



# MEMORANDUM CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Sherilyn Lombos, City Manager *SL*  
**DATE:** February 4, 2008  
**SUBJECT:** Special Work Session for February 6, 2008

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**Work Session will begin at 4:00 p.m.**

There are two items to be discussed at this special work session:

- 1) 4:00 p.m. (60 min) – 2008 Bond Feasibility Study – Horizon Church/Pennington Property Partnership.** City staff have met with representatives from Horizon Community Church to discuss partnership opportunities, specifically joint use of fields and/or other recreational facilities. The church representatives put out a proposal that would entail the City annexing a 25.18 acre site east of the church. Half of that site would be developed into a park with sports fields and the other half would be developed as residential. Staff needs direction from the Council on whether to continue discussions with the church on a partnership that involves this land deal. Attached is a policy memo that outlines the issues that need to be discussed.

**Action requested:** Direction from the Council on whether to continue discussions with Horizon Church on a partnership that involves an annexation and single-family development of a portion of the site.

- 2) 5:00 p.m. (180 min) – Transportation Funding & Priorities.** This is a continuation of the discussion on December 17<sup>th</sup>. Attached is a proposed outline of the discussion.

**We will provide dinner.** As always, if you need anything from your staff, please feel free to let me know.


Attachments:



- A. Memorandum for the Horizon property discussion
- B. Transportation discussion outline



# MEMORANDUM CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager 

**FROM:** Doug Rux, Community Development Director   
Paul Hennon, Community Services Director 

**DATE:** February 6, 2008

**SUBJECT:** 2008 RECREATIONAL BOND FEASIBILITY STUDY – HORIZON  
COMMUNITY CHURCH/PENNINGTON PROPERTY  
PARTNERSHIP

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## **POLICY CONSIDERATIONS:**

Given the direction from Council to evaluate partnerships for sports fields as part of the 2008 Recreational Bond Feasibility Study, City staff and Horizon Community Church have met to discuss what a partnership might entail. Below are policy considerations based on that discussion:

1. Does the City want to expand its corporate limits south of Norwood Road to encompass the 25.18 acre Pennington property immediately east of the Horizon Community Church/Horizon Christian High School, which Horizon Community Church has an interest in acquiring, for sports fields and residential housing?
2. Would the public benefits realized by creating more sports fields in partnership with the Horizon Community Church/Pennington property outweigh the public benefits and other considerations of not expanding the City limits south of Norwood Road at this time so the entire area (650 acres) can be planned and developed under a coordinated approach?
3. Will the public support, and does the City wish, to partner with a religious organization?
4. Can and does the City wish to place a measure on the ballot that requires a future City Council decision on annexation and other land use issues?

## **ISSUES/CONSIDERATIONS TO BE DISCUSSED:**

- Residential development south of Norwood Road – density, location, past City Council position on residential development.
- Annexation of the Pennington property – who initiates, timeline. Without annexation, City park rules would not apply, thus annexation is required for that reason alone, and there are others.

