

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OR 97062-7092

503 / 692-2000



Approved by Tualatin  
Development Commission  
03/10/2008  
Recording Sec *J. Kirby*

## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF FEBRUARY 11, 2008

**PRESENT:** Chairman Lou Ogden; Commissioners Chris Barhyte, Monique Beikman [*arrived 5:02 p.m.*], Bob Boryska, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Mike McKillip, City Engineer; Paul Hennon, Community Services Director; Kent Barker, Police Chief; Dan Boss, Operations Director; Carina Christensen, Assistant to the City Manager; Don Hudson, Finance Director; Eric Underwood, Development Coordinator; Cindy Hahn, Assistant Planner; and Maureen Smith, Recording Secretary

**ABSENT:** None.

**[Unless otherwise noted MOTION CARRIED indicates all in favor.]**

### **A. CALL TO ORDER**

Chairman Ogden called the work session to order at 5:01 p.m.

### **B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

#### *1. Tualatin Commons East Project*

Community Development Director Doug Rux presented a PowerPoint on the Tualatin Commons East project. In spring 2007, the Commission discussed the project and gave direction to staff to revisit the discussion again in February 2008. The policy considerations for the Commission is should the East Commons project be budgeted to start design in FY 2008/09, with construction in FY 2009/10. If yes, should the project scope be based on five options presented by staff (*see attached PowerPoint*). Mr. Rux reviewed the five options presented. Any of the options could start design in 2008/09 with construction in 2009/10. Mr. Rux reviewed the project estimates and said all funding comes from the Central Urban Renewal District (CURD). These improvements would happen after the Library opens. Staff had tried to coincide these improvements during the construction of the library but was not able to do so.

Discussion followed and concern was expressed about spending funds now and then having to redevelop a short time later. Commissioner Truax said he would not approve of any of these improvements, as he believes it is important to put funds towards finishing the landmark part of the Tualatin Commons, at the expense of doing these projects now.

Discussion continued on what could be done with the various scope of options presented for getting the most for the amount of funds available, and what could be done now and in the future. The Commission reviewed the differences between the options presented. Discussion also focused on how to tie in projects

with what other projects may be happening at the same time. Chairman Ogden also mentioned the current CURD will be ending in two years and said the Commission should take a look at a possible new urban renewal district. After discussion and review of the options presented, all Commission members present suggested a "sixth" Option – to construct streetscape improvements on Nyberg from the K-Mart entrance to the Commons Lake, Martinazzi Avenue from Tualatin-Sherwood Road to Nyberg, Seneca Street from Martinazzi Avenue to the Lake, the west of Martinazzi Avenue, from Nyberg to Boones Ferry Road, and a signal at Nyberg/Martinazzi.

Administrator Sherilyn Lombos said staff will prepare a follow-up memorandum to the Commission reiterating what Commissioners suggested and planning level associated costs.

**C. CITIZEN COMMENTS**

N/A

**D. CONSENT AGENDA**

There were no comments or questions by the Commission on the Consent Agenda.

**E-F. PUBLIC HEARINGS**

Not applicable.

**G. GENERAL BUSINESS**

Not applicable.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

Not applicable.

**I. COMMUNICATIONS FROM COMMISSIONERS**

None.

**J. EXECUTIVE SESSION**

None.

