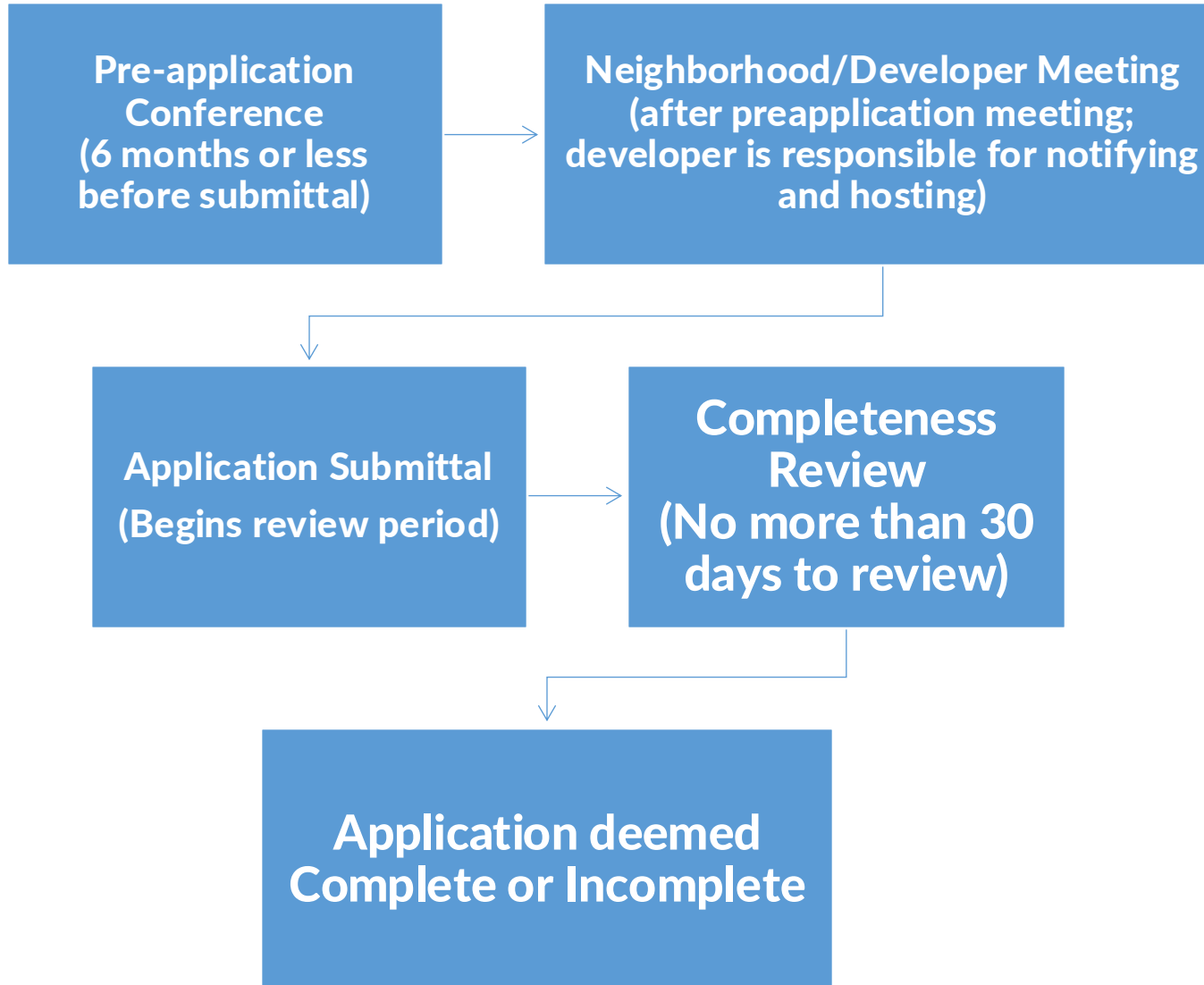
LEGEND

- EXISTING BUILDINGS
 - NEW BUILDINGS (143,100 SF FLOOR PLATE)
 - NEW BUILDINGS PHASE 2 (32,500 SF FP)
 - NEW YARDS
 - NEW TRESTLE
 - NEW PEDESTRIAN
 - ROADS
 - DETENTION POND
 - RETAINING WALL
 - PROPERTY LINES
 - PARKING (TOTAL: 1,825 STALLS)
- EXISTING: 1,352
- NEW: 473
- TOTAL LAM CAMPUS SITE AREA: 75.96 ACRES