- Zoning of the annexed Pennington property – residential, institutional, other.
- Modifying the Urban Planning Area Agreement with Washington County – timeline, Washington County's position.
- Location of the I-5/99W Connector. Would the future connector require a right-of-way exaction that would reduce the developable area or require removal of sports field facilities? Would Washington County object to development that could encumber the I-5/99W Connector project?
- On-going coordination efforts to plan the area with the City of Wilsonville. The current understanding is that the two cities would jointly plan the area (650 acres) between the two cities and determine the jurisdictional boundary location.
- Clean Water Services service district boundary modification - who initiates, timeline.
- The Pennington property site is not centrally located within the South Tualatin UGB expansion area. If future development in this area is to be residential, a future park (approximately 20 acres) will be needed. Would the presence of this partnership inhibit the City's ability to obtain land and develop a more centrally located park that many people could walk to within one quarter mile and that has some aspect of natural resources present? Or would it make it easier?
- Equity: There are other property owners south of Norwood Road that have not been given the opportunity to offer the City a similar partnership. And even if they didn't want to partner, why should Horizon Community Church/Pennington's be able to develop land that others cannot?
- Does the City wish to put on the ballot a question of funding sports fields at non-specific sites, but still refers to a partnership with Horizon Community Church and/or Tigard-Tualatin School District (TTSD)?
- Would we have to annex the property prior to placing the 2008 Recreational Bond on the ballot?
- Addition to the inventory of sports field facilities during times needed by public at lower costs than can otherwise be accomplished by City alone due to free land and sharing of expenses for development and/or on-going maintenance.
- Land and facility ownership/insurance. Under the joint agreement with TTSD, they own the land and the City gave the improvements to the district. Would the City want to do the same with Horizon Community Church, or would the City want to obtain an ownership interest in the land and facilities? There are liability and property insurance implications. There are implications should the church go bankrupt, a less likely scenario than with the TTSD.
- Is there a specific ORS or other law that allows or precludes the City from partnering with a religious organization, and are there any conditions that must be met if done?
- Would a partnership with Horizon Community Church cause an increase in infrastructure costs that could be minimized if the southern area was planned in coordination with Wilsonville?

**DESIRED OUTCOME:**

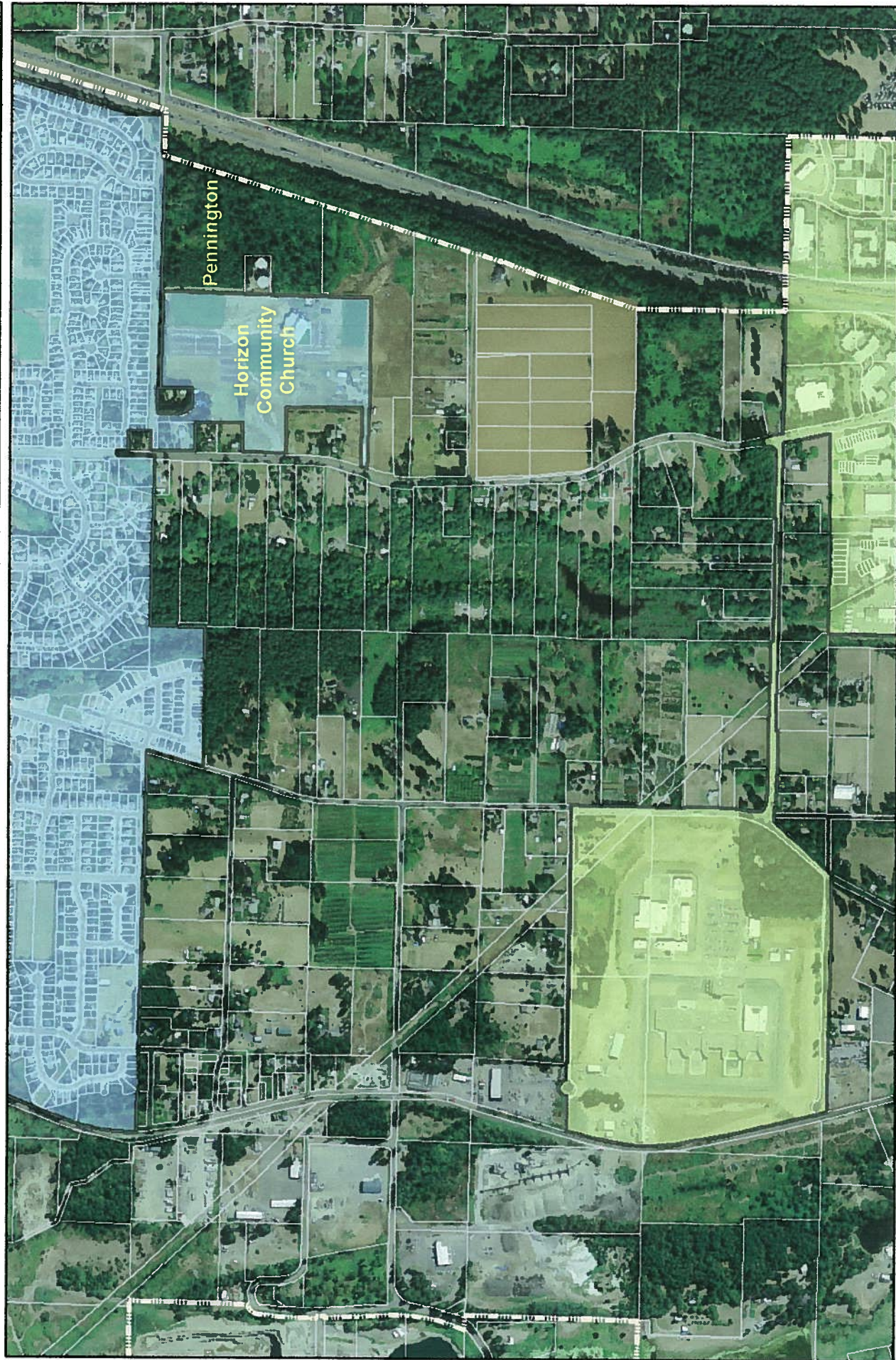
1. Direction from City Council on whether to continue or terminate discussions with Horizon Community Church on a partnership involving the Pennington property for sports fields and residential housing.

