



## MEMORANDUM CITY OF TUALATIN

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

**FROM:** Sherilyn Lombos, City Manager

**DATE:** November 12, 2013

**SUBJECT:** Work Session for November 12, 2013

---

**5:00 p.m. (90 min) – Seneca Street Extension & Council Building Public Involvement.** In September, the Council provided direction to staff regarding the public involvement plan for this issue. Through the months of October and November staff has worked with the Citizen Involvement Organizations and City Advisory Committees to distribute information and solicit feedback based on the Council's direction. Tonight the CIO's will present their information to the City Council, and staff will discuss the feedback received through City forums.

**6:30 p.m. (15 min) – Council Meeting Agenda Review, Communications & Roundtable.** This is the opportunity for the Council to review the agenda for the November 12<sup>th</sup> 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:** Sara Singer, Deputy City Manager

**DATE:** 11/12/2013

**SUBJECT:** Seneca Street Extension and Council Building Public Involvement

---

### **ISSUE BEFORE THE COUNCIL:**

At the September 9th City Council Work Session, the Council provided direction to staff regarding the public involvement for the Seneca Street Extension and Council Building. Through the months of October and November staff has worked with the Citizen Involvement Organizations and City Advisory Committees to distribute information to the community and solicit feedback based on the Council's direction. This report summarizes the public involvement process for this project.

### **EXECUTIVE SUMMARY:**

The City Council approved the Nyberg Rivers Master Plan on August 26, 2013. The approved Nyberg Rivers Plan shows the extension of Seneca Street per the City's Transportation System Plan (TSP) to improve circulation, pedestrian safety and enhance the access to the adjacent development site. The extension of the street would require the demolition of the existing Council Building.

The Council has many key decisions to make including when the street should be constructed, if a replacement building should be constructed, where a replacement building should be located, and if a building is constructed, how should it be financed? The Council directed staff to work with the Citizen Involvement Organizations (CIOs) and the City Advisory Committees to gather public input from the community on this issue.

### **DISCUSSION:**

City staff coordinated with the CIOs and the City Advisory Committees on scheduling a series of meetings where information could be distributed to the public and input could be gathered.

Informational materials were developed by City staff with input from the CIOs and Advisory Committees. These materials included:

1. Project Fact Sheet (Attachment A)
2. Presentation Materials (Attachment B)
3. Content for the City's Website

([www.tualatinoregon.gov/citycouncil/seneca-street-extension-and-council-building-discussion](http://www.tualatinoregon.gov/citycouncil/seneca-street-extension-and-council-building-discussion))

The City's website, social media outlets, newsletter and email distribution lists were utilized to distribute this information. In addition, the CIOs used their email lists, Nextdoor social media sites and public meetings to assist in disseminating this information.

The following meetings were held on this topic:

- Tuesday, October 8th, Ibach CIO
- Thursday, October 10th, Riverpark, CIO 6, Midwest & East Tualatin CIOs
- Wednesday, October 16th, Midwest CIO
- Monday, October 21st, City Advisory Committees Joint Meeting
- Wednesday, October 23rd, Chamber of Commerce Economic Development Council Meeting
- Wednesday, October 23rd, City Advisory Committees Joint Meeting
- Saturday, November 2nd, East Tualatin & Martinazzi Woods CIOs
- Wednesday, November 6th, Commercial CIO

In addition, the City developed an online survey and shared the link for anyone to respond on the issues. The survey results will be presented at the Council Work Session. The survey questions can be found in this packet as Attachment C.

The CIOs will present their information individually to the Council at the Work Session.

Additional correspondence received through email and US postal mail has been attached to this report (see Attachment D).

#### **RECOMMENDATION:**

Staff respectfully recommends to Council to consider the citizen input presented and provide further Council direction on the next steps for this process.

---

**Attachments:**    [Attachment A: Fact Sheet](#)  
                          [Attachment B: Presentation Materials](#)  
                          [Attachment C: Survey Questions](#)  
                          [Attachment D: Correspondence](#)  
                          [Attachment E: City PowerPoint Presentation](#)  
                          [Attachment F: City Survey Results](#)  
                          [Attachment G: Ibach CIO Input](#)  
                          [Attachment H: Riverpark, CIO 6, East Tualatin and Midwest CIO Input](#)  
                          [Attachment I: Midwest CIO Input](#)  
                          [Attachment J: Martinazzi Woods and East Tualatin CIO Input](#)  
                          [Attachment K: Commercial CIO Input](#)



# SHARE YOUR INPUT!

Seneca Street Extension and Council Building Project

## PROJECT OVERVIEW

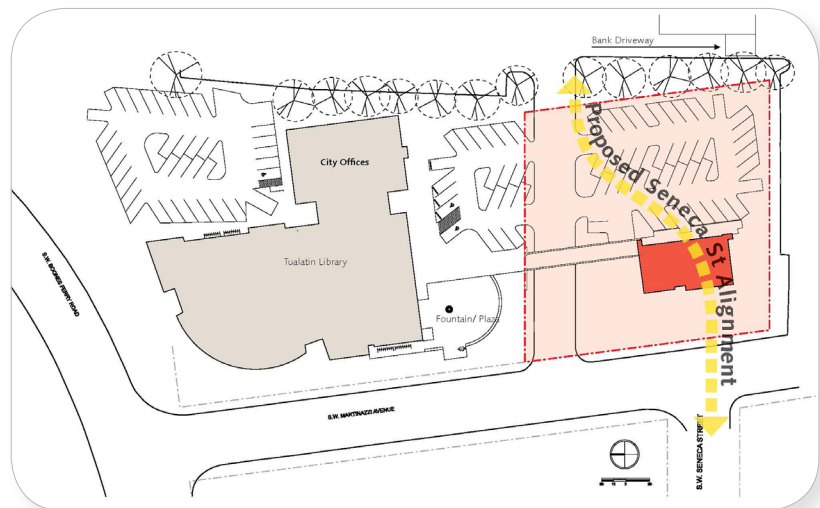
The Nyberg Rivers Master Plan was approved on August 26, 2013 by the City Council. The Master Plan includes a condition requiring the extension of Seneca Street, which upon construction would require the demolition of the existing Council Building located at 18880 SW Martinazzi Avenue and relocation of the City services provided in this building.

There are still many key decisions to be made including when the street would be constructed, if a replacement building should be constructed, where a replacement building should be located, and if a building is constructed, how should it be financed? This fact sheet provides some information regarding this complex issue, for more detailed information, please visit the City's website at [www.tualatinoregon.gov/citycouncil](http://www.tualatinoregon.gov/citycouncil). The City Council is interested in hearing from the community on this issue and learning more about community priorities.

## SENECA STREET EXTENSION

**What do you think?** Construct the street now or wait until later? There are pros and cons associated with both decisions, and the Council is interested in the public's input on constructing the street now with development or postponing construction to a later time. The Seneca Street extension has been discussed for many years and has been included in several planning documents. The Seneca Street extension was most recently included in the City's Transportation System Plan (TSP) adopted in 2013 to

improve circulation and safety and to provide better access to the adjacent properties. The street extension and relocation of the Council Building is also mentioned in the City's Central Urban Renewal District (CURD) Plan. The traffic analysis that was completed for Nyberg Rivers project shows that the extension of Seneca Street would improve traffic flow and safety in the downtown area. The street extension and traffic signal could be paid for using Transportation Development Tax (TDT) funds. While the street extension has been discussed and planned for over the years, the City Council must decide whether to construct the street now in conjunction with Nyberg Rivers, or wait to construct the street at a later time.



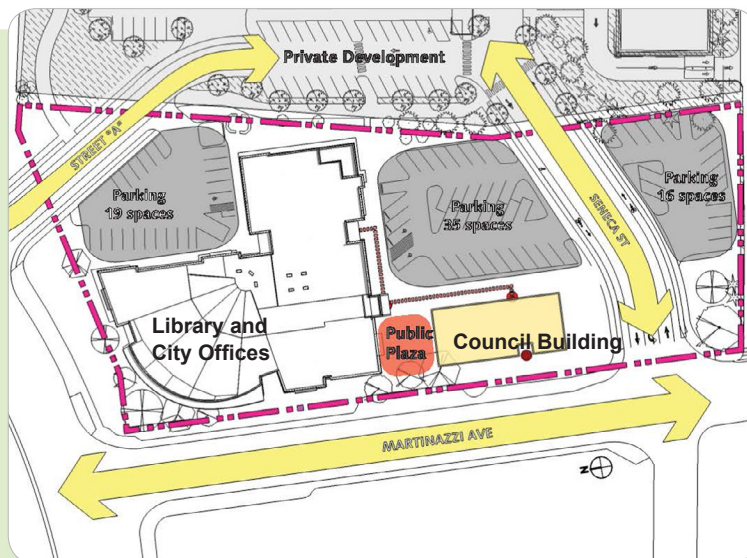
Existing Conditions and Proposed Seneca Street Alignment

## ■ COUNCIL BUILDING ALTERNATIVES ■

**What do you think?** Should a replacement building be constructed? Where should a replacement building be built? If Seneca Street is extended, it will require the Council to make a decision about the future of the Council Building, as the realigned street requires demolition of the building. The Council has studied some alternatives for a possible relocation of the Council Building which include:

- Rent Space
- Temporary Relocation in Existing Buildings
- Construct a Replacement Building on the Site Adjacent to the Library
- Do Not Build Seneca Street and Keep the Council Building

Other alternatives have been considered, but not studied in the same detail as those listed above. These alternatives include a larger building on City property adjacent to the Police Department or adding a second story to the existing Library and City Offices Building.



- *Option for replacement building next to the Library and City Offices*

### MORE INFO?

Visit the City's website [www.tualatinoregon.gov/citycouncil](http://www.tualatinoregon.gov/citycouncil) for detailed information about the project including:

- Tualatin's Budget and Financial Picture
- Traffic Data for Seneca Street
- Information about Nyberg Rivers
- Information about Transportation Development Tax
- Alternatives for the Council Building
- Information about Getting Involved

## HOW DO WE PAY FOR A BUILDING?

**What do you think?** The Council is interested in the public's input on how a replacement building should be financed, and if a vote should be required prior to spending any money for construction of a new building. If a building is constructed, it will require a decision on how the building should be financed. Some analysis has been conducted on what funds are available and if the City can afford a new facility. Depending on the size and cost of a new building, a vote for a General Obligation Bond may be required.

How can you get involved in the discussion? Please visit the City's website to learn about meetings happening in your neighborhood at [www.tualatinoregon.gov](http://www.tualatinoregon.gov). You can also take an online survey to share your feedback at [www.surveymonkey.com/s/senecastreet](http://www.surveymonkey.com/s/senecastreet). If you have questions about the project, contact Sara Singer, Deputy City Manager at (503)691-3065 or email [ssinger@ci.tualatin.or.us](mailto:ssinger@ci.tualatin.or.us).

# Seneca Street Extension and Council Building Discussion

Public Involvement  
Meetings  
October-November  
2013



# Overview

- Background Information
- Timing of Seneca Street
- Building Alternatives
- Financial Picture
- Questions to Consider
- Questions & Discussion

# Why Are We Here, Right Now?

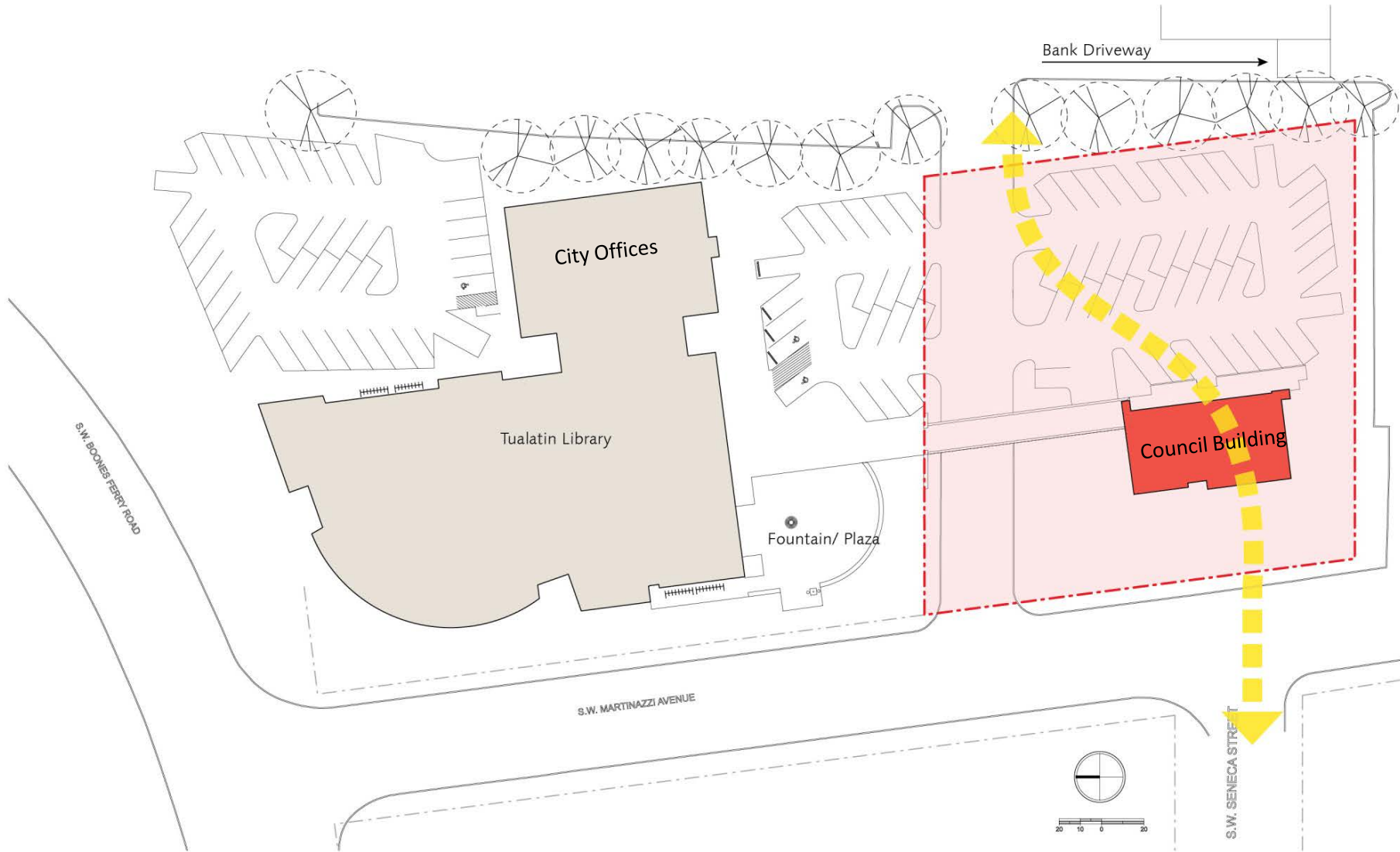
- The Nyberg Rivers Master Plan was approved on August 26<sup>th</sup>.
- The Seneca Street extension was included as part of the Master Plan decision, but the question of the timing of construction remains.
- The City Council is faced with important decisions which will impact the community:
  - When should Seneca Street be constructed?
  - Should a new building be constructed, and where?
  - How should this be financed and should the community vote on it?



# Nyberg Rivers Master Plan



# Seneca Street



**EXISTING CONDITION WITH SENECA ST. ALIGNMENT**

# Seneca Street

- There were two separate traffic studies conducted by DKS and Associates and Kittelson & Associates.
- There was some conflicting information in the studies, but both agree that the Seneca Street extension and signalization would result in significant operational improvement of the intersection.
- The following slides are an excerpt from Kittelson's presentation to the City Council.

# Key Benefits to the Seneca Street Extension

- Completes the City's Loop Road
  - Part of City's TSP for many years
  
- Solves existing operational and safety concerns at City Hall/Library access on Martinazzi
  - Left turns exiting and entering
  - Interaction with queues from Martinazzi/Boones Ferry intersection
  - Allows closure of several driveways on Martinazzi
  
- Significantly improves pedestrian crossings on Martinazzi
  
- Timing of the improvement is ideal given re-development of Centercal property
  
- Several independent transportation professionals have concluded it is the preferred option

# Proposed Major Transportation Improvements



**New Site Driveway to Boones Ferry Road**

**Seneca Street extension and traffic signal**

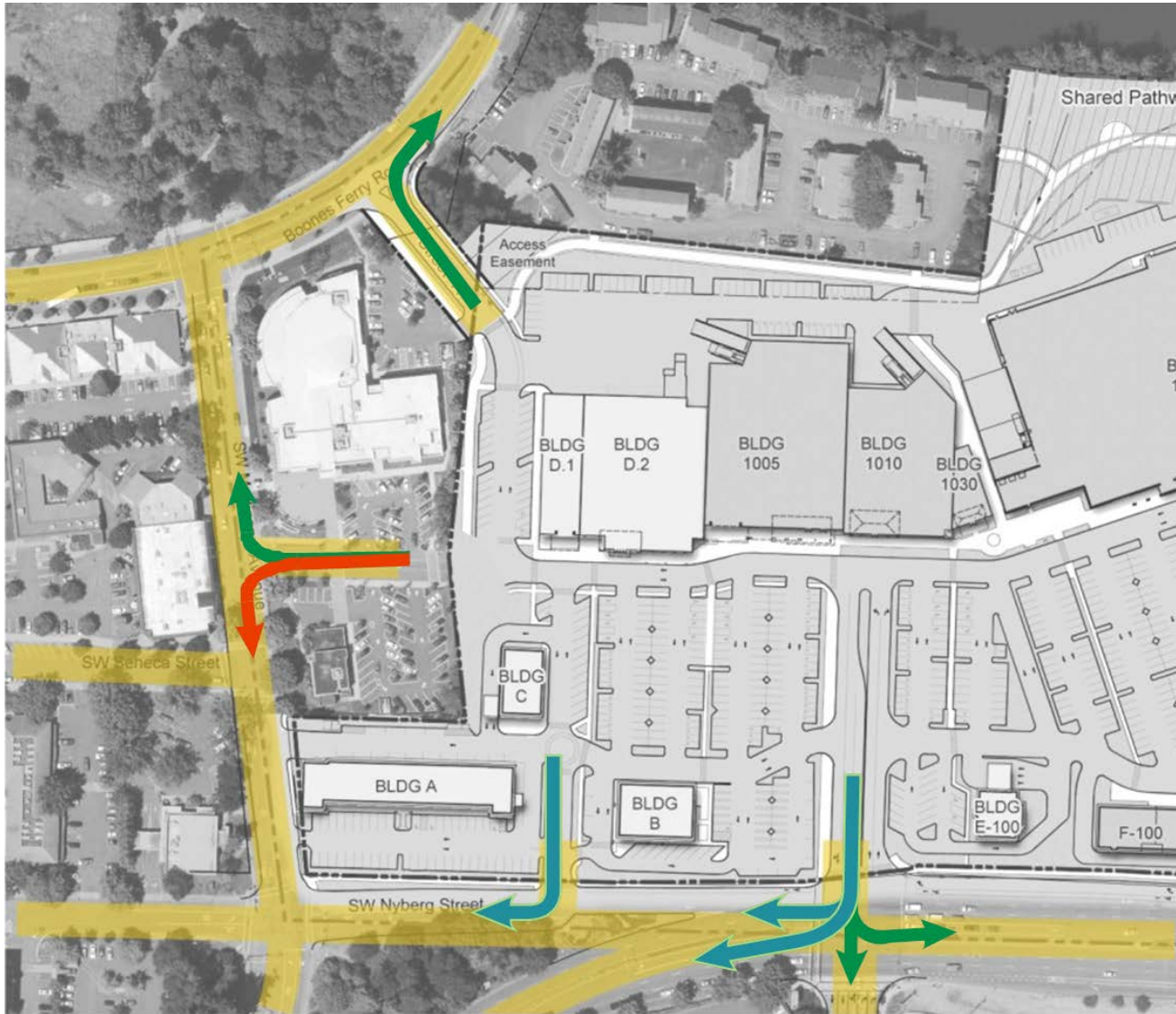
**Internal Street Widening and Closure of Existing Access Driveways**

**New Westbound Right-Turn Lane**

**Traffic Signal Modification**

# Project Helps Implement Tualatin TSP









# What Does the Traffic Analysis Actually Say?

- *The City driveway currently meets the City of Tualatin's Level of Service standard and will continue to meet the standard with the added traffic from Nyberg Rivers.*
- *There are existing operational deficiencies that exist at the City driveway under existing conditions.*
- *An option that would eliminate the City driveway and replace it with the extension of SW Seneca Street has also been studied. Under this scenario the new SW Seneca/SW Martinazzi intersection would result in a significant operational improvement relative to the existing condition at the aforementioned City driveway.*

*-Kittleson & Associates TIA Addendum, June 21, 2013*

# Things to Consider...

- If the street is constructed now, the developer could build it and receive a Transportation Development Tax (TDT) credit; if the street is constructed later, the City could not require the developer to build it in exchange for TDT credits.
- If the street is constructed now, it will mitigate the immediate traffic impacts.
- If the street is constructed later, the City loses efficiency and cost savings of having the developer construct the street.
- It will be cheaper to build the street now in conjunction with the development.
- If the street is constructed later, traffic problems can be evaluated as they arise and can be addressed at a later time.

