



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: September 9, 2013

SUBJECT: Work Session for September 9, 2013

5:45 p.m. (25 min) – Chickens: Policy Direction on Code Components. At the August 12th work session the Council discussed research and best practices regarding backyard chickens. Tonight, Council will review and give direction on components of a backyard chicken ordinance.

6:10 p.m. (25 min) – Seneca Street Extension & Council Building. The Master Plan for the Nyberg Rivers Shopping Center Development was adopted on August 26, 2013, by the City Council. The Master Plan includes the extension of Seneca Street which upon construction would require the demolition of the existing Council Building and relocation of the City services provided in this building. There are still many decisions to be made regarding when the street would be constructed, where the existing City services will be located in the interim, if a replacement building should be constructed, and how to gather public input regarding these decisions. Staff's report will include a brief review of the feasibility study, identify some of the key decisions and share the input received at the September 3rd meeting on public involvement.

6:35 p.m. (10 min) – Direction on Parking Restrictions in Neighborhoods. Mayor Ogden has requested time to discuss a neighborhood parking issue and whether to direct staff to bring back information.

6:45 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. This is the opportunity for the Council to review the agenda for the September 9th City Council meeting and take the opportunity to brief the rest of the Council on any issues of mutual interest.



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Cindy Hahn, Associate Planner
Alice Cannon Rouyer, Assistant City Manager

DATE: 09/09/2013

SUBJECT: Backyard Chickens: Policy Direction on Code Components

ISSUE BEFORE THE COUNCIL:

The purpose of tonight's meeting is to discuss possible components of the proposed backyard chicken ordinance.

EXECUTIVE SUMMARY:

Staff presented a proposed timeline with milestones at the June 10, 2013 work session (see Attachment A) for bringing a chicken ordinance to the City Council for consideration.

To fulfill the first milestone of the timeline, at the August 12, 2013 work session staff presented the results of research into complaints about backyard chickens received by Washington County, the City of Tualatin, and 14 other local jurisdictions to the City Council for consideration. Best practices contained in ordinances regulating backyard chickens adopted by other cities in the last two years also were discussed and Council provided direction on possible ordinance components. (Attachment B includes the minutes from the August 12, 2013 work session.)

The second milestone is Council discussion of possible components of the proposed backyard chicken ordinance and policy direction to staff.

Possible Code Components

The draft ordinance prepared in 2010 provided a solid basis for the backyard chicken ordinance that will be presented to Council later this year. However, based on input from Council at the August 12, 2013 work session and best practices contained in recently adopted ordinances from other cities, staff is suggesting modifications to the 2010 ordinance as outlined in the following table:

Components of 2010 Chicken Ordinance and Suggested Modifications based on Best Practices

Component	2010 Ordinance	Suggested Modification
Location of Chicken Keeping	Single-family residential areas.	No change.
Type of Birds	Chickens only and excluding other fowl such as quail, pheasants, turkeys, or ducks.	No change.
Secure Enclosure	Either outdoors and separate from dwelling, or in any part of dwelling, garage, porch, or patio.	Located outdoors and separate from dwelling.
	Located in rear yard.	No change.
	At least two (2) square feet of floor space per adult bird, adequately lighted and ventilated, and kept in clean, dry and sanitary condition. Kept in good repair, capable of being maintained in a clean and sanitary condition, and free of vermin, obnoxious smells and substances. Shall not create a nuisance or unduly disturb neighboring residents due to noise, odor, damage or threats to public health.	Not to exceed a floor area of 200 square feet and height of ten (10) feet measured from the finished floor level, to the height of the roof surface. No change in other requirements.
Number of Chickens	Up to four (4) adult birds over four (4) months of age on lot with minimum size of 5,000 square feet. One (1) additional adult bird for each 2,000 square feet of lot area up to maximum of six (6) adult birds. Birds four (4) months of age and younger are not counted toward this number.	Up to four (4) adult birds over four (4) months of age on lot.
Roosters	No roosters.	No change.
Feed Containers	Poultry feed kept in metal garbage cans with secure lids or similar vermin-resistant containers or enclosures.	Poultry feed kept in metal or other vermin-proof containers or receptacles.
Permit and Fees	No permit required and no fees.	Application required on forms provided by Community Development Director. Fee required as established by City Council resolution.
Complaint Process	Written complaint required. Investigation and enforcement by Code Enforcement Officer or designee.	No change.

Policy Questions

Staff is seeking policy direction about the following possible components:

1. **Harvesting or butchering:**

Yes, provided it is done out of view of any public area or any adjacent property, in a humane and sanitary manner, and not for commercial purposes?

No?

2. **Secure enclosure** (comprised of a coop and run):

Yes, at all times?

No, allow to range free under direct supervision within a fenced yard?

3. **Setback** from all property lines:

More restrictive at fifteen (15) feet, same as rear yard setback in Low Density Residential

(RL) Planning District?

Less restrictive at ten (10) feet?

4. **Setback** from dwelling on adjacent lot:

More restrictive at 100 feet:

Yes?

No?

Less restrictive at 35 feet:

Yes?

No?

5. **Notice** to immediately adjacent residential neighbors:

Permit application:

Yes?

No?

Permit approval:

Yes?

No?

6. **Trial period:**

Yes?

No?

If Yes, how long a trial period?

NEXT STEPS

Planning Commission will receive information and discuss the proposed chicken ordinance at the September 19, 2013 meeting. Staff will return to the October 17, 2013 meeting to seek a recommendation to City Council on the Plan Text Amendment (PTA) and proposed ordinance.

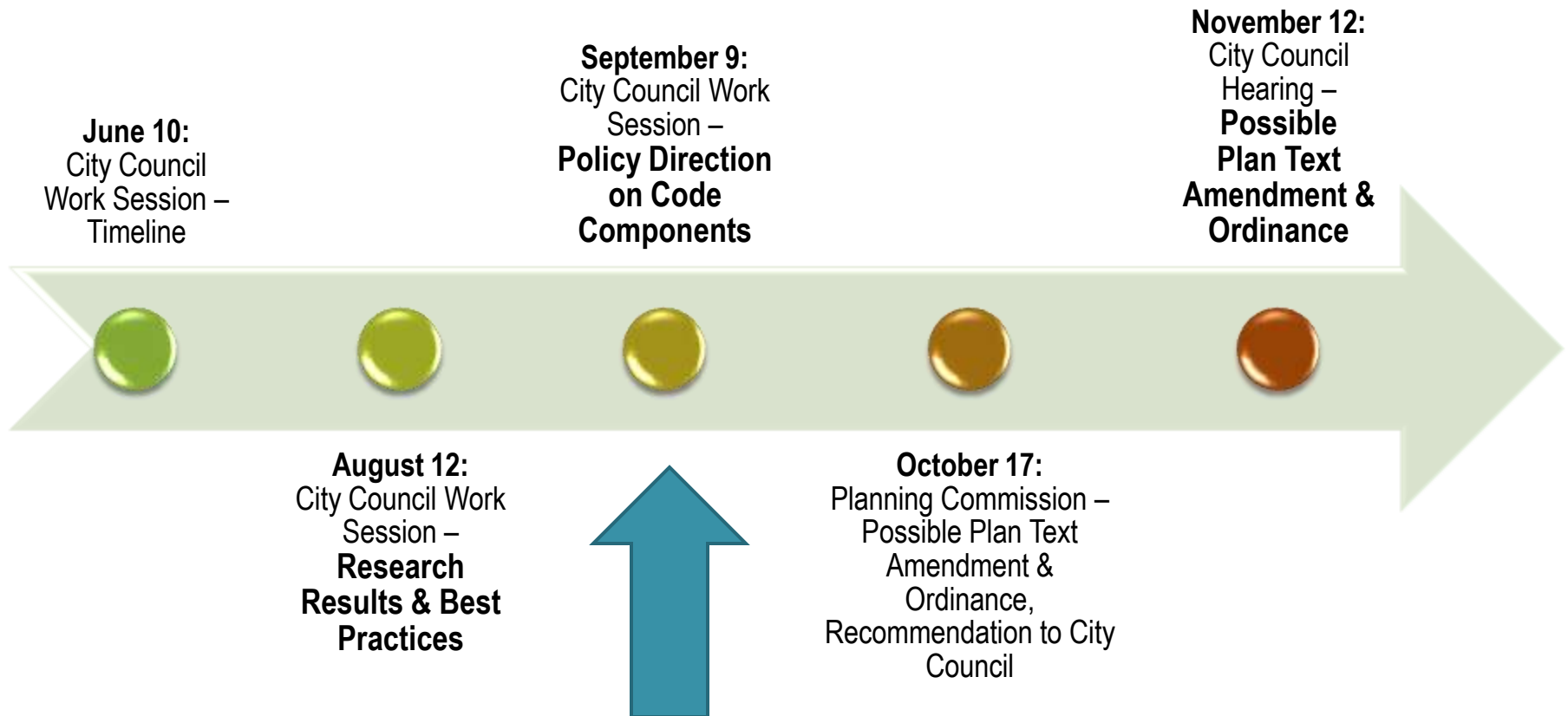
Staff will return to the November 12, 2013 City Council meeting to present the PTA and a chicken ordinance for consideration at a public hearing.

RECOMMENDATION:

Review and discuss input received from staff and provide policy direction on specific ordinance components.

Attachments: A. Timeline
 B. Minutes of August 12, 2013 Work Session
 C. Presentation

2013 Timeline - Chicken Ordinance





**OFFICIAL MINUTES OF TUALATIN CITY COUNCIL WORK SESSION FOR
AUGUST 12, 2013**

Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Frank Bubenik;
Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Kent Barker;
Present: Assistant City Manager Alice Rouyer; Community Services Director Paul Hennon;
Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager
Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services
Manager Lance Harris; Associate Planner Cindy Hahn; Parks and Recreation
Manager Carl Switzer; Maintenance Services Division Manager Clayton Reynolds;
Economic Development Manager Joe Phillips; Public Works Director Jerry Postema

CALL TO ORDER

Mayor Ogden called the meeting to order at 6:12 p.m.

1. *Economic Development Program Update*

Economic Development Manager Joe Phillips presented the Economic Development Program update. He briefed the Council on his support role to the Economic Development Program including new business recruitment, business retention and expansion, and being the city business and development liaison. The project schedule for the Economic Development Strategic Plan update was presented and it was noted that he is currently in the data collection phase. Manager Phillips spoke to the customer service survey that was completed and to Tualatin's participation in Greater Portland, Inc. (GPI). He will be sending out monthly business updates, targeted industry announcements, and public policy news to better inform the community of economic activities and keep business informed about city activities in the future. A Doing Business in Tualatin event will occur on September 12 to promote a development climate throughout the city.

2. *Backyard Chickens: Research Results & Best Practices*

Associate Planner Cindy Hahn and Planning Manager Aquilla Hurd-Ravich presented research results and best practices for backyard chickens. Research was conducted on complaints received and best practices in Washington County and 14 cities. Best practices included 4 chickens per property, no roosters, enclosures, specified setbacks, permitting, and slaughter regulations. Associate Planner Hahn presented possible ordinance components for consideration including limiting the number of hens, no roosters, no slaughtering, enclosures, permitting, and inspection. She will be back at the September 9 work session for policy direction from the council. A public hearing for the final ordinance is scheduled for November 12.

Councilor Davis addressed concerns regarding implementing a no slaughtering policy and limits peoples' ability to complete the whole life cycle of the chicken.

Councilor Truax is not in favor of backyard chickens and expressed concerns over slaughtering and food storage.

Mayor Ogden stated that he would like to see rules implemented that would not allow slaughtering, address setbacks, design standards for coops, free range limitations, and notices to neighbors.

Councilor Grimes would like to see setbacks from adjacent property lines, permits with fees, and notification to neighbors implemented as part of an ordinance.

3. Centennial Celebration Update

Parks and Recreation Manager Carl Switzer and Community Services Director Paul Hennon presented the Centennial Celebration update. Manager Switzer covered the events that have already occurred including the "You Are There!" performance and the Centennial Celebration at the Crawfish Festival. He spoke to events that are currently underway such as the Tualatin Discovery Challenge and the Centennial Geocaching Challenge. Upcoming events include an encore presentation of "You Are There!", sales of the centennial commemorative coin, and the gathering of items for the time capsule.

Councilor Bubenik thanked the members of the Centennial Committee for all their hard work on these events.

ADJOURNMENT

The work session adjourned at 6:58 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Lou Ogden, Mayor

Chickens:

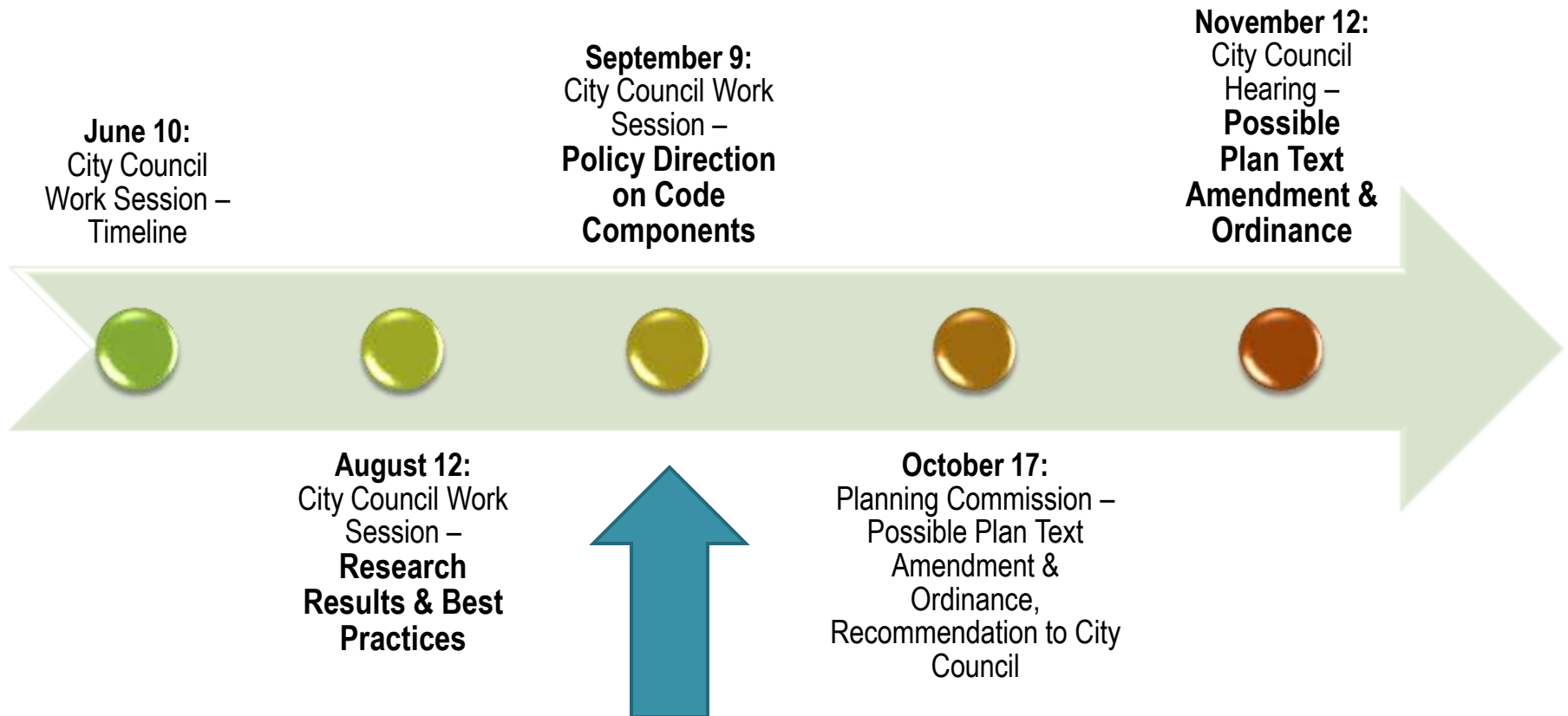
Policy Direction on Code Components



City Council Work Session
September 9, 2013

2013 Timeline - Chicken Ordinance

2



Possible Code Components

3

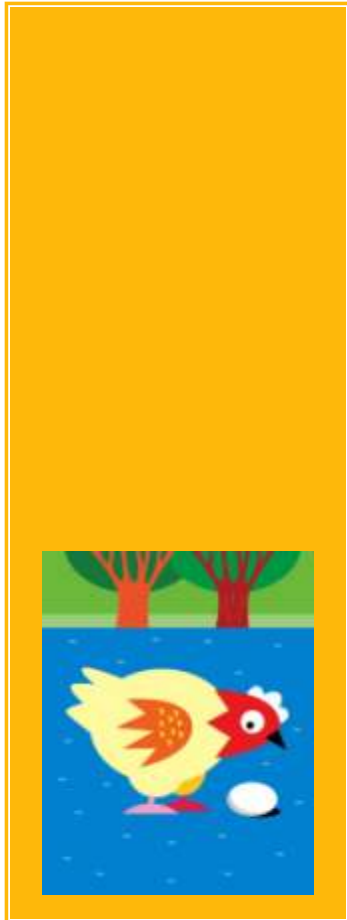
Component	2010 Ordinance	Suggested Modification
Location of Chicken Keeping	Single-family residential areas.	No change.
Type of Birds	Chickens only.	No change.
Secure Enclosure	Either separate from or part of dwelling.	Separate from dwelling.
	In rear yard.	No change.
	At least two (2) square feet per bird, in good repair, sanitary condition, no nuisance.	Not to exceed floor area of 200 square feet and height of ten (10) feet. No change in other requirements.

Possible Code Components

4

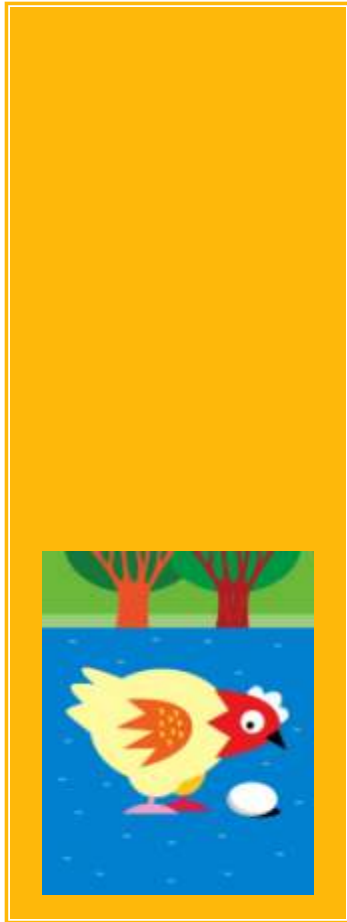
Component	2010 Ordinance	Suggested Modification
Number of Chickens	Up to four (4) adult birds over four (4) months of age on lot with minimum size of 5,000 square feet. One (1) additional adult bird for each 2,000 square feet up to maximum of six (6) adult birds.	Up to four (4) adult birds over four (4) months of age.
Roosters	No roosters.	No change.
Feed Containers	Feed kept in metal garbage cans with secure lids or similar vermin-resistant containers or enclosures.	Feed kept in metal or other vermin-proof containers or receptacles.
Permit and Fees	No permit required and no fees.	Application and fee required.

Policy Questions



- ❖ **Harvesting or butchering:**
 - ❑ Yes, out of public view, in humane and sanitary manner, not for commercial purposes?
 - ❑ No?
- ❖ **Secure enclosure:**
 - ❑ Yes, at all times?
 - ❑ No, allow to range free with supervision?
- ❖ **Setback from all property lines:**
 - ❑ More restrictive at fifteen (15) feet, same as rear yard setback in Low Density Residential (RL) Planning District?
 - ❑ Less restrictive at ten (10) feet?

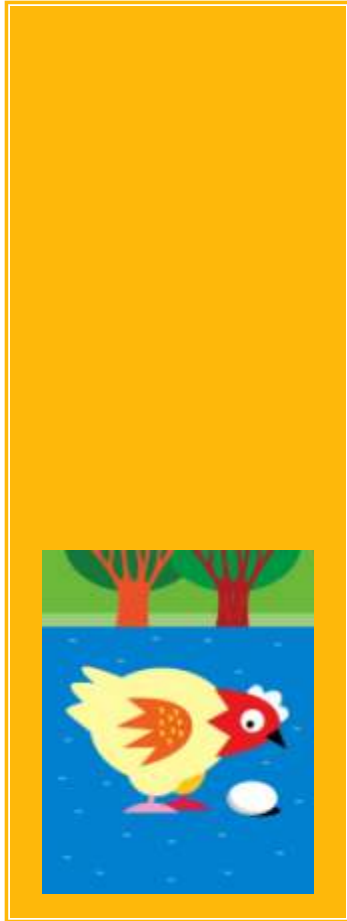
Policy Questions



- ❖ **Setback from adjacent dwelling:**
 - ❑ More restrictive at 100 feet:
 - ❑ Yes?
 - ❑ No?
 - ❑ Less restrictive at 35 feet:
 - ❑ Yes?
 - ❑ No?
- ❖ **Notice to immediately adjacent neighbors:**
 - ❑ Permit application:
 - ❑ Yes?
 - ❑ No?
 - ❑ Permit approval:
 - ❑ Yes?
 - ❑ No?