**Attachments:**

- A. Location Map
- B. Horizon/Pennington Property Concept Sports Fields
- C. Horizon Master Plan

# Horizon Community Church/Pennington

Aerial Photo: July 2007



Wilsonville



Tualatin

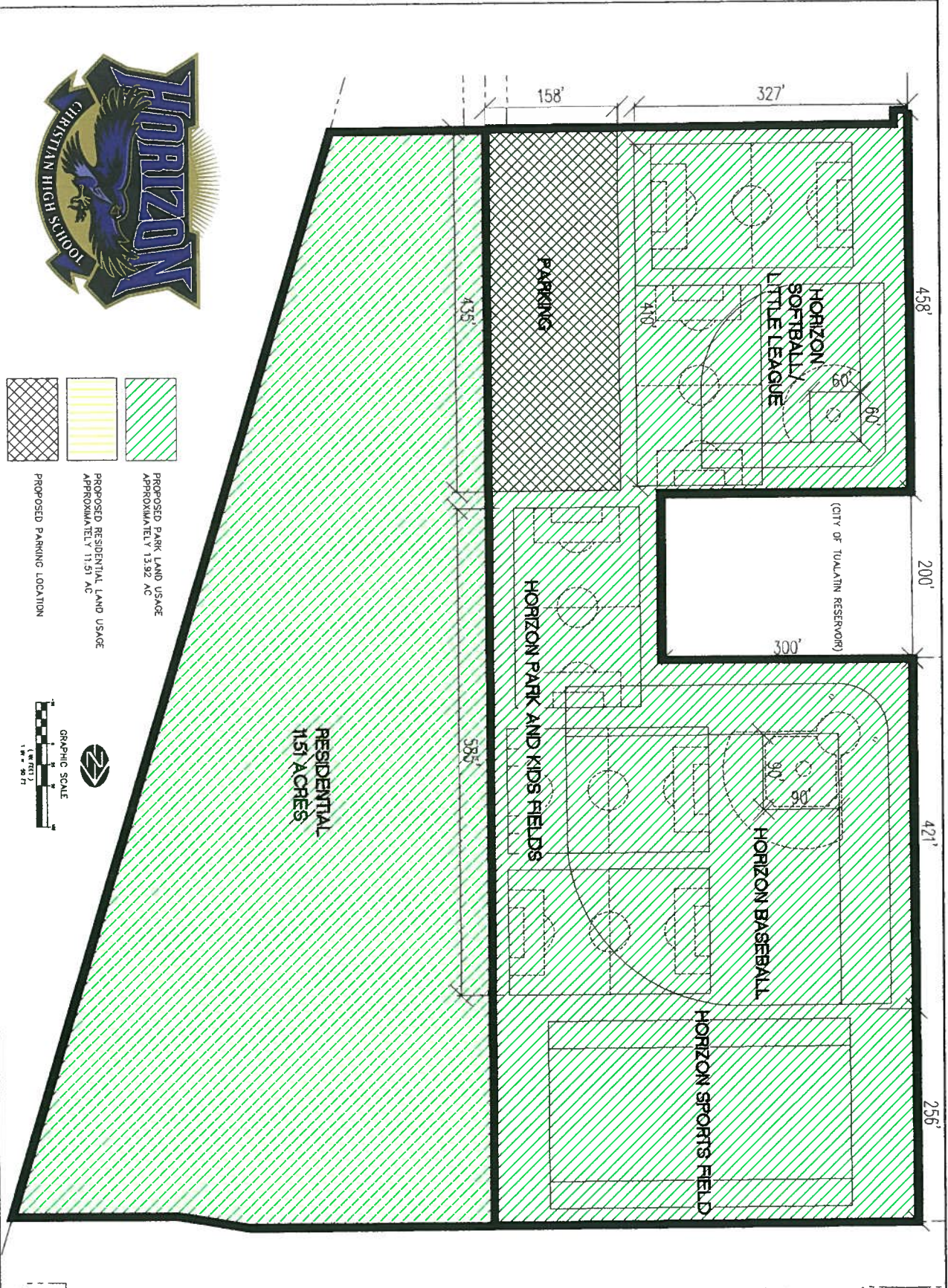
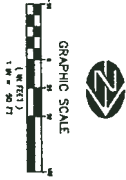
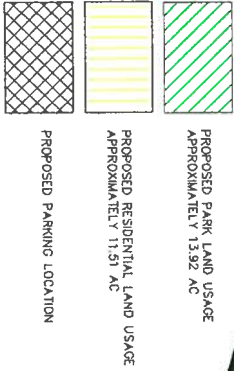