# Question: When Should the Street be Constructed?

- The Council has requested input on when Seneca Street should be constructed.
- Should it be built now with the Nyberg Rivers development?
- Should it be built sometime in the future?
- Should the street not be constructed?

# Council Building Alternatives

# Council Building Alternatives

1. Rent space in Tualatin
2. Use existing buildings to relocate services
3. Relocate the building on the existing site (see SRG study)
4. Build on the site adjacent to the Police Department
5. Expand the current City Offices (2<sup>nd</sup> Story on Library)
6. Do Nothing

# 1. Rental Space in Tualatin

- Staff examined available rental space in Tualatin:

<b>Building Address</b>	<b>Total Cost Per Year*</b>	<b>Cost Over 5 Years **</b>
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

## 2. Use of Existing Buildings to Temporarily Relocate Services

- 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
1. Administration Department	Remain in rented space	Cost over 5 years is approximately \$272,000
2. Finance Department: Finance Division	Operations Training Room Space	<ul style="list-style-type: none"> <li>•Moving costs and furniture/fixture costs</li> <li>•Loss of meeting space</li> <li>•Displaced City's Emergency Operations Center</li> <li>•Dividing Finance Department functions</li> <li>•Not a sustainable long-term solution</li> </ul>

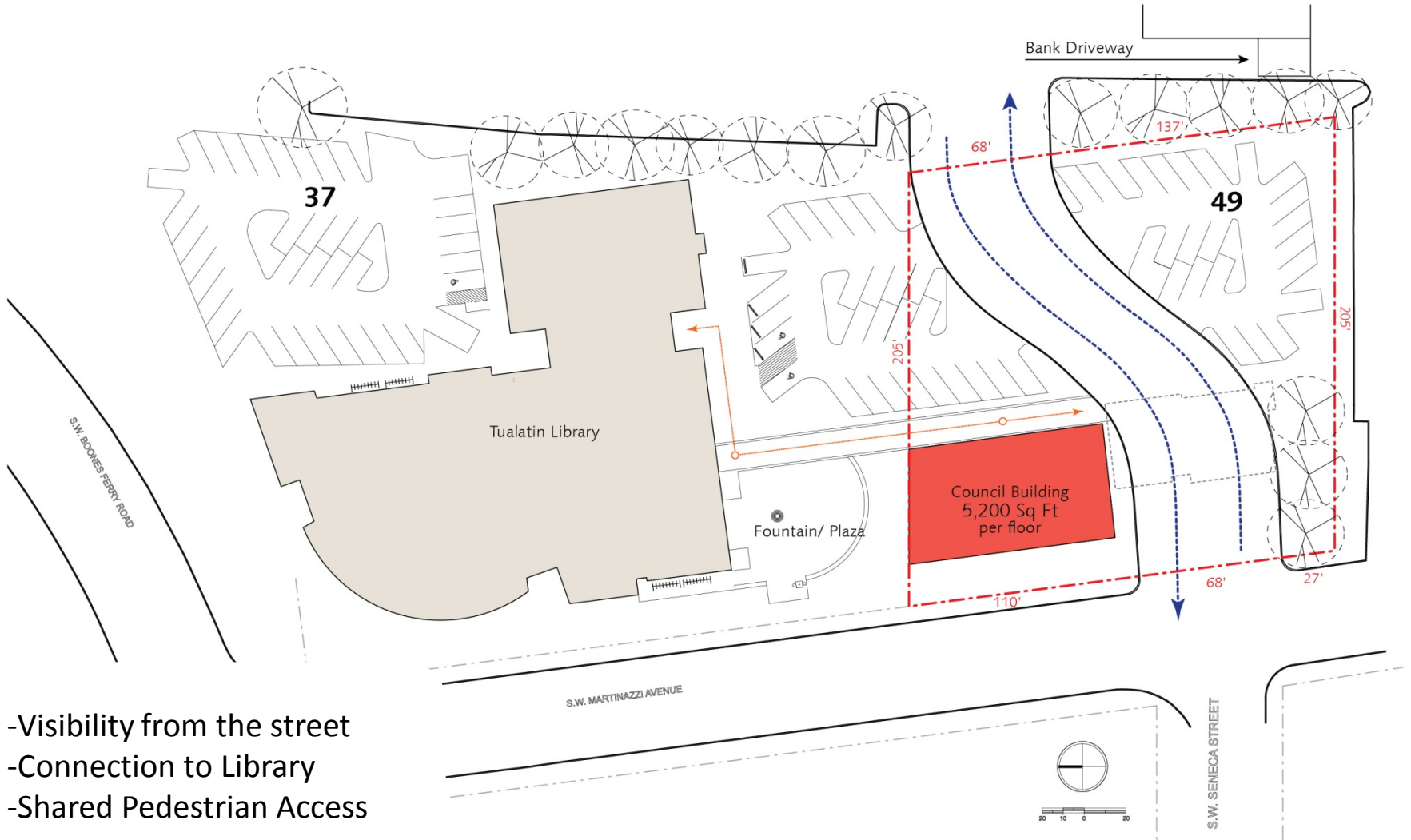


## 2. Use of Existing Buildings to Temporarily Relocate Services (cont.)

Function	Relocated To	Potential Impacts
3. Finance Department: Municipal Court/Utility Billing	City Offices Planning Counter	<ul style="list-style-type: none"> <li>•Moving costs and furniture/fixture costs</li> <li>•Crowds space in City Offices Building</li> <li>•Loss of meeting space</li> <li>•Divides Finance Department functions</li> <li>•Court staff would need to move staff and files on Court days to off-site location</li> </ul>
4. Court/Council Chambers	Police Department Training Room	<ul style="list-style-type: none"> <li>•Loss of meeting space</li> <li>•Court and Council meetings would require additional set up time by staff</li> <li>•Loss of live broadcast for Council meetings</li> <li>•Police lose training facility during this time, which is heavily used by the department and other community groups</li> </ul>

# 3. Relocate the Building on the Existing Site

- Council directed staff to look at relocating the building on the existing site as part of the feasibility study:
  - Scope of this study included the relocation of the functions of the Council Chamber, Municipal Court, Finance Department and Administration Department to a replacement building.
- SRG Architects studied the site and space requirements and provided information on:
  - Location Options
  - Schedule for design and construction
  - Cost for Design, Construction, and Parking



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

**OPTION A**

**SRG PARTNERSHIP INC**



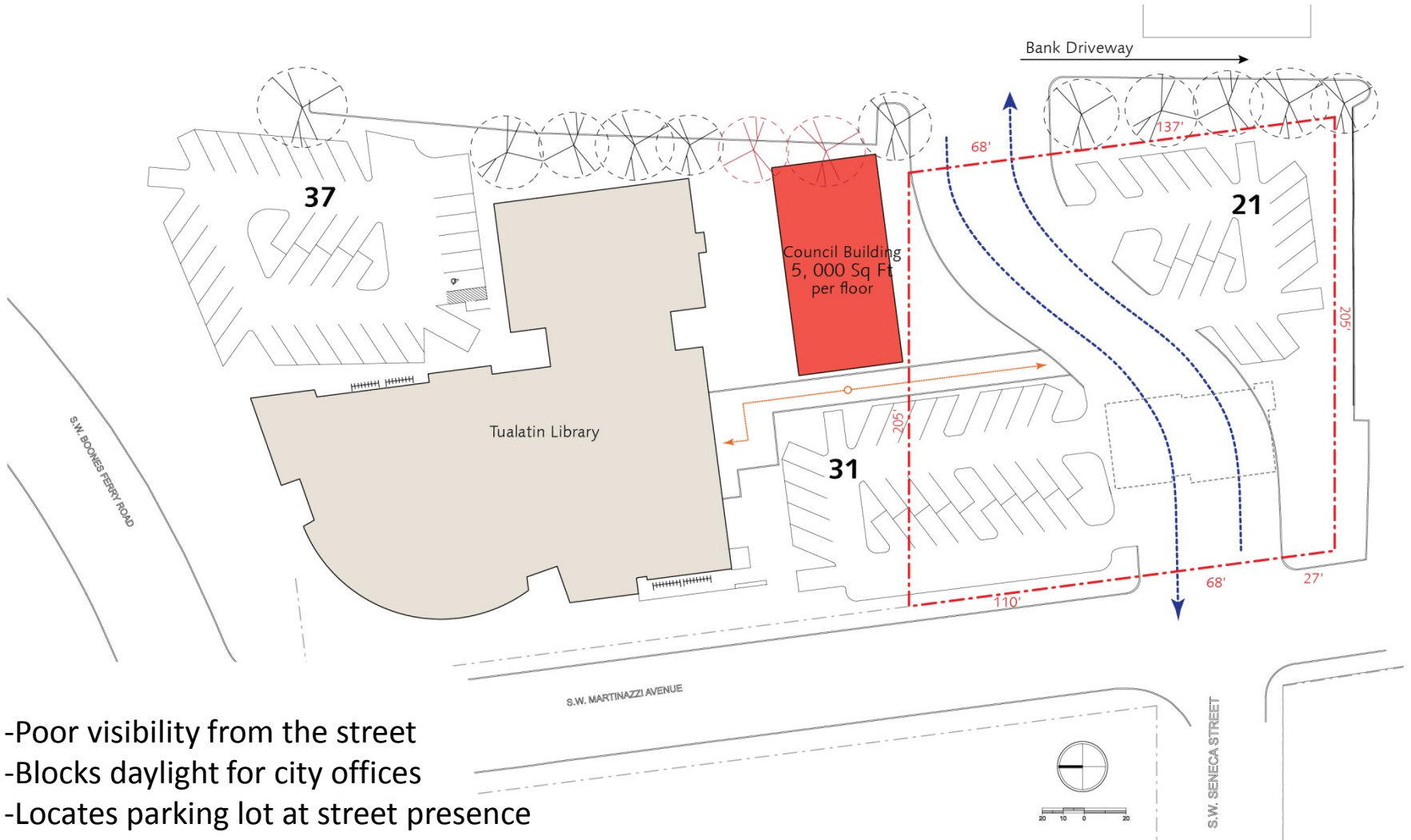


- Poor visibility from the street
- Poor connection to Library
- Locates parking lot at street presence
- Disrupts existing trees

**OPTION B**

**SRG PARTNERSHIP INC**



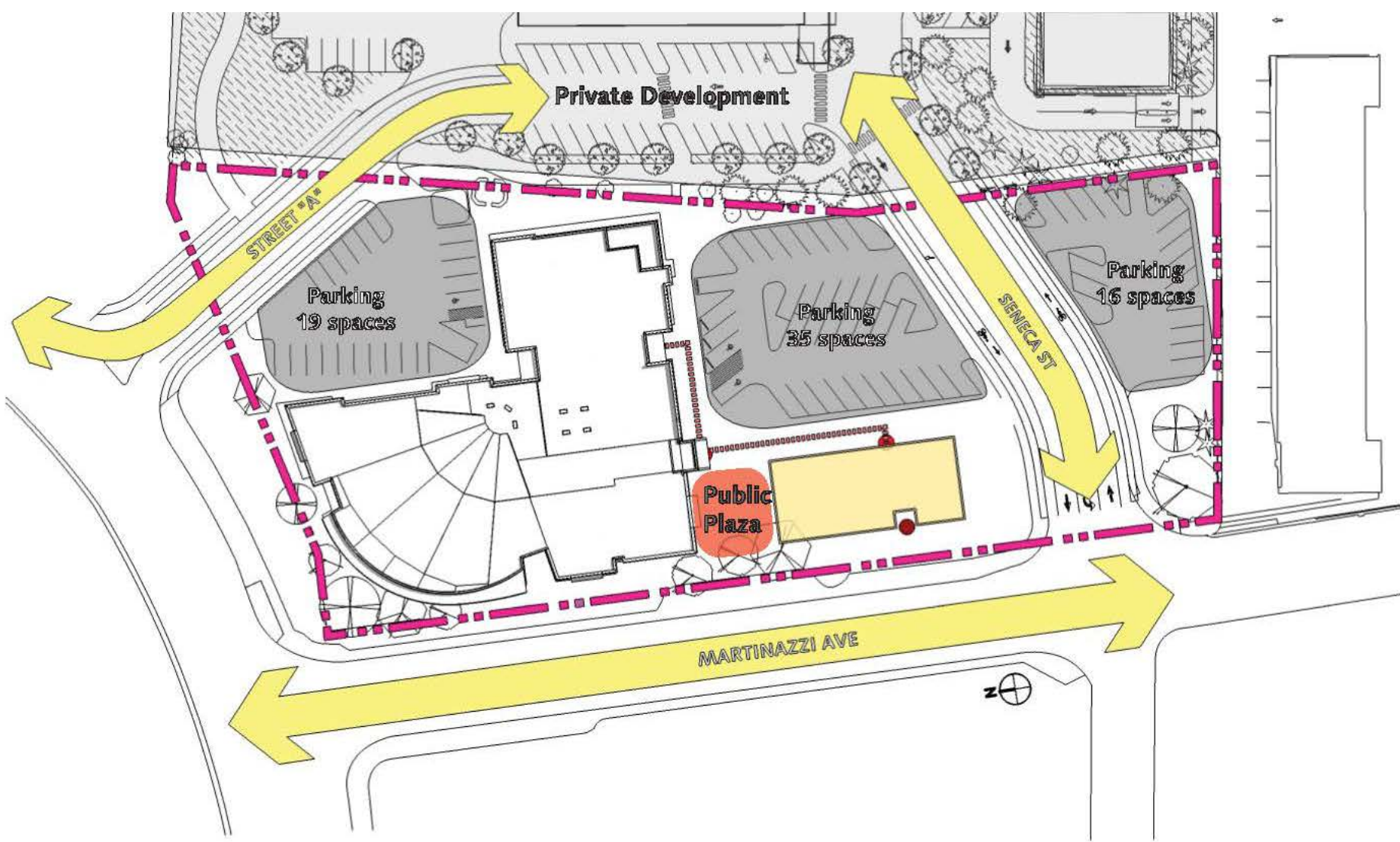


- Poor visibility from the street
- Blocks daylight for city offices
- Locates parking lot at street presence

**OPTION C**

**SRG PARTNERSHIP INC**





**PARKING = 70 SPACES**

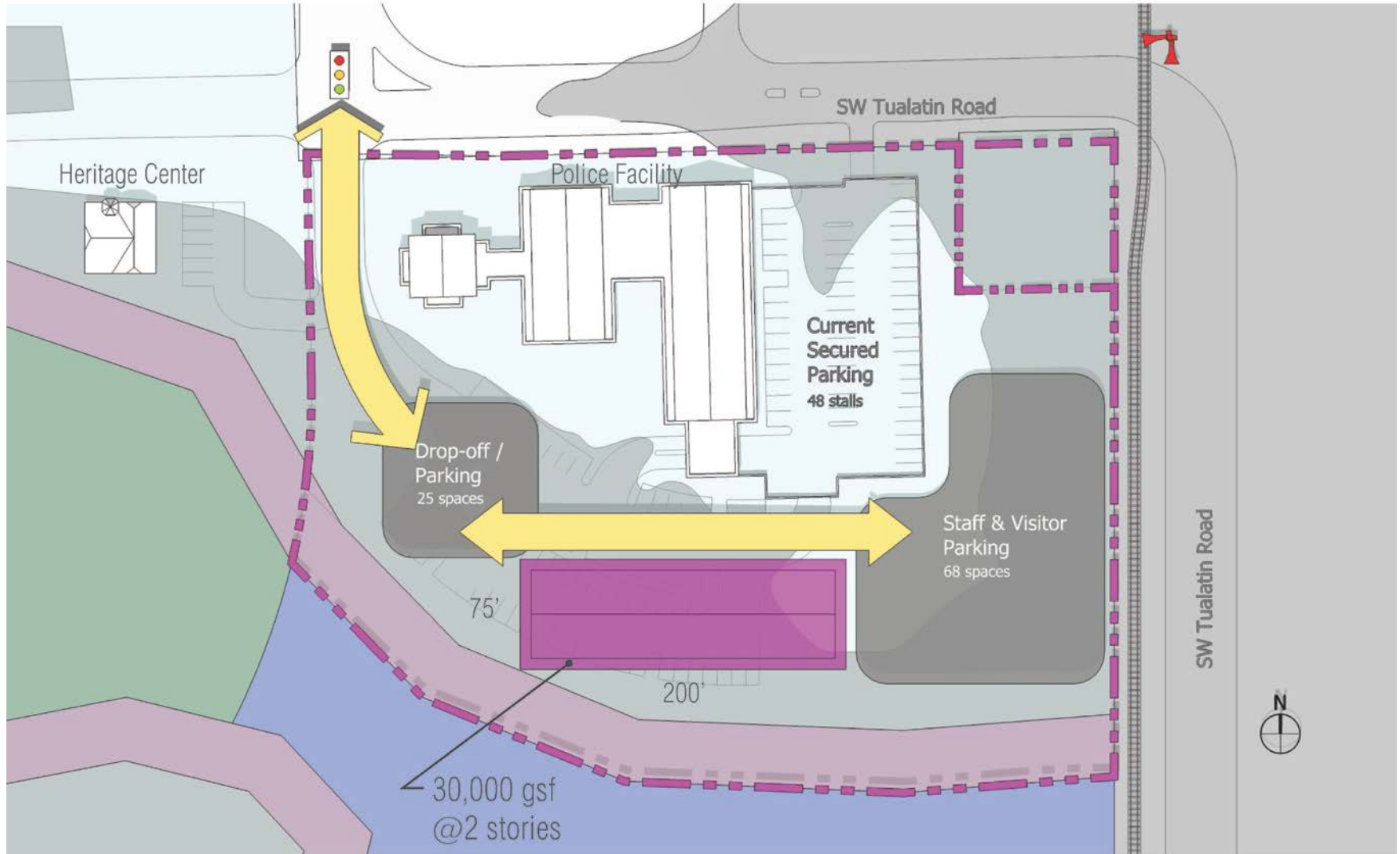
**SRG PARTNERSHIP INC**



## 4. Build on the Site Adjacent to the Police Department

- The City owns property adjacent to the Police Department which could accommodate a replacement building.
- A full feasibility study has not been completed on this site, so more analysis would be required.
- Preliminary study shows that a 30,000 sq. foot building would fit on the site.