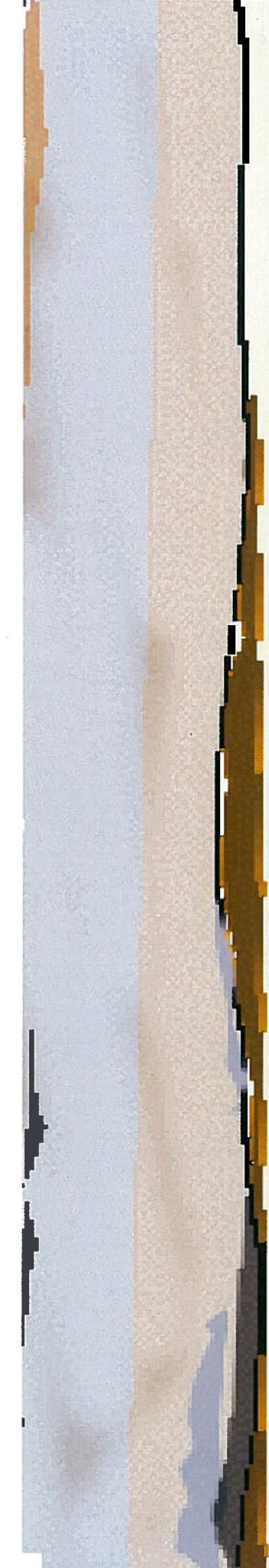
**K. ADJOURNMENT**

The work session adjourned at 5:49 p.m.