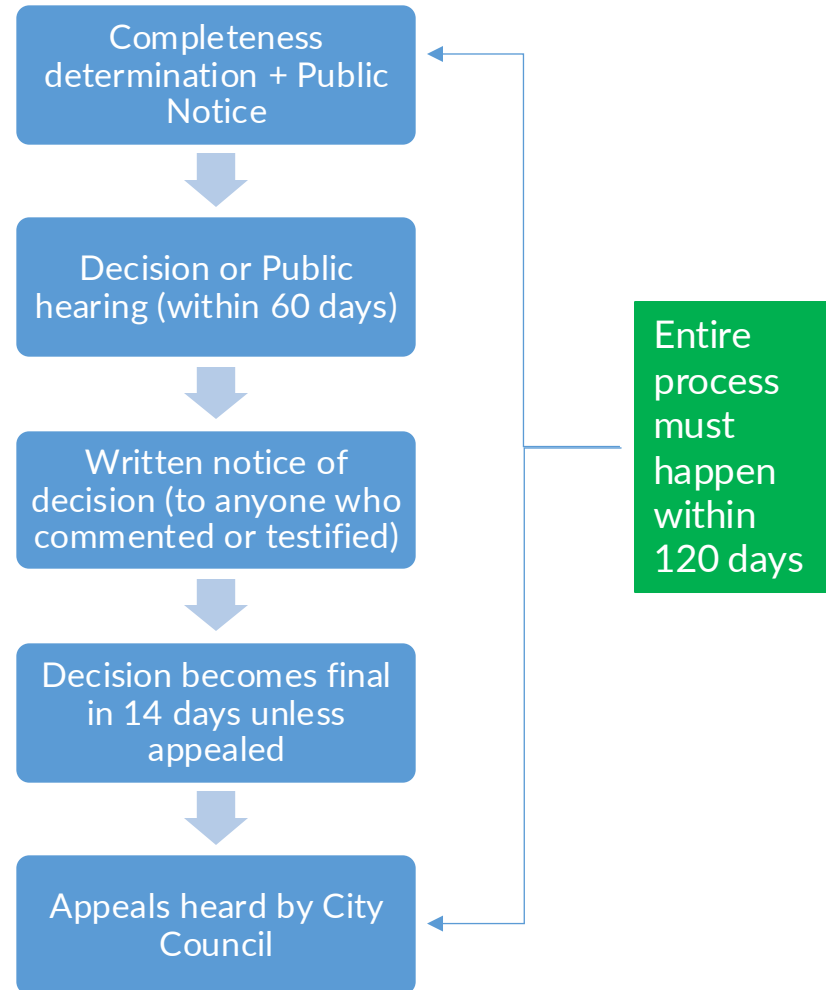
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What happens before application?



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Typical Application Review Timeline



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Public Notice

- City mails notice to property owners
 - *State law requires notification to properties within 100 feet 14 days before a decision is issued*
 - Tualatin requires notification to properties within 1,000 feet (plus residential subdivisions if part touches the 1,000-foot radius) and 14 days for Type II and 20 days for Type III/IV
 - In practice, land use decisions are issued or a public hearing is scheduled about 60 days after a completeness determination
- Additional notice elements:
 - City posts detailed information at www.tualatinoregon.gov/projects
 - City emails all CIOs notice at the same time as property owners
 - The applicant is given instructions for putting notification signs on the site and must submit an affidavit verifying placement



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Public Comments

- In writing (*emailed or mailed*) in response to a notice received, though one does not need to receive a notice to comment.
- In person at a hearing, but only if the application includes a hearing (*most do not*).
- The burden is on the commenter to submit evidence.
- Staff role is to weigh evidence submitted by all parties and make a decision or a recommendation on the application.
- **Effective comments:**
 - Identify applicable criteria of the development code that apply to the proposal
 - Explain how the criteria is met; or not met, and why
 - Are specific
- **Comments should not:**
 - Ask questions of the applicant or city staff
 - Request that the applicant or city staff demonstrate that a project does or doesn't address something