Urban Growth Boundary

RF 1:12,000



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is prepared for engineering and planning Dept.  
Project 01562006

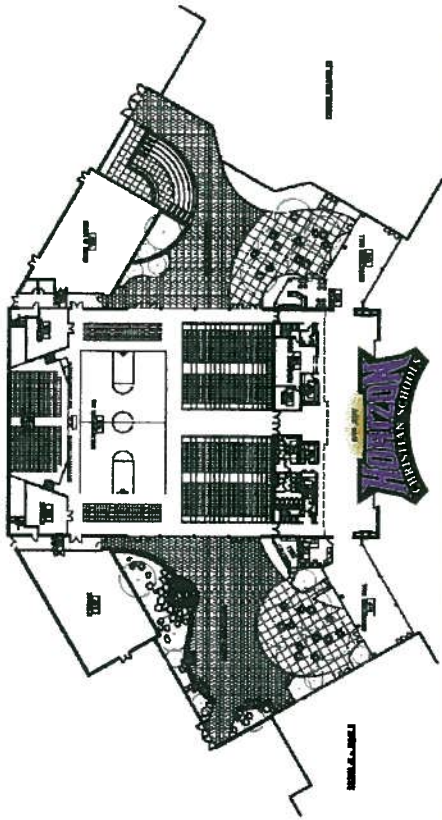


NO.	DATE	DESCRIPTION	DESIGN ENGINEER

SHEET NO. **EX2**  
 JOB NO. 187A-01  
 HORIZON PARK AND SPORTS FIELDS  
 WASHINGTON COUNTY, OREGON  
 LAND USAGE EXHIBIT

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 PACIFIC COASTAL CENTER  
 1000 W. WASHINGTON STREET, SUITE 100  
 TUALATIN, OREGON 97146  
 FAX (503) 682-8785