Sherilyn Lombos, Administrator

Recording Secretary



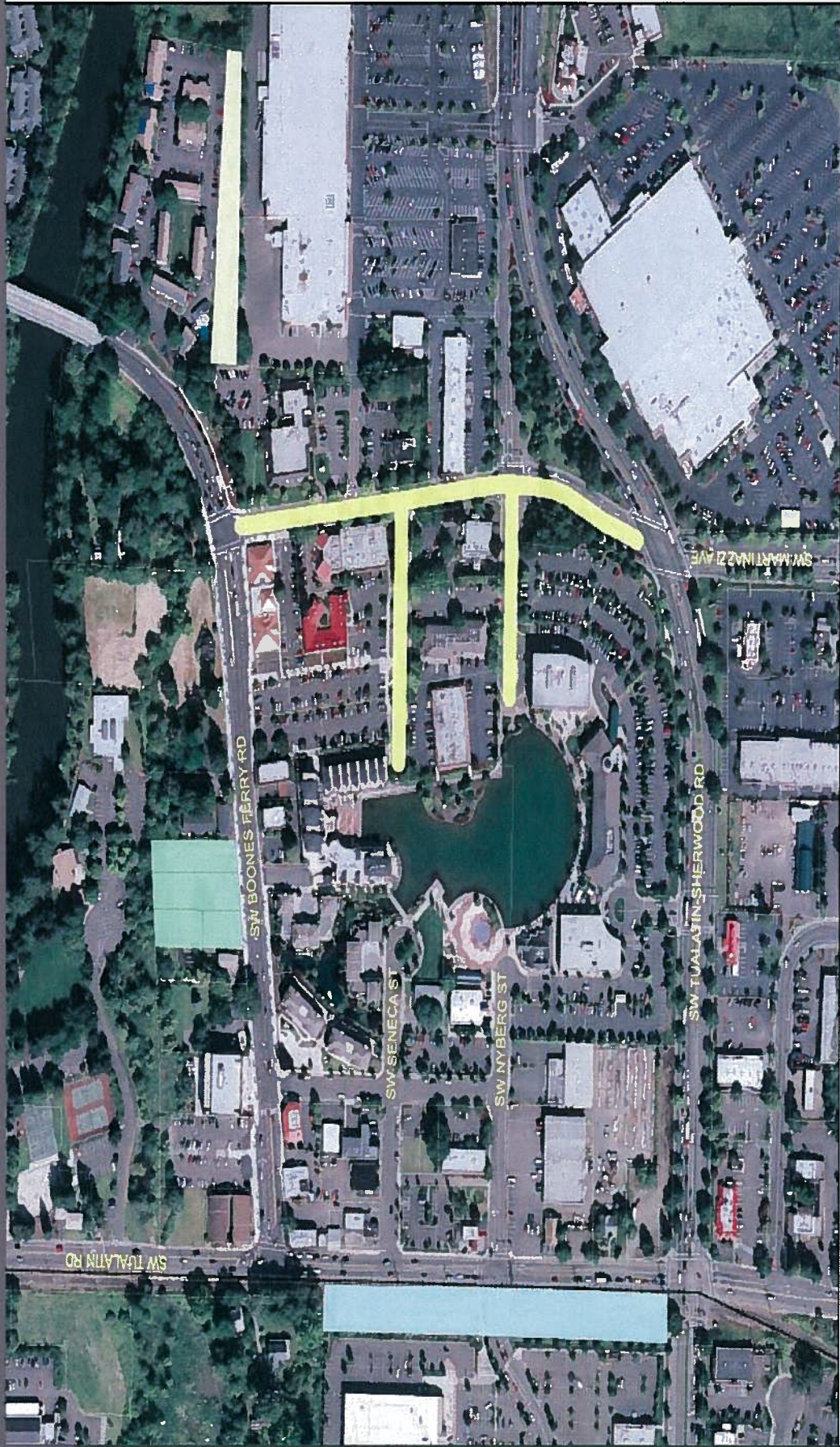


# **TUALATIN COMMONS EAST PROJECT UPDATE**

Tualatin Development  
Commission

February 11, 2008

# TUALATIN COMMONS EAST



- Potential Parking Lot
- Commuter Rail Station
- Green Lot
- Eas: Commons Improvements
- Railroad

RF 1:750  
1" = 65.1691'



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# EAST COMMONS PROJECT

## Policy Considerations:

- Should the project should be budgeted to start design in FY 08/09, construct FY 09/10
- If yes, determine project scope

## Issues/Questions:

- Summary of April 2007 Commission discussion
- What is the scope of the project?
- What is the project schedule/timeline?