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Decisions

Decisions must be based on approval criteria and include:

- **Conditions of Approval.** Must be related to and carry out a criterion. And must be "roughly proportional" to the impact of the proposed development.
- **Staff Findings and Analysis.** Assessment of how the proposal does or does not address applicable development code criteria based on the materials submitted by the applicant.
- **Exhibits.** Record of evidence used to evaluate compliance with application procedures and code criteria.
 - Noticing requirements
 - Public testimony
 - Special agency comments
 - Required submittal materials



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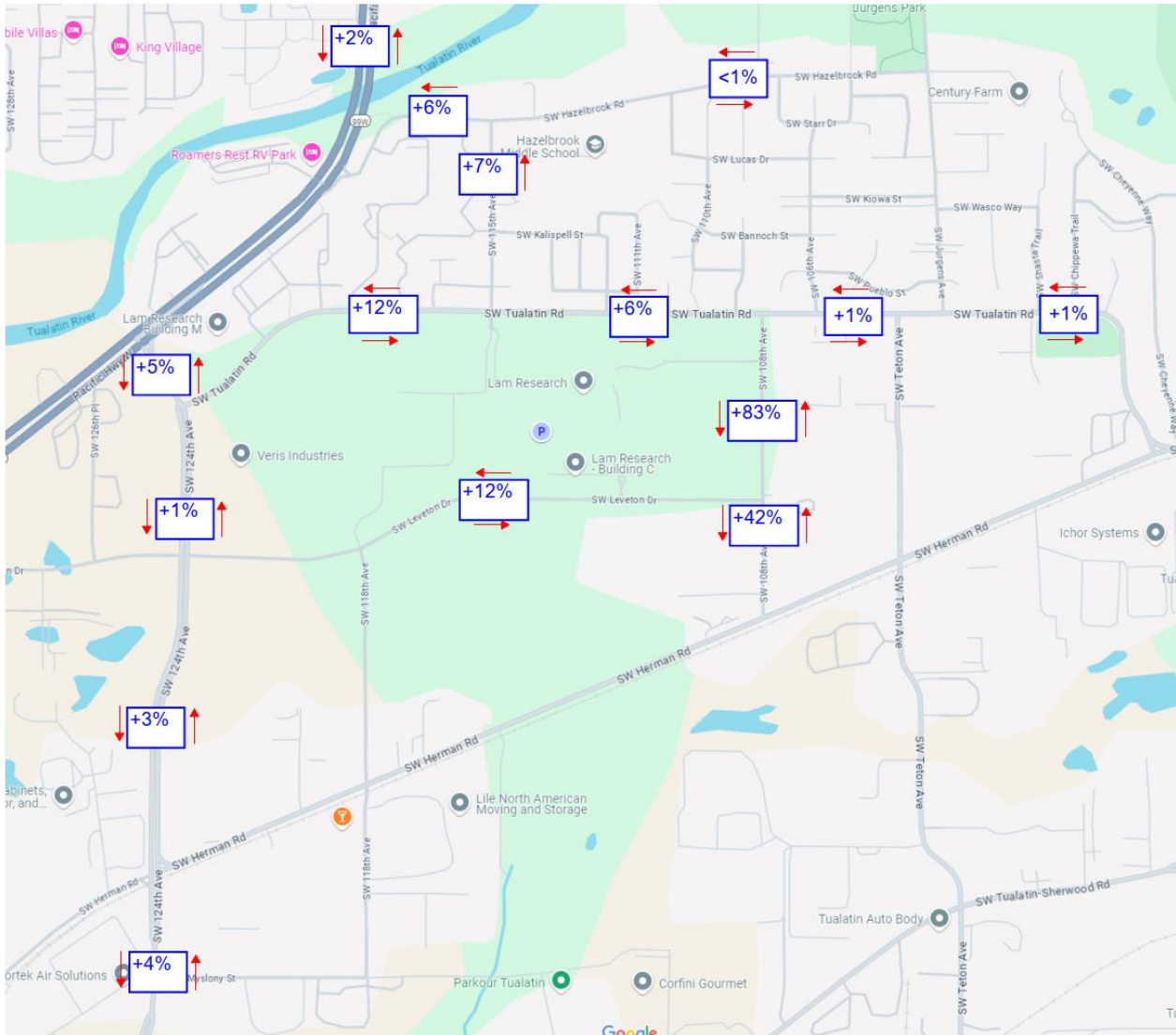
Where are we in the process?