# Relocate New Facility Adjacent to Police Department



SRG PARTNERSHIP INC



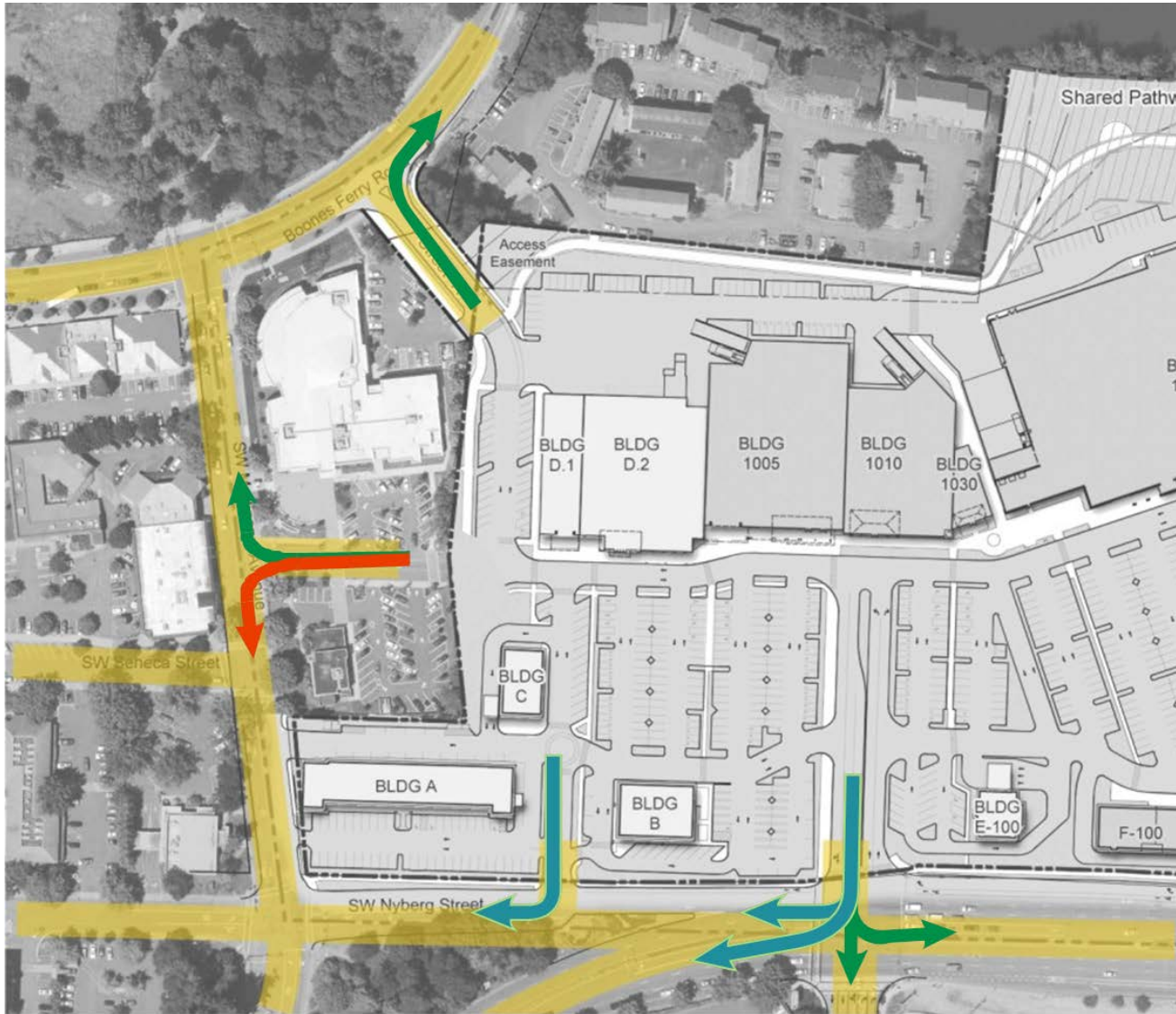


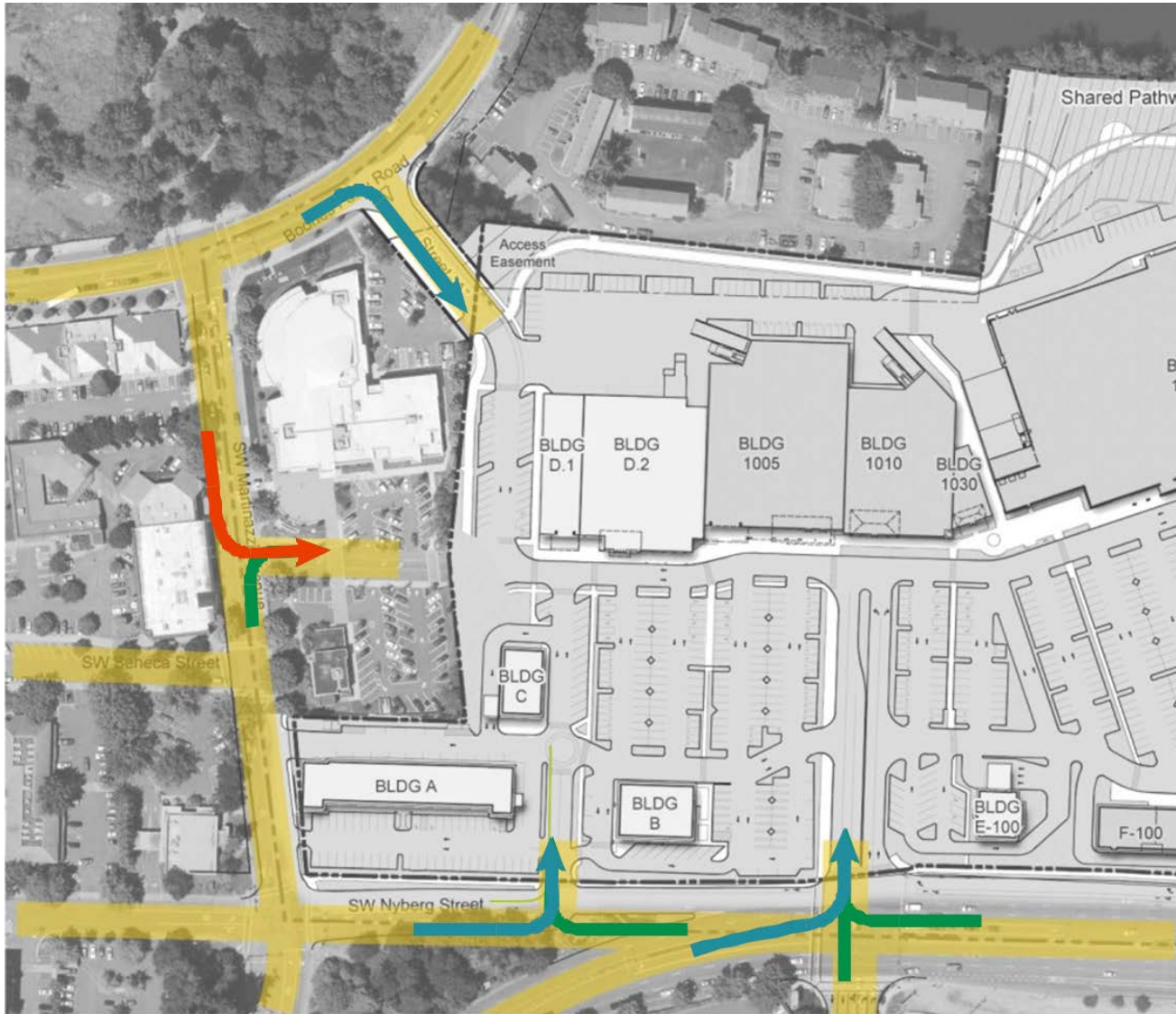
## 5. Expand the Current City Offices (2<sup>nd</sup> Story on Library/City Offices)

- The existing building was not structurally designed to accommodate a future second floor.
- The cost to build the needed square footage as a second story on the existing building could be 2-4 times the amount of building a new facility with the same square footage.
- A full feasibility study would be required to determine exact costs and the square footage which could be accommodated at the existing site.

## 6. No Build Alternative – What Happens if We Don't Build the Street?

- The traffic analysis projects an increase in vehicle traffic
- Things to consider from earlier discussion related to Seneca Street:
  - Traffic Flow
  - Pedestrian Safety





# Question: Should a Replacement Building be Constructed?

- Yes
- No
- Maybe

# Question: Where Should a Replacement Building be Constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing City Buildings
- Do Not Build Seneca Street and Keep the Council Building
- Look at Other Options

# What are the Financial Impacts?

# Financial Impacts of the Building Alternatives

Option	Financial Impact	Access	Service Impacts
1. Rental Space	<ul style="list-style-type: none"> <li>•\$175,565 to \$237,250 per year</li> <li>•Does not include tenant improvements</li> <li>•Moving costs approximately \$13,000</li> </ul>	Dependent upon location of rental space.	City services could be separated from a central downtown location. This cost is not sustainable over the long term.
2. Use of Existing City Facilities	<ul style="list-style-type: none"> <li>•Moving costs approximately \$13,000</li> <li>•Costs for furniture/fixtures</li> </ul>	Public access points for external services would be provided at City Offices and Police Department.	Divides department and central service delivery. Loss of space for existing departments and public meeting spaces.
3. Relocate on Existing Site – New Construction	<ul style="list-style-type: none"> <li>•Construction costs = \$3,331,750</li> <li>•Owner’s costs = 30%</li> <li>•Total = \$4,331,275</li> </ul>	Provides good access to City services and the new development.	Provides central campus in downtown Tualatin for City services.



# Financial Impacts of the Building Alternatives

Option	Financial Impact	Access	Service Impacts
4. Build on Site Adjacent to the Police Department	•TBD	Adequate parking space available and public access to services.	Improves service delivery by centralizing many services in one building. Could free up space for Library expansion.
5. Add a Second Story to Existing City Offices/Library	•TBD	Maintains all services in one central location. Parking impacts would need to be further evaluated.	Improves service delivery by centralizing many services in one building.
6. 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.

# How Does this Fit in the Overall Financial Model

## Current One-Time Funds Available Analysis:

	<u>Available FY 13-14</u>	<u>Proposed Use</u>	<u>Remaining</u>
General Fund - Non-Departmental			
Contingency	\$ 2,710,230	\$ -	\$ 2,710,230
General Acct Reserves	\$ 830,000	\$ (390,000)	\$ 440,000
Unappropriated	\$ 2,464,040	\$ (500,000)	\$ 1,964,040
Central Urban Renewal District (CURD)			
CURD Projects Fund			
Contingency	\$ 9,290	\$ -	\$ 9,290
General Account Reserve	\$ 921,890	\$ (800,000)	\$ 121,890
Local Improvement District Fund			
Contingency	\$ 476,210	<u>\$ (476,210)</u>	\$ -
Total Funds Currently Available		<u><u>\$ 2,166,210</u></u>	

# If a Building is Constructed on the Existing Site at 10,000 SF, What is the Cost?

## Project Financing Analysis:

Estimated Project Cost	\$ 4,331,275
Total Funds Currently Available	<u>\$ (2,166,210)</u>
Amount to be Financed	<u><u>\$ 2,165,065</u></u>

Financing of \$2,165,000 at 3.5% interest

20-year amortization \$ 151,500

# Question: How Should a Replacement Building be Financed?

- Build a building which can be paid for without a tax increase
- Have the public vote to pass a bond
- Don't build a new building
- Analyze other options

# Questions for the Community?

1. When should Seneca Street be constructed?
2. Should a replacement building be constructed?
3. Where should the building be constructed?
4. How should a replacement building be financed?

Take the survey at:

[www.surveymonkey.com/s/senecastreet](http://www.surveymonkey.com/s/senecastreet).

# Discussion



The Nyberg Rivers Master Plan was approved on August 26, 2013 by the City Council. The Master Plan includes a condition requiring 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 key decisions to be made including when the street would be constructed, if a replacement building should be constructed, where a replacement building should be located, and if a building is constructed, how should it be financed? For more information, visit the City's website [www.tualatinoregon.gov/citycouncil](http://www.tualatinoregon.gov/citycouncil).

Thank you for taking the time to share your input!

1. Should Seneca Street be constructed now with the development or wait until later?

Construct the street with the Nyberg Rivers Development

Construct the street at a later time

Do not construct the street

Other (please specify)

2. Should a replacement building be constructed?

Yes

No

Maybe

Other (please specify)

3. Where should a replacement building be constructed?

Next to the Library

Next to the Police Department

Rent Space

Relocate in Existing City Buildings

Do Not Build Seneca Street and Keep the Council Building

Other (please specify)

#### 4. How should a replacement building be financed?

Build a building which can be paid for without a tax increase

Have a public vote to pass a bond

Don't build a new building

Other (please specify)

#### 5. The City Council is interested in hearing from the community on this issue and learning more about community priorities. Do you have any other comments or input regarding this issue?

#### 6. Please share your contact information (optional).

Name:

Address:

Address 2:

City/Town:

State:

ZIP:

Email Address:



Done

Powered by [SurveyMonkey](#)  
Check out our [sample surveys](#) and create your own now!

**From:** [Jan Giunta](#)  
**To:** [Sara Singer](#)  
**Subject:** Another Comment for Public Record  
**Date:** Tuesday, October 22, 2013 2:49:11 PM

---

Please add this to the record. Thanks Sara.

Hello City Officials-

I would like to submit the following comments to be posted in the official City Council record. Thanks for your help on this.

I am against the planned Seneca Street realignment because I think the cost far outweighs any benefit. The proposed revision may not significantly solve the traffic problem and will in all likelihood only create a new and different problem with traffic backing up at the corner of Nyberg and Martinazzi. I also think we're rushing into a decision instead of taking the time to develop more alternatives and make the best, most cost-effective decision possible.

Based on what I've heard to date, I would greatly prefer to hold off on the Seneca Street realignment and instead plan for a consolidated city office area on the property adjacent to the current police station that will meet our needs far into the future (rather than providing only a temporary or short-term fix).

I think that the people have spoken and that the great majority of Tualatin residents oppose the extension. I sincerely hope (and expect) that the City council will respect the majority opinion and choose to hold off on any realignment plans until it comes up with something the majority supports.

Thank you for your consideration.

Tom Sheridan  
10/21/2013

[Jan Giunta](#)

Phone: 503-612-9170



**From:** [barbmclaren](#)  
**To:** [Sara Singer](#)  
**Subject:** Fwd: Against extension of SW Senaca St.  
**Date:** Friday, November 01, 2013 1:45:43 AM

---

From my Android phone on T-Mobile. The first nationwide 4G network.

----- Original message -----

**From:** barbmclaren <barbmclaren@aol.com>  
**Date:** 11/01/2013 12:05 AM (GMT-08:00)  
**To:** ssinger@cl.tualatin.or.us  
**Subject:** Against extension of SW Senaca St.

Barbara McLaren & Xavier Bauser  
Home owners at 19259 S.W. 49th Ct.  
Tualatin, Or. 97062

In case we are not able to attend the meeting 11/2/13, we want to go on record as 100 per cent against the extension of Seneca Street. It is totally unnecessary and will not alleviate the traffic problems enough to warrant destroying a perfectly good brick building just to have to build a new building...wasting tax payers dollars... (\$4,000, 000 waste, I think I read).  
NEW BUILDINGS ARE NICE...BUT THE CURRENT BUILDING STILL SERVES ITS PURPOSE.

The library should not have to lose one parking space...it is impossible to find a parking place the way it is!

If the other Nyberg Shopping Center is an example of what this mall will be.. (Same developer)...I am not too excited about it. This is not the time or economy to be wasting tax payer \$\$\$\$. Time to tighten the city budget like we senior citizens have to tighten ours

I assume there would be a citizen vote on a matter of this importance and cost, correct??? The vote from this residence will be NO.

om my Android phone on T-Mobile. The first nationwide 4G network.