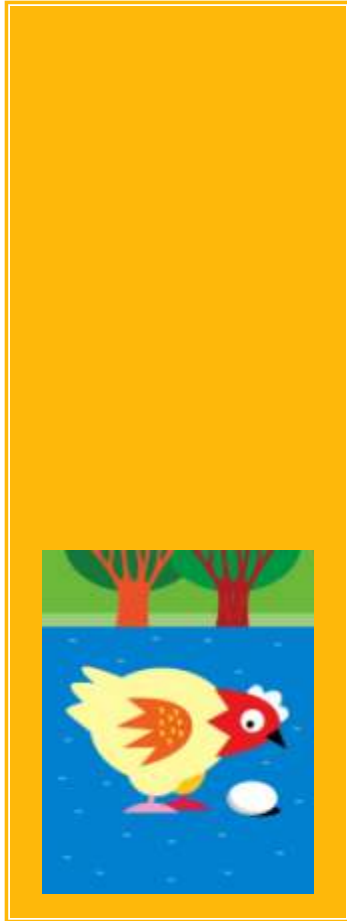
Policy Questions

- ❖ **Trial period:**
 - ❑ Yes?
 - ❑ No?
 - ❑ If Yes, how long a trial period?



Next Steps

- ❖ Planning Commission:
 - September 19 – Discussion
 - October 17 – Recommendation to City Council
- ❖ City Council:
 - November 12 – Public Hearing





Review and Discussion



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Sara Singer, Deputy City Manager

DATE: 09/09/2013

SUBJECT: Seneca Street Extension and Impacts to Council Building

ISSUE BEFORE THE COUNCIL:

The Master Plan for the Nyberg Rivers Shopping Center Development was adopted on August 26, 2013, by the City Council. The Master Plan includes the extension of Seneca Street which upon construction would require the demolition of the existing Council Building located at 18880 SW Martinazzi Avenue and relocation of the City services provided in this building. There are still many decisions to be made regarding when the street would be constructed, where the existing City services will be located in the interim, if a replacement building should be constructed, and how to gather public input regarding these decisions. A feasibility study was presented to the City Council on July 22, 2013, regarding the Council Building. In addition, an informational meeting will be held on September 3, 2013, with interested citizens from the Citizen Involvement Organizations (CIOs) and the City's Advisory Committees to discuss the process for gathering public input on these decisions. Staff's report will include a brief review of the feasibility study, identify some of the key decisions and share the input received at the September 3rd meeting on public involvement.

DISCUSSION:

Background

The approved Nyberg Rivers Master Plan shows the extension of Seneca Street per the City's Transportation System Plan (TSP) to improve circulation and pedestrian safety and to enhance the access to the adjacent development site. The extension of the street would require the demolition of the existing Council Building.

At the August 26th City Council Meeting, following the adoption of the Master Plan, the Council requested that staff return with additional information at a future Council Work Session regarding the feasibility study, the process and timeline for construction of the Nyberg Rivers development and a public involvement plan.

Feasibility Study

The Council directed staff to complete a feasibility study in March 2013 which would provide the

Council with additional information related to the impacts of the Nyberg Rivers project on the Council Building. The scope of the feasibility study included:

1. Relocating the building on the existing site to include the Finance Department, Administration Department, Municipal Court, and City Council Chambers. The City contracted with SRG Partnership, Inc. to determine the space needed for the replacement building, parking requirements, construction costs and schedule.
2. Using the consultant's space assumptions, examine the options for rental space in Tualatin.
3. Using the consultant's space assumptions, look at the options of using existing City buildings to accommodate the Finance Department, Council Chambers, and Municipal Court.
4. Conducting additional traffic analysis to determine the impacts of not building the Seneca Street extension.

The full staff report and presentation is included with this report as Attachment A.

Key Decisions

As mentioned earlier in this report, the Master Plan includes the extension of Seneca Street. A map of the development site is included in this report as Attachment B. This attachment includes two site plans. The Master Plan is shown on page 1 of Attachment B, and it is the original map which was submitted by CenterCal, the developers for the project. Page 2 of Attachment B shows the Master Plan with the changes highlighted in boxes on the supplemental site plan. Following the adoption of the plan, there have been many questions raised by Council and the community regarding the key decisions which must be made related to the future of the Council Building. These decisions require further public input and Council direction. The following key decisions have been identified:

1. When will Seneca Street be constructed and how should the construction of the street be financed? While the Master Plan was approved including the extension of the street, more information is needed regarding the developer's construction schedule and when the street should be constructed. The Master Plan does not provide any timeline for construction, and additional public input and Council direction is needed.
2. When the street is constructed, where will the services in the Council Building be provided? If a new building is constructed, where should it be located, what services should be provided there and how should it be financed? If a decision to the first question is made and the street will be constructed in the near term, then additional public input and Council direction is needed regarding question two.

Public Involvement Plan

On September 3, 2013, City staff met with the CIO officers and the members of the City's Advisory Committees to share information about the project and gather input from the group regarding the public involvement process for these key decisions. A summary report of the input collected at the meeting will be provided to the Council at the September 9th Work Session.

RECOMMENDATION:



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos

FROM: Sara Singer, Deputy City Manager

DATE: 07/22/2013

SUBJECT: Council Building Feasibility Study

ISSUE BEFORE THE COUNCIL:

The Council directed staff to complete a feasibility study which provides the Council with information related to the impacts of the proposed "Nyberg Rivers" project on the existing Council Building located at 18880 SW Martinazzi Avenue. The proposed project includes the improvement of the Seneca Street extension as required by the City's Transportation System Plan (TSP). This road extension would require the demolition of the existing Council Building. Staff will present the findings of the feasibility study as well as related financial information.

DISCUSSION:

Background

At the May 13th City Council Work Session, the Council received information regarding a scope, schedule and budget to complete a feasibility study to look at potential options for the City services housed in the existing City Council Building located at 18880 SW Martinazzi Avenue in preparation for discussions regarding the proposed Nyberg Rivers development project adjacent to the City's property. The feasibility study looked at four options:

1. Relocate the building on the existing site to include the Finance Department, Administration Department, Municipal Court and City Council Chambers. The City contracted with SRG Partnership, Inc. to determine the space needed, parking requirements, construction costs and schedule.
2. Using the consultant's space assumptions, examine options for rental space in Tualatin.
3. Using the consultant's space assumptions, look at the options of using existing City buildings to accommodate the Finance Department, Council Chambers and Municipal Court.
4. Make no changes to the site, and conduct additional traffic analysis to determine the impact of not building the Seneca Street extension.

Feasibility Study

1. Relocate the Building on the Existing Site

The City contracted with SRG Partnership, Inc. (SRG) to complete a study of the existing building, space requirements, parking needs and scope of services. SRG is an award-winning design firm providing full services in programming, planning, architecture and interior designing services from offices in Portland and Seattle. Their scope of work includes:

- A visual assessment/walk through of existing facilities and review of "as-built" drawings
- Confirm parking needs
- Meet with staff and other stakeholders to determine service requirements
- Develop plan diagrams and a range of options
- Provide order of magnitude for development costs
- Develop a design and construction schedule for identified options
- Prepare all deliverables for presentation to the City Council

SRG staff has submitted their report for Council review (see Attachment A), and they will present their findings at the meeting.

2. Rental Space in Tualatin

City staff used the space assumptions developed by SRG in analyzing potential rental space available in Tualatin. It was determined that rental space would cost approximately \$176,000 to \$237,000 per year. Over five years these costs could equal \$932,000 to \$1,260,000. The analysis did not include costs for tenant improvements. Based on current financial projections, this cost is not sustainable over the long-term.

3. Use of Existing City Facilities

City staff used the space assumptions developed by SRG to determine where services could be relocated in existing City facilities. While many options were explored, the following option had the lowest cost impacts and interruption of services on a temporary basis. These services could be accommodated as follows: Finance staff would be relocated to the Operations Training Room, Court staff would be relocated to the City Offices Planning Counter, and Court and Council meetings would be held at the Police Department Training Room. The associated costs and impacts will be presented as part of the staff presentation at Work Session. Based on long-term service impacts, this option is not feasible.

4. No Changes to the Site

City staff hired DKS Associates to examine the various traffic scenarios at the site including the Seneca Street extension and not including the extension to determine the traffic impacts for the City buildings and the new development. While the complete traffic analysis will be presented as part of the Nyberg Rivers Masterplan, staff will present the information relevant to this property as part of the Work Session presentation.

Potential Funding Options

Staff will present information on one-time and ongoing funding sources which could be used for construction, relocation, temporary offices and other associated costs.

RECOMMENDATION:

Staff respectfully requests City Council provided direction on the next steps and development of a public involvement plan to gather community input.

Attachments: [Attachment A: SRG Tualatin Council Building Relocation](#)

Attachment B: Council Building Feasibility Study Presentation

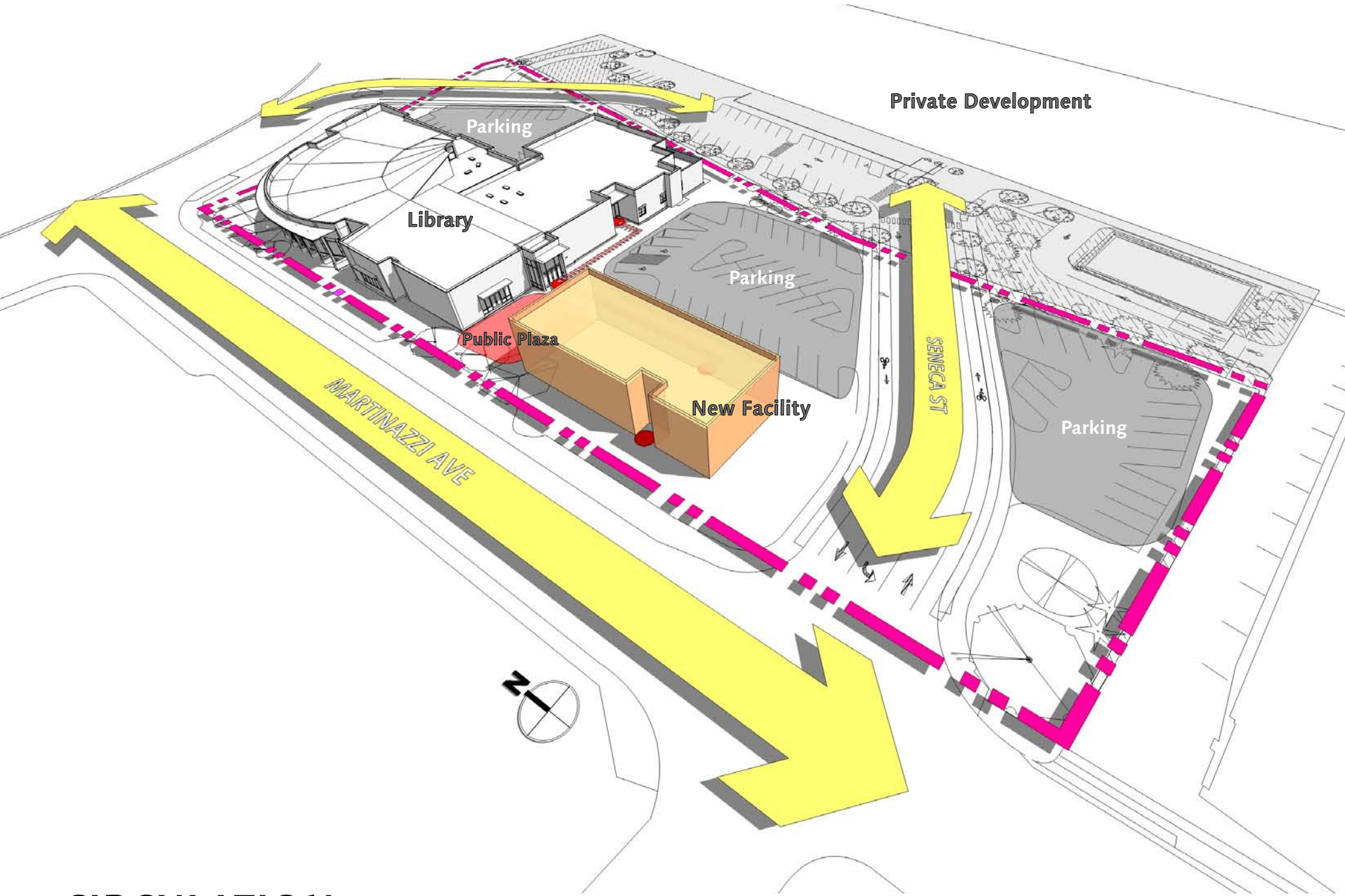
Tualatin Council Building Relocation

SRG PARTNERSHIP INC

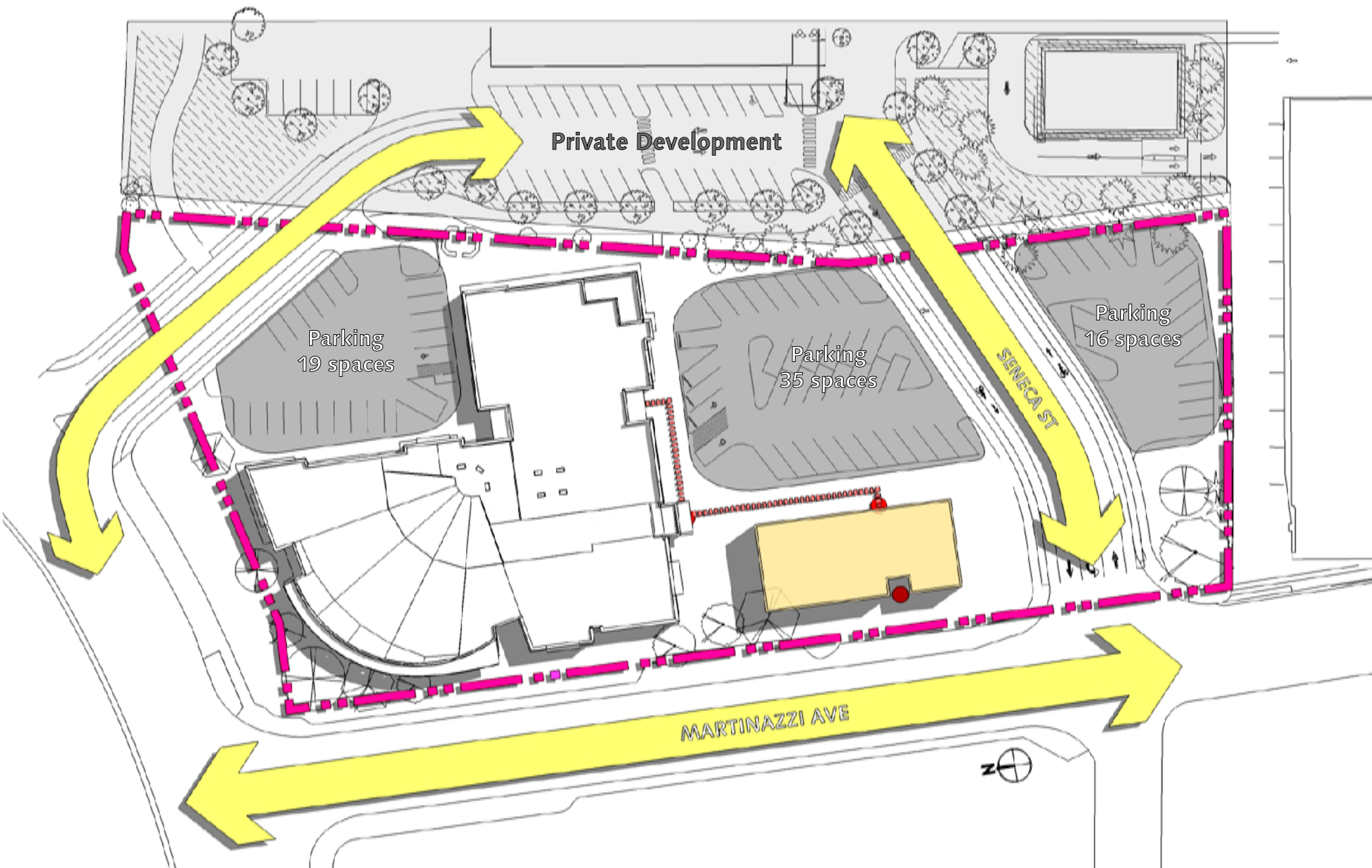
June 2013

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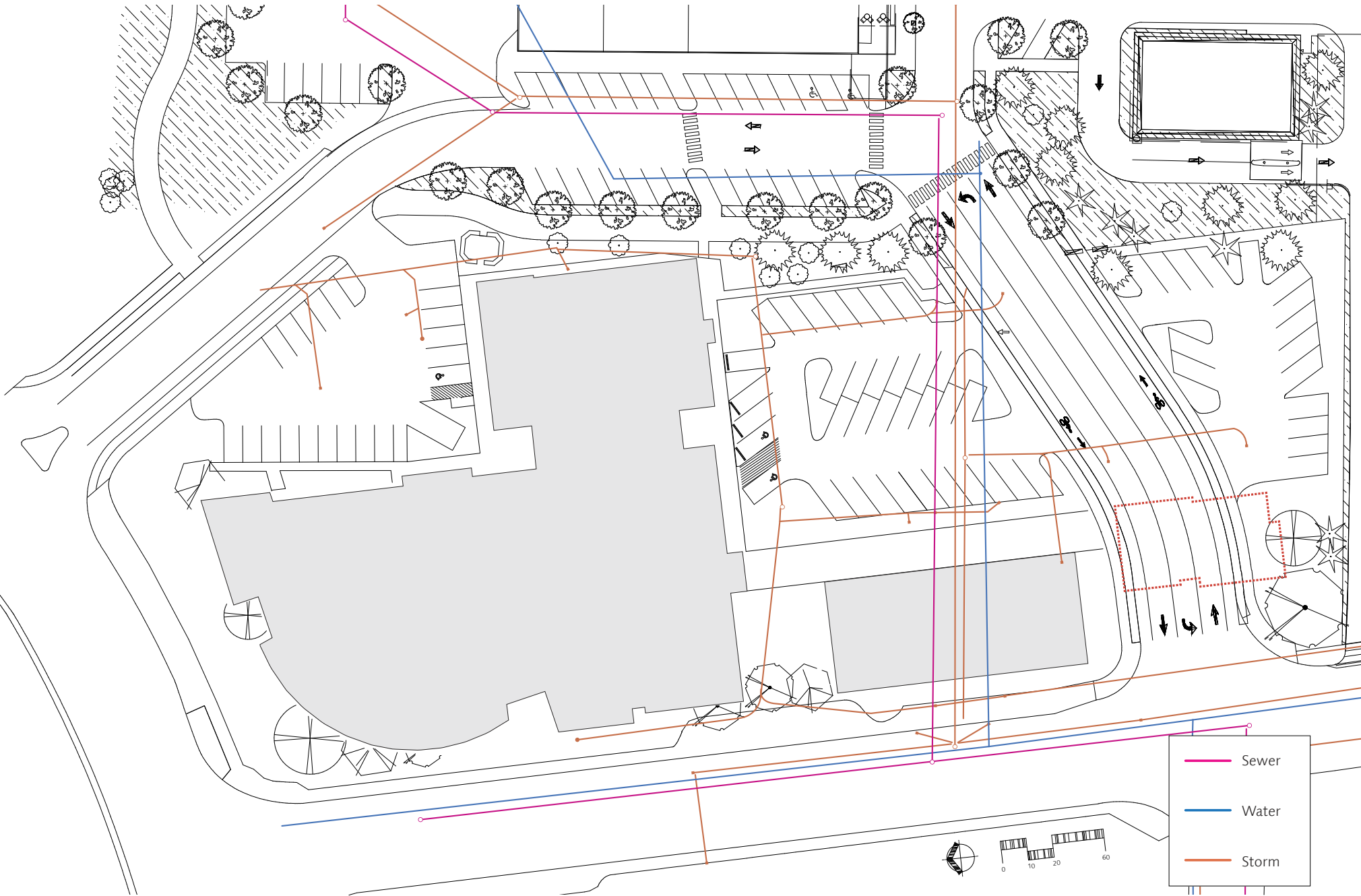
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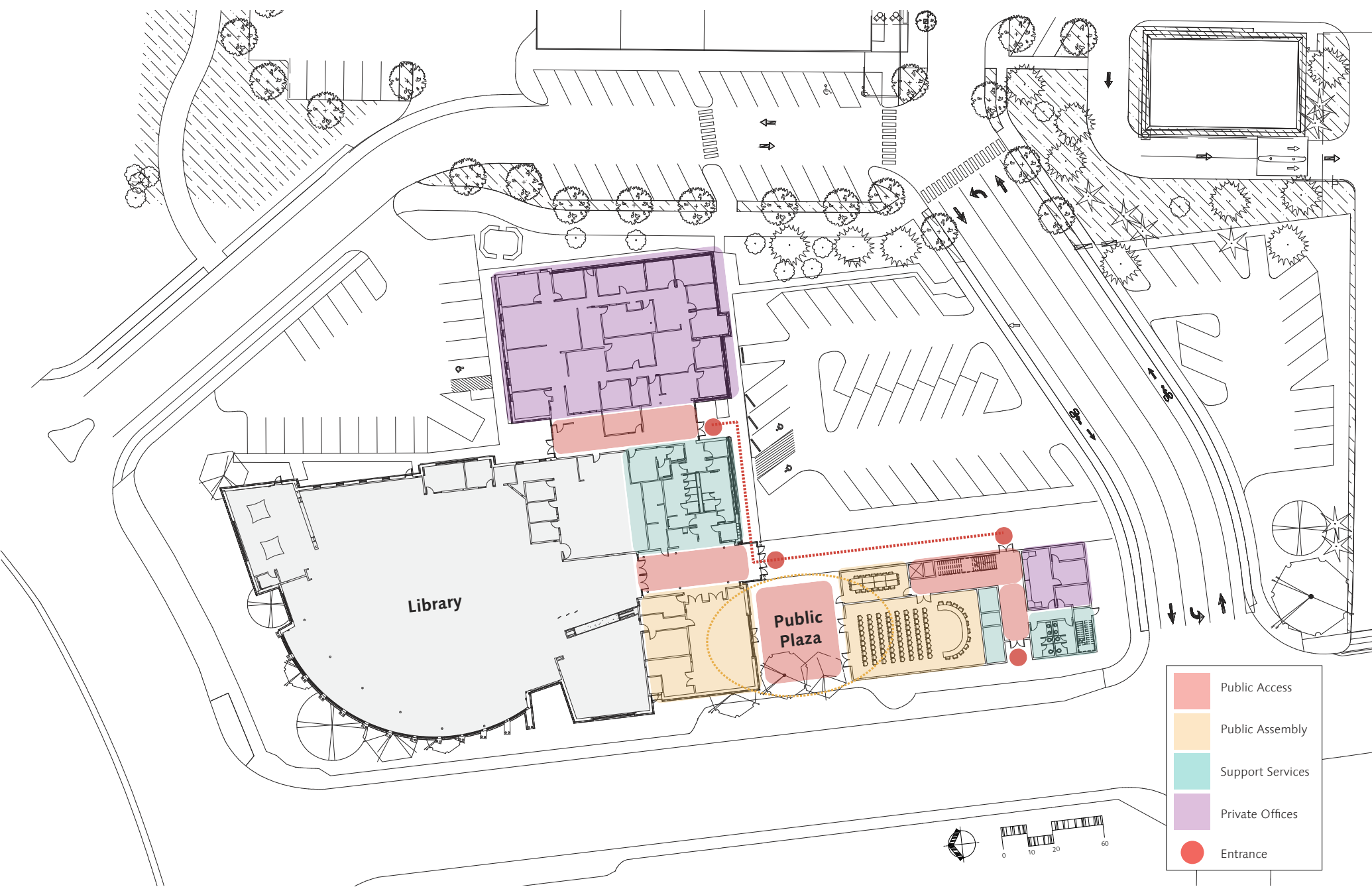
CIRCULATION