- What is the estimated project cost?
- How does the project relate to the Library/City Office Remodel project?

# Summary of April 2007 Council discussion

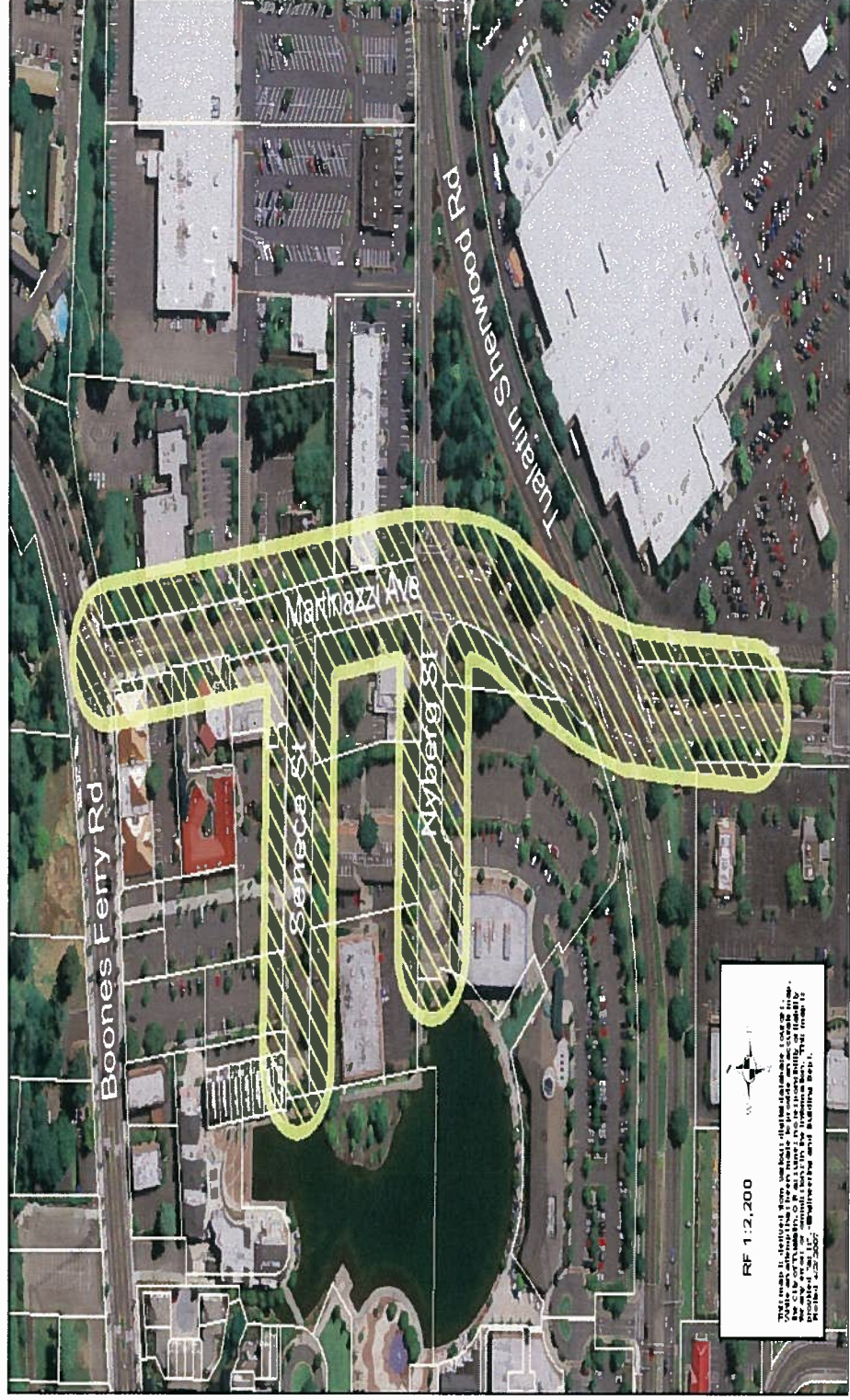
- ❑ Recap of Nov. 2006 discussion on project
- ❑ Should the project coincide with redevelopment of the K-Mart site?
- ❑ Unresolved if bike lanes should be added
- ❑ Would it be more advantageous to use funds for other projects such as Tual-Sher. Rd enhancements?
- ❑ Option to improve only Seneca and Nyberg and not Martinazzi
- ❑ Consensus to do nothing on East Commons at this time
- ❑ Return in Feb 08 to see what the Commission determines is a priority
- ❑ Fund storm line for library