**From:** [Molly Skeen](#)  
**To:** [Sara Singer](#)  
**Cc:** [Paul Hennon](#); [JERIANNE THOMPSON](#); [SUZY COLEMAN](#)  
**Subject:** Comments on Seneca Street Extension from Friends of Tualatin Library  
**Date:** Thursday, November 07, 2013 5:19:47 PM

---

Hello Sara,

Friends of the Tualatin Public Library (FOTL) is a member-supported nonprofit organization that advocates, fundraises, and provides support for the Tualatin Library. We've been following closely the discussion about the Nyberg Rivers project and the proposed Seneca Street extension. FOTL urges the City Council to postpone any decision about extending Seneca Street until after the Nyberg Rivers project is complete and new traffic patterns can be analyzed. Here are some reasons why the Council should wait before making a decision:

- \* The Nyberg Rivers project will certainly increase car traffic in the area, but there are two other streets that will lead into the shopping area. It is unknown how many shoppers would choose Seneca Street.
- \* The project to extend Seneca Street will reduce the number of parking places for library users. The parking lots serving the library are often full as it is and a further reduction would be unacceptable.
- \* Turning Seneca Street into a busy access road to a shopping center raises safety concerns for library users walking from their cars to the library.

Would you please forward our comments along to the Mayor and City Council in advance of the Work Session scheduled for November 12th.

Thank you,

Molly Skeen  
President  
Friends of the Tualatin Library  
503-612-0630

**From:** [Judy Elli](#)  
**To:** [Sara Singer](#)  
**Subject:** my 2 cents worth  
**Date:** Tuesday, October 08, 2013 2:59:07 PM

---

I don't want to be on an email list.

I oppose the extension of Seneca St. This is another example of a waste of our tax dollars. There are three other entrances into this area already. Destroying the city Council Building and relocating it is totally idiotic. This idea is on par with the city bell tower fiasco of a few years past.

**From:** [Ed Casey](#)  
**To:** [Sara Singer](#)  
**Subject:** Possible new City Hall Property???  
**Date:** Friday, September 27, 2013 6:00:02 PM

---

Sara,

After our Chamber Networking this morning, I was driving on Martinazzi and decided to turn down Seneca. At the end, on the left is a building for sale!

This property could be developed into new City Hall complex!

Good sized property – but has almost always been underutilized.

(half empty – and has been for quite a while! = underused and probably valued on the low end of “downtown” properties)

Overlooking Lake of the Commons (could have wonderful 2<sup>nd</sup> floor offices...) It could be a low cost yet powerful and stunning building!

48± parking spaces plus adjacent to City Parking Lot – only a few blocks from other city lots

Could replace some of the parking spaces from Ave. A & city hall demo.

When (If) Seneca is relocated through City Hall, it would be easy egress, ingress through that lighted intersection – much better than now!

Access from 2 streets

1 block from Library, City offices.

Would be easy to move some city staff into right away (in Wichita Bar space). (would possibly be low cost alternative to lease space you are now occupying)

Existing offices in City Hall and possibly your offices could be moved there in interim. (or building could be rebuilt/remodeled for permanent occupancy when Seneca extended)

(I see a 2 story building with that footprint – City Council Meeting room on first floor, City offices both below and above.)

Cost for demolishing building and building 2 story City offices should be much less than building totally new building...

This building could be redone fairly quickly and would cause much less problems with existing city operations having to operate in a “war zone” with building a new city hall in front of the Library...

The only downside could be existing tenants.

It has long time existing tenant (Lees Kitchen) in west end, but not sure how much left on their lease. New lease for new pizza shop (pretty easy to relocate)

The hispanic grocery should also be fairly easy to relocate in a similar property.

Just some thoughts – maybe the city has already thought of it, but I’m always looking at things a bit differently than most.

Ed

**From:** [Jan Giunta](#)  
**To:** ["Jason Rogers"](#)  
**Cc:** [Sara Singer](#)  
**Subject:** RE: Seneca Extension  
**Date:** Friday, October 18, 2013 10:27:56 AM

---

Thanks Jason for your comments. I will ask Sara Singer of the City to scan your email into the official City Council record.

---

**From:** Jason Rogers [mailto:[jason@aoawest.com](mailto:jason@aoawest.com)]  
**Sent:** Friday, October 18, 2013 10:02 AM  
**To:** [jan.giunta@gmail.com](mailto:jan.giunta@gmail.com)  
**Subject:** Seneca Extension

Jan -

I've been reading-up on and following the proposals of the above project and had a bit of feedback to lend to the CIO:

Ultimately I think the biggest question regarding this project should be, "What is the ultimate goal?". I can't say for certain but I would imagine that the City (and developer) would respond that the goal is to be able to drive more traffic to and make access to Nyberg Rivers Shopping Center, more accessible. With this in mind, I see a few problems with the potential solution:

1) in viewing the current layout as well as proposals for the extension, I'm not quite sure where (the City feels) these cars, they are trying to divert to the Shopping Center, are coming from? Ultimately the main entrance and most cars and bodies will enter the Shopping Center from Tualatin Sherwood Rd - of this there is no question. As I see it, the second highest concentration of cars and potential customers, would come from Boones Ferry Rd. The only cars that I see which would likely use Martinazzi to access the Shopping Center, would be those already stopping at the Library or visiting another business along Martinazzi. Currently if I'm parked at the Library or visiting it, I can take the current road extension which does (already) feed me into the Shopping Center parking lot. Seneca is nothing more than a dead-end extension from the Lake to the Library and into the Shopping Center and the traffic heading Northbound or Southbound is (overall) quite small. At the end of the day I think more time, energy and cost would be better served in developing and increasing the availability of the proposed, "Street A" entrance.

2) Boones Ferry Rd has a much higher concentration of traffic volume and potential for being a viable artery to Nyberg Rivers. The reality is, however, to make this a right-in, right-out only option (as proposed) would not allow traffic moving Southwest on Boones Ferry Rd to make a left turn into the Street A entrance. I think by making this accessible to not only Northeast-bound traffic on Boones Ferry but also Southwest-bound would be the best option. To accomplish this we need *not* lose parking spaces in-front of the Library and we definitely *don't* need to demo and move the City Council building.

Just a bit of feedback on this subject.

Thanks,

*Jason Rogers*

**Agency Principal - AOA West Insurance, Inc.**

**(503) 245-1960 ph.**

**(503) 245-2049 fax**

**[www.aoawest.com](http://www.aoawest.com)**

**From:** [Chris Burchill](#)  
**To:** [Sara Singer](#)  
**Subject:** Re: Seneca Street and Council Building Draft Fact Sheet  
**Date:** Thursday, September 26, 2013 3:30:25 PM

---

Thank you Sara, please keep the Council Bldg as is, the environment is better served by not removing and rebuilding.

On Fri, Sep 20, 2013 at 3:36 PM, Sara Singer <[SSINGER@ci.tualatin.or.us](mailto:SSINGER@ci.tualatin.or.us)> wrote:

Good Afternoon!

The draft fact sheet has been prepared and is attached to this email. The purpose of this piece is to provide people with a general understanding of the issues at hand, and provide guidance to the website where more detail will be available. I appreciate your patience while the web pages are completed. They should be available tomorrow morning. We will continue to add to the website over the next week to provide detailed information about the various complex aspects of the issue. There will also be an online survey available beginning October 1<sup>st</sup>.

If you have comments regarding the fact sheet, please send them to me by **12 p.m. on Wednesday, September 25<sup>th</sup>**.

Best regards,

**Sara Singer**

Deputy City Manager

City of Tualatin | Administration

[503.691.3065](tel:503.691.3065) | [www.tualatinoregon.gov](http://www.tualatinoregon.gov)

--

Burchill,Chris



**From:** [Susan Herron](#)  
**To:** [Sara Singer](#)  
**Subject:** Saturdays meeting - Seneca Street extension  
**Date:** Thursday, October 31, 2013 4:12:15 PM

---

I am not able to attend the meeting on Saturday due to a previous commitment - I am really interested in WHY you would extend this street.....Where does it go?????? to the lake and then the short street back to Boones Ferry Rd. The short street, is narrow and does not have a traffic light to regulate traffic ???????? What a mess this is going to be - as a resident of Tualatin (for over 20 years) - getting through "downtown" Tualatin is next to impossible now..... I fear what it is going to be like when this is done.....AND, what does this do to the people traffic at the Library?????? Why the city did not buy the old Tualatin El. School property is beyond me - We could have had the cream of the crop for space for the library, city buildings, a park and lots more..... Also would like to know what CIO I am living in and WHY we are not having meetings to discuss the City issues.

Thank You,

*Susan*

[susan.tim@frontier.com](mailto:susan.tim@frontier.com)

**smailedesigns@comcast.net**

Oct 22 (4 days ago)



Jan, I'm concerned that my comments (about moving disabled parking spots to a space more distant from library entrance) did not get included in the comments on this CIO update/news. The plan shown is going to make accessing the library more difficult for disabled individuals.

**From:** [tsalisbury@ymail.com](mailto:tsalisbury@ymail.com)  
**To:** [Sara Singer](#)  
**Subject:** Seneca Street & Council Building Input  
**Date:** Friday, September 27, 2013 11:33:37 PM

---

Hello, I am providing my input as a current & long time resident of Tualatin. My input is regarding a new Council Building. Instead of constructing a new building and spending all that money...why not give back to Tualatin.....why not occupy space in the brand new nice building that was just constructed.....or perhaps occupy space in one of the many empty office buildings just wasting away? It does not make sense to build more...spend more when there are already buildings empty and available. If you have to figure out how a new building would be paid for....then you are living beyond your means. Be smart, spend less, be thrifty, be green and recycle by not constructing a new unnecessary building. That would give back to Tualatin.

Thank you. Respectively, Laura Salisbury

**From:** [Marion Ohrtman](#)  
**To:** [Sara Singer](#)  
**Subject:** Seneca Street Extension  
**Date:** Thursday, October 31, 2013 10:31:47 AM

---

Hello,

We are not able to attend the 11/2 meeting regarding the Seneca Street extension but would like to share our comments. The traffic problem in Tualatin has gotten to be a very frustrating problem and we feel the extension would only add more congestion to the area of the library and new shopping complex, not to mention the entire core of the downtown area. Also, it does not make sense to destroy the existing Council Building and spend a large amount of money to create a new one. We are also concerned about the safety issues of having a street going directly into the library and shopping areas.

Sincerely,

Marion and Jim Ohrtman  
Sent from my iPad

**From:** [Dick Piland](#)  
**To:** [Sara Singer](#)  
**Subject:** street price  
**Date:** Thursday, October 10, 2013 5:38:52 PM

---

To Sarah Singer

Re the four million dollar street. My opinion I that it is not worth the price. The money should be saved for other things. Perhaps a traffic light at Sagert and Martinazzi could be acquired for part of the money.

Richard Piland  
10465 SW Miller Ct.  
Tualatin

# Seneca Street Extension & Council Building Public Involvement

City Council  
Work Session  
November 12, 2013



# Overview

- Public Involvement Plan & Methodology
- Citizen Involvement Organization (CIO) Reports
- Additional Public Meetings
- City Online Survey Results

# Public Involvement Plan

- Public Involvement meeting – September 3<sup>rd</sup>
- Outreach Goals:
  - **Inform** stakeholders about the project
  - **Listen** to stakeholder concerns and priorities
  - **Work with stakeholders** to ensure that their concerns and priorities are directly reflected in the alternatives considered
  - **Provide feedback** for how public input influenced the decisions



# Stakeholders and Outreach

- Stakeholders:
  - Citizen Involvement Organizations
  - Advisory Committees
  - Residents
  - Business Community
- Outreach Materials:
  - Fact Sheet
  - Online Survey
  - Staff Presentation
  - Social Media (Facebook, Twitter, Nextdoor, etc.)
  - Website
  - Newsletter



# Meetings: October - November

Meeting	Date
Ibach CIO	Tuesday, October 8 <sup>th</sup>
Riverpark, CIO 6, East Tualatin & Midwest	Thursday, October 10 <sup>th</sup>
Midwest CIO	Wednesday, October 16 <sup>th</sup>
Joint Advisory Committee Meetings	Monday, October 21 <sup>st</sup> and Wednesday, October 23 <sup>rd</sup>
Chamber Economic Development Council	Wednesday, October 23 <sup>rd</sup>
East Tualatin & Martinazzi Woods	Saturday, November 2 <sup>nd</sup>
Commercial CIO	Wednesday, November 6 <sup>th</sup>

# Key Questions

1. When should Seneca Street be constructed?
2. Should a replacement building be constructed?
3. Where should the building be constructed?
4. How should a replacement building be financed?

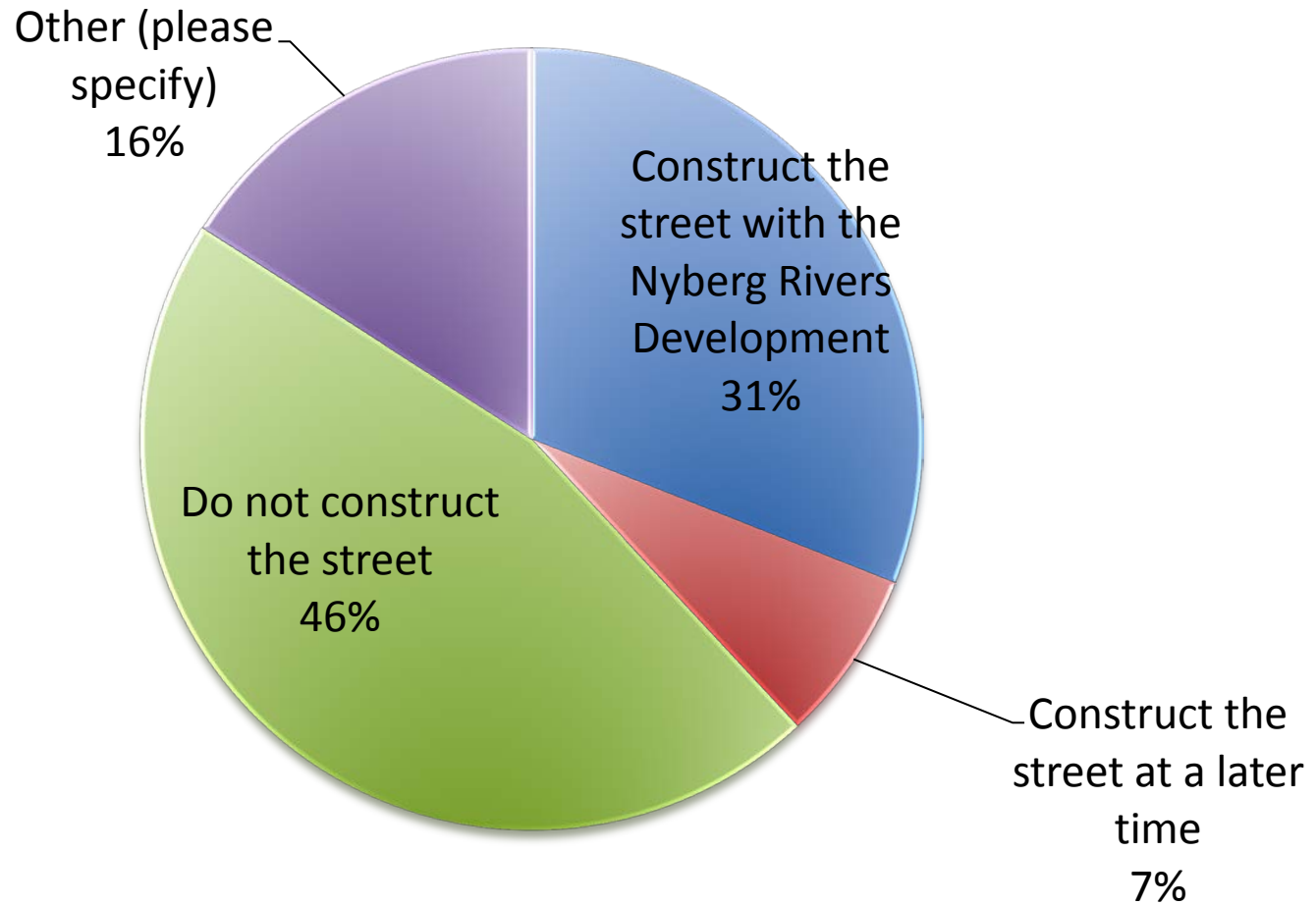
# Citizen Involvement Organization Presentations

# City Outreach Results

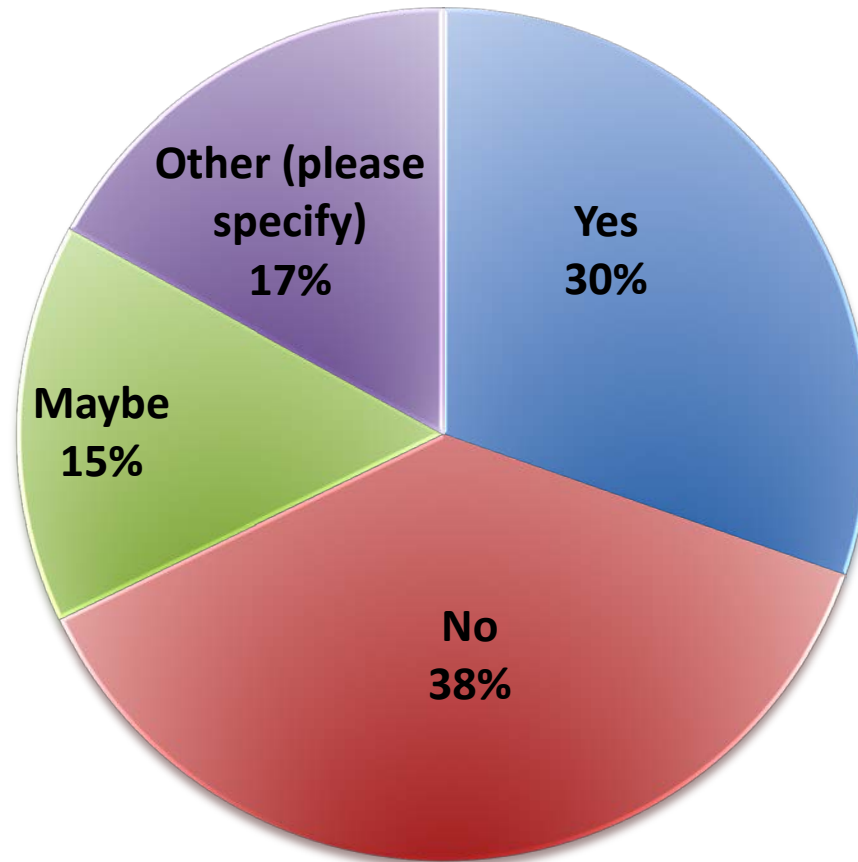
# Other Community Outreach

- Chamber Economic Development Council
- Advisory Committee Joint Meetings
- Online Survey
- Email Comments