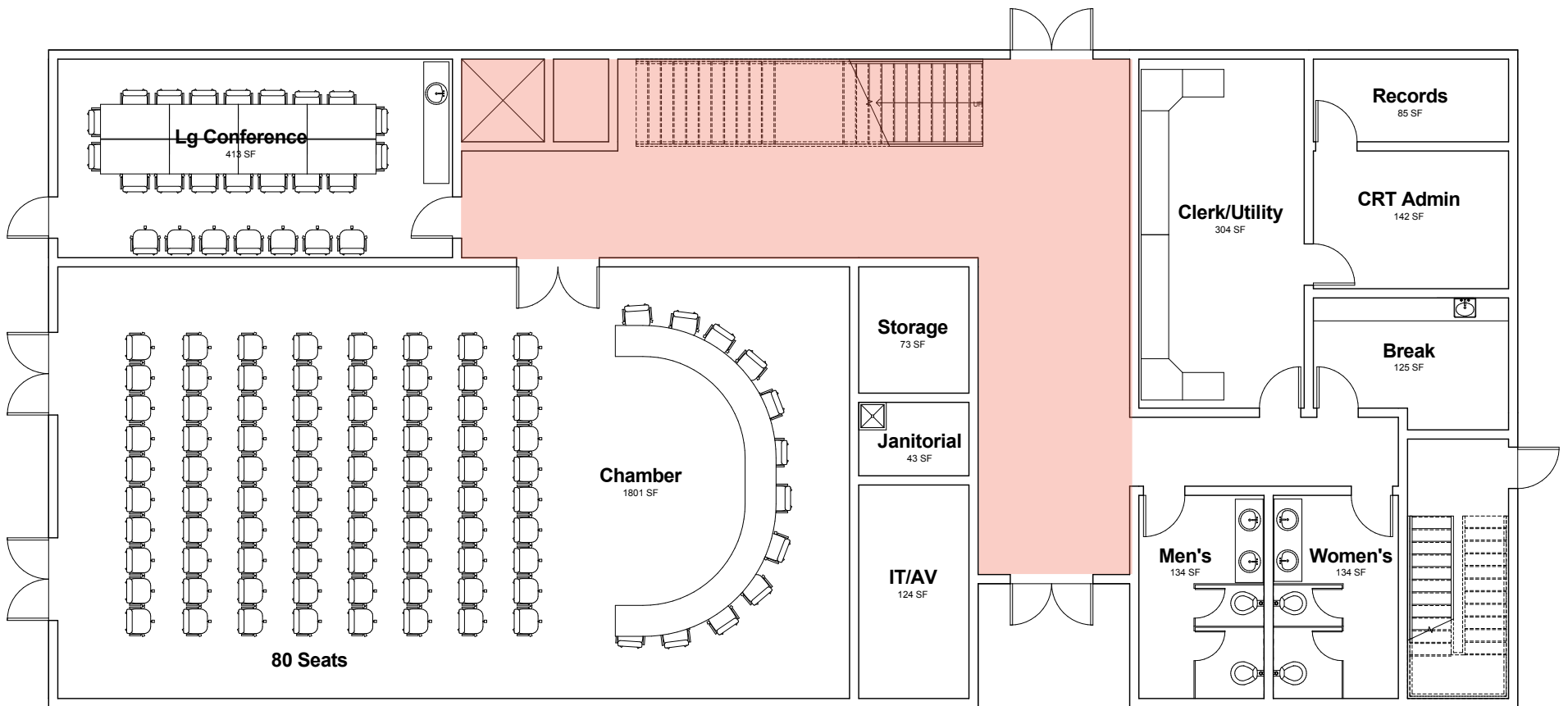
PARKING = 70 SPACES



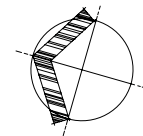
EXISTING UTILITIES



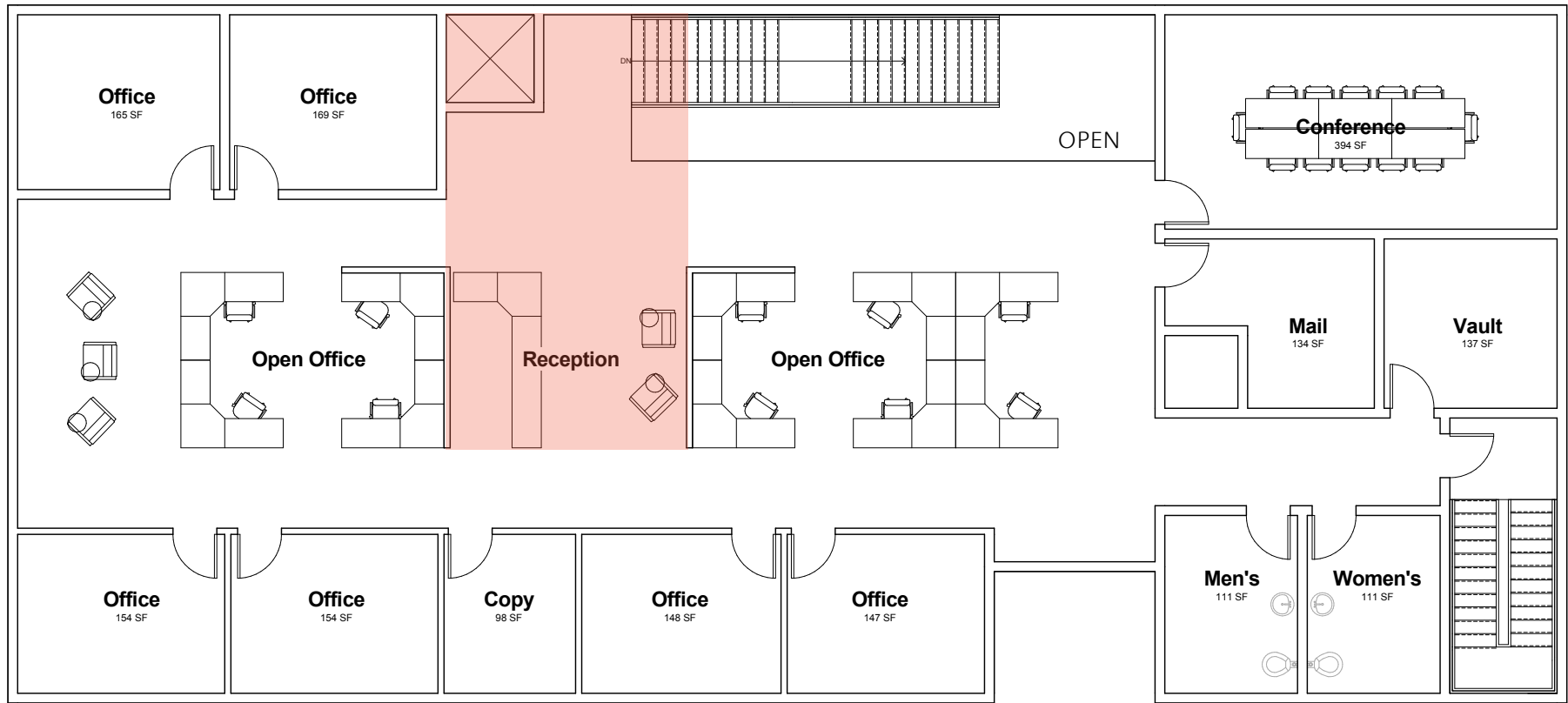
SITE PROGRAM



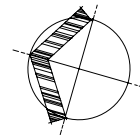
OPTION A - LEVEL 1



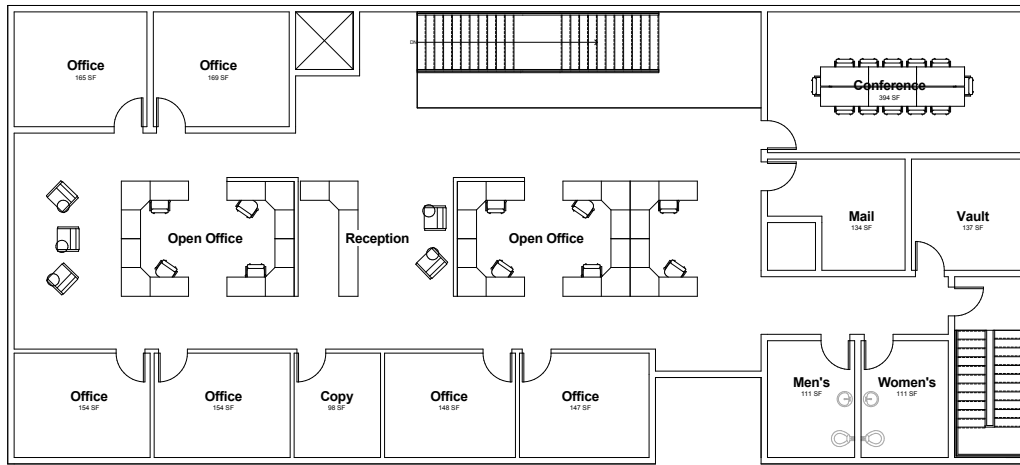
PLANS



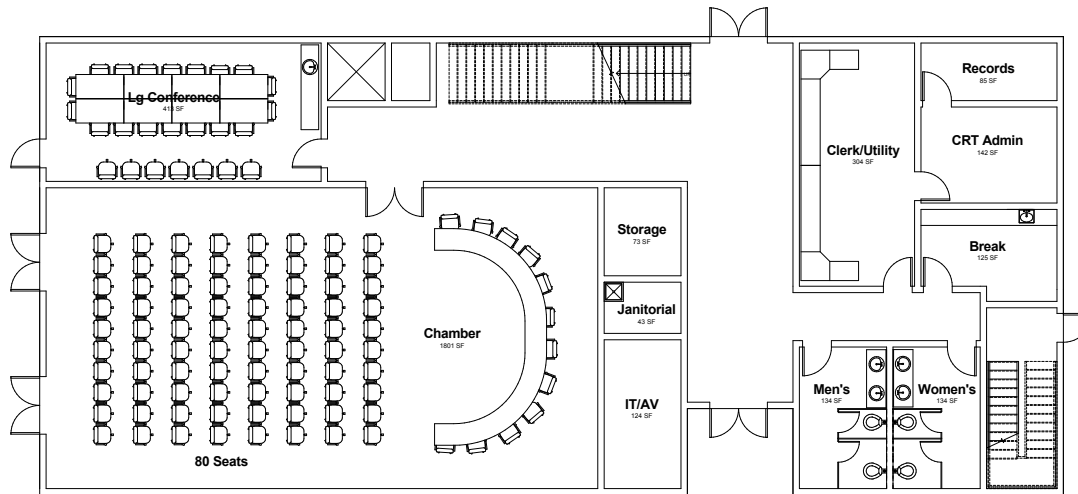
OPTION A - LEVEL 2



PLANS



LEVEL 2 = **4,500 SF**



LEVEL 1 = **4,990 SF**

OPTION A GROSS AREA **9,490 SF**

AREA



The materiality envisioned for the new facility reflects the aesthetic character of its sister facility next door, the Tualatin City Library. Using similar brick, metal panel and glass components will ensure the new facility is suited for its context while respecting budget constraints.

MATERIALS



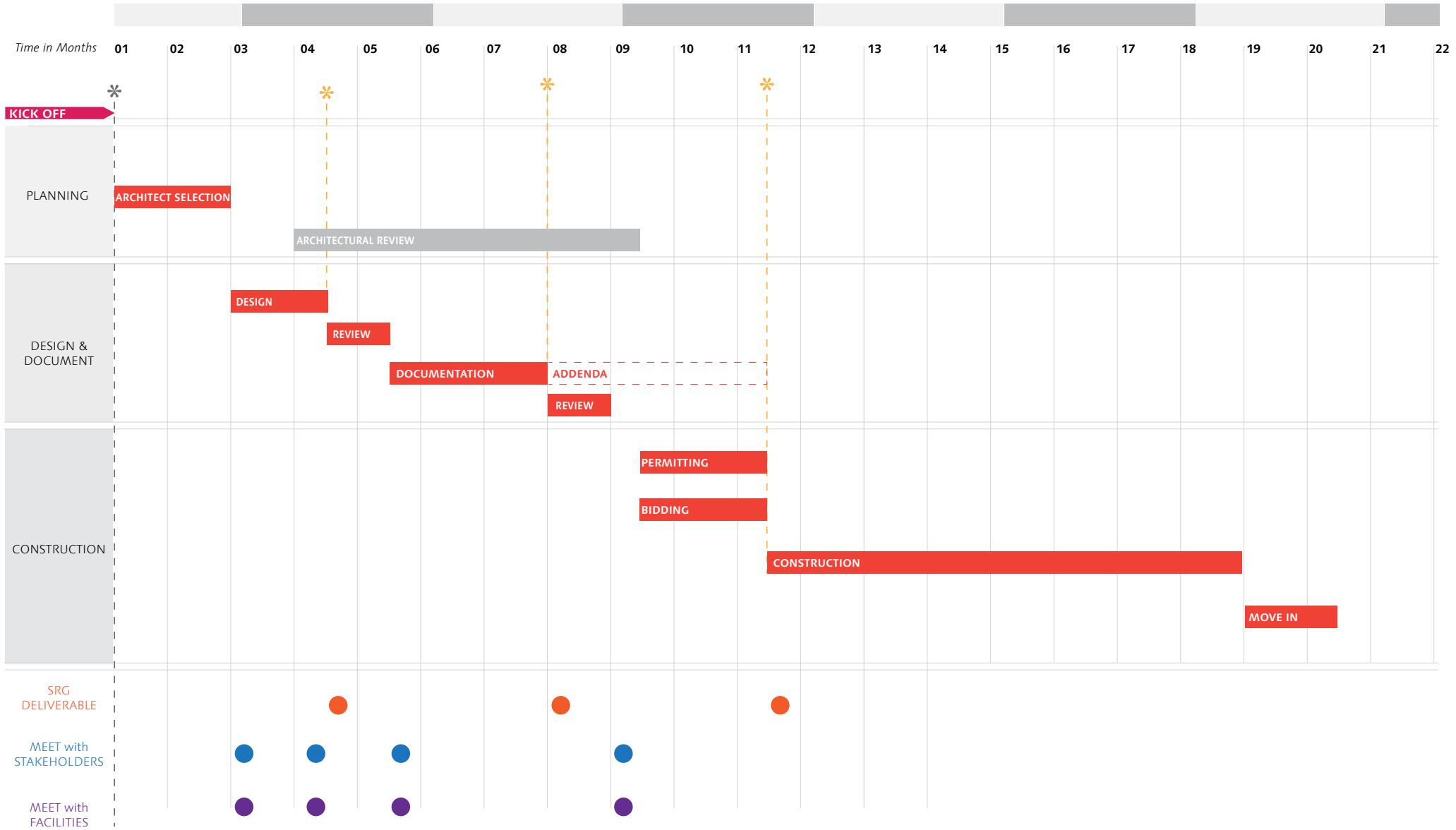
The new facility affords many opportunities for improved public amenities. Locating the building adjacent to the Library allows for a shared use public plaza alongside naturally day lit assembly spaces.

1. Bellvue Ctij Hall
2. Pacific University
3. University of Riverside

PUBLIC AMENITIES

TUALATIN CITY OFFICE RELOCATION

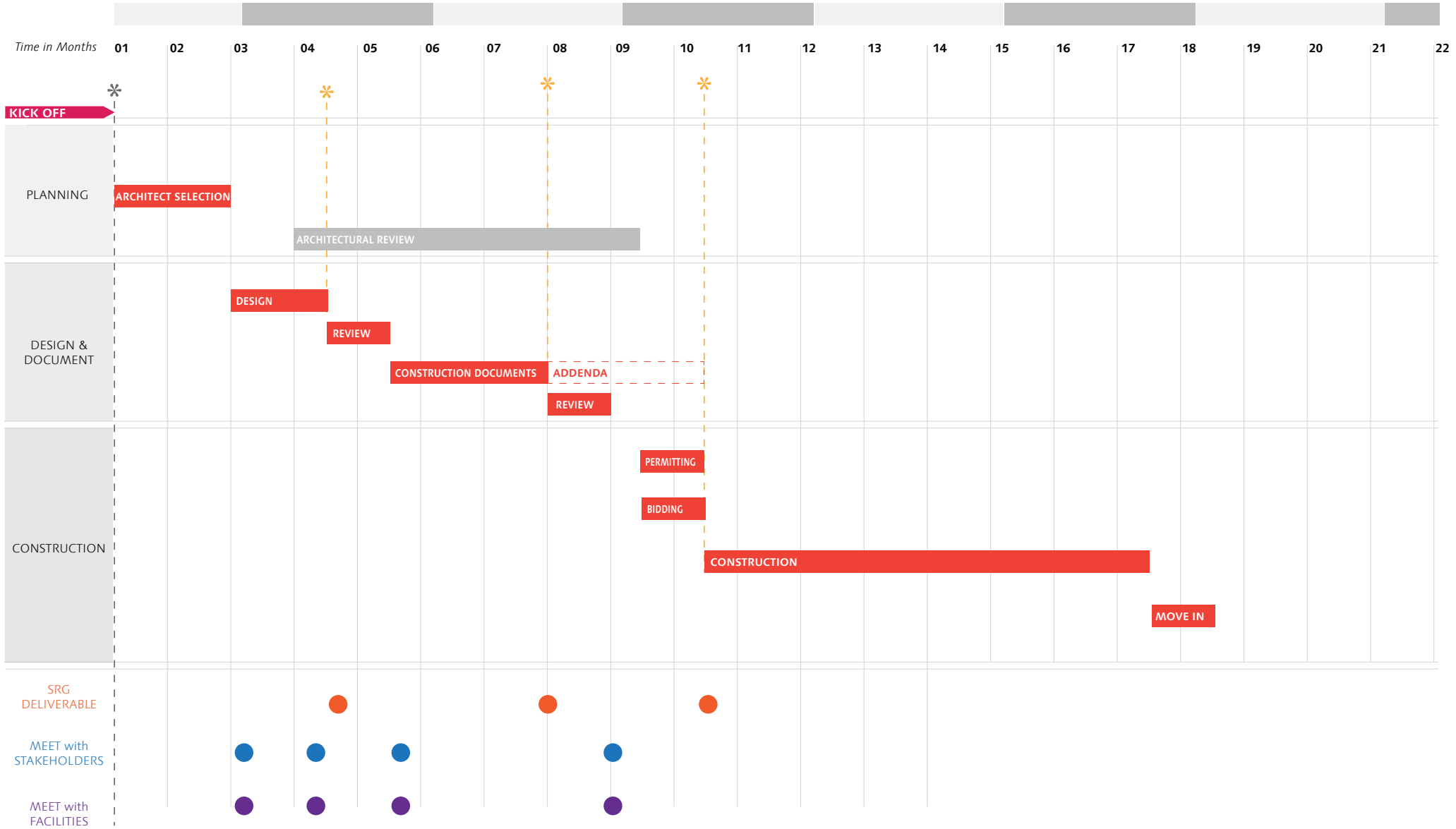
Conservative Project Schedule



SCHEDULE - CONSERVATIVE

TUALATIN CITY OFFICE RELOCATION

Aggressive Project Schedule



SCHEDULE - AGGRESSIVE

Order of Magnitude Development Costs

The Tualatin City Office Relocation comprises of the construction of a new Office and Council Chamber Building for the City of Tualatin. The estimate is conceptual in nature and based on drawings included on page 9 of this report. Where necessary, assumptions and allowances have been made based on industry standards appropriate for the conceptual nature of this feasibility study.