# Option 1 Scope

This is a scaled down the scope from the original 2002 project that extended east down Nyberg St

## East Commons - Original Project Scope

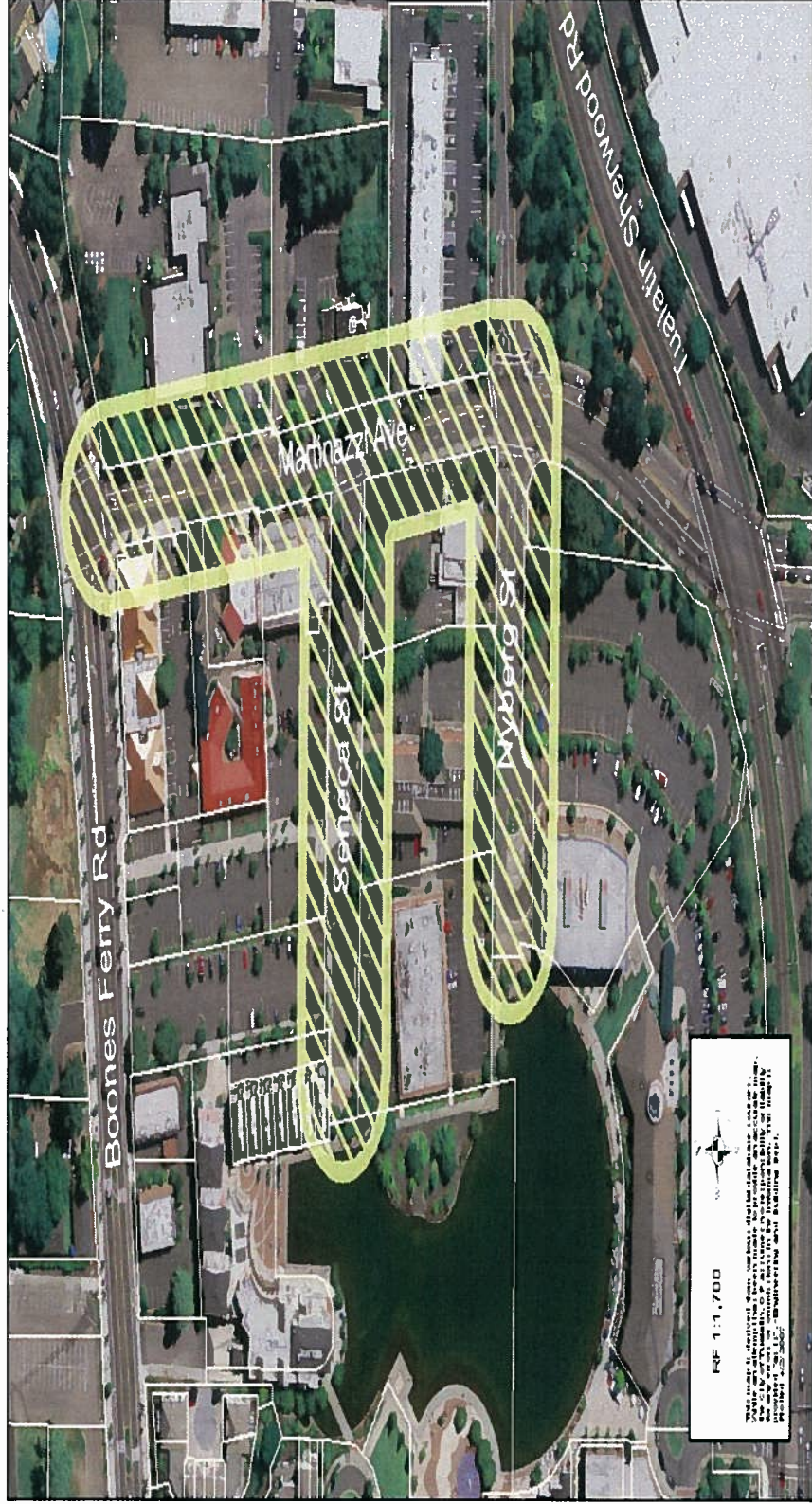
TUALATIN



- Widen Martinazzi 12' east for bike lanes plus storm drainage & water line
- 12' sidewalk Martinazzi, 10' sidewalks Nyberg & Seneca
- Decorative street lights, trees in tree wells
- New traffic signals at Nyberg St. and Tualatin-Sherwood Rd.
- Special crosswalk features Nyberg/Mart.; Seneca/Mart.; Mart./BF Rd Intersections

# Option 2 Scope

## East Commons - Modified Project Scope



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
- Widen Martinazzi 12' east for bike lanes, storm drainage, water line north of Nyberg St
- 12' sidewalk Martinazzi each side, 10' sidewalks Nyberg & Seneca each side
- Decorative street lights, trees in tree wells
- New traffic signal at Nyberg St
- Special crosswalk features Nyberg/Mart.; Seneca/Mart.; Mart./BF Rd Intersections