- Preapplication conference (*June 5, 2024*) ✓
- Neighborhood/Developer meeting (*June 5, 2024*) ✓
- Applications submittal (*July 8, 2024*) ✓
- Applications deemed incomplete (*July 24, 2024*) ✓
- Applications deemed complete (*Pending*)
- Notices mailed/website updated (*Pending*)
- Formal public comment period (*Concurrent with completeness; public can comment anytime before then; closes when hearing closes; approx. 60+ days*)
- Hearings to be scheduled:
 - Planning Commission (*TBD 2025*) – consideration of the Industrial Master Plan (IMP) application
 - Architectural Review Board (*TBD 2025; after Planning Commission*)
 - consideration of the Architectural Review application



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Area Traffic Information



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How has Tualatin addressed traffic previously?

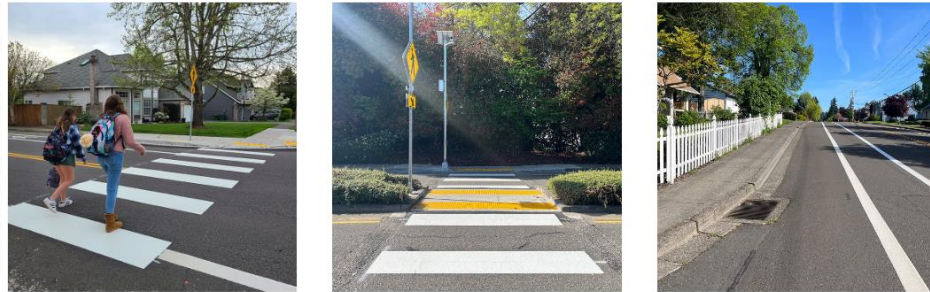
Tualatin Rd: between 105th Ave and 115th Ave

Built! This project is to improved pedestrian safety and access across Tualatin Road between 105th Ave and 115th Ave. The project included installation of speed feedback signs, pedestrian activated flashing beacons, a high-visibility crosswalk, and curb ramps to improve ADA accessibility.



Hazelbrook Area Project

Built! Based on community feedback and the project team's analysis, selected improvement projects improve safety and access for people walking, biking and driving in the neighborhood surrounding Hazelbrook Middle School.



115th Ave: Tualatin Rd to Hazelbrook Rd

Bike lanes serving Hazelbrook Middle School

Built! Re-striped the road to add buffered bike lanes on 115th Ave. (No auto lane/ parking removals required.)



Hazelbrook Rd at Jurgens Park

Built! This project improved access to Jurgens Park from the neighborhood to the south by installing a new crosswalk with a pedestrian-activated flashing beacon near the park entrance. The project included the construction of two new curb ramps, and removal/trimming of trees as required to improve visibility.



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Future opportunities



- **The Neighborhood Transportation Safety Program aims to make transportation safer in Tualatin by implementing improvements suggested by the community.**
 - **Projects could range from better signs, crosswalks, ADA-compliant curb ramps, enhanced bike lanes to fixing problematic areas on roads and pathways.**
 - **The program is funded by the City's Road Operating Fund, specifically Tualatin's distribution of the statewide 'Gas Tax'. For the 2024-2025 fiscal year there is a budget of \$150,000.**
 - **Projects can be nominated in Fall 2025**
- **Tualatin could also consider asking voters to renew the Transportation Bond in the future**



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Contact Us

- General land use planning questions: planning@tualatin.gov or 503-691-3026
- Steve Koper, Assistant Community Development Director: skoper@tualatin.gov or 503-691-3028
- Transportation safety questions or concerns: engineering@tualatin.gov
- Mike McCarthy, City Engineer: mmccarthy@tualatin.gov or 503-691-3674
- Police Related Questions: Chief Greg Pickering gpickering@tualatin.gov or 503-691-4820