Pricing is based on June 2013 costs. Escalation allowances have been included to reflect a mid point of construction during the 3rd quarter of 2014. A design contingency is also included in the estimate.

Allowance for owner costs is not included in the construction cost and may range from 30% to 40% of construction costs. Items typically included in this allowance are:

- Owner management costs
- Consultant fees (design service fees and reimbursable expenses)
- Site survey and geotechnical investigation
- Furniture and equipment
- Owners construction contingency (change order allowance)
- Hazardous material abatement
- Public Agency fees
- Percent for Art (if applicable)
- Temporary accommodations - Moving expenses
- Soft cost contingency

Estimated Total Construction Cost **\$3,331,750** *(excludes owner cost listed above)*

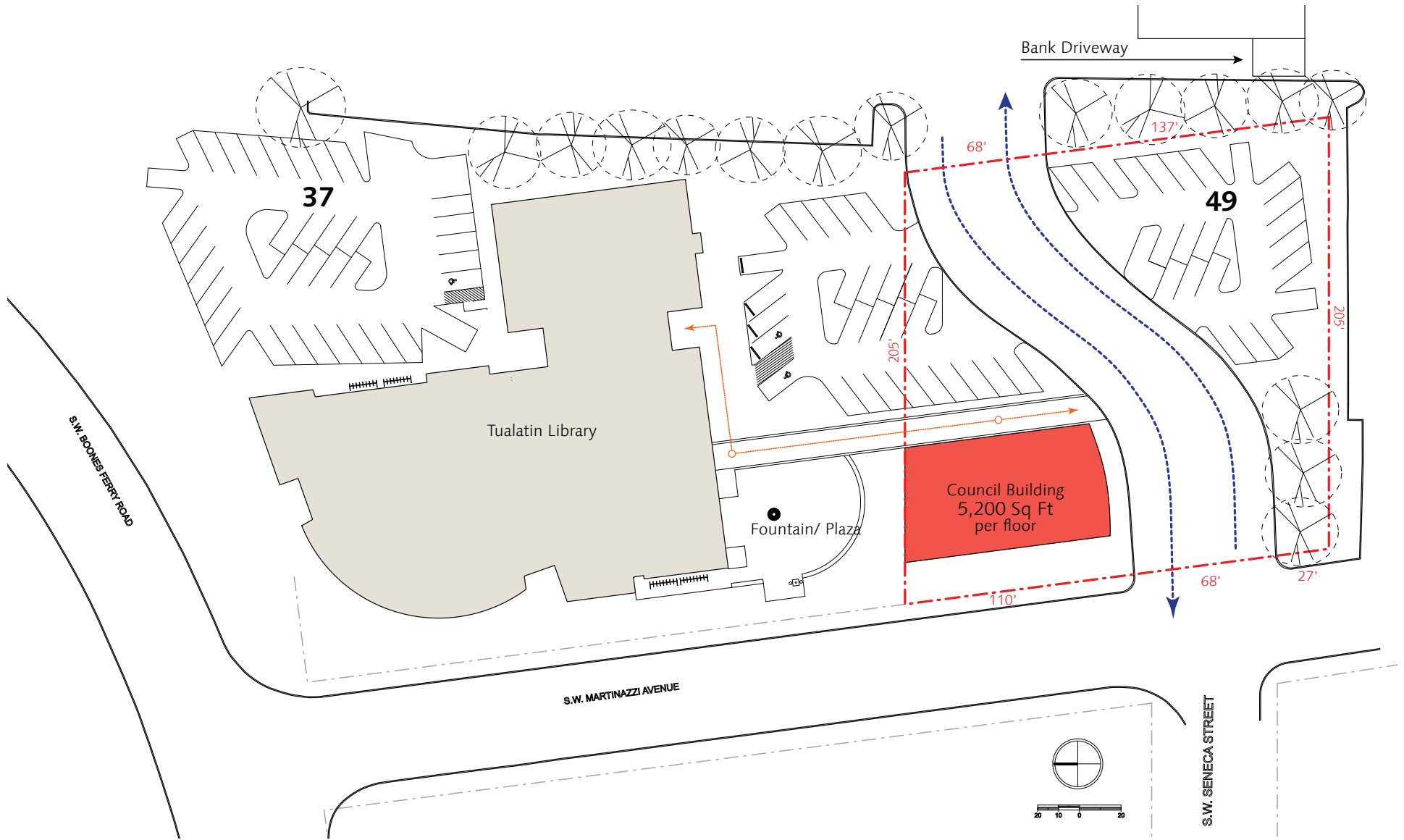
** See appendix for addition cost information*

DEVELOPMENT COST

Alternative Studies

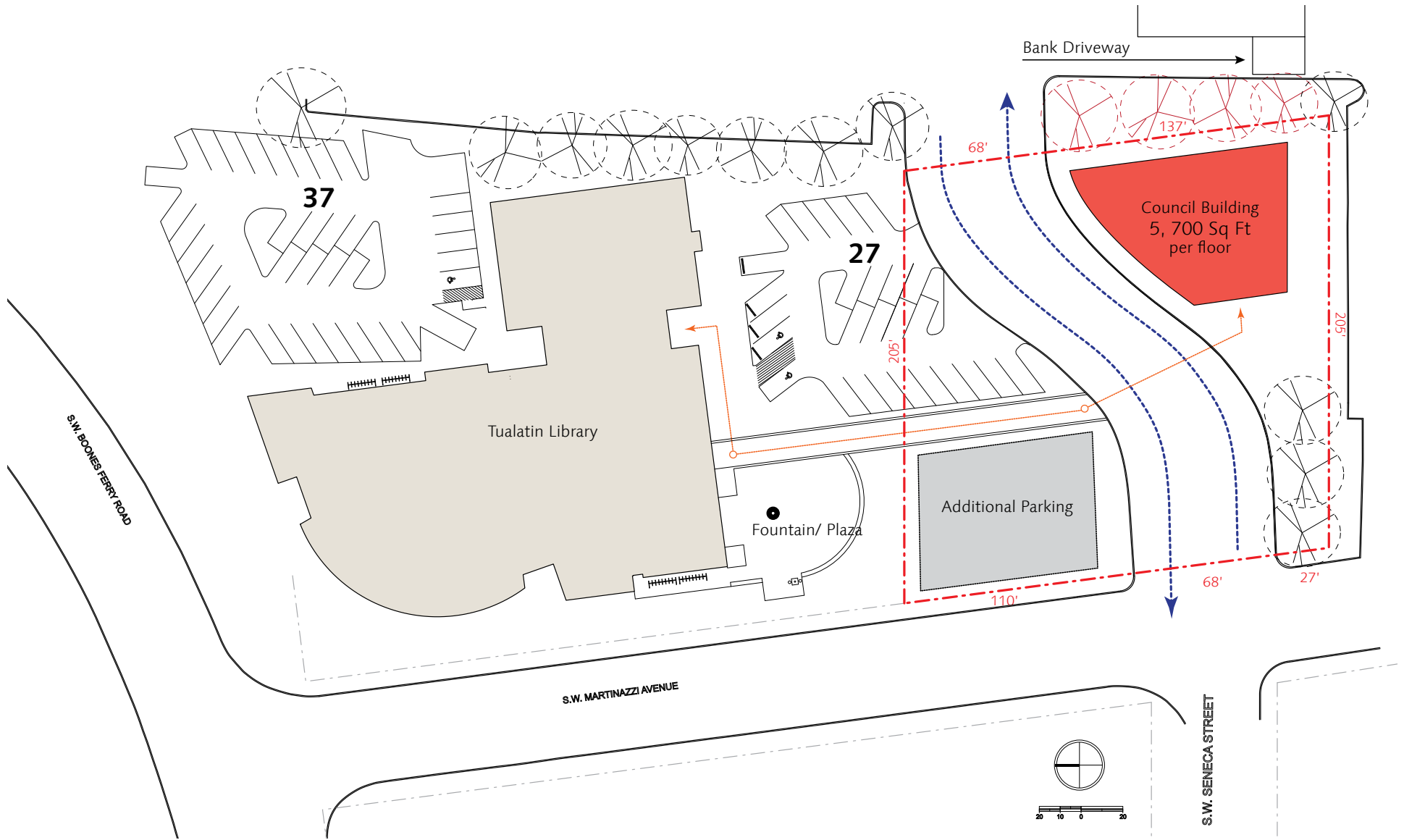
Previously studied building locations within the city property adjacent to the library.

Option A is the recommended configuration.



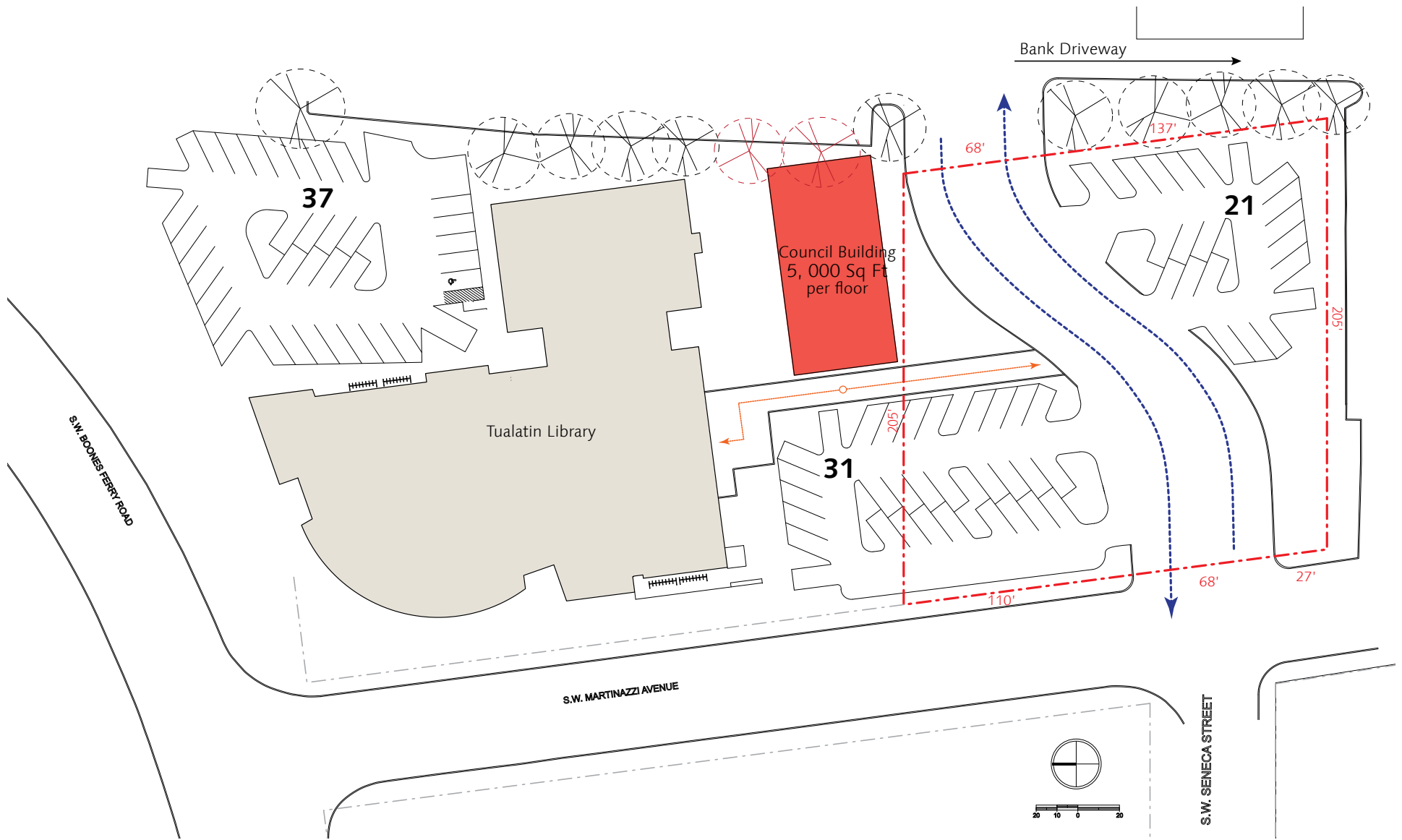
Option A provides a strong connection to the library and existing city offices while maintaining a strong street presence on SW Martinazzi Ave. This building location does not affect any significant, existing trees and shares the main accessible entrance to the library.

OPTION A



Option B is disconnected from the library and forces employees to cross the new roadway while traveling between city offices. This building location lacks visibility and public presence from SW Martinazzi Ave and would require removal of several significant, existing trees.

OPTION B



Option C is directly adjacent to the existing city offices, disrupting office views and blocking adequate daylight. This building location lacks visibility and public presence from SW Martinazzi Ave and would require removal of several existing trees.

OPTION C

Tualatin Council Building Relocation, OR
 Concept Study

Location Summary GFA: Gross Floor Area
Rates Current At June 2013

Location	GFA SF	Cost/SF	Total Cost
A SITEWORK			268,293
B BUILDING	9,490.0	312.58	2,966,416
ESTIMATED NET COST	9,490	\$340.85	\$3,234,709
MARGINS & ADJUSTMENTS			
Escalation (3Q2014)	3.0 %		\$97,041
ESTIMATED TOTAL COST	9,490	\$351.08	\$3,331,750

RLB - Rider Levett Bucknall

Tualatin Council Building Relocation, OR
 Concept Study

Location Summary GFA: Gross Floor Area
Rates Current At June 2013

Location	GFA SF	Cost/SF	Total Cost
A SITEWORK			199,823
B BUILDING	9,490.0	232.81	2,209,365
ESTIMATED NET COST	9,490	\$253.87	\$2,409,188
MARGINS & ADJUSTMENTS			
General Conditions	9.0 %		\$216,827
Bonds & Insurances	2.5 %		\$65,650
Overhead & Fee	4.5 %		\$121,125
Design Contingency	15.0 %		\$421,919
Escalation (3Q2014)	3.0 %		\$97,041
ESTIMATED TOTAL COST	9,490	\$351.08	\$3,331,750

RLB - Rider Levett Bucknall

APPENDIX - COST PLAN

Tualatin Council Building Relocation, OR
 Concept Study

Elements Summary

Gross Floor Area: 9,490 SF
 Rates Current At June 2013

Description	Cost/SF	Total Cost
A1010 Standard Foundations	\$5.24	\$49,764
A1020 Special Foundations	\$0.38	\$3,600
A1030 Slab on Grade	\$4.93	\$46,785
B1010 Floor Construction	\$10.52	\$99,795
B1020 Roof Construction	\$5.95	\$56,470
B2010 Exterior Walls	\$46.32	\$439,605
B2020 Exterior Windows	\$16.80	\$159,445
B2030 Exterior Doors	\$4.13	\$39,200
B3010 Roof Coverings	\$5.12	\$48,636
C1010 Partitions	\$11.09	\$105,207
C1020 Interior Doors	\$2.40	\$22,800
C2010 Stair Construction	\$2.74	\$26,000
C2020 Stair Finishes	\$1.78	\$16,856
C3010 Wall Finishes	\$10.37	\$98,425
C3020 Floor Finishes	\$6.12	\$58,116
C3030 Ceiling Finishes	\$6.11	\$57,941
D1010 Elevators & Lifts	\$9.48	\$90,000
D2010 Plumbing Fixtures	\$7.11	\$67,500
D2090 Other Plumbing Systems	\$3.50	\$33,215
D3090 Other HVAC Systems & Equipment	\$24.00	\$227,760
D4030 Fire Protection Specialties	\$5.00	\$47,450
D5010 Electrical Service & Distribution	\$24.00	\$227,760
E2010 Fixed Furnishings	\$8.21	\$77,900
G1020 Site Demolition and Relocations	\$9.42	\$89,380
G1030 Site Earthwork	\$0.58	\$5,493
G2020 Parking Lots	\$8.72	\$82,750
G2050 Landscaping	\$2.34	\$22,200
G4030 Site Communications & Security	\$11.50	\$109,135
ESTIMATED NET COST	\$253.87	\$2,409,188
MARGINS & ADJUSTMENTS		
General Conditions	9.0 %	\$216,827
Bonds & Insurances	2.5 %	\$65,650
Overhead & Fee	4.5 %	\$121,125
Design Contingency	15.0 %	\$421,919
Escalation (3Q2014)	3.0 %	\$97,041
ESTIMATED TOTAL COST	\$351.08	\$3,331,750

RLB - Rider Levett Bucknall

Tualatin Council Building Relocation, OR
 Concept Study

Location/Elements/Item

Rates Current At June 2013

Description	Unit	Qty	Rate	Total
A SITEWORK				
G1020 Site Demolition and Relocations				
58 Install Crossing Casing Pipe or slurry on utilities under building	LF	358.0	110.00	39,380
62 Demolition of building	SF	5,000.0	10.00	50,000
Site Demolition and Relocations				\$89,380
G1030 Site Earthwork				
3 Overexcavate and recompact 3' deep	CY	845.0	6.50	5,493
Site Earthwork				\$5,493
G2020 Parking Lots				
64 Parking Lot Allowance	SF	33,100.0	2.50	82,750
Parking Lots				\$82,750
G2050 Landscaping				
63 Landscape / Hardcape Allowance	SF	7,400.0	3.00	22,200
Landscaping				\$22,200
SITEWORK				\$199,823

RLB - Rider Levett Bucknall

APPENDIX - COST PLAN

Tualatin Council Building Relocation, OR

Concept Study

Location/Elements/Item

GFA: 9,490.0 SF Cost/SF: \$232.81
Rates Current At June 2013

B BUILDING

Description	Unit	Qty	Rate	Total
A1010 Standard Foundations				
1 Continous Footings, 2.5' W x 1.5'D x 414' LF, incl rebar 100 Lb/cy	CY	68.0	500.00	34,000
16 Earthwork fill allowance, 2' high	CY	563.0	28.00	15,764
Standard Foundations			\$5.24/SF	\$49,764
A1020 Special Foundations				
4 Moment frame footing, 4'W x 3'D x 10, (2EA), incl rebar 200#/cy	CY	6.0	600.00	3,600
Special Foundations			\$0.38/SF	\$3,600
A1030 Slab on Grade				
2 4" Slab on Grade, incl rebar 1 lb/sf	SF	4,990.0	7.50	37,425
19 Raised slab for council seats, high density foam and 4" slab, 2' high	SF	390.0	24.00	9,360
Slab on Grade			\$4.93/SF	\$46,785
B1010 Floor Construction				
5 2nd floor - open web joist, 2' o.c, (truss's 48' Long, 55 ea)	T	11.880	4,000.00	47,520
6 Composite metal deck	SF	4,500.0	3.75	16,875
7 2nd flr - 3 1/2" concrete slab on metal deck, incl rebar 1lb /sf	CY	59.0	600.00	35,400
Floor Construction			\$10.52/SF	\$99,795
B1020 Roof Construction				
9 Roof steel, beams and purlins	T	10.180	4,000.00	40,720
10 Roof deck - 20 ga B decking	SF	4,500.0	3.50	15,750
Roof Construction			\$5.95/SF	\$56,470
B2010 Exterior Walls				
8 Structural Steel	T	33.380	4,000.00	133,520
13 Exterior wall - 6" Metal Studs, insul, sheathing,	SF	9,810.0	12.45	122,135
15 Exterior wall - Brick Facade	SF	7,358.0	25.00	183,950
Exterior Walls			\$46.32/SF	\$439,605
B2020 Exterior Windows				
17 Exterior windows, 25% of wall area	SF	2,453.0	65.00	159,445
Exterior Windows			\$16.80/SF	\$159,445
B2030 Exterior Doors				
20 Exterior public entry doors	EA	4.0	6,000.00	24,000
21 Back of house single exit door	EA	2.0	1,600.00	3,200
22 Automatic door opening premium	EA	2.0	6,000.00	12,000
Exterior Doors			\$4.13/SF	\$39,200
B3010 Roof Coverings				
11 Flat roof, PVC, including insulation, sheathing, etc	SF	4,500.0	9.50	42,750
18 Roof rolled up back of parapet, including flashing	SF	981.0	6.00	5,886
Roof Coverings			\$5.12/SF	\$48,636
C1010 Partitions				
25 1st floor interior wall full height 14' high	SF	3,136.0	9.00	28,224
26 Drywall to exterior walls	SF	9,360.0	1.80	16,848

RLB - Rider Levett Bucknall

Tualatin Council Building Relocation, OR

Concept Study

Location/Elements/Item

GFA: 9,490.0 SF Cost/SF: \$232.81
Rates Current At June 2013

B BUILDING (continued)