# Option 3 Scope

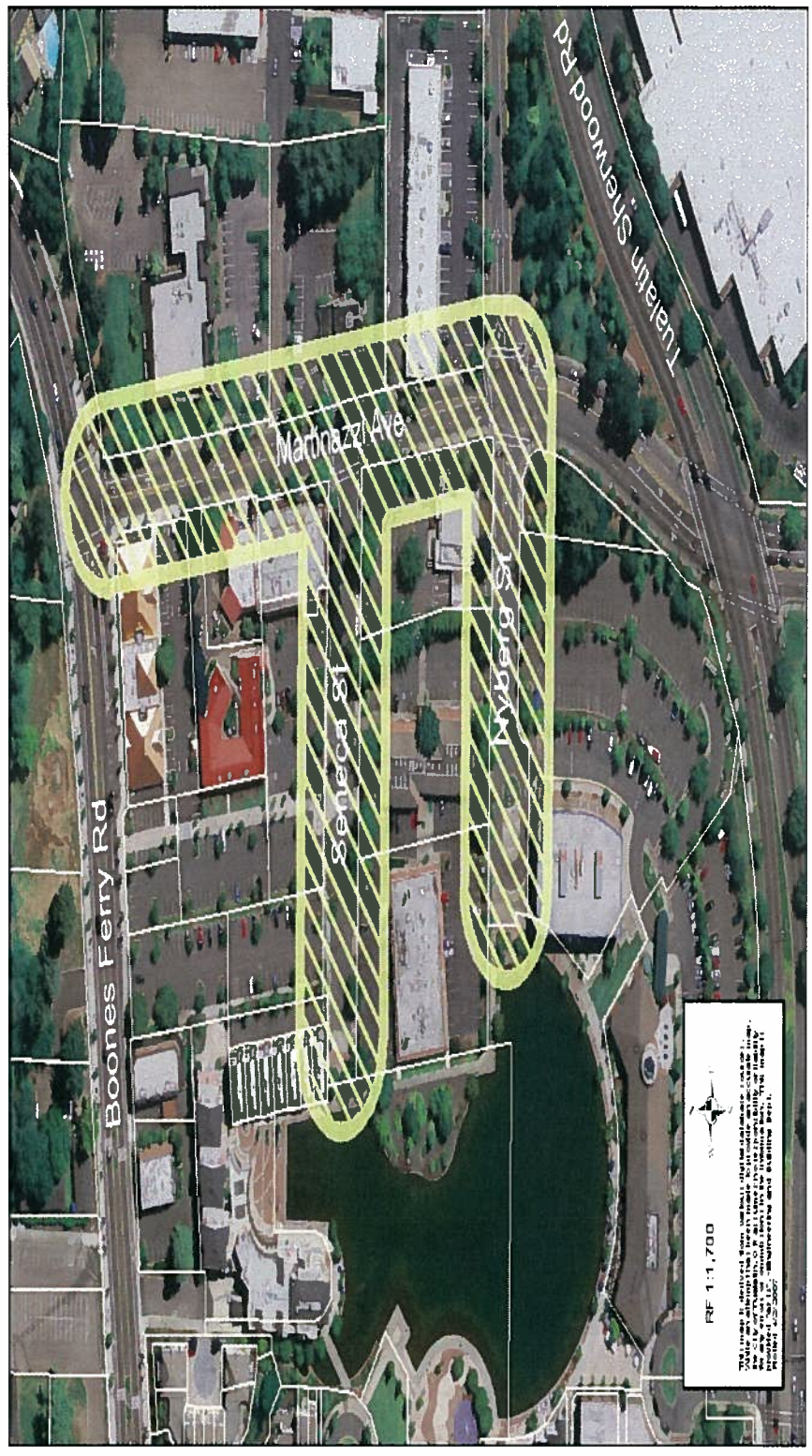
## East Commons - Modified Project Scope



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
- Not widen Martinazzi 12' east for bike lanes.
- Replace water line north of Nyberg St
- 12' sidewalk Martinazzi each side, 10' sidewalks Nyberg & Seneca each side
- Decorative street lights, trees in tree wells
- New traffic signal at Nyberg St
- Special crosswalk features Nyberg/Mart.; Seneca/Mart.; Mart./BF Rd Intersections