# Should Seneca Street Be Constructed Now or Later?

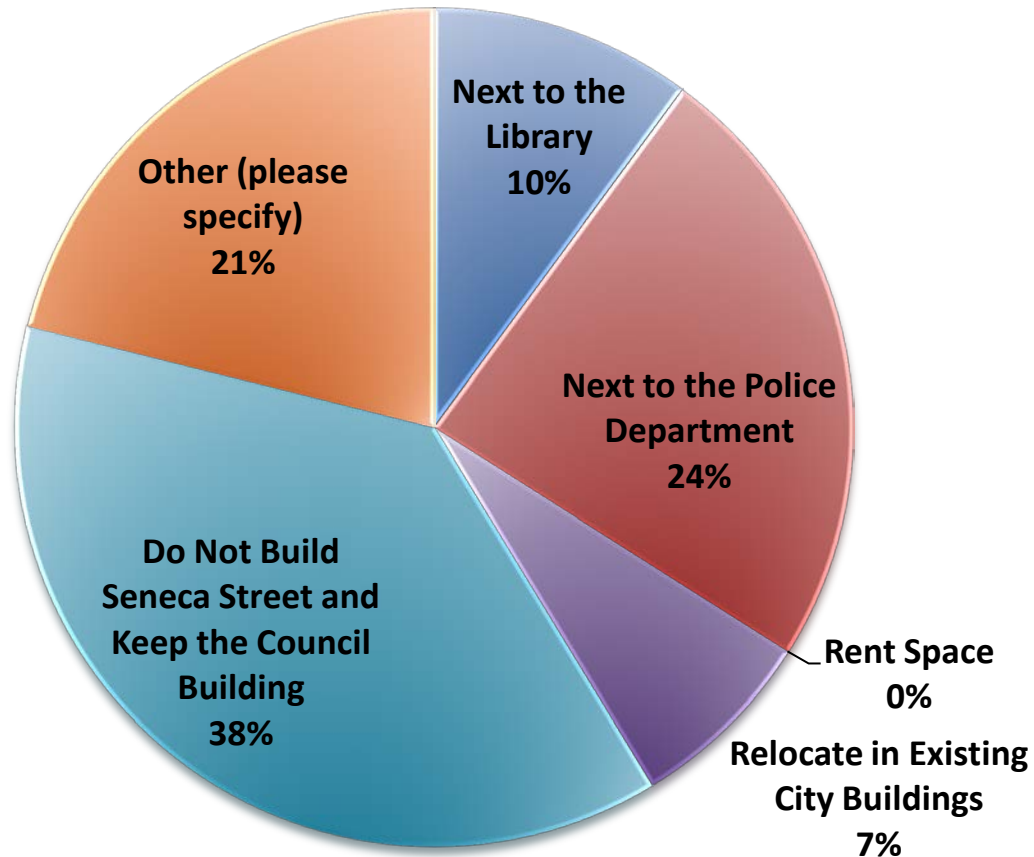


# Should a Replacement Building be Constructed?

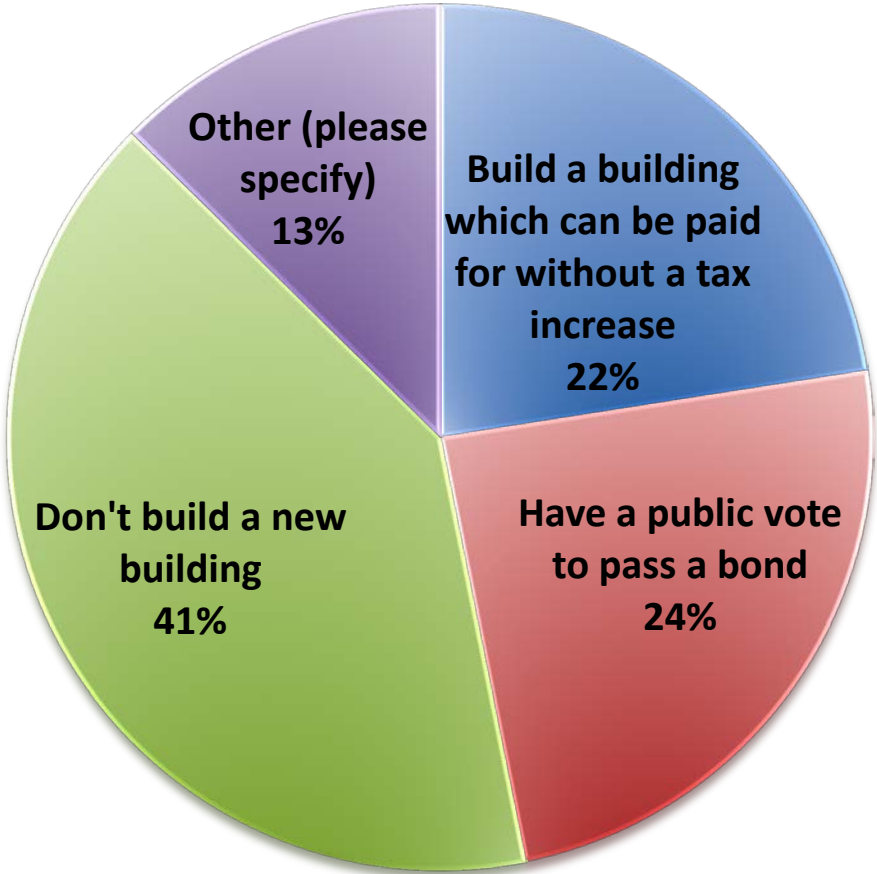




# Where Should a Replacement Building be Constructed?



# How Should a Replacement Building be Financed?



# Council Discussion & Questions

**Question 1:**

**Should Seneca Street be constructed now with the development or wait until later?**

Answer Options	Response Percent	Response Count
Construct the street with the Nyberg Rivers Development	31.0%	35
Construct the street at a later time	7.1%	8
Do not construct the street	46.0%	52
Other (please specify)	15.9%	18
<i>answered question</i>		113

**Other Comments:**

1	Nov 5, 2013 9:25 PM	Complete traffic studies to determine best solution
2	Nov 4, 2013 6:40 PM	I would like to know what/who will benefit from this extension - I do not understand how the extension will connect to Boones Ferry Rd. without further road improvements and lights.....
3	Oct 29, 2013 5:41 AM	Block the through street from library to new development to avoid excessive traffic flowing onto Martinazzi past the library.
4	Oct 24, 2013 7:35 PM	If developed now it would put a considerable strain on library patron parking. Will we lose an opportunity to have Nyberg Rivers do something additional for us if they build it while developing?
5	Oct 24, 2013 1:40 AM	Wait to see how the Nyberg Rivers Development impacts traffic at Seneca Street and then decide how to proceed.
6	Oct 21, 2013 6:23 PM	the city cannot maintain the streets currently existing--e.g. boones ferry. why destroy a functioning building and cause taxpayers more expense.
7	Oct 21, 2013 4:50 AM	take a "wait & see" approach. after the mall is completely build, re-evaluate the traffic 6 months after opening
8	Oct 19, 2013 6:07 PM	Only if residents don't have to pay
9	Oct 19, 2013 4:57 AM	If the street is not constructed at the same time as the development there will be no hurry to put it in a will be but on the back burner for the next 30 years!
10	Oct 18, 2013 6:04 PM	Now is the time. This project will only become more expensive and more difficult.
11	Oct 18, 2013 5:07 PM	Postpone the construction until further analysis can be made as to the consequences of _____ and the need for the change can be determined.

<b>12</b>	<b>Oct 17, 2013 4:44 PM</b>	once a long-term plan for new city hall is in place
<b>13</b>	<b>Oct 15, 2013 7:55 PM</b>	Is the developer directly paying for this improvement meaning that it is there project cost and not coming back in the way of tax incentives to cover this cost. Is the developer also paying for the property required for this traffic accommodation on the overall site?
<b>14</b>	<b>Oct 15, 2013 5:47 AM</b>	The impact to the library is too great and it would create new safety issues. Besides the AR says the library entrance will meet LOS.
<b>15</b>	<b>Oct 13, 2013 6:40 PM</b>	Construct only if it is primarily funded by the developer of the new shopping center and the businesses on SW Seneca St.  There should be more concern with the City's focus on how to improve existing (and most importantly the new traffic that Cabela's will generate) traffic congestion on I-5 south, on-off ramps, and Tualatin-Sherwood Road flowing through the Tualatin city limit.
<b>16</b>	<b>Oct 10, 2013 10:35 PM</b>	Do not construct the street unless the developer, and NOT the taxpayers of Tualatin, will pay for a new council building.
<b>17</b>	<b>Oct 10, 2013 5:38 PM</b>	I do not understand the benefit to extending a dead end! It seems like a lot of expense and not much to be gained, as the current road in front of the library seems adequate.
<b>18</b>	<b>Oct 7, 2013 6:23 PM</b>	Don't construct concurrent w/Nyberg Rivers. Wait to see if it's needed.

**Question #2:**

**Should a replacement building be constructed?**

Should a replacement building be constructed?		
Answer Options	Response Percent	Response Count
Yes	30.4%	34
No	37.5%	42
Maybe	15.2%	17
Other (please specify)	17.0%	19
<i>answered question</i>		112

**Other Comments:**

1	Nov 5, 2013 9:55 PM	In the future when Tualatins residential areas increase.
2	Nov 5, 2013 9:25 PM	Do a comprehensive study of city facility needs
3	Nov 4, 2013 6:40 PM	this should have been done when the opportunity to purchase the old Tualtin El School was available - what a mistake for the city and residents
4	Oct 29, 2013 7:49 PM	Yes replace the building but only on the condition that the new building be constructed as part of the new development. This should have been the condition when approved in August.
5	Oct 26, 2013 3:49 AM	Possibly at a later time, with appropriate planning.
6	Oct 24, 2013 7:35 PM	Move City Hall and all of city offices excluding Operations to the existing library building. Library parking and library workroom is inadequate now.
7	Oct 24, 2013 1:20 AM	The library expansion should have included this building. spending money on a new building is an expense that should wait until the economy improves. The city should use existing buildings within the city.
8	Oct 24, 2013 12:13 AM	If the question is "does Tualatin need a new City Hall building" then, yes. If the question is "do we need to replace city hall because Seneca Street is going in", then ... the cart is before the horse.
9	Oct 23, 2013 6:45 PM	Only if you build a new, large complex and close some / all of the 7 we now have
10	Oct 23, 2013 5:25 PM	use existing empty building
11	Oct 22, 2013 8:58 PM	Remodel
12	Oct 21, 2013 1:37 PM	Not if the street is not changed.

13	Oct 18, 2013 6:04 PM	Absolutely. The City offices truly need to have a home where everyone can be co-located in the same building. The proposed location is not the answer however. It is too small and it is detracting from the library. In addition it takes away much needed parking.
14	Oct 15, 2013 9:53 PM	Much later with more planning and a fund source identified. We should look at a building that can house the whole city government away from the library or give the library to the City Government and build a new library with better parking and access
15	Oct 15, 2013 7:55 PM	I don't think the city should fund a replacement building. If this is beneficial to the developer, the developer should do this, pay for the improvement and buy land/building from the city.
16	Oct 15, 2013 5:49 PM	When have the money, no borrowing, or start in phases that can be complete with money we have, addition completed when get other \$.
17	Oct 15, 2013 1:00 AM	If necessary, then construct a new building. Otherwise, look to see if there may be other business space available to purchase. As an example there is a new, 4-story building that is sitting vacant right across the street from the WES line and Tri-Met bus line.
18	Oct 10, 2013 10:35 PM	At the expense of the developer only. Otherwise, do not tear down a perfectly good building for a street that goes nowhere. Use the existing street between the Library and the Council Bldg.
19	Oct 7, 2013 6:23 PM	Only if the street turns out to be warranted.

**Question 3:**

Where should a replacement building be constructed?

Answer Options	Response Percent	Response Count
Next to the Library	10.1%	11
Next to the Police Department	23.9%	26
Rent Space	0.0%	0
Relocate in Existing City Buildings	7.3%	8
Do Not Build Seneca Street and Keep the Council Building	37.6%	41
Other (please specify)	21.1%	23
<i>answered question</i>		109

**Other Comments:**

1	Nov 5, 2013 9:25 PM	Only after more study
2	Oct 29, 2013 7:49 PM	The replacement building needs to be built in the city center core area.
3	Oct 24, 2013 7:35 PM	A new library should be built and the existing library become the new City Hall/Offices. I'm not sure the land by the Police Dept. would work for a new library but it is certainly worth a look. Building another building anywhere on the current library site is not attractive and there would never be enough patron parking to support both.
4	Oct 24, 2013 12:13 AM	I'm assuming that the city would conduct some sort of study to determine the location most suitable for a new City Hall building. Simply choosing one location over another without some sort of study seems inappropriate for the size of such a project.
5	Oct 23, 2013 6:45 PM	Build large muni complex
6	Oct 23, 2013 6:23 PM	if rebuild, put all city offices in 1 building. Next to police station would be fine
7	Oct 23, 2013 5:25 PM	124th - have more departments in the same building
8	Oct 22, 2013 8:58 PM	Remodel the current building
9	Oct 21, 2013 6:23 PM	next to police dept is a bad option due to traffic impact. do not build seneca is best option.
10	Oct 21, 2013 5:47 PM	I don't know. But what about the concept of making the current library the city hall and building a new library where there is more parking?
11	Oct 21, 2013 4:50 AM	decide later, after the mall is build
12	Oct 19, 2013	The building needs to go away since it is out dated. Being so old in a few years if not now thing internally I.e. Sewer lines water pipes and such will need to be replaced. There



	4:57 AM	should be a building built next to the police station. There should be parking under neither and then 3 stories built. Court/council on 1 city offices on the next 2.
13	Oct 18, 2013 6:04 PM	For the short term, rented space is the best answer. For the long term, a new building should be constructed. This should be studied carefully and a location chosen that will provide good access for the public, plenty of parking, enough space to allow for growth in addition to the current needs and a high quality structure that all of Tualatin can be proud of.
14	Oct 17, 2013 11:26 PM	east side of city offices/library or 2nd/3rd story on existing city offices. Proximity of keeping city services corraled would be nice. Also, the yellow building at west end of lake would be ideal for the functions that existing council bldg performs and is next to public parking. perhaps an acquisition could be had the owner??
15	Oct 16, 2013 2:26 AM	Anywhere else, area next to the library is valuable real estate...could be used/sold for something else.
16	Oct 15, 2013 7:55 PM	given that a source of funds is found other than the city, the building or street extension should not by any means take away the already limited parking at the library
17	Oct 10, 2013 5:38 PM	More information should be provided as to why Seneca should be extended. It just does not add up in my mind as a good plan.
18	Oct 8, 2013 5:41 PM	A master plan effort should be undertaken to build a new council building that includes all the needs of the City so we can stop paying rent. The City needs to identify a location in which a community centric location can be created, if it is at the Police Station fine, if it is near the library that would work too. Please consider moving the library as well, no option should be left off the table during the discussion.
19	Oct 8, 2013 4:42 AM	rebuild the city hall (adjacent to library) to be a two or three story building
20	Oct 7, 2013 9:53 PM	Why not pour \$1Million into renovating existing one? (making ADA compliant, facelift, maybe even add a floor)
21	Oct 7, 2013 7:59 PM	Add a second floor to the library and place the offices there. (There should have been a second floor in the FIRST place!)
22	Oct 7, 2013 7:15 PM	Next to the library would create a "downtown" feel, I think. The problem is the loss of already inadequate parking at the library. I also have concerns about building a facility that the City will outgrow immediately.
23	Oct 7, 2013 7:15 PM	Build new facility that all city employees can work in one central place.

**Question 4:**

How should a replacement building be financed?

Answer Options	Response Percent	Response Count
Build a building which can be paid for without a tax increase	22.5%	25
Have a public vote to pass a bond	24.3%	27
Don't build a new building	40.5%	45
Other (please specify)	12.6%	14
<i>answered question</i>		<b>111</b>

**Other Comments:**

Number	Response Date	Other (please specify)
1	Nov 5, 2013 4:50 PM	the group building the Nyberg River development should pay for all related expenses, tearing down current building, constructing a new building AND for the new road construction
2	Oct 29, 2013 7:49 PM	The replacement building should have been part of the overall Nyberg Rivers development and be paid for by the developer of Nyberg Rivers.
3	Oct 24, 2013 7:35 PM	First look at the city's current indebtedness. Are we enjoying the lowest rates available now? My property taxes seem to be approximately \$300 more than last year...I really can't afford more especially with our business slowing. I would think a bond vote makes sense so we are all involved.
4	Oct 21, 2013 5:47 PM	whatever works
5	Oct 21, 2013 4:50 AM	have the mall developer pay for it
6	Oct 19, 2013 6:07 PM	If Seneca street is constructed, the developer should pay for the street and the relocation of the building. Don't have Tualatin residents pay.
7	Oct 19, 2013 4:57 AM	The city has half the money according to the city manager. The other half should be financed and that would be paid for by the money the city is spending on rent now!
8	Oct 18, 2013 6:04 PM	A combination of the two top choices would be appropriate. There may even be the opportunity to purchase an existing building that would provide all of the needed items noted in my answer to #3.

<b>9</b>	<b>Oct 15, 2013 7:55 PM</b>	a bond measure that also spells out what the developer has paid for the extension and vacated property and what if any tax incentives are being provided as part of this package. Full Disclosure
<b>10</b>	<b>Oct 15, 2013 5:49 PM</b>	Phases, with what we have. Why go in debt when this can be done. Make agreement with Haggens now, to (while start on parking lot and foundation) to make a pedestrian pass through to Haggens. They will be cooperative if they know it will mean easy access at lunch for all the city workers.
<b>11</b>	<b>Oct 15, 2013 5:47 AM</b>	If the city moves forward it better be a bond vote with a new building before Seneca is built. Don't put the cart before the horse.
<b>12</b>	<b>Oct 10, 2013 5:38 PM</b>	Is the Council building condemned or in need of expensive repairs? Only then would I vote to rebuild if financially more feasible.
<b>13</b>	<b>Oct 7, 2013 9:53 PM</b>	Renovations (\$1 Million from above comment) should be paid by Centercal in lieu of new road.
<b>14</b>	<b>Oct 7, 2013 7:59 PM</b>	Require whomever will directly benefit from the demolition of the building and realignment of Seneca to foot the bill. That means CenterCal/Nyberg Rivers.