Description	Unit	Qty	Rate	Total
27 Office partitions, 10' high	SF	3,800.0	9.00	34,200
28 Full height walls, 1 hour	SF	2,340.0	9.00	21,060
31 Pumbing walls, drywall 1-side	SF	750.0	6.50	4,875
Partitions			\$11.09/SF	\$105,207
C1020 Interior Doors				
32 Interior doors, including hardware	EA	19.0	1,200.00	22,800
Interior Doors			\$2.40/SF	\$22,800
C2010 Stair Construction				
12 Front of house stairs, 1 flight	EA	1.0	14,000.00	14,000
30 Back of house exit stairs, 2 flights and landing	EA	1.0	12,000.00	12,000
Stair Construction			\$2.74/SF	\$26,000
C2020 Stair Finishes				
38 Atrium Guardrail	LF	40.0	350.00	14,000
46 Stair finish	SF	336.0	8.50	2,856
Stair Finishes			\$1.78/SF	\$16,856
C3010 Wall Finishes				
40 Wall Paneling in Council Chambers, 14' High, behind the council only	SF	938.0	65.00	60,970
60 Paint walls and ceiling	SF	30,300.0	0.85	25,755
61 Base at walls	LF	1,950.0	6.00	11,700
Wall Finishes			\$10.37/SF	\$98,425
C3020 Floor Finishes				
41 Restroom floor tile Allowance	SF	495.0	14.00	6,930
42 Council Chambers - Carpet Allowance	SY	273.0	35.00	9,555
43 Sheet Vinyl in utility rooms and break room	SF	726.0	6.50	4,719
44 Office - carpet Allowance	SY	400.0	30.00	12,000
45 Public Circulation - Allowance	SF	1,384.0	18.00	24,912
Floor Finishes			\$6.12/SF	\$58,116
C3030 Ceiling Finishes				
47 Restroom - drywall ceilings with light coves	SF	495.0	15.00	7,425
48 Entry and Public Circulation - Acoustical Ceiling w/ medium priced tile	SF	1,308.0	5.50	7,194
49 Council Chambers and conference - Sound batts and acoustical ceiling	SF	2,226.0	12.00	26,712
50 Office area - acoustical ceiling 2 x 4 cortega lay in tile	SF	4,621.0	3.50	16,174
51 Paint exposed structure	SF	436.0	1.00	436
Ceiling Finishes			\$6.11/SF	\$57,941
D1010 Elevators & Lifts				
23 Elevator, 2 stop, hydraulic	EA	1.0	90,000.00	90,000
Elevators & Lifts			\$9.48/SF	\$90,000

RLB - Rider Levett Bucknall

APPENDIX - COST PLAN

Tualatin Council Building Relocation, OR

Concept Study

Location/Elements/Item

GFA: 9,490.0 SF Cost/SF: \$232.81
Rates Current At June 2013

B BUILDING (continued)

Description	Unit	Qty	Rate	Total
D2010 Plumbing Fixtures				
52 Plumbing fixtures, including rough in	EA	15.0	4,500.00	67,500
	<i>Plumbing Fixtures</i>		\$7.11/SF	\$67,500
D2090 Other Plumbing Systems				
53 Equipment, distribution, water, sewer, drainage	SF	9,490.0	3.50	33,215
	<i>Other Plumbing Systems</i>		\$3.50/SF	\$33,215
D3090 Other HVAC Systems & Equipment				
55 HVAC, BMS	SF	9,490.0	24.00	227,760
	<i>Other HVAC Systems & Equipment</i>		\$24.00/SF	\$227,760
D4030 Fire Protection Specialties				
54 Fire sprinklers,, incl double check valve and post indicator. (excluding any booster pump)	SF	9,490.0	5.00	47,450
	<i>Fire Protection Specialties</i>		\$5.00/SF	\$47,450
D5010 Electrical Service & Distribution				
56 Electrical	SF	9,490.0	24.00	227,760
	<i>Electrical Service & Distribution</i>		\$24.00/SF	\$227,760
E2010 Fixed Furnishings				
34 Council desk - Die wall, base cabinet and top	LF	38.0	975.00	37,050
35 Restroom Counters, Allowance	LF	23.0	325.00	7,475
36 Conference Credenza	LF	9.0	450.00	4,050
37 Reception Desk	LF	18.0	425.00	7,650
39 Clerk & Utility desk	LF	37.0	425.00	15,725
65 Break room counter and base cabinets	LF	14.0	425.00	5,950
	<i>Fixed Furnishings</i>		\$8.21/SF	\$77,900
G4030 Site Communications & Security				
57 Low Volatage allowance	SF	9,490.0	11.50	109,135
	<i>Site Communications & Security</i>		\$11.50/SF	\$109,135
	BUILDING		\$232.81/SF	\$2,209,365

RLB - Rider Levett Bucknall

APPENDIX - COST PLAN

Council Building Feasibility Study

City Council
Work Session
July 22, 2013



Feasibility Study

1. Relocate the building on the existing site- at least 3 options will be presented
2. Look for rental space in the community to meet the needs identified in the study
3. Examine existing buildings in the City to accommodate the needs for these functions
4. No changes to the site, examine the traffic impacts this would have with the new development of Nyberg Rivers

RELOCATE THE BUILDING ON THE EXISTING SITE



Relocate the Building

- Council directed staff to examine relocating the functions of the Council Chamber, Finance Department and Administration Department to a replacement building.
- SRG will present the feasibility study which includes:
 - Location Options
 - Schedule for design and construction
 - Cost for Design, Construction, and Parking

Tualatin Council Building Relocation

SRG PARTNERSHIP INC

June 2013

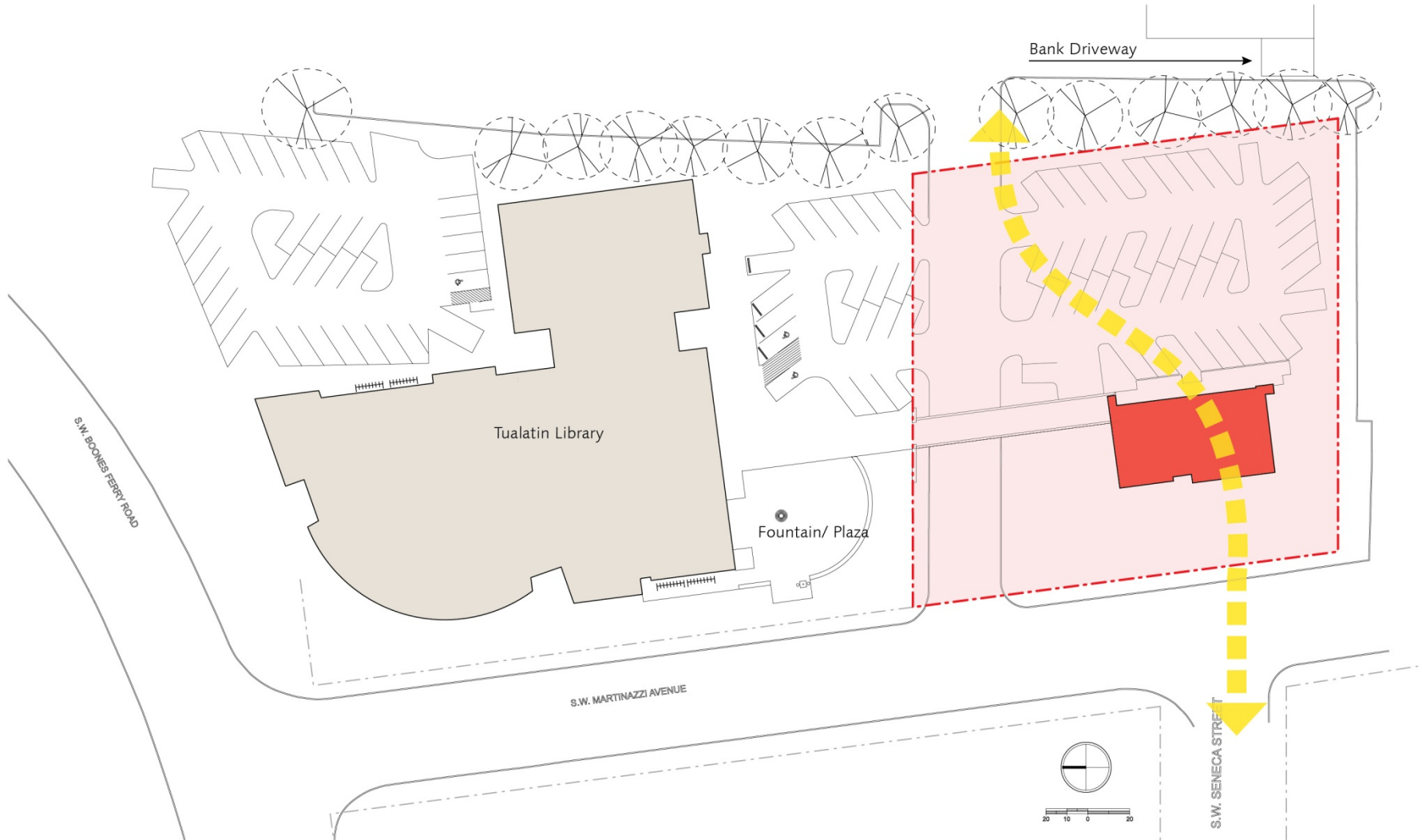




EXISTING CONDITION

SRG PARTNERSHIP INC

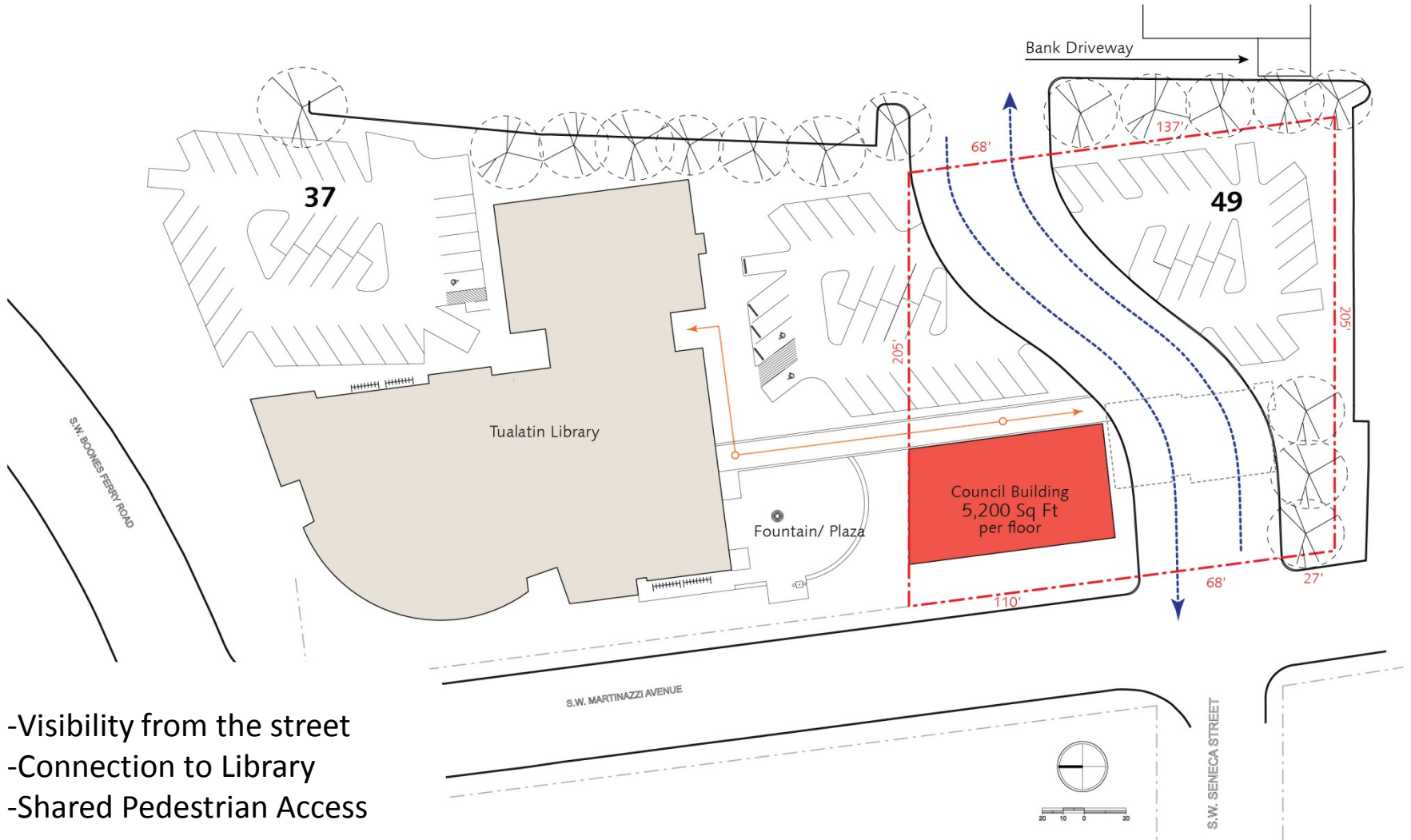




EXISTING CONDITION

SRG PARTNERSHIP INC





- Visibility from the street
- Connection to Library
- Shared Pedestrian Access

OPTION A

SRG PARTNERSHIP INC



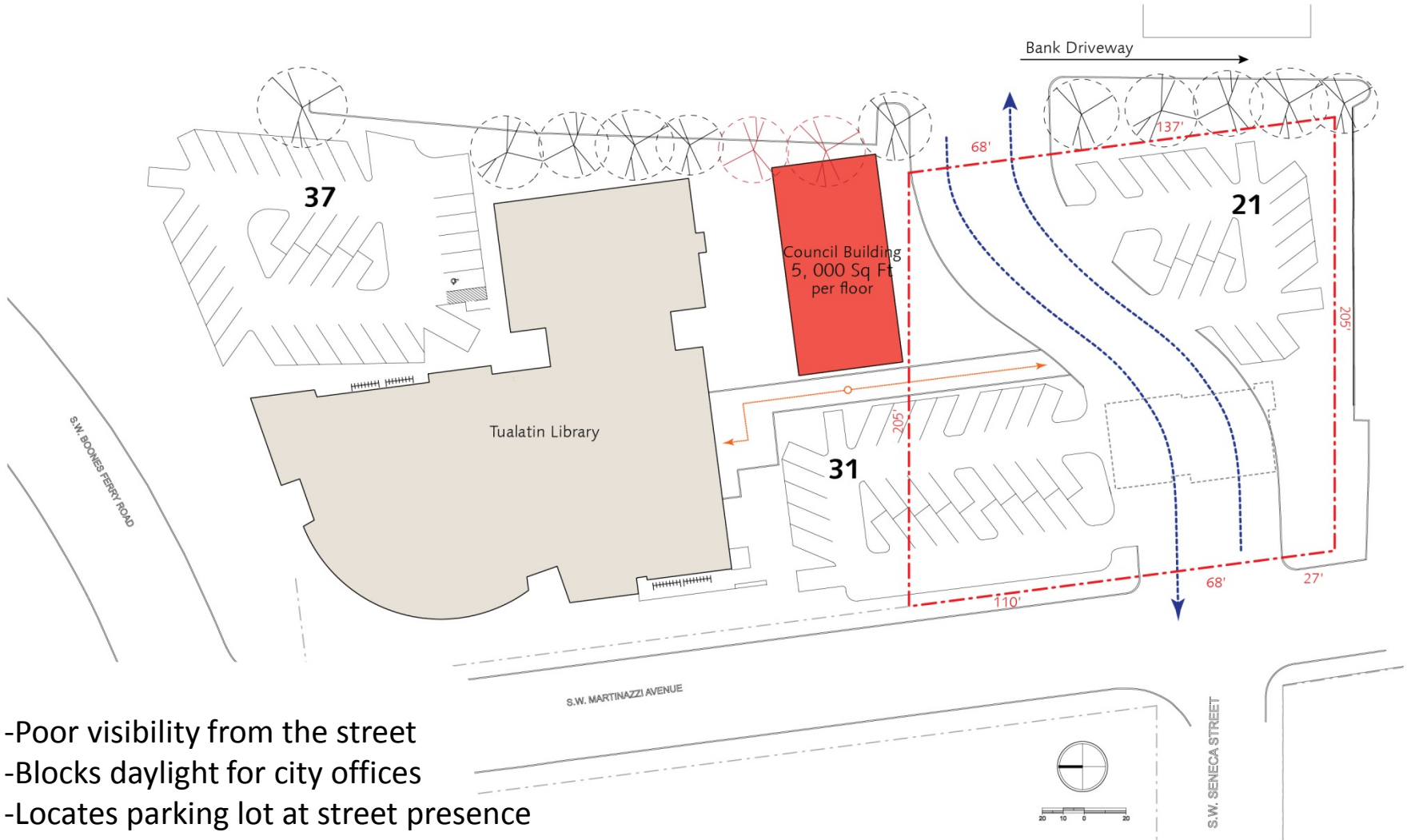


- Poor visibility from the street
- Poor connection to Library
- Locates parking lot at street presence
- Disrupts existing trees

OPTION B

SRG PARTNERSHIP INC



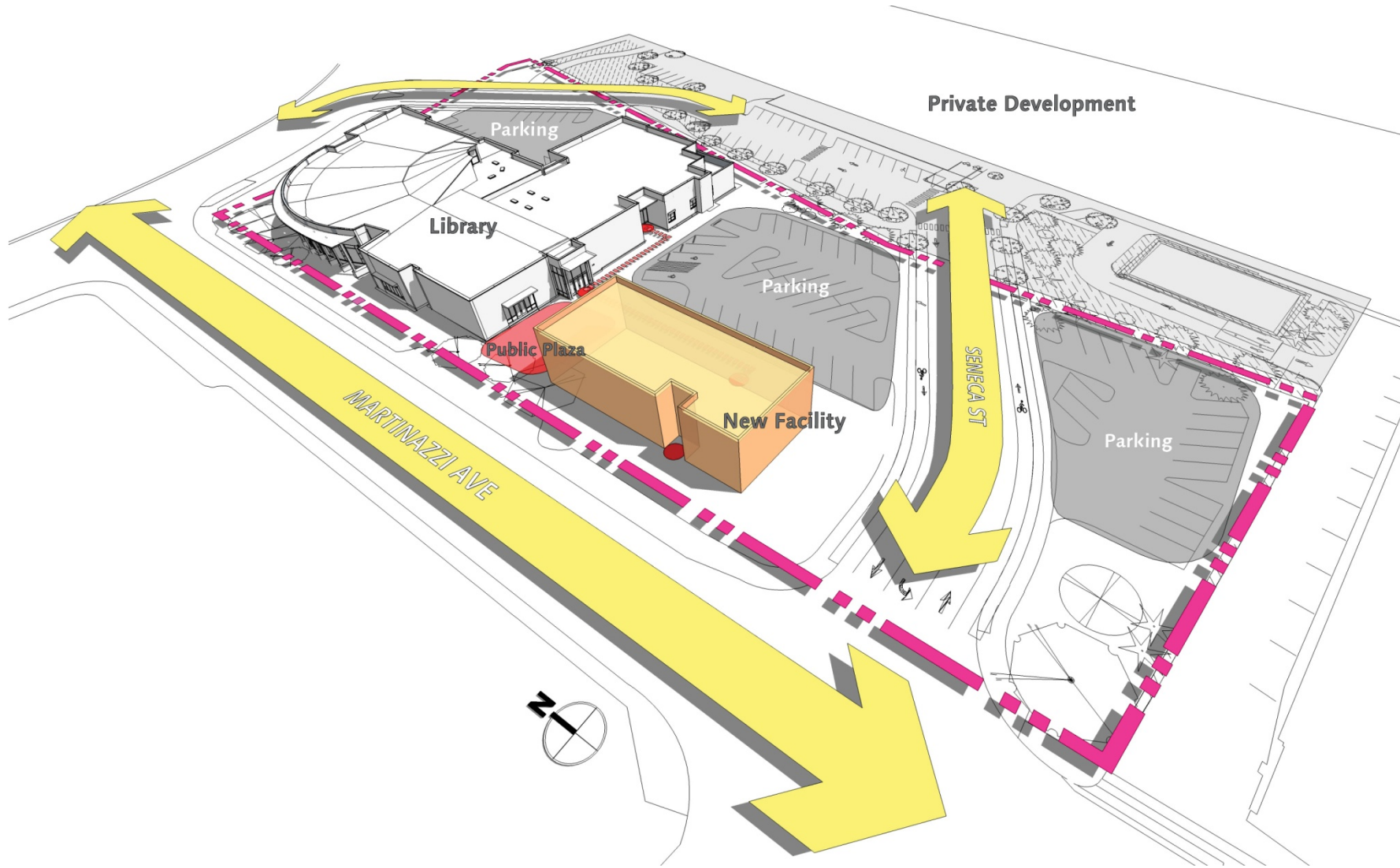


- Poor visibility from the street
- Blocks daylight for city offices
- Locates parking lot at street presence