# Option 4 Scope

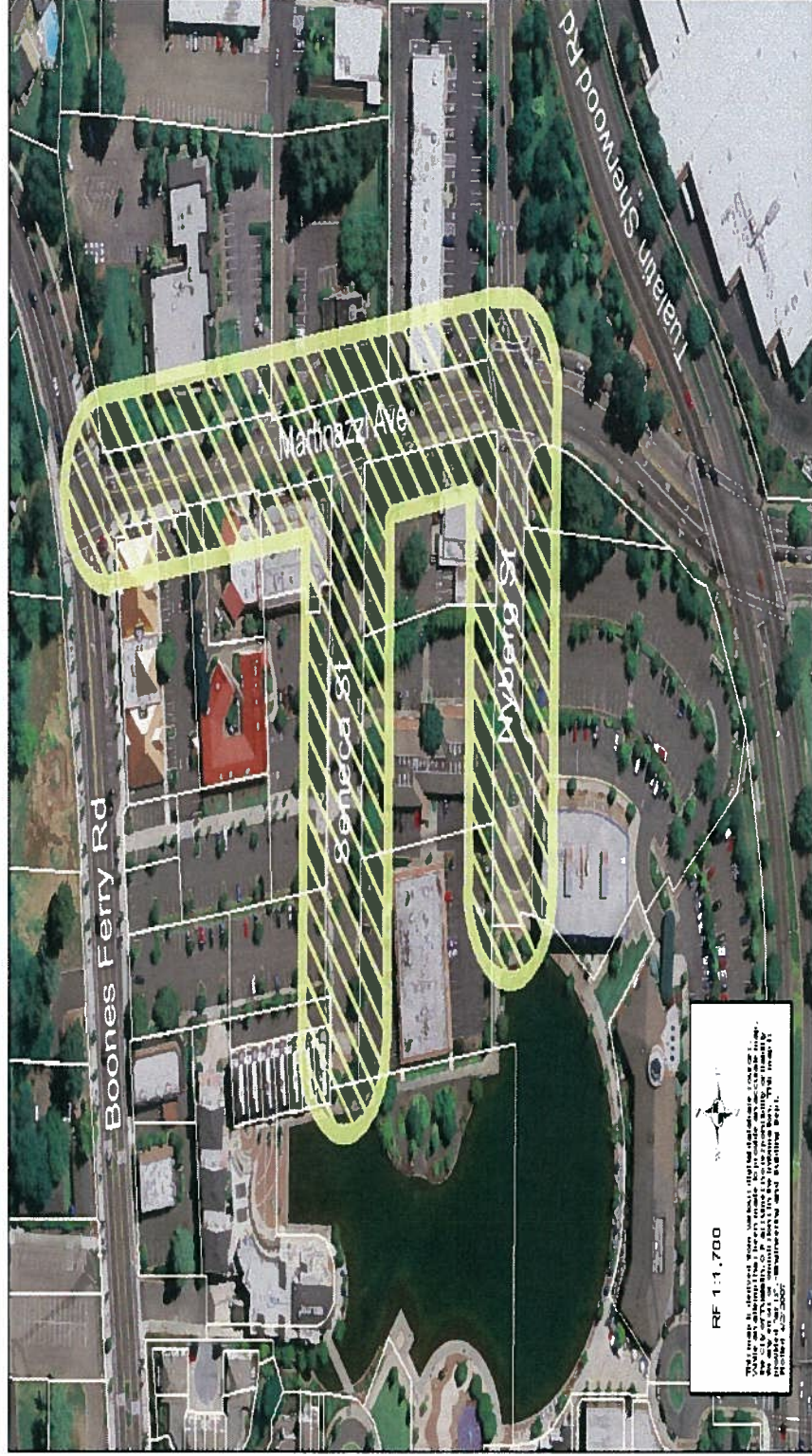
## East Commons - Modified Project Scope



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
- Not widen Martinazzi 12' east for bike lanes.
- Replace water line north of Nyberg St
- 12' sidewalk Martinazzi west side only, 10' sidewalks Nyberg & Seneca each side
- Decorative street lights, trees in tree wells
- New traffic signal at Nyberg St

# Option 5 Scope

## East Commons - Modified Project Scope



- Reduced scope to meet financing capabilities from 11/27/06 Commission Work Session
- Not widen Martinazzi 12' east for bike lanes.
- 10' sidewalks only Nyberg & Seneca each side
- Decorative street lights, trees in tree wells

# What is the project schedule/timeline?

- ✓ FY 08/09 start design for all options
- ✓ Options 2-5 require less time to design
- ✓ Construction in FY 09/10
- ✓ Approx 1 year to construct Options 1-4
- ✓ Approx 6 months construct Option 5

## What is the estimated project cost?

- Option 1 - \$3.3 million (2007 \$).
- Option 2 – \$2.4 million (2007 \$) Insufficient funds to do the full East Commons project (excludes Nyberg St to Tual-Sher Road segment)
- Option 3 - \$1.8 million (2007 \$)
- Option 4 - \$1.5 million (2007 \$)
- Option 5 – \$800K (2007 \$)
- Funding is entirely from CURD all options