**Question 5: Other Comments**

**The City Council is interested in hearing from the community on this issue and learning more about community priorities. Do you have any other comments or input regarding this issue?**

<b>1</b>	<b>Nov 7, 2013 5:01 AM</b>	<p>Yes. I have reviewed the 10 pages of e-mails received by the City regarding this issue and was surprised/saddened to find them universally in opposition. It is for this reason I am making it a priority to contribute to this conversation.</p> <p>I have reviewed the various materials online and am strongly in support of the proposal to re-align Seneca (how Tualatin's grid system ever got so off-kilter is beyond me but that's another tangent). The current off-set intersections are problematic as a driver, as a pedestrian and will only get worse as traffic volumes continue to increase. It has been in the TSP and presumably vetted and blessed with plenty of opportunities for public participation. Honor your TSP and common sense. Improve the connectivity.</p> <p>Now this, of course, begets the issue of destroying the existing Council building as it is in the ROW. I can understand citizen's concern about the ~\$4 million price tag, but having spent some time in that building, I would submit that it probably needs to be replaced sooner or later. Not Taj Mahal, but I think the initial conceptual effort for the consultants is solid and we should proceed on that basis. A move to create a government district by the police station could make sense, too, if the site is too constrained by the library or to help activate the police location.</p> <p>The preliminary financing model also would seem to make sense and I wish more citizens had a strong understanding of financing matters, lease vs. buy, etc. Tualatin has demonstrated to me to be smart fiscally and manage its affairs responsibly. I strongly encourage the City Council and larger team to embrace this opportunity and move forward with gusto. You have my trust on this matter.</p> <p>(But as an aside, I would suggest that the central core of Tualatin desperately needs to become more highly amenitized and achieve higher density to really grow into something more than a cute new-urbanist urban renewal project surrounded by clogged arterials. The conceptual plan for Nyberg property of a few years back would have been a much higher and better use in my opinion than what Centercal is now doing and am not privy to why the conceptual plan died, but what Centercal is doing is much better than what was there and I'm hopeful that this, plus a more rational street/circulation system, resident-and-visitor-friendly government offices (with public space</p>
----------	----------------------------	---

		<p>like in rendering that works better than the community room in the library lobby), and additional retail/restaurants will continue the slow and inconsistent but overall positive momentum that I see happening in Tualatin.</p> <p>Listen to your community, but also be brave. Have courage, Believe in what's possible. No one knew they wanted an iPhone until Steve Jobs created it. Surprise people. Delight people. They will thank you for your vision later.</p> <p>Thank you.</p>
2	Nov 6, 2013 6:25 AM	Love to see the analysis for how much rents will increase once Cabelas goes in. There's probably a strong financial argument for building a consolidated office space. That argument isn't being heard.
3	Nov 5, 2013 9:55 PM	See Tualatin Tomorrow ideas and the TSP for other community needs. Meeting the perceived needs of City staff and Council before doing more for neighborhoods should not be done
4	Nov 5, 2013 6:38 PM	IT MAKES MORE SENSE TO BUILD A NEW BUILDING NEAR THE PD THAT CAN ALLOW FOR GROWTH OVER THE YEARS. MOVE EVERYONE OVER TO THAT BUILDING AND EXTEND THE LIBRARY OVER INTO PLANNING AND DEVELOPMENT. HAVING THE NEW BUILDING BY THE PD ALLOWS FOR A LARGER SPACE AND LESSENS THE PARKING ISSUES WITHIN THE CORE PARKING AREAS. IT ALSO ALLOWS THE EMPLOYEES THE ABILITY TO PARK CLOSE TO THEIR OFFICE AND AVOID WALKING IN THE ELEMENTS AND IN THE DARK.
5	Nov 5, 2013 6:10 PM	This is using public funds to benefit the developer.
6	Nov 5, 2013 6:06 PM	I would rather have MORE library parking than squishing in a new building. Building next to the Police station sounds great and would create a "City Town Hall" feeling.
7	Nov 5, 2013 5:07 PM	Build the street, replace the building. It the right thing to do. I might be expensive now but if we wait. It will only get more so. Bite the bullet and do it.
8	Nov 5, 2013 4:59 PM	No more taxes. No more unnecessary construction and wasted tax money.
9	Nov 5, 2013 4:50 PM	the group building the new Nyberg Rivers should pay for ALL necessary expenses related to the new development., NOT taxpayers
10	Nov 4, 2013 6:40 PM	<p>This seems to be a problem that could have been avoided had the leaders of our community had the foresight to see what was ahead several years ago...</p> <p>This city has done soooooo many studies and surveys - traffic/building, etc So much money has been spent and still, here we are without benefit of good progress - What happened to the big search for the traffic solution on Tualatin/Sherwood Rd. Also the intersection of Sagert and Martinazzi ????</p>

<b>11</b>	<b>Oct 29, 2013 8:05 PM</b>	I don't see any reason to change the configuration of the current street or building, creating more expense for all of us.
<b>12</b>	<b>Oct 29, 2013 7:49 PM</b>	NO
<b>13</b>	<b>Oct 29, 2013 7:34 PM</b>	There is no reason to move the building and the decision to extend sw seneca street should not be done. It would ruin the look of downtown Tualatin and I would not like knowing that my tax dollars are paying for this development.
<b>14</b>	<b>Oct 29, 2013 6:15 AM</b>	Seneca street is not a connector street. It makes no sense to extend it just to provide another non light controlled exit for the new development.
<b>15</b>	<b>Oct 28, 2013 4:55 PM</b>	I believe the taxpayers were duped into a plan which benefited the shopping center expansion plan more than satisfying voters' concerns. The city hall consolidation is a separate issue1
<b>16</b>	<b>Oct 26, 2013 3:49 AM</b>	I believe we have many priorities now other than building out Seneca Street. If City council needs another building for some reason, then share that reason, and let's put a plan together that includes funding and location. Let's not just rush to moving it because we want to change a street - that does not have a significant purpose.
<b>17</b>	<b>Oct 25, 2013 7:13 AM</b>	WASTE OF MONEY . MOVING STREET WILL NOT AFFECT TRAFFIC
<b>18</b>	<b>Oct 24, 2013 7:35 PM</b>	<p>We need to automate our library, our library workroom is too small and the parking is inadequate - Material count and Door count follow: We checked in 521,488 items last fiscal year July 2012 through June 2013 for an average of 43,457 items each month.</p> <p>We had 368,867 visitors for the same time period which averages 30,739 visits per month.</p> <p>I wish Council would have presented earlier to the CIO's. At this point I feel the SRG Partnership concept/planning money was a waste since none of us like the ideas and we really did not need fancy drawings to picture the concepts.</p>
<b>19</b>	<b>Oct 24, 2013 3:03 AM</b>	Library parking is already at a premium. Reducing the spots available and/or requiring patrons to cross a busy street (old people, parents with small children) is impractical. Using the library would no longer be feasible so you might as well tear that down, too. I don't know if a new road is necessary, but there must be a better way.
<b>20</b>	<b>Oct 24, 2013 1:40 AM</b>	I feel the library needs the entire building in which it is not located. Eventually the engineering department could be located in a new city building.
<b>21</b>	<b>Oct 24, 2013 1:20 AM</b>	This should have been discussed and planned during the library expansion. It sounds like an expensive project that will cost the city money and increase property taxes. The city should just wait on this project. Why the rush?
<b>22</b>	<b>Oct 24, 2013 1:20 AM</b>	Why was Seneca St part of Nyberg Rivers Plan? When City built the Commons, Seneca was divided - hard to see any advantage tearing down Council building to extend a few blocks. Martinazzi doesn't need more traffic and Library doesn't need to lose parking.

23	Oct 23, 2013 6:45 PM	We need more artificial turf fields. The one at the HS is used by adult soccer most of the time. It's also getting worn out.
24	Oct 23, 2013 6:23 PM	I am concerned with the loss of parking places to the library and that outdoor area at the library will be decreased or taken away. The library should stay separate from the mall and the old entrance to the mall is sufficient. There are 3 entrances off Nyberg/ Tualatin Sherwood road and this should be sufficient. The smaller entrance off Martinazzi is insignificant and should not be necessary for mall access. It should remain as access to the library
25	Oct 23, 2013 5:36 PM	The cost does not seem needed when there is already a functioning building now for the city use.
26	Oct 23, 2013 5:25 PM	create a new focal point for the City with better access for Sherwood and Tigard at 124th
27	Oct 23, 2013 4:58 PM	The proposed changes to Seneca and construction of a new council building seem unnecessary and do not seem fiscally prudent. They have limited benefit for Tualatin's population as a whole.
28	Oct 23, 2013 4:13 PM	No other comments
29	Oct 22, 2013 2:30 PM	If lights and a stop light were put on the street for the library, it would be safer for pedestrians. Also traffic now enters the shopping center on Nyberg and it would be sufficient. Taking 30 spaces from library parking would casuse lots of problelms as it is croweded now. families with children and older people will not want to walk a longer way to the library for safety and weather reasons. it will impact the new beautiful library
30	Oct 21, 2013 6:23 PM	what is the future growth prediction for tualatin and is that a basis for planning on expansion/relocation of city hall rather than using a street extension as rationale,
31	Oct 21, 2013 1:37 PM	Hmmm, this street just supports the coming construction. Spend what ever money THEY want to spend. I see no reason to spend taxpayers money to support construction for a mall. Let them pay for it.
32	Oct 21, 2013 4:50 AM	the city has to make sure the developer pays for all the changes this new mall will bring: more traffic, more parking, better streets, improved lighting, new city hall
33	Oct 19, 2013 6:07 PM	Was the increase in traffic considered? Will we have improvements on I5 and the interchange? It already has problems handling traffic. Improving the traffic flow should have been a condition of permitting the development.  I'm afraid that we will be dealing with a traffic nightmare after the fact, rather than dealing with it before- as it should have been.
34	Oct 19, 2013 6:55 AM	What is the purpose for an extension of Seneca St.? If it is to help remedy traffic flow problems from the KMart redevelopment I can't see how that will be accomplished by directing more traffic onto Martinazzi in this area? What are the alternatives? Why not direct traffic onto Nyberg St. where there is already a traffic controlled intersection at Martinazzi? There are so many chopped up streets in

		this area already that adding yet another can only cause more fragmentation and congestion.
35	Oct 19, 2013 4:24 AM	When it is time to build a new city council building/City Hall I think it should be moved to a different location. Maybe make the street in front of the library a dead end so no thru traffic to the shopping center. Use the council building area as parking and a green space/park.
36	Oct 19, 2013 12:51 AM	If the new parking lot connector to Boones Ferry Road removes some public parking spaces, then the public should be allowed to park in the adjacent shopping center spaces. Or change the same number (or more!) there to "public".
37	Oct 18, 2013 11:36 PM	Please don't rush through the process. This needs to be part of a long-term plan.
38	Oct 18, 2013 9:34 PM	I Think it's absolutely silly to spend millions of dollars to extend a dead-end street one block! Having said that, IF it has to happen- I think its equally ridiculous to build a new building with all the empty and existing office space in Tualatin- use it!
39	Oct 18, 2013 6:04 PM	Seneca street really should be constructed. The Council Building needs to be removed to make this happen. Rent space and take the time to get the City of Tualatin a Great City Hall. The citizens deserve this and the city staff deserves this. Thank you!!
40	Oct 17, 2013 11:26 PM	existing building is outdated, has several people working in spaces with NO window and windows cannot be added due to seismic constrictions. A dedicated chamber/court (dedicated use) would be great as well as a larger public meeting venue.  No matter what you do to a sow's ear, it will never be a silk purse.
41	Oct 17, 2013 4:44 PM	In my opinion, the "river-walk" public use area next to the Nyberg Rivers development would do more to enhance Tualatin than improved traffic flow in and out of Nyberg Rivers- if we couldn't fund both, my preference would be to fund the river-walk.
42	Oct 17, 2013 3:33 PM	Tualatin Sherwood hwy is an absolute terror! With Walmart traffic and all the trucks to be using that hwy it is nothing but a bottle neck....what is being done to change the traffic flow impact to our quaint little town?
43	Oct 16, 2013 10:26 PM	It seems to me that the traffic study done by the developer does not say what has been sighted by City staff. The engineering firm stated that the traffic developed by the development could be handled with just the one additional entrance. Right now if the City would just make the entrance in front of the library a right-in, right-out much of the current congestion could be mitigated, for far less than \$4,000,000. If our current city budget has \$4million of slack in it, there are many worse traffic problems to solve in Tualatin. Moving this block long City street a few feet to line up with a block long dead end is a foolish waste of \$4,000,000.



<p><b>44</b></p>	<p><b>Oct 16, 2013 6:08 AM</b></p>	<p>It is really important to me that we do not compromise parking and access to the library. As it is, I can see the existing library parking is a premium whenever the library hosts guest speakers and special events.</p> <p>I believe that Seneca Street and a new City Council building should be treated as an entirely different project than the Nyberg Rivers Development. Rolling up a new street and city council building into this project is a bad idea. It muddies the waters and makes people feel like something is sliding in through the back door (and hopefully we all won't worry about it or notice it as being a big deal). I understand that as a whole, this is not a new concept (Seneca Street extension) but it is being coupled with another project that everyone is excited about in a way that doesn't add up. Nowhere in my mind would I have ever thought on my own it might have required building a new council building. Can't we just build shopping center access behind the Nyberg Rivers Development (back behind the library where those apartments are and onward) so you can choose to drive up from Boones Ferry or Martinazzi in addition to the existing access from Nyberg Street? Maybe I am missing something but I am assuming this would make sense and would be the case . This gives us 3 different ways to access the new development (Nyberg by Freddie's stop light, Martinazzi through Seneca Street or from behind on Boones Ferry). I just don't see how Seneca Street adds a whole lot of value on top of this since you can still drive into the parking lot of the shopping center from where Seneca Street ends - it isn't an actual dead end.</p> <p>I can appreciate there may very well be a need internally for more space inside the council building but it should be treated as a separate initiative with a clear path on how it will be financed. If presented separately I might very well support it. In the meantime, this add-on just seems like scope creep to me.</p> <p>Traffic is a hot issue in Tualatin but I do not believe an extension of Seneca Street is going to solve our traffic issues in a noticeable and meaningful way - it still doesn't solve the fact that Tualatin Sherwood Road is not wide enough to deal with all of the traffic going in and out of I-5 and all that cuts through on the way over to Sherwood, Tigard, Newberg, etc.</p> <p>In all honesty, it would be great if our Lake/Commons area was more accessible and if there was a way to cut through alongside the lake and onto Martinazzi and Seneca Street so you better access to all that Tualatin has to offer from a shopping/community gathering place standpoint.</p>
<p><b>45</b></p>	<p><b>Oct 16, 2013 5:25 AM</b></p>	<p>This is not a time for hubris.</p>
<p><b>46</b></p>	<p><b>Oct 16, 2013 4:44 AM</b></p>	<p>the residents of Tualiton have not approved this. until then nothing</p>

		should be changed...
47	Oct 16, 2013 3:35 AM	My family and many of our neighbor use the library weekly, some times multiple times a week. Putting the extension and losing parking spaces would be a huge challenge as well as being a big deterrent to going to the library. The amount of parking now can be inadequate, can't image what even less would look like. If you do have to build - do it somewhere else and leave the library space/parking intact.
48	Oct 16, 2013 3:32 AM	We shouldn't be spending money we don't have.
49	Oct 15, 2013 9:53 PM	We should look at building a larger building to house all of the city offices.
50	Oct 15, 2013 7:55 PM	It seems like the Seneca street expansion came out of the blue or at least on the tail of the decision to make the Nyberg Woods shopping center. So it feels like the city wanted to do this but kept it "quite" until after the development planning was completed. It seems as if it is able to pass without a vote of the citizens which does not seem right.
51	Oct 15, 2013 6:56 PM	It's unfortunate that the City Council waited until AFTER they approved this project to get citizen input
52	Oct 15, 2013 5:49 PM	Priorities: Look at the top voted items in the city/community transportation meetings.
53	Oct 15, 2013 5:47 AM	Fix intersections that already have a problem, not ones that meet LOS and have no accidents.
54	Oct 15, 2013 1:00 AM	I'm concerned that there is a small group of individuals who are more concerned about expanding the Public Library then they are about traffic priorities that have been established over and over again with the TSP project. This is one of the biggest decisions being made for our city and it as an opportunity to improve our traffic flow and have a nice City Hall building right next door to a nice Library. It will give us a nice "complex" feel. It also makes most sense to do this now, as it will only become more expensive the longer we wait.
55	Oct 13, 2013 6:40 PM	Do we honestly have a need for a new building? Taxes keep increasing, but where are the benefits to the larger community.
56	Oct 12, 2013 3:30 AM	The goal here seems to be to allow the greatest access to the new development. But, at what cost? We give up the current library configuration and lose parking while traffic is increased through an area that could be more serene. It seems the development could live with front end access just like Nyberg Woods (works fine there). What initially sounded like a good idea to align the streets, in reality creates more congestion in an area that doesn't need that. It has been a continuing path of catering to the influx of visitors instead of maintaining easy access for residents commuting in their own town. I would suggest we might want to go the other extreme and close off the through traffic on that short street (it is really a dead end) and make it only access for the library and city hall. That would limit traffic there (making it safer with fewer in/out flow) and perhaps make the use of the plaza more viable.

57	Oct 10, 2013 10:35 PM	IF the project does move forward, could council meetings be held in the Police Bldg. or the Library's meeting room? I do not know what other offices/purposes the Council Bldg. serves.
58	Oct 10, 2013 5:38 PM	Please provide more info to the public about why this plan is promoted so heavily. It seems like a poor option. I would like to know why the old Michaels building is allowed to remain next to a new Mall? It will really detract from the Cabella's.
59	Oct 10, 2013 7:08 AM	Why does the city council and mayor continually try to use taxpayer money for private interests? If the developer wants to change the street, let him pay for the entire project including the new building, and a new parking structure for the library. Otherwise, leave it alone. That street serves no one but the developer!
60	Oct 9, 2013 9:47 PM	Do not disturb the library, It adds so much to the city. If a new building is needed make it larger than the existng building. There is not room for a larger building next to the library. Building Seneca Street does not alleviate traffic and would do nothing for the livability of Tualatin.
61	Oct 8, 2013 6:30 PM	no
62	Oct 8, 2013 5:41 PM	The time is perfect to give Tualatin a great face lift. With the redevelopment of the Nyberg property an opportunity exists to complete an update of the city civic buildings as well. Consider a larger effort to complete not only a new council building, but also complete some multi-use paths to promote connectivity and include any other TSP project that makes sense to complete in and around the Nyberg Rivers project and any new civic building/council building. It is time to upgrade the council building, Seneca Street is really NOT the driving factor here. Build adequate civic space and office space for the City. In doing so you will attract better companies to locate here.
63	Oct 8, 2013 3:22 PM	My top priority is traffic and circulation. Seneca street, in my mind, is the answer to more traffic congestion this development will bring.
64	Oct 8, 2013 2:35 PM	It is time that we made developers pay for all costs of their development. The traffic engineer for the developer reported the street relocation is not needed, why not change the Transportation Plan, rather than take 4 or 5 million dollars away from many other problems.
65	Oct 8, 2013 1:56 PM	The library, and it's courtyard, are one of the most beautiful buildings in our city! To tear up that space, again, and make it even more inconvenient is absolutely ridiculous. To do so to make a generally unwanted shopping center more navigational is absurd.
66	Oct 8, 2013 5:33 AM	I don't see how any possible benefit to the extension-demo-rebuild project could be proportionate to the expense.
67	Oct 8, 2013 4:42 AM	It would be wonderful if this new building / expansion could also create more space for the library / more public meeting space, which is needed in our community.
68	Oct 7, 2013 9:53 PM	Too many to list. Also, I'm afraid it would simply fall on deaf ears.
69	Oct 7, 2013 8:25 PM	The time is now! Do the right thing.