OPTION C

SRG PARTNERSHIP INC

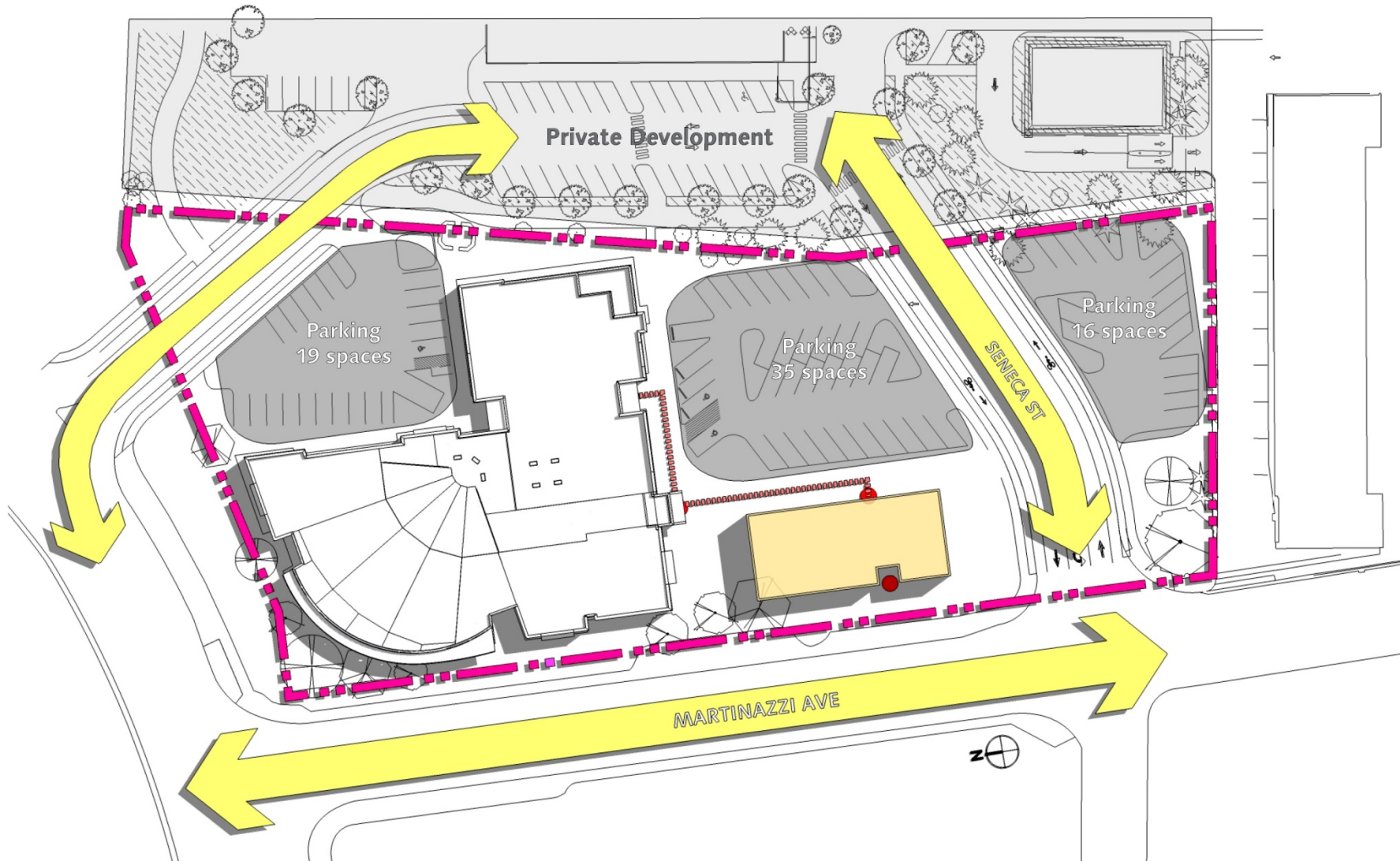




OPTION A - CIRCULATION

SRG PARTNERSHIP INC

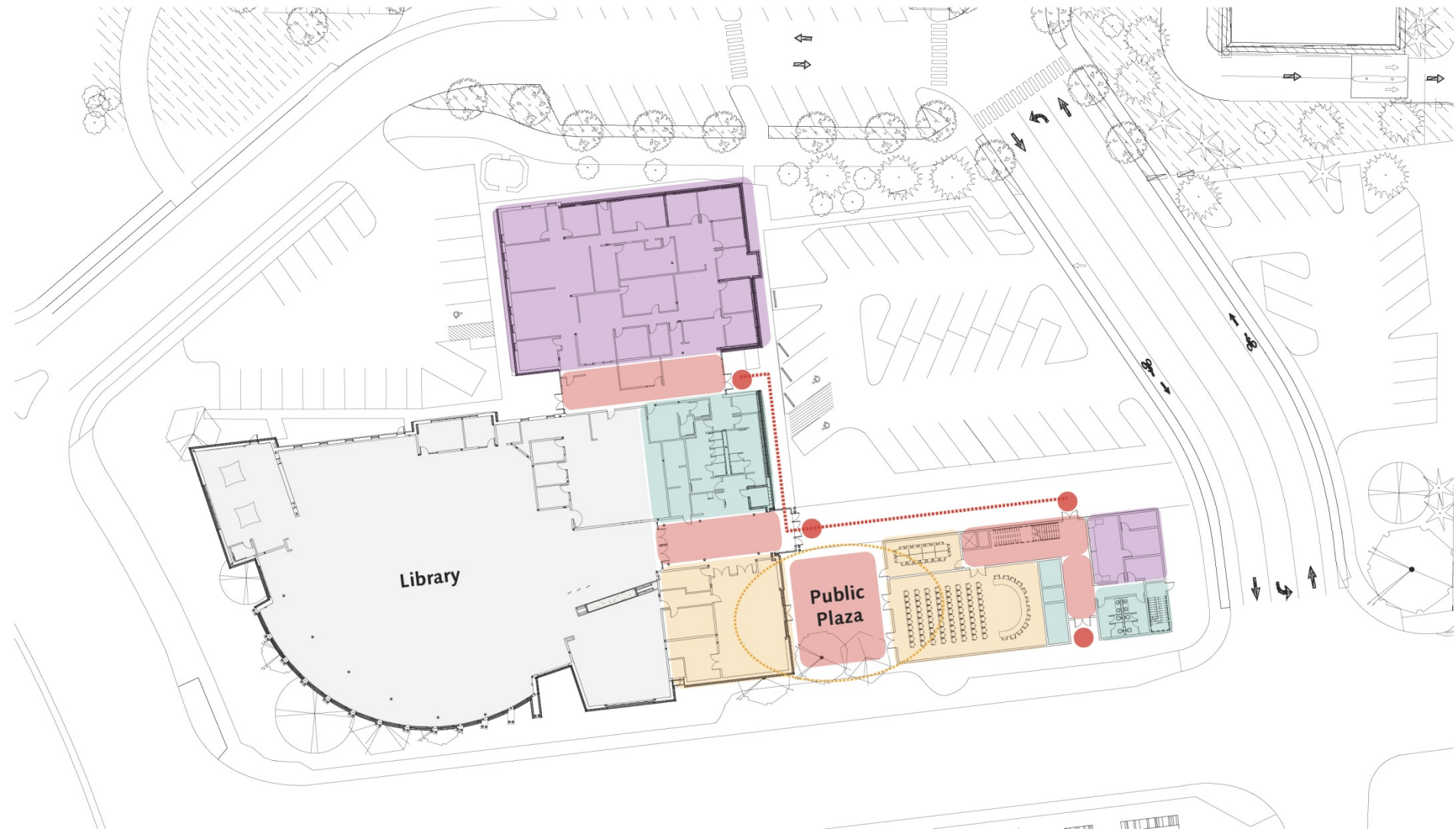




PARKING = 70 SPACES

SRG PARTNERSHIP INC

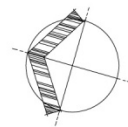
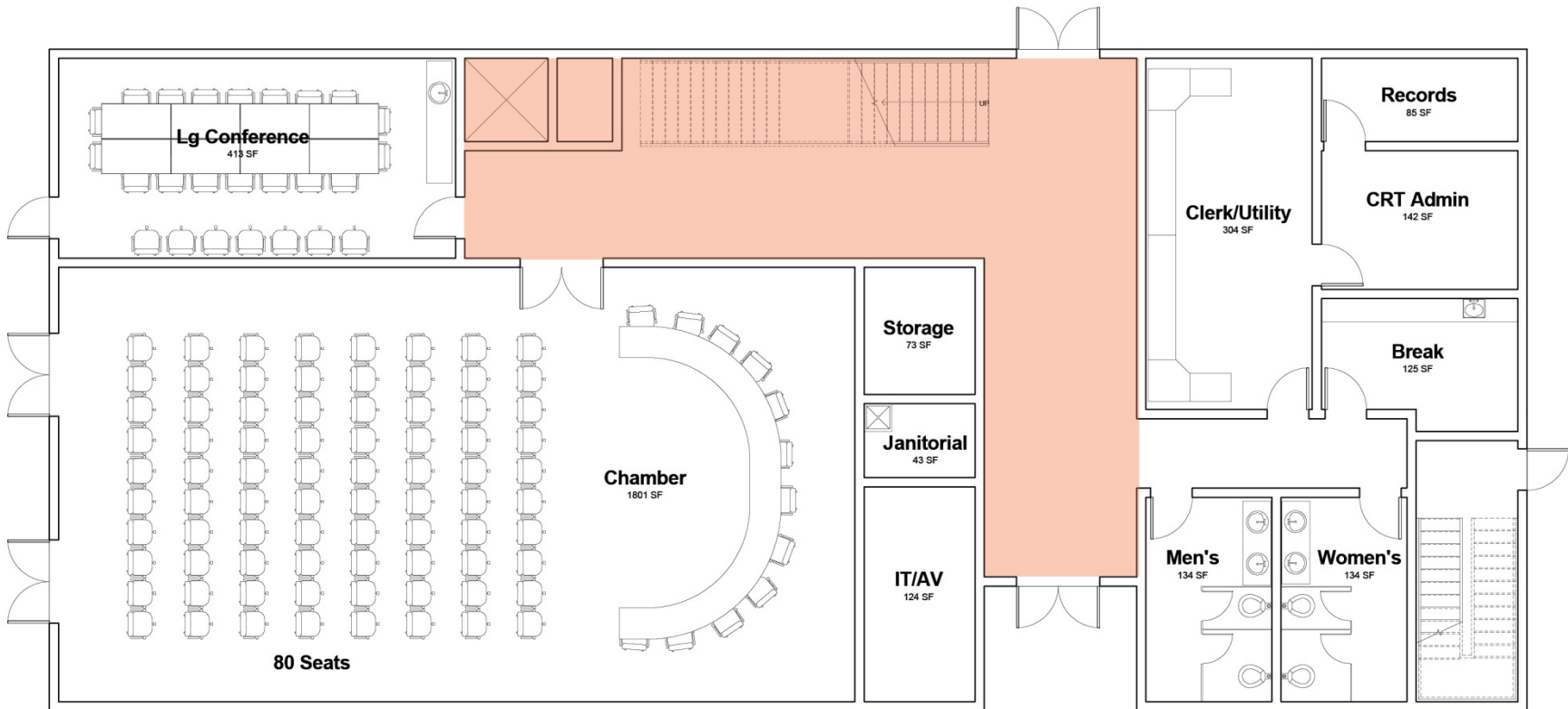