## **How does the project relate to the Library/City Office Remodel project?**

- ❖ Martinazzi Ave. is directly in-front of the Library/City Office project
- ❖ Will take approx. 1- year to design, permit, acquire ROW, award const. contract
- ❖ When library opens in June/July 2008, East Commons project will be starting design
- ❖ Timing does not allow construction of East Commons at the same time as library
- ❖ The Library project design acknowledges and anticipates the future Commons East project
- ❖ Both projects continue enhancing the downtown area

# FUTURE COMMISSION PROJECTS

- ◆ Boones Ferry Phase 1 – DEQ/Hanegan environmental monitoring/testing.
- ◆ Tualatin Commons East (reduced project scope) – under discussion
- ◆ Tualatin-Sherwood Road Enhancements (landscaping, lighting, water feature)
- ◆ Boones Ferry Phase 3 (limited funding)
- ◆ Commons Landmark (limited funding)
- ◆ Eastside Downtown (Kmart area) (limited funding)

# FUNDING

	07/08 Budget	08/09 Est.	09/10 Est.
Boones Ferry Road Phase 1	50,000	50,000	
Commuter Rail Station	380,000		
Library Expansion	4,570,000		
Tualatin Commons East	50,000	700,000	1,800,000
Tualatin-Sherwood Road Enhancements	300,000	1,480,000	
Green Lot Expansion	270,000		
Boones Ferry Phase 3			50,000
Commons Landmark			30,000
<u>Eastside Downtown</u>			<u>50,000</u>
Total	5,620,000	2,230,000	1,930,000



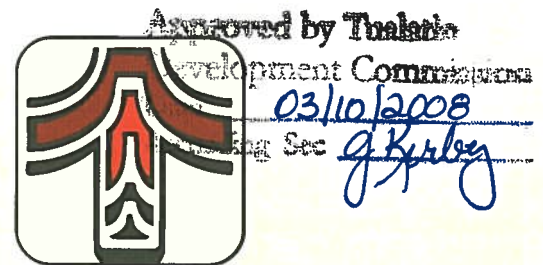
## **OUTCOMES:**

- Determine if the project should be budgeted to start design in FY 08/09, construct FY 09/10
- Determine project scope

**TUALATIN DEVELOPMENT COMMISSION**

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TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF FEBRUARY 11, 2008

**PRESENT:** Chairman Lou Ogden; Commissioners Monique Beikman, Bob Boryska, Chris Barhyte, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Mike McKillip, City Engineer; and Maureen Smith, Recording Secretary

**ABSENT:** None.

*[Unless otherwise noted MOTION CARRIED indicates all in favor.]*

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 8:17 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

None.

**C. CITIZEN COMMENTS**

None.

**D. CONSENT AGENDA**

MOTION by Commissioner Truax, SECONDED by Commissioner Maddux to adopt the Consent Agenda as read:

1. Approval of Minutes for the Meeting of January 28, 2008
2. Resolution No. 555-08 Authorizing Compensation for Right-of-Way and Easements Associated With the SW Herman Road Improvement Project

MOTION CARRIED.

**E-F. PUBLIC HEARINGS**

None.

**G. GENERAL BUSINESS**

None.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

Chairman Ogden noted the recent tragic event in Kirkwood, Missouri of their City Council and staff members. Mayor Ogden expressed condolences to the families of those that were slain.

A moment of silence was observed and Chairman Ogden adjourned the meeting in memory of Kirkwood City Councilors Michael Lynch and Connie Carr, Public Works Director Ken Yost, Police Officer Tom Ballman, Police Sergeant Bill Biggs, and the hope for speedy recovery of Kirkwood Mayor Mike Swoboda.

**J. EXECUTIVE SESSION**

None.

**K. ADJOURNMENT**

The meeting adjourned at 8:20 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

Maureen Smith