<b>70</b>	<b>Oct 7, 2013 7:15 PM</b>	In my opinion, building the core of Tualatin is important. A City "complex" that includes city offices and the library would be a good start.
<b>71</b>	<b>Oct 7, 2013 5:55 PM</b>	Focusing on walking/biking paths to easier get around the city for pleasure should be a priority. The walking score in Tualatin could be vastly improved.
<b>72</b>	<b>Oct 6, 2013 4:34 PM</b>	I am disappointed in the one-sided presentation of the facts and issues as shown in this web-site. Our city staff and Council, in my opinion, should not engage in an effort to sell their ideas, but should instead present pros and cons in an honest and complete manner.

**Citizen Involvement Organization (CIO) Public Input**

**Topic: Seneca Street Extension and Council Building**

**Meeting Date: Tuesday, October 8, 2013**

**CIO: Ibach**

# IBACH CIO

## **AGENDA FOR GENERAL MEETING**

OCTOBER 8, 2013

7:30 pm @ Byrom Elementary School

- I. Review and approve minutes from the annual meeting of CIO on April 23, 2013. Minutes attached hereto as Appendix A.
- II. PRESENTATIONS:  
  
Seneca Street Extension and Potential Relocation of Council Building
  - A. Introductory Remarks (**Robert Kellogg**)
  - B. City Staff Presentation (**City Staff**)
  - C. Discussion (**Membership**)
  - D. Voting (**Membership**)(see attached Appendix B for outline)
  - E. City Staff Presentation on Relocation of Council Building (**City Staff**)(*note: this and all subsequent items under this heading are contingent upon the membership voting in favor of Seneca extension*)
  - F. Discussion (**Membership**)
  - G. Voting (**Membership**)
- III. OLD BUSINESS:
  - A. Update on status of backyard chicken issue. (**Jonathan Crane**)
  - B. Update on activities Garden Corner Improvements Committee. (**Julie Makarowsky**)
- IV. NEW BUSINESS
  - A. Brief presentation on City's Sign Cap program and plan to implement this program in the Ibach CIO. (**Paul Morrison & Erik Johannes**)
  - B. Brief presentation on CIO Grant Program. (**Robert Kellogg**)

- V. Introduction of any new business/ general comment period. (Open to all members)
- VI. Adjourn.

[APPENDICIES BEGIN ON NEXT PAGE]

# Exhibit B

## Seneca Extension Decision Tree

Without regard to timing, do you support the extension of SW Seneca Street into the Nyberg Rivers development?

YES

Should the Seneca extension be built concurrently with the development of Nyberg Rivers?

NO

Are there alternatives to extending Seneca that will solve the problem of increased traffic, if such a problem arises?

YES

The current Council Building will be relocated. Discuss relocation of Council Building.

NO

The City will take a "wait and see" approach on building the extension, which may cause traffic problems on SW Martinazzi Ave.



The Council Building will eventually be relocated. Discuss relocation of Council Building.

YES

A list of the suggested alternatives will be supplied to the Council for discussion.

NO

The status quo is fine.



**Citizen Involvement Organization (CIO) Public Input**

**Topic: Seneca Street Extension and Council Building**

**Meeting Date: Thursday, October 10, 2013**

**CIO: Riverpark, CIO 6, East Tualatin, and Midwest**

## Vote I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?  
drive time        51   Yes        30   No    If so at what time of day? Most said evening

81 votes

2. Do you believe there are other traffic problems that need improvement more than those on Martinazzi between Nyberg Street and Boones Ferry?

  54   Yes        16   No

70 votes

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

  59   Yes        15   No

74 votes

4. Are the impacts to our Library acceptable resulting from the extension of Seneca Street?

  15   Yes        63   No

78 votes

5. Regarding the Seneca St. extension, and given the benefits and impacts of this street, which action do you prefer?

  17   a. Never extend Seneca      Never or wait and see: 68 votes

  13   b. Extend Seneca now

  51   c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation

6. Do you want a public vote to help Council determine when to extend Seneca Street?

  61   Yes        15   No

76 votes

**Vote II.**

1. Do you support the construction of a new city building?

  54   Yes        22   No      76 votes

If yes, then when:

  14   Now        44   In the future      58 votes

If no, are there other projects you would rather the City Council spent money on?

2. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

  70   Yes        10   No

80 votes

3. Do you support the proposed smaller city building option located adjacent to the Library

  3   Yes        73   No

76 votes

4. Do you support a larger city building (size sufficient to allow consolidation of City departments) at a different location

  57   Yes        15   No      72 votes

Designate location: Police Station: **43**  
Library: **2**  
Other: **13**

**RECORDED PUBLIC COMMENTS  
JOINT RIVERPARK CIO MEETING**

**Seneca St Extension and Resulting City Building  
Attending CIO Members: Riverpark, East, Midwest, 6**

**I. First Session of Meeting: Focus on Seneca Street Extension and its Impacts**

1. Inadequate parking at library already, especially during municipal court
2. Council plans serve the commercial interests and not citizens
3. Commercial CIO is interviewing businesses in the down area: business so far are interested in improving access west of Martinazzi Ave and report results later. It is important to keep the city building in the downtown area to help the downtown business continue to be successful but not on the property of the library.
4. Library to be hemmed in by busy streets: Seneca, A, Martinazzi and Boones would create a "moat" around the library
5. Has there been an evaluation if A street - could be something other than a right in/right out?
6. Priorities for spending money on transportation projects weren't set during transportation system process. That was too bad as transit needs to be a priority.
7. Necessity for Seneca extension is vague-why not wait? Many funded capital improvement projects are waiting.
8. Why spend \$4.3M for an inadequate building?
9. Who wanted the road? City or the developer? Why?
10. 3.5% interest rate on bond seems low. Answer: because we are a City we get lower rates.
11. We could pay for the street with cash. There are about 10,000 households in Tualatin, and the cost would only be \$100 per household.
12. What is cost for street light? Answer: about \$250,000
13. There are 360,000 annual visits to our library. A 68" wide Seneca st. extension to cross, especially with parents and children, will be very, very difficult. Please do not negatively impact library. We are proud of our library.
14. This is about choices we want to make. For other community projects people want, just go to the Tualatin Tomorrow Visioning update - hundreds of other preferred projects. How did we get to talking about a new city building and an extension of a dead end street? A new city building is never mentioned
15. Other traffic priorities: Martinazzi and Sagert intersection where there have been 4 accidents and none at Martinazzi and the library street or Martinazzi and the current Seneca St. Another location for money rather than the proposed: Sagert and 65<sup>th</sup> which is actually currently failing.
16. Maybe library should be converted to city offices and new library built elsewhere
17. Road into library won't work. Existing library road is unsafe for pedestrians and this is a good opportunity while Nyberg Rivers is being constructed, to build a new and safer street. Further, Council needs new facilities desperately.

18. If we don't default to Option A (small city building) do we need the extension of Seneca St or will it be required? Answer: it is in the TSP and the development must comply with the TSP. Further answer: the TSP can be changed removing the Seneca St extension.

19. Do we know pedestrian or bicycle impacts (accidents) at Seneca? Response: No as I recall in the TSP report there were not reported incidents, but we need to check on that.

20. It is highly questionable that the Seneca proposal is truly necessary to mitigate traffic flow. Option A is too small to accommodate more city offices, and too small to accommodate future growth. Traffic problem on Martinazzi is evening rush for the left turn onto Boones F-Seneca wont fix this primary traffic problem

21. Library would like to automate, but no space. Library needs more room

22. Library in flood plain? Answer: No when it was build it was raised, but the Council building is in the flood plain.

23. If put signal on a new Seneca St. there will be a traffic jam with 3 signals so close together on Martinazzi-too many in a short space

24. A 68'-70' wide street may invite more traffic than expected through the library area, and may become the second largest entrance into Nyberg Rivers. Why would we purposely do that?

25. There is not enough parking now, and the extension only takes more parking away. Why then build a City building that causes more congestion? We need to expand library parking, and reduce congestion.

26. Increase public transit to reduce some of the cars on our roadways.

27. Does the developer get whole amount of money as a credit back to build Seneca St? It is possible that the developer won't pay any of the cost of extending Seneca St and so the \$1M would then be the entire responsibility of the City. Don't want that as would add too much unnecessary cost on the City

28. Make Martinazzi a one way street

29. Restrict left turn from Martinazzi into library street

30. Concerned with cost: Why is the developer not paying for more like they did at Bridgeport?

31. Improve existing library street. Maybe a signal? Make a no left turn onto library street.

32. Why not look at alternatives like using Nyberg Street entrance and close off library street into Nyberg Rivers. Don't build Seneca until look at all alternatives and wait see if we need it. Council shouldn't rush.

33. Put money into trail behind Center rather than money on new council building and extending Seneca St.

34. I understand that A Street is set up for delivery trucks so have those trucks plus cars

35. Line to turn left on to Boones Ferry west off of Martinazzi is backed up especially at evening work drive time

## **II. Second Session of Meeting: Focus on City Building Options**

### **Pros of proposed city building at library (Option A):**

No pros recorded

### **Cons on proposed city building at library (Option A):**

1. What is square feet of current Council building? Answer: about 5,000 SF
2. The proposed small Council building does not consolidate enough of the city offices
3. Small Council building by library takes out parking and makes it more congested
4. Library needs to be made a safer area or library moved – perhaps a City building on T/S Road instead did the current library cost \$9M?
5. Current proposed bldg would cover beautiful library entrance – if any change to the library it needs to be expanded
6. Reduces parking and community meeting space
7. Increased congestion
8. Building would be stop gap and would need to be re-built in 10-15 years as City's needs expand
9. If Option A is chosen there needs to be an interim move of city officers-address cost. Not necessary
10. A 2 story Council building would make Martinazzi feel like an alley
11. Is it \$5.3M total cost or \$4.3M? Answer: for building only about \$4.3M
12. If the cost is less than \$5M doesn't need a public vote, but do we want one anyway?
13. Seems that the smaller building is knee jerk reaction-better to take more time and plan. Wait on Seneca too

**Build second story on Library:**

No pros

**Cons:**

1. Still have parking problems
2. 2-4xs the expense to build
3. Larger library still has parking problem at its present location

**Pros for city building sited at police station area:**

1. Puts municipal court with police station
2. Cost efficiency due to space use to have city offices together
3. Wouldn't have to build 30,000SF but begin smaller but leave availability for adding onto a city building
4. More parking there
5. Govt. functions all in one place
6. Gives City time to construct long term feasibility plan. This proposed smaller city building appears to be a "make do".
7. Greater visibility at police station
8. Provides for consolidation of more city services

9. Saves City money on rental and it take time then same money on an interim move (not extend Seneca still all planning and construction completed)
10. New building would be ADA compliant and out of flood plain
11. New building does not have to be 30,000SF but small at time of build then add onto over time
12. Doesn't pencil out to change Seneca St. Instead spend additional money to build larger building that could be re-purposed later
13. Interim move/rental eats up savings of building road sooner. Stay put until plans in place for larger city building and that building is constructed. No hurry here.
14. There will be significant unintended benefits of consolidating. Sell other City properties to private persons, and use that to pay for building-or at least offset costs
15. Would have adequate parking

**Cons for city building sited at police station area:**

1. Harder to find
2. Careful about Hedges Wetlands and impacts on the wetlands

**The following is provided by Riverpark CIO member Jerry Larsen  
10650 SW Lucas Drive, Tualatin, OR 97062 (503 691-1889 larsen@jerryjan.com)**

The issue at hand falls into two parts: 1) The Seneca Street extension, and 2) The demolition and replacement of the City Council building.

**In my estimation, these are the pertinent points regarding the Seneca Street extension:**

- I understand that the original Kittelson report did not include the Seneca extension, as currently proposed, as being necessary. When the SRG report was presented, when pressed, the Kittelson representative said words to the effect that "it might help." That's hardly a ringing endorsement, independently arrived at.
- I feel that it is highly speculative that the Seneca proposal is truly necessary to mitigate traffic flow. The construction of "Street A" may hopefully serve to mitigate traffic off of Boones Ferry Road, and a change to existing Seneca/Martinazzi intersection to "right-in right-out" together may serve to provide adequate mitigation, at least for the near future.
- A delay in deciding whether or not to do something with Seneca certainly should not raise a problem with proceeding with the Nyberg Rivers development. If there is an issue regarding the funding of an improvement to Seneca, some agreement with the developer certainly could be made.

**Regarding the Demolition and replacement of the City Council building as proposed:**

- Size of the new building - too small to accommodate the centralization of all city offices, and too small to accommodate future growth requirements.
- May limit the ability of the library to expand into the space occupied by city offices.
- Would be a blight on the library's beautiful plaza design.
- Loss of 30 parking spaces.
- Requirement of library patrons, including mothers with children, to have to cross Seneca.
- Prior major capital improvement efforts, namely the library expansion and the building of a new police station, were well thought out, funded, and resulted in excellent facilities. The same should be done for a new city hall.
- The recent funding analysis uses contingencies, reserves, and an amount to be financed resulting in a \$151,500 annual drain for amortization and debt service for 20 years. The total cost is bound to be higher than the \$4.3M that's projected. While the money is certainly available based on this analysis, it does not seem prudent to piece together a funding plan in this manner for an ill-conceived capital outlay that is not immediately necessary. I don't believe that contingency and reserve funds, from the General Fund, are properly used for major capital facilities projects.



- The Capital Improvement Plan of February 2013 includes many millions of dollars of unfunded projects, many of which will become necessary to protect and maintain existing facilities and infrastructure. Included in these is \$25M for a new council building/city hall. Apparently, doing it correctly and being able to accommodate consolidation and growth has been estimated at this level. Constructing an inadequate facility would seem to fly in the face of this previous estimate.
- This \$4.3M could be better spent on projects that will benefit the citizens, such as parks and transportation. There are many, many of these that are contemplated but currently unfunded.

The expenditure at this time of \$4.3M+ is inconsistent with statements made by city officials, and with the CIP itself. We have read, and heard, of "flat revenue, increasing costs," "budget challenges...funding capital needs," "focus resources on the most pressing needs" and other comments in the CIP and budget document that seem to dictate that we wait and see, and not try to fix a problem that may not even exist. The Mayor, in the October Tualatin Life newspaper, wrote that Seneca could be constructed "simultaneous to the shopping center...possibly even many years later."

**Given all these factors, I can't imagine why the City Council would even possibly consider moving ahead with replacing Seneca Street and razing and rebuilding an inadequate city hall.**

## Jan Giunta

**From:** Otto Semet [osemet@pacific-marketing.com]  
**Sent:** Tuesday, October 15, 2013 10:04 AM  
**To:** 'Jan Giunta'  
**Subject:** RE: Great meeting last week.

**From:** Otto Semet [mailto:osemet@pacific-marketing.com]  
**Sent:** Monday, October 14, 2013 2:37 PM  
**To:** [jan.giunta@gmail.com](mailto:jan.giunta@gmail.com)  
**Subject:** Great meeting last week.

Congrats on the turnout.

My take a-ways:

1. The library is loved and well used. Cutting the parking lot in half by extending Seneca would not be good for many reasons including safety issues. There are enough access/exit points for the shopping center without Seneca extension.
2. The "suspected" savings of getting "it done while the developers are there" are too vague at this time as are the tax collections from the developer over this project.
3. Replacement City Hall may not suffice for the entire length of the loan at 20yrs.

This smacks of the typical watermelon thru the donut hole exercise. My thoughts would be to leave the Library property as is with the City Hall where it currently is as well. Take some of the tax revenue from the developer and fix the intersection at Martinazzi and Sagert sooner than later.

Continue to look for a suitable property for City Hall and ALL of its departments (except maintenance yard) that's convenient and serves the citizens well. Look at City Hall needs for 50 yrs or more and build towards that. People will pay for a functional, well thought out facility (keep the fluff to a min.). The lumberyard is an interesting property in my mind...maybe that's already been explored...

This ultimately gives the city an opportunity to re-purpose the current building which is a good thing.....

The net thought: Tualatin has some unique issues from a traffic standpoint. Several things get in the way of a pleasant journey from one side of Tualatin to the other. The freeway, Tualatin Sherwood, and the railroad tracks all present their own challenges. The Seneca Street extension is not going to improve things significantly enough to make it worth messing up the library.

Thanks again for all your work.  
Otto

OTTO SEMET

## Tualatin

James Sullivan <poitco@yahoo.com>

Tue, Oct 8, 2013 at 12:18 PM

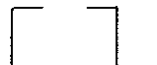
Reply-To: James Sullivan <poitco@yahoo.com>

To: "tualatincitizens@gmail.com" <tualatincitizens@gmail.com>

The city of Tualatin does NOT need to spend money on a new building. They can rent/lease an existing building and save the taxpayers money on the cost of a new building and the extension of the street that would suffer from a guaranteed cost over run. IMO, the city council, city attorney, the mayor and other city managers all need to be fired, as the Tualatin city government is totally corrupt. Good examples of the corruption of the city are their history with the I5-HWY 99 bypass and the extension of Boones Ferry through the park, golf course and on to Herman Road. It's funny that the land that was allocated for the bypass is where the former Mayor built homes. How did he get the land, payoffs to the right people? As for the Boones Ferry extension to divert traffic off of Tualatin Sherwood Road, what IDIOTS did not insure that this road was 2-lanes each way from I5 to Hwy99? The planning department is an absolute joke. I realize that the city of Wilsonville is not much better in planning due to their arrogance, but the ideal location, and the only route left for a bypass would be extending SW Elligsen Rd/Day rode along the south side of the prison and over to HWY 99. One reason that this was not considered was the noise that the prison inmates would have to listen too. Who cares if the prisoners have to listen to a little noise; if they had followed the law, they would not be there. People have to look at the bigger picture and what would be progress for all. The ONLY way of guarantying positive results for the citizens and the City of Tualatin is for a complete change in the management of the city from the Mayor down.