SITE PROGRAM

SRG PARTNERSHIP INC

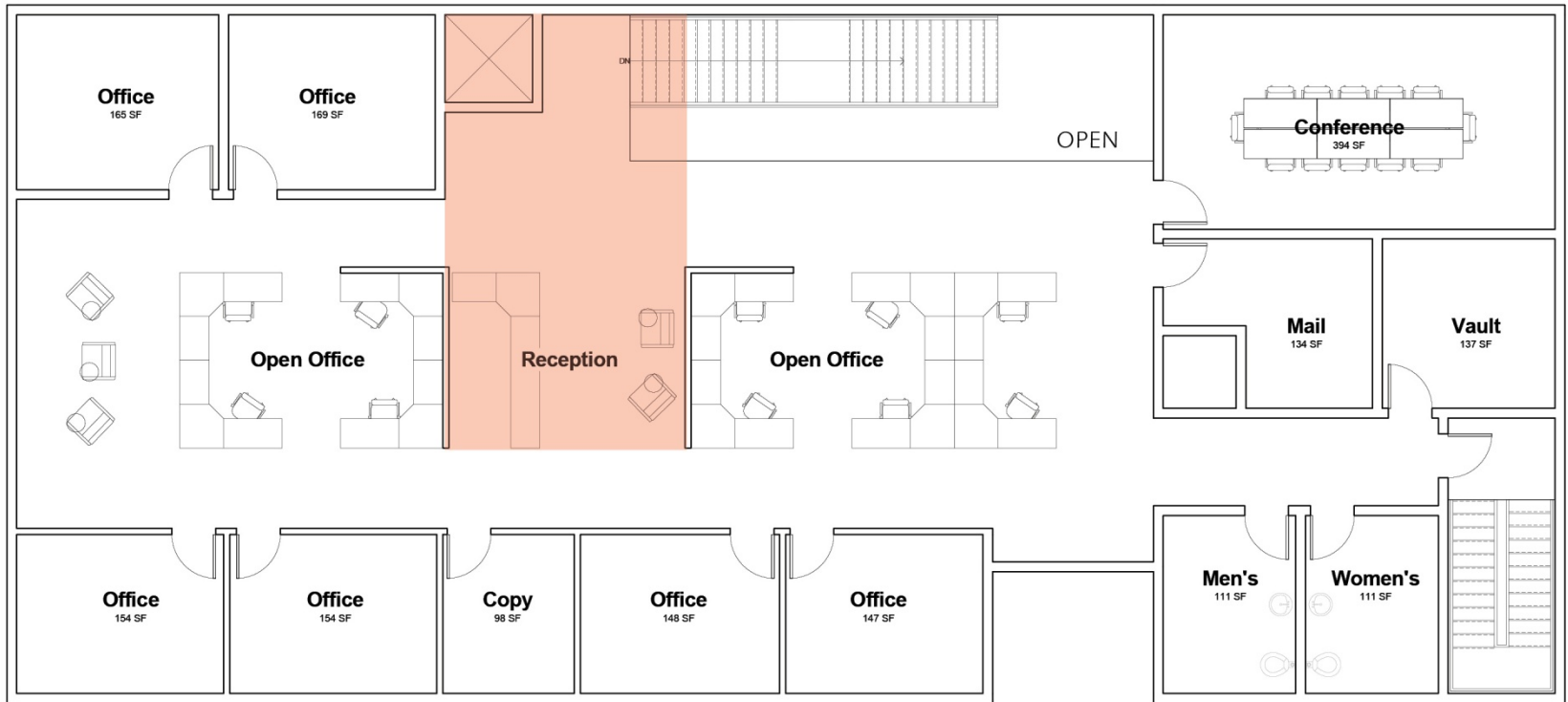




PLAN - LEVEL 1

SRG PARTNERSHIP INC





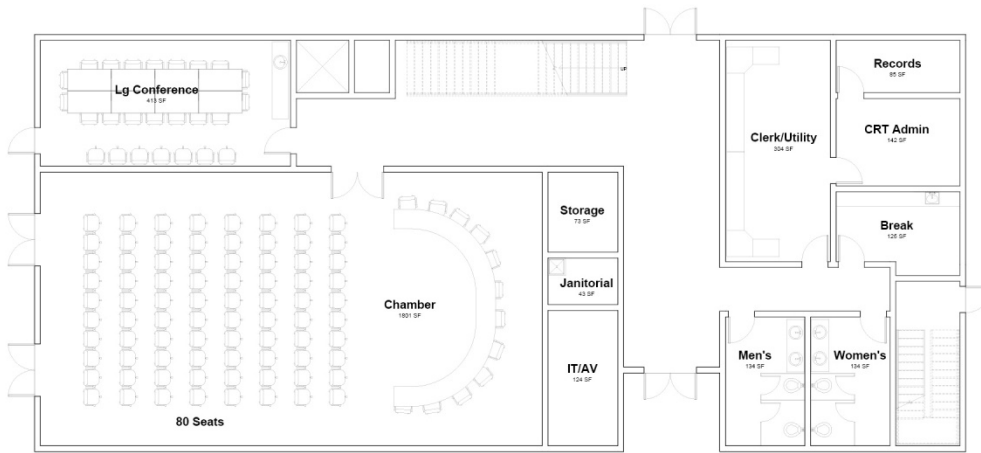
PLAN - LEVEL 2

SRG PARTNERSHIP INC





LEVEL 2 = **4,500 SF**



LEVEL 1 = **4,990 SF**

GROSS AREA **9,490 SF**

AREA

SRG PARTNERSHIP INC





MATERIAL SELECTION

SRG PARTNERSHIP INC





Relevant SRG Projects

- 1. Bellvue Ctij Hall
- 2. Pacific University
- 3. University of Riverside



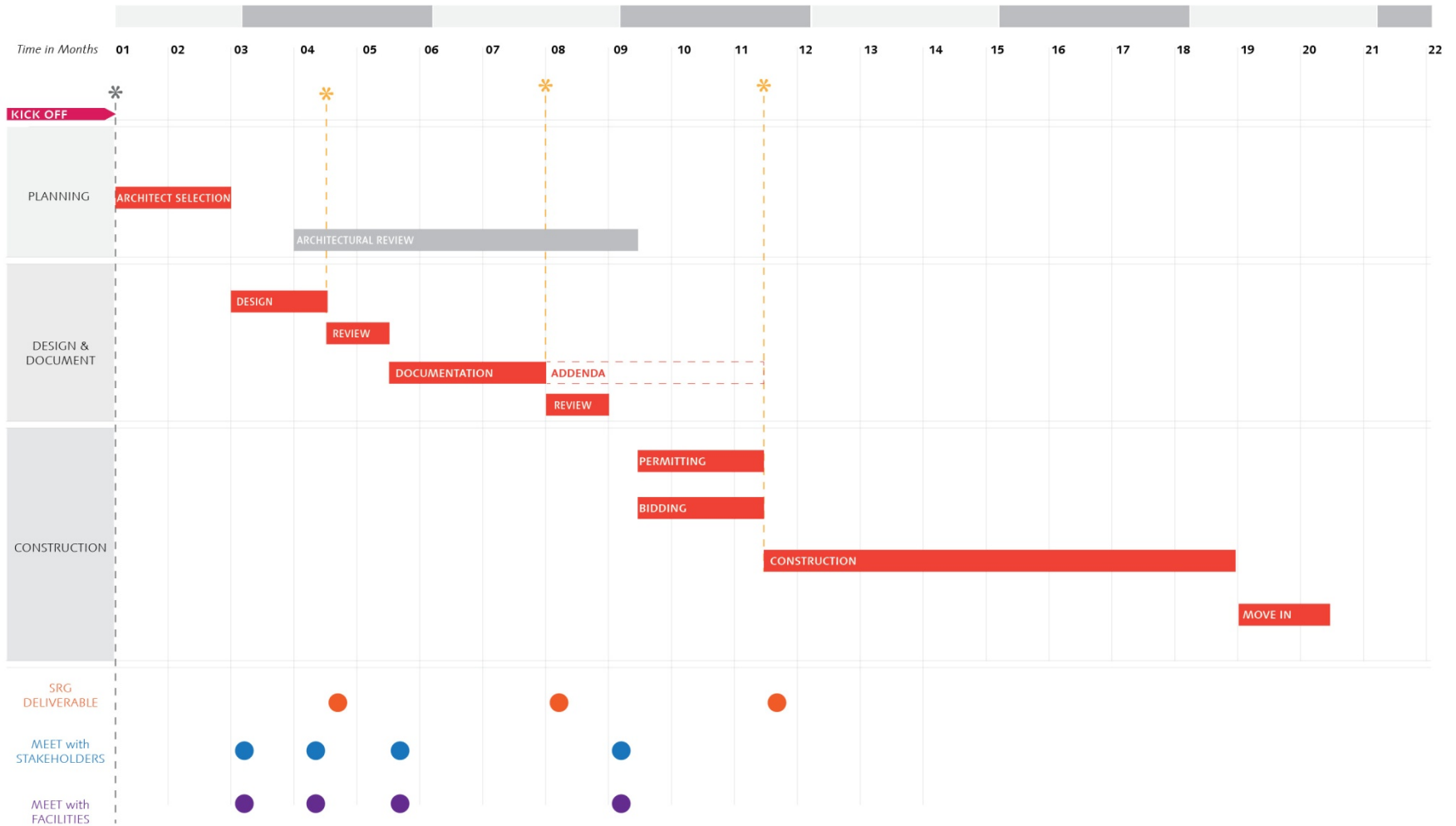
INSPIRATION

SRG PARTNERSHIP INC



TUALATIN CITY OFFICE RELOCATION

Conservative Project Schedule



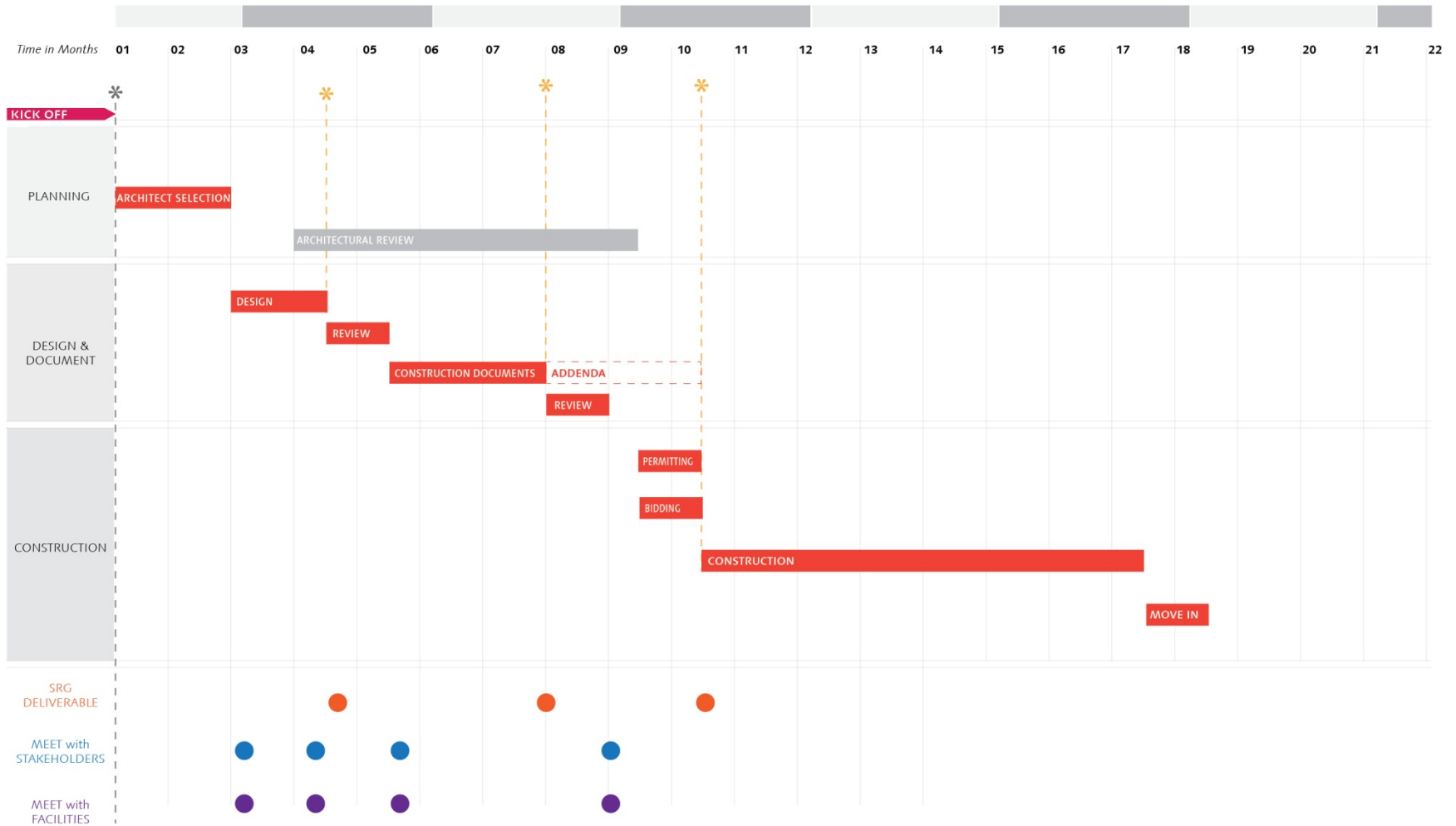
SCHEDULE - CONSERVATIVE

SRG PARTNERSHIP INC



TUALATIN CITY OFFICE RELOCATION

Aggressive Project Schedule



SCHEDULE AGGRESSIVE

SRG PARTNERSHIP INC



Order of Magnitude Development Costs

The Tualatin City Office Relocation comprises of the construction of a new Office and Council Chamber Building for the City of Tualatin. The estimate is conceptual in nature and based on drawings included on page 9 of this report. Where necessary, assumptions and allowances have been made based on industry standards appropriate for the conceptual nature of this feasibility study.

Pricing is based on June 2013 costs. Escalation allowances have been included to reflect a mid point of construction during the 3rd quarter of 2014. A design contingency is also included in the estimate.

Allowance for owner costs is not included in the construction cost and may range from 30% to 40% of construction costs. Items typically included in this allowance are:

- Owner management costs
- Consultant fees (design service fees and reimbursable expenses)
- Site survey and geotechnical investigation
- Furniture and equipment
- Owners construction contingency (change order allowance)
- Hazardous material abatement
- Public Agency fees
- Percent for Art (if applicable)
- Temporary accommodations - Moving expenses
- Contingency on owner cost

Estimated Total Construction Cost

\$3,331,750

(excludes owner cost listed above)

* See appendix for additional cost information



RENTAL SPACE IN TUALATIN



Rental Space in Tualatin

- Staff examined available rental space in Tualatin:

Building Address	Total Cost Per Year*	Cost Over 5 Years **
Robinson Crossing, 18840 SW Boones Ferry Rd.	\$237,250.00	\$1,259,592.47
Lakeside Center, 8100 SW Nyberg Rd.	\$218,270.00	\$1,158,825.07
South Center, 7565-7995 SW Mohawk St.	\$175,565.00	\$932,098.43
South Place, 19801 SW 72nd Ave.	\$194,545.00	\$1,032,865.83
Express Plaza, 7401 SW Washoe Ct.	\$189,800.00	\$1,007,673.98

*Assumes 9,490 square feet

**Assumes annual 3% increase in rent per year

Does NOT include tenant improvement costs

Leasing rates found on loopnet.com



USE OF EXISTING CITY BUILDINGS



Use of Existing City Buildings

- Staff reviewed several options for relocating services to other City buildings, option below includes the lowest cost impact and minimum service impact:

Function	Relocated To	Potential Impacts
Administration Department	Remain in rented space	Cost over 5 years is approximately \$272,000
Finance Department: Finance Division	Operations Training Room Space	<ul style="list-style-type: none"> •Moving costs and furniture/fixture costs •Loss of meeting space •Displaced City's Emergency Operations Center •Dividing Finance Department functions •Not a sustainable long-term solution
Finance Department: Municipal Court/Utility Billing	City Offices Planning Counter	<ul style="list-style-type: none"> •Moving costs and furniture/fixture costs •Crowds space in City Offices Building •Loss of meeting space •Divides Finance Department functions •Court staff would need to move staff and files on Court days to off-site location
Court/Council Chambers	Police Department Training Room	<ul style="list-style-type: none"> •Loss of meeting space •Court and Council meetings would require additional set up time by staff •Loss of live broadcast for Council meetings •Police lose training facility during this time, which is heavily used by the department and other community groups



NO BUILD OPTION





Boones Ferry

300'

75'

Seneca

230'

Nyberg

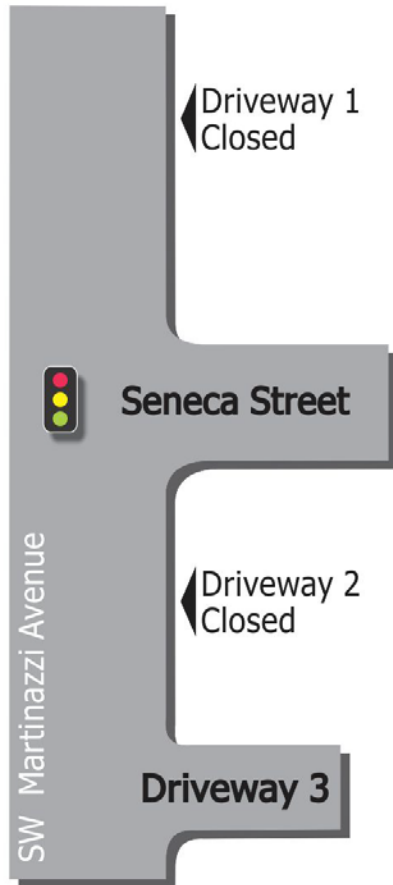
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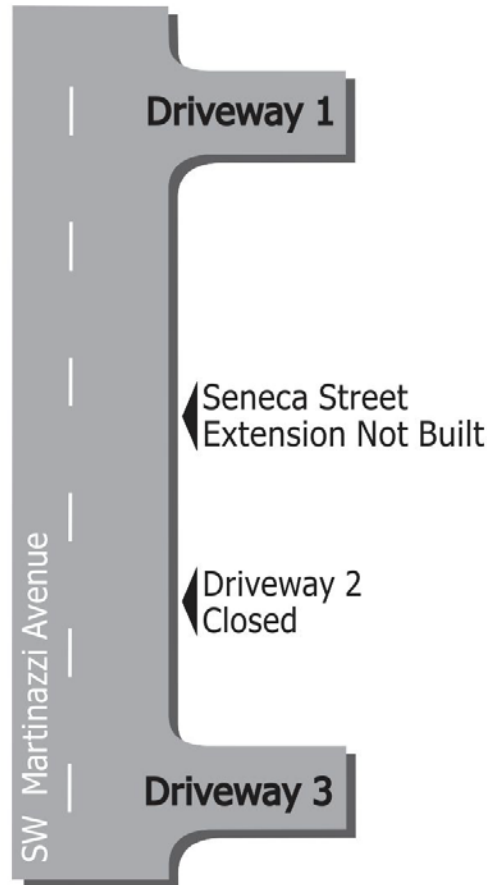


Scenario 1



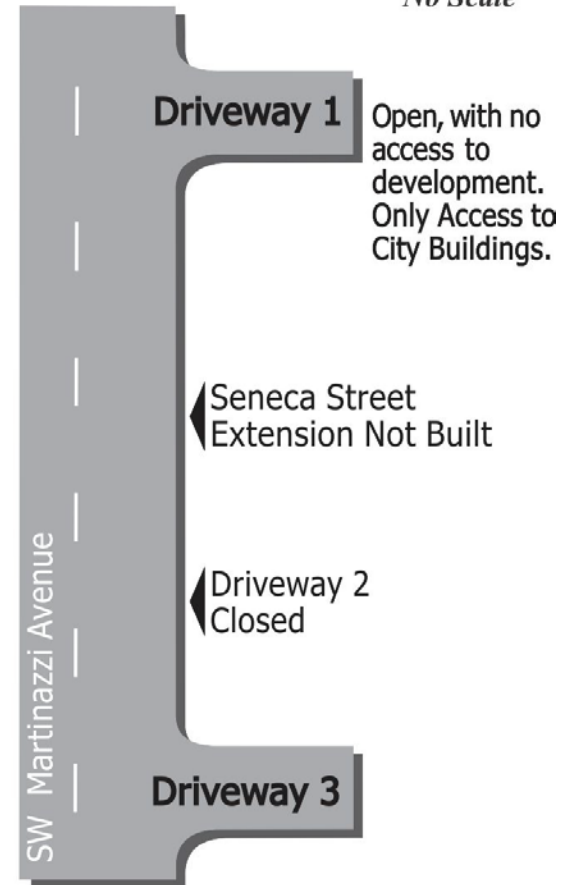
Nyberg St.

Scenario 2



Nyberg St.

Scenario 3



Nyberg St.



No Scale

Activity Levels at Martinazzi Avenue Driveways

- Existing Conditions: 350 to 400 vehicles during busiest hours
- About 40% of traffic use Martinazzi Ave. driveways (the rest uses Nyberg driveways)
- About 300 vehicles use Driveway 1 (Library)
- Proposed Nyberg Rivers Project could add another 150 to 250 vehicles (to all driveways)

Alternative Access Results

Peak Hour Operations	Scenario 1 (Seneca Ext. / Signal)	Scenario 2 (Driveway 1 Connected)	Scenario 3 (Driveway 1 Disconnected)
Do study Intersections operate within standards?	Yes	Yes, except at Martinazzi / Driveway 1	No. Three Martinazzi intersections fall below standards (at Boones Ferry, Dwy. 1, Seneca)
Can driveways adequately serve vehicle queues on- site?	Yes	No. Limited access onto Martinazzi creates major queues during peak hours	No. Limited access onto Martinazzi creates major queues during peak hours
Other Issues	New signal interconnect with Nyberg / Martinazzi intersection needed		Diversion to right- in/right-out onto Boones Ferry congests BFR / Martinazzi

FINANCIAL ANALYSIS



Financial Analysis

Option	Financial Impact	Access	Service Impacts
Relocate on Existing Site – New Construction	<ul style="list-style-type: none"> •Construction costs = \$3,331,750 •Owner’s costs = 30% •Total = \$4,331,275 	Provides good access to City services and the new development.	Provides central campus in downtown Tualatin for City services.
Use of Existing City Facilities	<ul style="list-style-type: none"> •Moving costs approximately \$13,000 •Costs for furniture/fixtures 	Public access points for external services would be provided at City Offices and Police Department.	Divides department and central service delivery.
Rental Space	<ul style="list-style-type: none"> •\$175,565 to \$237,250 per year •Does not include tenant improvements •Moving costs approximately \$13,000 	Dependent upon location of rental space.	City services would be separated from a central downtown location. This cost is not sustainable over the long term.
No Build	\$0	Not building the road provides poor access to the development site.	Traffic impacts could make it difficult for customers to reach City facilities.

Potential Funding Options

Ongoing Funding Sources	One-Time Funding Sources
Transfers	Central Urban Renewal District (CURD) General Fund Reserve
Seneca Building Lease	CURD Project Funds
Increased Assessed Value	General Fund – Fund Balance
	Potential Grant Funding

Next Steps

- Council discussion and direction to determine next steps
- Appoint a Council Subcommittee to discuss public involvement plan
- Develop public outreach strategy to gather community input

Discussion & Questions



PROJECT SUMMARY

MASTER PLAN AREA:	44.15 ACRES
FUTURE DEVELOPMENT AREAS: (by others)	12.24 ACRES
<hr/>	
PRIMARY DEVELOPMENT AREA:	
GROSS AREA:	31.91 ACRES
NATURAL AREA:	5.33 ACRES
NET AREA:	26.58 ACRES
REQUIRED LANDSCAPE AREA:	15% / 4.78
ACRES	
LANDSCAPE AREA PROPOSED:	10.34 ACRES
FLOOR AREA RATIO:	0.265
TOTAL PERMISSIBLE BUILDING AREA:	307,000 SF

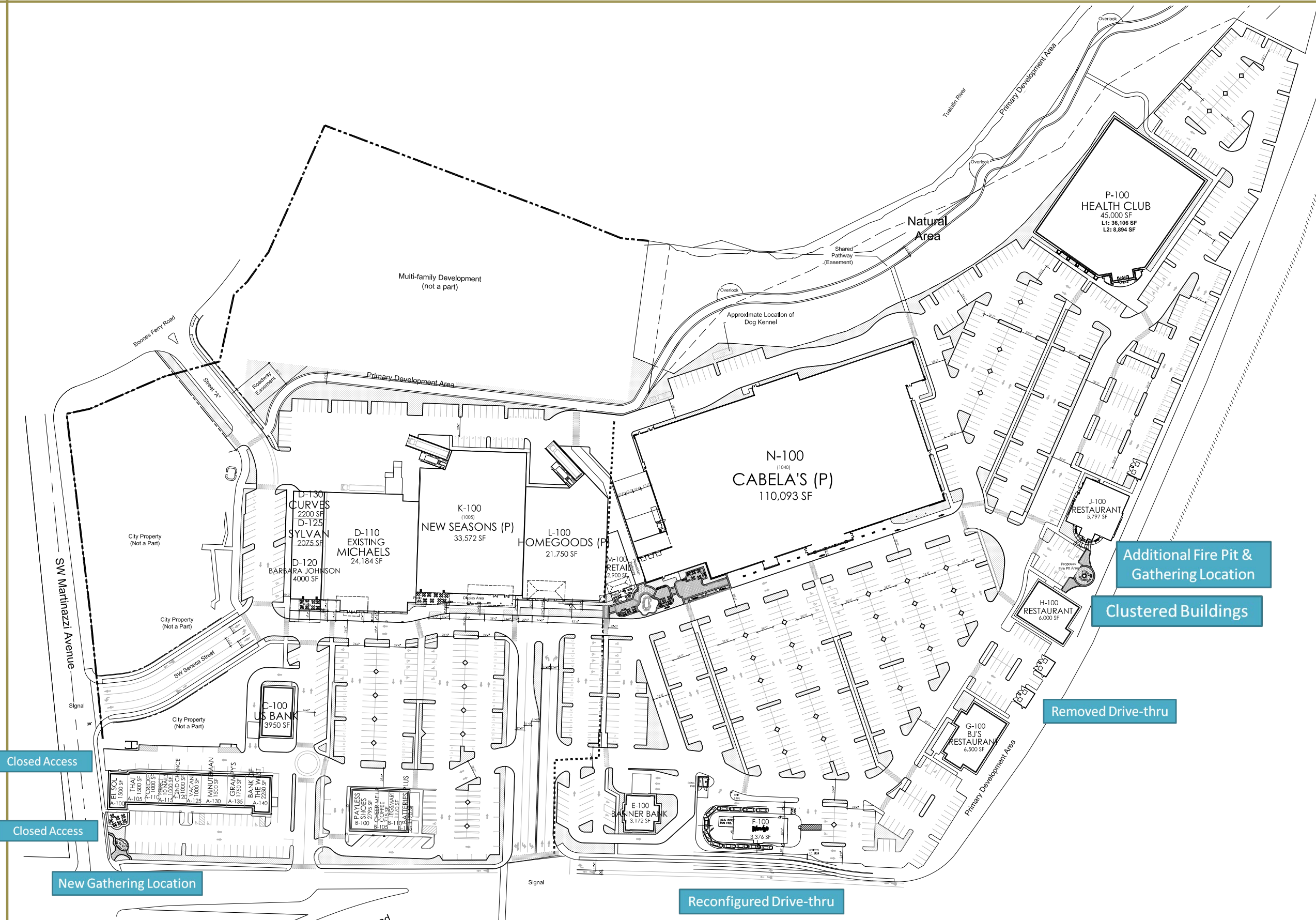
BUILDING	AREA
BLDG 1005	33,562 SF
BLDG 1010	21,750 SF
BLDG 1030	2,900 SF
BLDG 1040	110,093 SF
BLDG A	12,500 SF
BLDG B	5,850 SF
BLDG C	3,950 SF
BLDG D	32,459 SF
BLDG E	3,285 SF
BLDG F	5,500 SF
BLDG G-100	6,500 SF
BLDG H-100	4,526 SF
BLDG J-100	5,797 SF
BLDG N-100	45,000 SF
TOTAL:	293,672 SF

ADDITIONAL POTENTIAL BUILDING AREA: 13,328 SF

TOTAL PROVIDED STALLS:	1,320 stalls
PARKING RATIO:	4.49/1,000 SF
PARKING STALL DIMENSIONS:	STANDARD 9-ft X 19-ft COMPACT 7.7-ft X 16-ft

- Notes:
- "Site Area" includes only the areas of Tualatin Urban Renewal Blocks that are subject of this development proposal. Other phases of the Master Plan may be developed by others.
 - Required Landscaping based on Gross Site Area
 - Building areas listed in table may differ from actual footprint size to allow for interior walls and architectural elements.
 - For design detail of the handscape and landscaping along shops of buildings D.2, 1005, 1010, 1030 and 1040, reference Exhibit Q-1 Building Frontage Landscape Plan.





WEST TENANTS:

K-100 RETAIL	33,572 SF
L-100 RETAIL	21,750 SF
BLDG A	12,500 SF
BLDG B	5,850 SF
BLDG C PAD	3,950 SF
BLDG D	32,459 SF
TOTAL:	110,081 SF

EAST TENANTS:

M-100 RETAIL	2,900 SF
N-100 RETAIL	110,093 SF
PAD E-100	3,172 SF
PAD F	3,376 SF
G-100 B.J.'S RESTAURANT	6,500 SF
H-100 RESTAURANT	6,000 SF
J-100 RESTAURANT	5,797 SF
N-100 HEALTH CLUB	45,000 SF
TOTAL:	182,838 SF
OVERALL TENANTS SF:	292,919 SF

WEST PARKING RATIO/USE APPROX. PARKING REQ.

TOTAL PROVIDED STALLS:	378 stalls
OVERALL WEST PARKING RATIO:	3.43/1000

EAST PARKING RATIO/USE APPROX. PARKING REQ.

ANCHOR TENANT: 5/ 1,000sf	551 stalls
REMAINING: 4.5/ 1,000sf	389 stalls
TOTAL PROVIDED STALLS:	940 stalls

ANCHOR TENANT PARKING RATIO: 5/1000
REMAINING PARKING RATIO: 5.35/1000
OVERALL EAST PARKING RATIO: 5.14/1000

OVERALL PROVIDED STALLS: 1,318 stalls
OVERALL PARKING RATIO: 4.5/1000

Notes:
 (1) Project area includes parcels and adjacent Oregon Department of Transportation Right-of-Way area along Nyberg Road. Total project area assumes acquisition of excess, adjacent right-of-way.
 (2) Project area does NOT include the resulting land areas from the new Seneca Street extension and relocation of the City building.

PRELIMINARY SITE PLAN
 VERSION: PLP-29C.2



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Seneca Street Extension & Impacts to Council Building

City Council
Work Session
September 9, 2013



Background Information

March 25, 2013:

Council directed staff to develop a scope, schedule and budget for a feasibility study.

July 22, 2013: Staff presented the feasibility study at Council Work Session.