## Phase 2 Floor Plan (Building #1)



### Phase 1

#### COMPLETED

\$17,120,000

- Purchase of land
- All necessary engineering and architectural work, secured permits, site grading, access roads, foundation and slab for first building
- All underground utility work, parking, lighting, and erecting the first classroom building with gymnasium and locker rooms (250 students). Includes two sports fields, and parking spaces (442 spaces)

### Phase 2

\$8,864,000

- Construction of Multipurpose/Sanctuary building (45,954 sq. ft.). Includes covered walkways and courtyard with amphitheater
- Furnishings
- Stage equipment, lighting, low voltage, AV systems
- Monument sign, cross, Norwood sign
- Football field bleachers, pad steps, sidewalk, score board, electrical connections, fence, lights and concession trailer
- Architect, permits, inspections, other soft costs
- Additional work on roundabout
- Horizon School programming start up costs
- Development & campaign admin
- South parking lot (240 spaces)
- North parking lot (252 spaces)

### Phase 3

\$6,994,000

- Construction of Middle School classroom building (34,696 sq. ft.). Includes garage/lounge area structure and specialty lighting
- Two modular classroom buildings
- Purchase 5 acre parcel at SW corner of property

## Master Site Plan



### Phase 4

\$10,900,000

- Construction of Football/Track & Field Stadium (5,000 seats)
- Construction of Sports Center (49,000 sq. ft.)

### Phase 5

\$9,500,000

- Construction of Education/Ministry/Gym (30,000 sq. ft.)
- Construction of Computer/Science building (43,000 sq. ft.)
- Addition of Soccer/Football "turf" practice field

### Phase 6

\$9,300,000

- Construction of Fine Arts building (46,000 sq. ft.)
- Construction of Indoor Sports Practice facility (37,400 sq. ft.)

### Phase 7

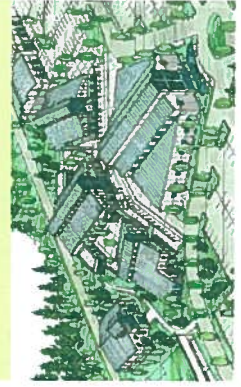
\$11,725,000

- Admin/Ministry building (96,000 sq. ft.)
- Additional parking (112 spaces)

### Phase 8

\$23,400,000

- Sanctuary (110,000 sq. ft.)
- Construction of structured parking facility (676 spaces)



## Outline for 2/6/08 Transportation Discussion

### *Why are we here?*

- Update on TIF
  - Update on MSTIP4
- Continue discussion on transportation priorities

### *TIF*

- County working on reports to WCCC and Board on issues.
- If double current TIF \$3060/SFR to \$6120/SFR still generates only about 25% of cost to meet future need.
- Issues:
  - Tax vs. SDC
  - County wide vs. each City
- Tualatin experiences:
  - Past 5 years TIF revenue
  - Past 5 years of projects
  - Currently planned or underway projects

### *MSTIP4*

- Purpose of MSTIP4
- Map of MSTIP4 roadways
- Past MSTIP projects and funds
- How much have we contributed vs. how much have we received
- Latest handout showing 120% project lists
- Latest maps of 120% projects
- If Tualatin changes 124<sup>th</sup> project what projects could we do for \$6Million
- If Tualatin opts out of MSTIP4 what could we raise on our own
  - Pay cash for projects
  - Debt finance projects
- Overview of County/Regional transportation survey

### *Transportation Priorities in Tualatin?*

- Map of surrounding areas showing growth
- Map of street system with traffic counts at boundaries and inside Tualatin
- Martini Olive map
- Residential area map
  - What do we want this area to look like?
  - Why is this area important?
- Industrial area map



- What do we want this area to look like?
  - Why is this area important?
- Town Center area Map
  - What do we want this area to look like?
  - Why is this area important?
- What policies do we need to emphasize / implement / change / develop / to achieve this vision for each area?
- What programs and projects do we need to develop and implement / construct to achieve this vision for each area?