May 13, 2013: Council directed staff to complete a feasibility study to look at potential options for a replacement Council Building on the existing site.

August 26, 2013: Council approved the Nyberg Rivers Master Plan which includes the Seneca Street Extension.

FEASIBILITY STUDY

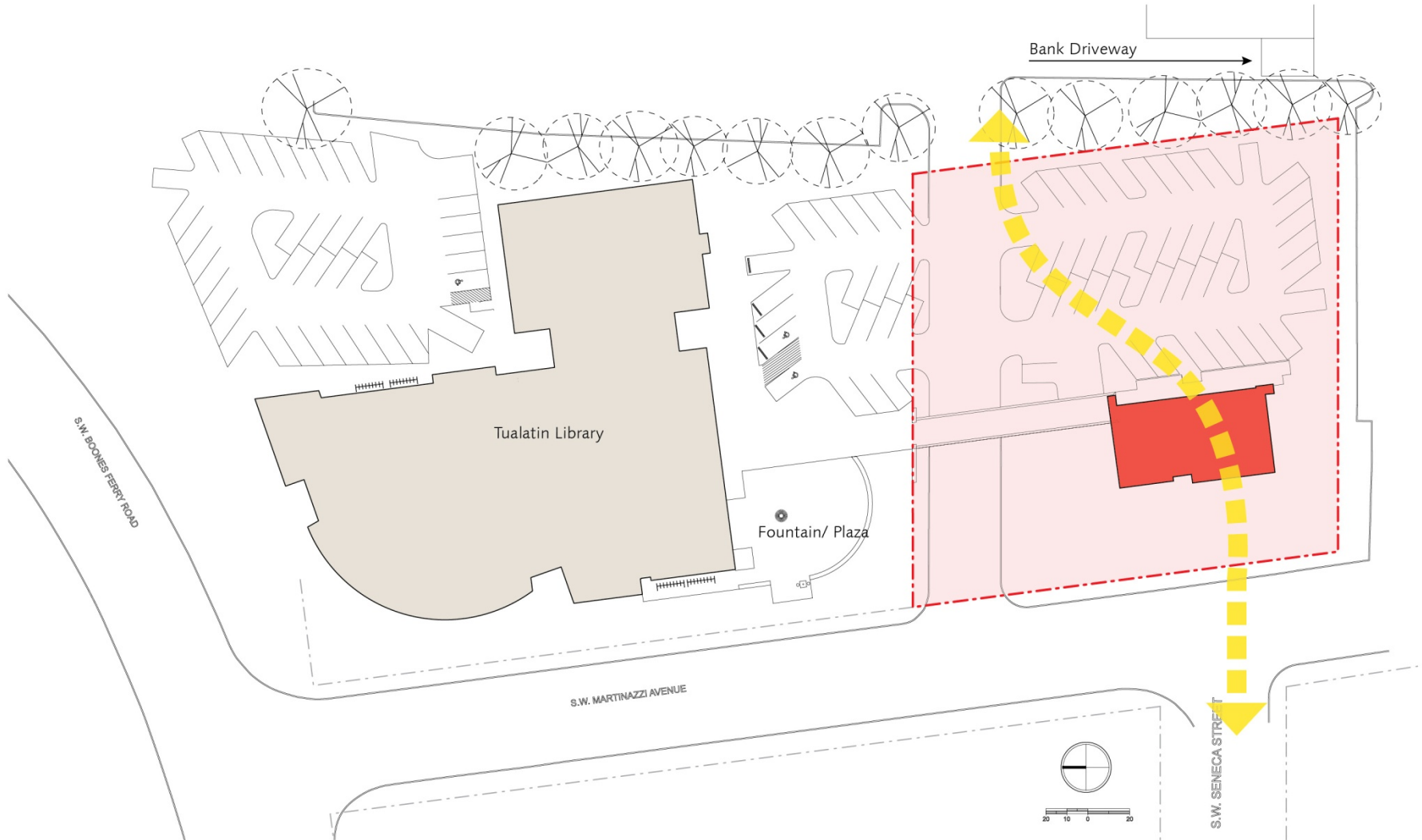




EXISTING CONDITION

SRG PARTNERSHIP INC

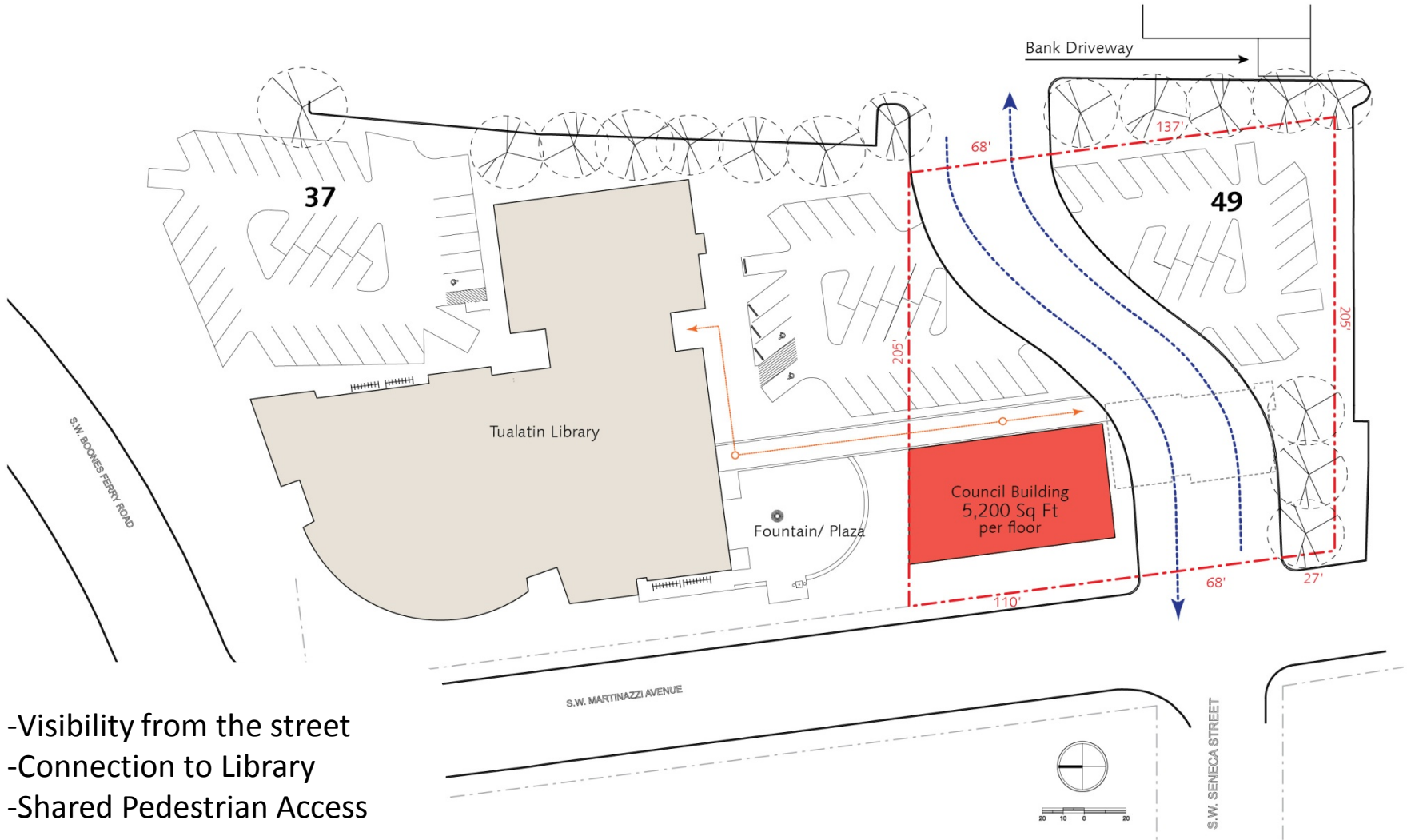




EXISTING CONDITION

SRG PARTNERSHIP INC



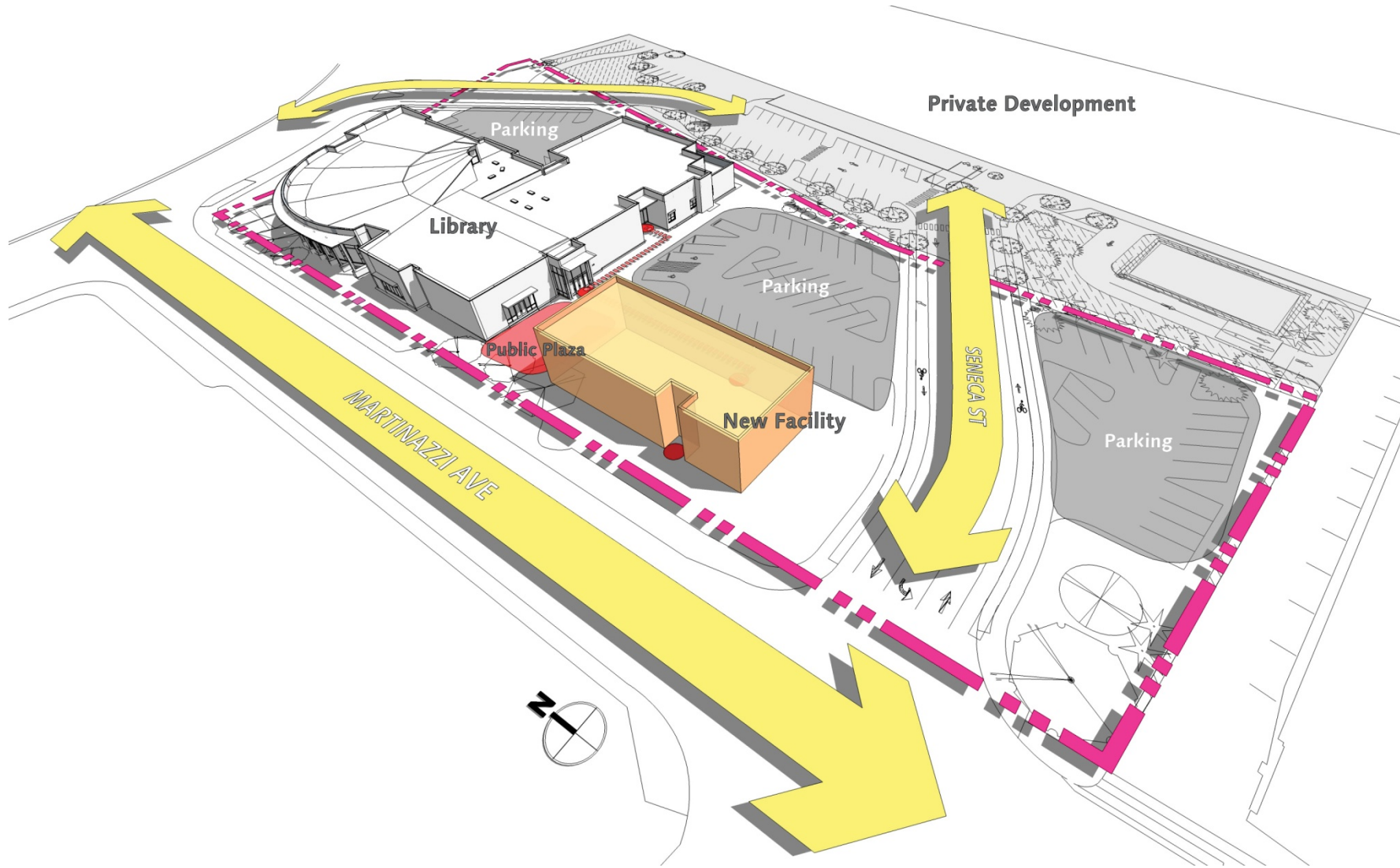


- Visibility from the street
- Connection to Library
- Shared Pedestrian Access

OPTION A

SRG PARTNERSHIP INC

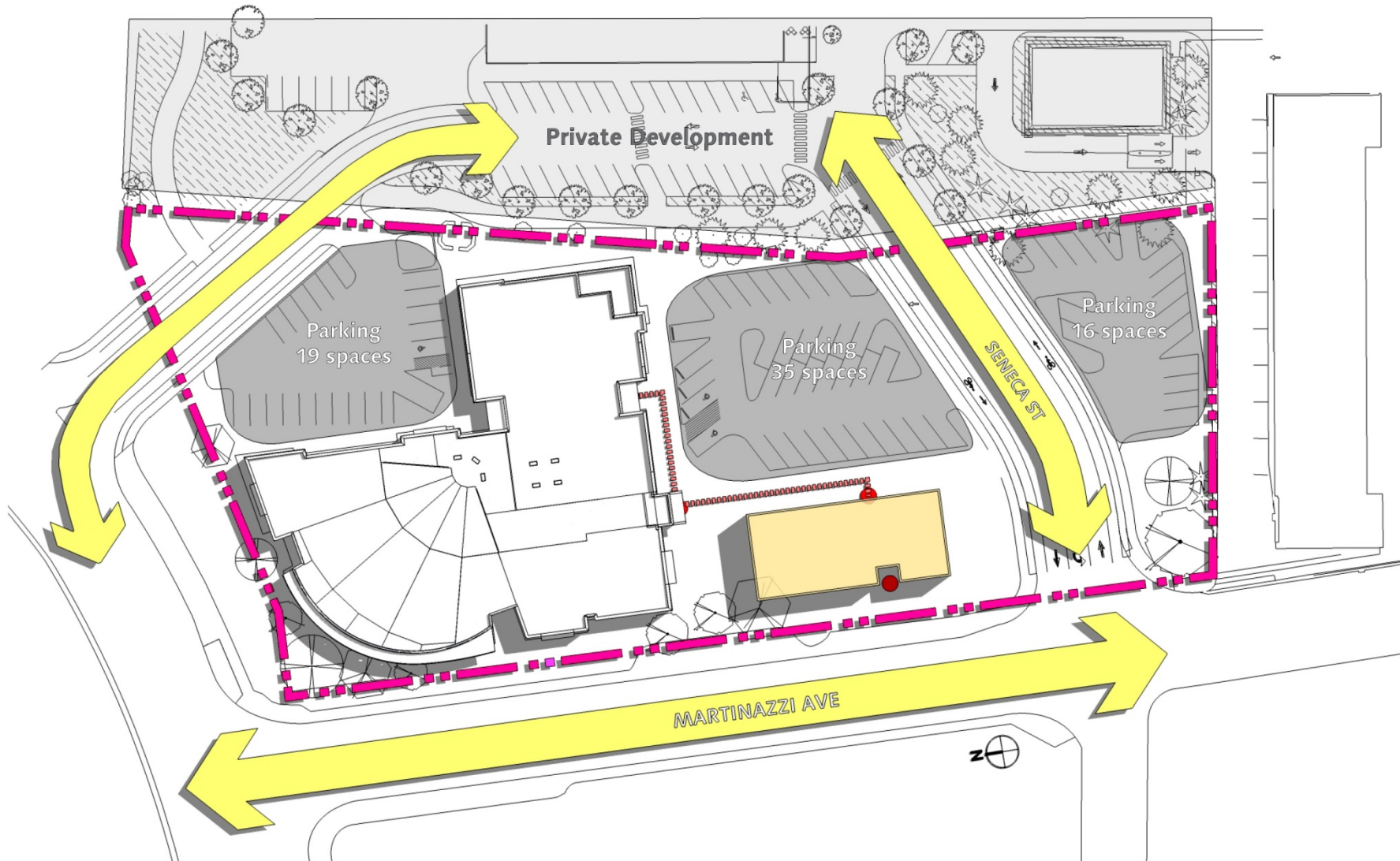




OPTION A - CIRCULATION

SRG PARTNERSHIP INC





PARKING = 70 SPACES

SRG PARTNERSHIP INC



Downtown Traffic Counts

Weekday PM Peak

Street	Traffic Count (Existing Conditions)	Traffic Count (Build Out)
Martinazzi Ave.	1,190	1,350
Library Driveway	355	Closed
Seneca St.	255	265
Seneca St. Extension	N/A	530



Library

355

Library Driveway

Closed

1,190

Martinazzi Ave.

1,350

255

Seneca St.

265

N/A

Seneca St. Extension

530



Tualatin Commons



Legend:

Traffic Count @ Existing

Traffic Count @ Build Out

Existing Street

New Street

Master Plan Approved by Council

- August 7th, the Council voted to include the Seneca Street Extension as a condition of the Master Plan.
- August 26th, the Council approved the overall Master Plan for Nyberg Rivers.

Key Decisions

Decisions Made:	Decisions Not Yet Made:
Seneca Street extension is a condition of the Nyberg Rivers Master Plan.	When does the street get constructed? (Now with the development or sometime in the future)
	Where will the functions of the Council Building be relocated?
	What functions are included in a new facility?

Public Involvement Plan

- Public Involvement meeting was held **September 3rd** with CIO Officers and Advisory Committee Members



PI Meeting Summary

- One page **fact sheet**
- **Map** which illustrates the entire area including the library
- Provide a place on the **City's website** with a clear synopsis of the issues, include links to pertinent information and studies
- **Explain financial impacts** and implications on the overall budget
- Collect input over the **next 90 days**

PI Meeting Summary (cont.)

- **Hold meetings** with CIOs and Advisory Committees, have City staff share information
- Clarify **what information should be collected** and **how the information should be transmitted** to Council
- Develop a **common set of questions** to ask the citizens
- Use **all other communication resources** to share information about the project

Key Questions for Council Discussion

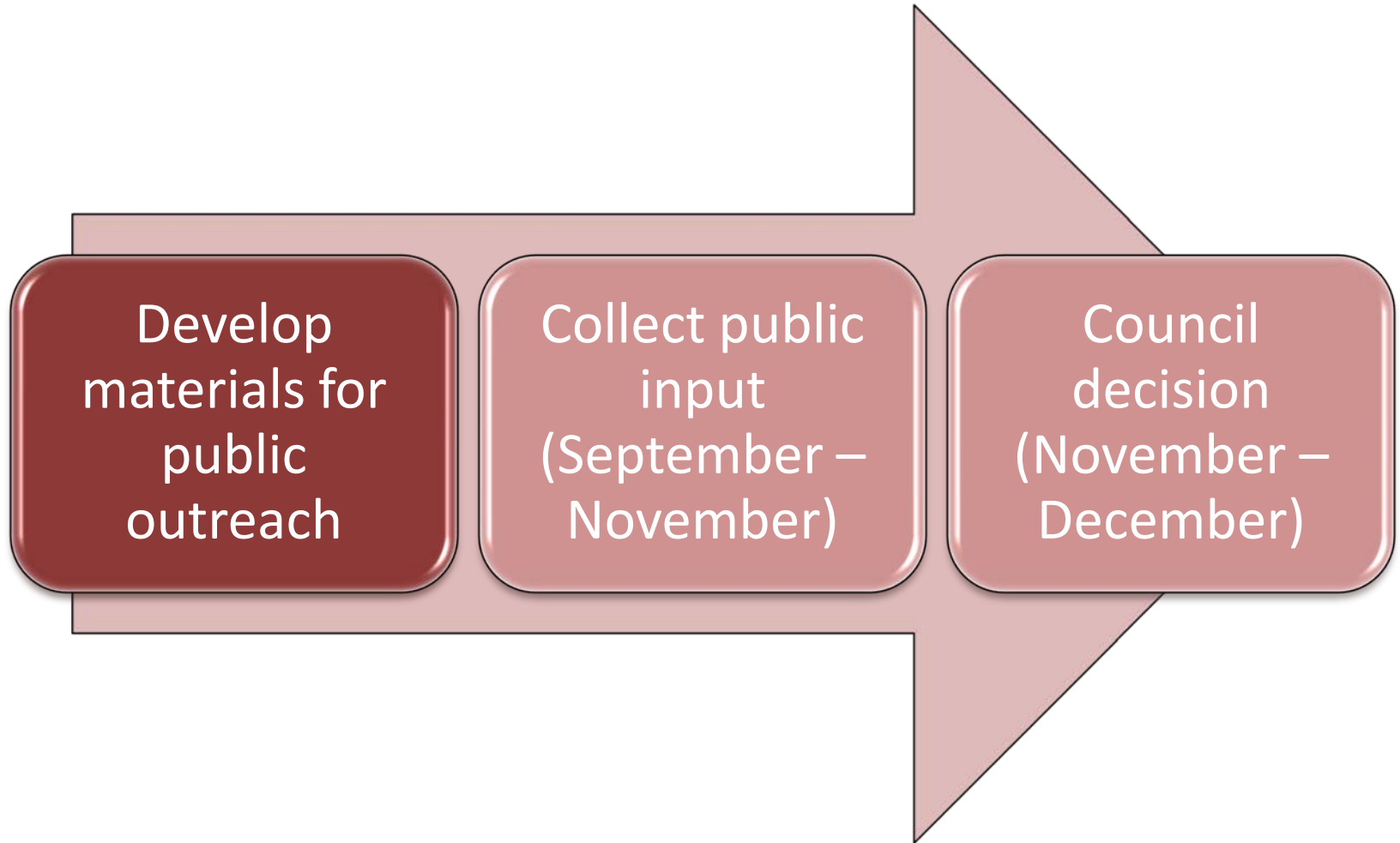
What?

- What input does Council want from the community?
- Are there specific questions which should be asked?

How?

- How should the information be collected?
- How should the information be presented?

Next Steps



Discussion & Questions