**Corinne Conway**

Oct 9 (3 days ago)



I would love to leave the library EXACTLY the way it is right now please. Instead of cutting it up, let's embrace our community center.

Thank you,  
Cori Conway

115th Ave

**Jan Giunta**

**From:** gm.bailey@frontier.com

**Sent:** Monday, October 07, 2013 9:51 AM

**To:** Jan Giunta

**Subject:** Re: Please Attend the Riverpark CIO Meeting

I have a Pilates session just across the street that runs to 7:25. I'll come over and join the conversation as soon as I can after that (although frankly, my vote is--leave everything as it is now. I have NO desire to help the developer or encourage traffic anywhere other than immediately off I-5 onto Tualation-Sherwood and right into the shopping center; this is generally a bad deal for Tualatin residents.)

Martha

## Jan Giunta

**From:** louann [louannhome@comcast.net]  
**Sent:** Tuesday, October 08, 2013 7:03 AM  
**To:** 'CIO (Citizen Involvement Organization)'; 'Jan Giunta'  
**Cc:** 'Tony Sanchez'; louann Richards  
**Subject:** RE: Street Extension Requiring a New City Hall / comment attached

Hi Jan-

I am so sorry to let you know that neither Tony or I will be able to attend our CIO meeting Thursday but feel strongly that the extension of Seneca requiring the destruction of the current city building and the plan to relocate it only a few feet away is NOT A GOOD IDEA!

Thanks to the recent article in Tualatin Life, we see the big picture. We thought the Cabala's improvement was the entire plan and did not understand the city's plan in the complicated TSP that has been approved. Here are our suggestions:

1) Encourage car traffic on Tualatin-Sherwood Road and the new A Street, but make a safe passage for foot and non-motorized traffic using Seneca to cross Martinazzi (traffic light must be added) so access to the lake and Community Park is encouraged.

2) Consolidate city buildings where they can be in one location, not just three separate buildings moved a few feet closer together. The suggestion of behind the police station is a good idea as it is easily accessed by Wes and non-motorized visitors.

3) Spending Tualatin money for this plan is wasteful!

Please add our input when you address the city council on this matter. We give you permission to use any part of this email for the purpose of opposing the approved plan.

Sincerely,  
Louann Richards & Tony Sanchez  
11475 SW Hazelbrook Road  
Tualatin, OR  
503.267.1532

Also a member for:  
Graphic Expressions  
12250 SW Myslony Street  
Tualatin, OR  
503.691.2646

## YOUR COMMENTS

Please designate your CIO Riespark

I favor not going ahead with Seneca, & thus avoid having to make an immediate ~~decision~~ decision on where to put city hall. Remodeling the present one & putting it next to the library is a bad idea.

Access to the library & providing more (not less) parking should be a priority. This facility is a star ~~of~~ <sup>of</sup> ~~the~~ <sup>the</sup> city and should not be placed at the end of an alley.

Please continue soliciting input on where, when, and what should be the City Hall. You will build support by soliciting input from your citizens

## YOUR COMMENTS

Please designate your CIO \_\_\_\_\_

6

- A) DID THE TRAFFIC STUDY INCLUDE THE ADDITION OF 'A' STREET?
- B) WOULD A SIGNAL @ EXISTING LIBRARY DRIVEWAY RESOLVE "SAFETY & FLOW" ISSUES.
- C) I DON'T CONSIDER THE MINOR IMPROVEMENT IN TRAFFIC FLOW TO WARRANT AN APPROX. \$5M PRICE TAG TO TAXPAYERS
- D) IT DOESN'T APPEAR THAT WE NEED A NEW COUNCIL BUILDING. (CAPACITY, SAFETY, ETC.)  
WHY WOULD WE LET A NEW STREET DICTATE A NEED?
- E) \$4.3M FOR A NEW BUILDING - WHAT ABOUT SITE PROP?

350-400 current  
+ 150-250 future

WWW.SURVEYMONKEY.COM/S/SENEGA STREET



## YOUR COMMENTS

Please designate your CIO Riverpark

Nice presentation.

Keep updates coming on  
costs of New bldg Near police  
as well as parking improvement  
that can happen for library  
with New Seneca plus No  
New city bldg.

YOUR COMMENTS

Please designate your CIO

Riverpark

Why not use any money to move Council Bldg activities to the Library Bldg. & build a proper larger library?

What about the traffic signal overlap at Ryberg / Senneca / Boones being too close to each other - could cause horrid traffic pile ups & no one could move during peak traffic times.

## YOUR COMMENTS

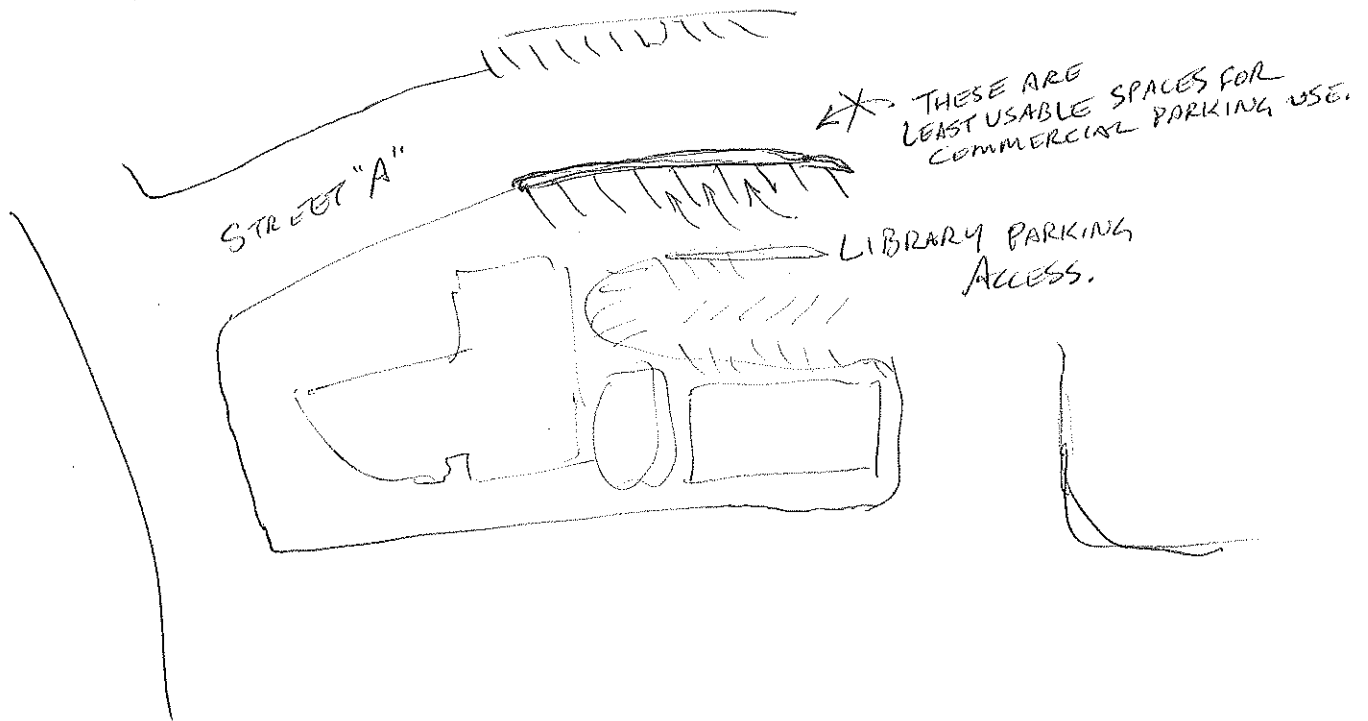
Please designate your CIO RIVERPARK

CAN WE LIMIT THE BOND DURATION TO MINIMIZE THE COST OF INTEREST?

I WOULD PREFER THAT WE PROCEED WITH SENECA AND STREET "A" IMMEDIATELY.

I ALSO LIKE THE IDEA OF RE-PURPOSING THE LIBRARY <sup>BUILDING</sup> AND RELOCATING IT.

I ALSO LIKE THIS IDEA:



## YOUR COMMENTS

Please designate your CIO RIVER PARK

CONVERT EXISTING CITY HALL BLDG INTO A COMMUNITY CTR  
ADD OR A GREEN AREA (LITTLE PARK) & REBUILD OR RENOVATE CITY HALL  
IN FUTURE SOMEWHERE ELSE

**YOUR COMMENTS**

Please designate your CIO River Park

Is there any way library  
be remodeled to become new  
city building while building  
new library next to police  
station?

**YOUR COMMENTS**

Please designate your CIO RIVER PARK

3 DRIVEWAYS CLOSURES  
TAKING ~~IN~~ OUT BACK PARKING  
OPTION B BEST  
11 A NO PARKING  
11 C 4

WHAT'S THE IMPACT ON PARKING  
POLICE STATION PARKING

YOUR COMMENTS

Please designate your CIO East (2)

Mr Mayor, the arrogance of asking when that busy 89 foot wide street should complete the strangling of our library...  
Right now, 1 street would surround our library on 3 sides with dangerous traffic. Don't complete the strangulation with a busy, fast Seneca, that would result in killed pedestrians, crossing in the middle of Seneca.

## YOUR COMMENTS

Please designate your CIO 3

- If you could turn left on A street from Durham (into development) we could keep a number of people off Nyberg. They could enter + depart the development without ever coming onto Nyberg.
- you could build a ~~on~~ building on city property near police dept to house municipal court and other city staff. This would allow expansion of space inside current city council building. No destruction of building would be necessary and parking hassle would be away from library.



YOUR COMMENTS

Please designate your CIO 1 Riverpark

Seneca - RE: Masterplan comment about necessary:

- TSP included Seneca because someone added it as an after thought. It wasn't high on anyone's priority <sup>list</sup> at the meeting. No one that I remember voted for it.
- Loop Road?
- 3 signals on Martinezzi in 100 yards? Unbelievable
- Closure of small access road should be OK with many more lanes out of Cabela & new add'l lanes to turn into complex
- Put a street, access road, along west side of freeway. From Bonnet Ferry to Trilatin Sherwood Rd.
- Like idea of library w/ No street around it, more parking close Seneca

## YOUR COMMENTS

Please designate your CIO 3

- 1) Cost savings is notable if developer builds.
- 2) The existing conditions are unsafe and confusing.
- 3) This is a good opportunity for a far superior intersection.
- 4) Consider a street design that focuses on safe pedestrian use.
- 5) City desperately needs new Council Chambers
- 6) Other facilities also need upgrade such as Parks offices and Building/Planning are deficient and crowded.
7. Agree that it would be good to keep facilities downtown.

## YOUR COMMENTS

Please designate your CIO 6

Seneca street will continue to meet traffic service levels. I don't think we should spend money to address problems that may not even occur.

We should not spend money on anything we do not ~~need~~ need to have.

YOUR COMMENTS

Please designate your CIO \_\_\_\_\_

Some benefit to businesses west  
of Mantua

~~No~~ Option A  
City Parking not adequate  
for ~~the~~ Municipal Council  
and Library.

No new construction on  
the city site,

Interest cost not in budget

## YOUR COMMENTS

Please designate your CIO \_\_\_\_\_

If the city really wants to do this improvement so badly why doesn't the developer accept the responsibility for this entire cost? When he developed Bridgeport Village in order to gain property that the Village Town Pavement House was sitting on he agreed to build them a new facility across the street at no cost to the owner. Food for thought.

YOUR COMMENTS

Please designate your CIO Rosenpark

Since when do we let developers tell us what to do? This one has gotten way too much already. They've taken away K-Mart, where all of Tualatin could shop to be replaced with stores that will sell for ~~the~~ fewer items aimed at people who will travel from afar to clog our roads - and force us into cars to buy our basic needs. Block access to city from this shopping center - and keep the traffic coming from I-5 to the center & back. If we must add more to Tualatin, Sherwood Road and ~~the~~ work to keep added traffic from the best of the roads. I'm opposed to spending money on this sort of thing any of this at this time.

→ Bridgeport (Fake) Village #  
Nyberg Wood #  
When will it stop?

## YOUR COMMENTS

Please designate your CIO 6 Riverpark

Why has the city not considered improving the existing City Driveway instead of constructing the Seneca St Extension?

Would the developer help construct the Tualatin River Greenway if Seneca St is not done?

## YOUR COMMENTS

Please designate your CIO REURPACK

I'm sure the owners of the vacant "new" building at the corner of SW 124<sup>th</sup> and Truman Drive would love to have some tenants since it has been vacant for 5+ years!

---

A light at Seneca and then another 50 yards away at NYBBS seems a little close.



## YOUR COMMENTS

Please designate your CIO \_\_\_\_\_

Why don't we start with making the current library driveway out a right turn with no left turn into it from Martiazzai build a cement island. Put in Street A B with a right turn into it from Boones Ferry & a right turn only out of it. Then wait to see if Seneca needs extending.

Turn the library into the City Bldg -  
make a new library elsewhere.

## YOUR COMMENTS

Please designate your CIO 6

Don't extend Seneca because I like the library just as it is. The Police Dept. Building is an ideal spot to place a new city hall & building.

**Citizen Involvement Organization (CIO) Public Input**

**Topic: Seneca Street Extension and Council Building**

**Meeting Date: Wednesday, October 16, 2013**

**CIO: Midwest**

## Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	<b>62.50%</b> 10
No	<b>37.50%</b> 6
Total	16

### Afternoons

10/23/2013 2:22 PM

### Rush hour AM and PM

10/22/2013 8:27 PM

all times since people cut through there

10/22/2013 5:24 PM

### Rush hour times

10/22/2013 3:02 PM

At peak travel times, the queue on SW Martinazzi can make egress from the Library nearly impossible, especially if the desire is to travel southbound on SW Martinazzi.

10/21/2013 8:09 PM

all

10/21/2013 3:08 PM

5PM

10/21/2013 8:36 AM

Peak hours only

10/18/2013 11:54 PM

## Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	<b>100%</b> 16
No	<b>0%</b> 0
Total	16

### Tualatin-Sherwood Road

10/23/2013 2:22 PM

### Tualatin Sherwood Rd

10/22/2013 8:27 PM

Pretty much all traffic lights on Tualatin-Sherwood Road need improvements. Its impossible now.

10/22/2013 5:24 PM

There should be a signal at the Martinazzi/Saggert intersection

10/22/2013 3:02 PM

Intersection of Upper & Lower Boones Ferry all the way to Tualatin Rd is a nightmare during rush hour. It will be worse with new retail development (old Kmart)

10/22/2013 1:09 PM

SW Sagert & Martinazzi, SW Sagert & 65th Ave., SW Teton and Tualatin Road, Tualatin-Sherwood Road west of SW Martinazzi to SW Teton Road, & Garden Corner curves.

10/21/2013 8:09 PM

various

10/21/2013 3:08 PM

need more library parking.

10/21/2013 3:02 PM

Tualatin Sherwood Highway

10/21/2013 8:36 AM

Tualatin sherwood road from teton to the freeway

10/20/2013 10:55 PM

Martinazzi&Sagert Sagert & 65th All of Tualatin Sherwood

10/19/2013 1:05 PM

Look at the TSP

10/18/2013 11:54 PM

## Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	87.50% 14
No	12.50% 2
Total	16

## Do you feel the Library will be negatively impacted by the extension of Seneca Street?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	81.25% 13
No	18.75% 3
Total	16

Parking will be reduced

10/23/2013 2:22 PM

The library is an important part of our community and heavily used. We should not detract from that by eliminating parking or making access more difficult.

10/22/2013 8:27 PM

It's already very congested there and this will just bring more traffic with less parking available.

10/22/2013 5:24 PM

Loss of parking and it will be very difficult for cars to get into and out of library

10/22/2013 1:09 PM

Reduced parking. Also, the danger to pedestrians created by splitting the parking lots and increasing both the speed of vehicles and the road width of the new "Library driveway." Better alternative would be to forget Seneca extension, close the eastern end of the Library driveway (yes, this is possible despite the existing easement - condemn it if you have to) and relocate City Hall. With such a solution, you could create a larger, unified and single access parking lot for the Library - the most frequently visited City building and essentially the heart of the community.

10/21/2013 8:09 PM

it will reduce parking, unless it's allowed in the lot next door (by Michaels).

10/21/2013 3:02 PM

Loss of parking

10/21/2013 8:36 AM

Not sure

10/20/2013 10:55 PM

The street is what kills the close in parking- it would be very detrimental

10/19/2013 1:05 PM

Less Parking, More Traffic, Danger to cross Seneca when expanded. More congestion next to Micheals

## What would you like to see done with the Seneca St. extension?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Never extend Seneca	43.75% 7
Extend Seneca now	6.25% 1
Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.	43.75% 7
<b>Responses</b> Other (please specify)	6.25% 1
Total	16

## If you had a choice; would you like to see the Green Space built along the River instead of Seneca Street?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	87.50% 14
No	12.50% 2
Total	16

[Comments\(4\)](#)

If that were the choice, then yes

10/23/2013 2:22 PM

This is not an either/or situation.

10/21/2013 3:08 PM

Not sure

10/20/2013 10:55 PM

Way more value in connecting Tualatin

10/19/2013 1:05 PM

## Do you want a public vote to help Council determine when to extend Seneca Street?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	68.75% 11
No	31.25%

Answer Choices	Responses
	5
Total	16

[Comments\(2\)](#)

Spending close to \$6MM on this is absurd without public approval. Developer should buy the Council building and make the road / improvements if this intersection is necessary. Why should citizens subsidize builder's business?

10/22/2013 1:09 PM

I think the public has (or will have) spoken loudly enough through the series of CIO and other community meetings on the subject of the proposed extension of SW Seneca Street.

10/21/2013 8:09 PM

## Do you support the construction of a new city building?

- Answered: 16
- Skipped: 0

	Now?	In the Future?	Total Respondents
Yes	18.18% 2	90.91% 10	11
No	100% 8	50% 4	8

[Comments\(4\)](#)

More turf athletic fields. Only one in city and adult soccer uses 75% of weekend time

10/22/2013 1:09 PM

quit spending money - remember the bell tower fiasco?

10/20/2013 10:55 PM

Hedges creek master plan

10/19/2013 1:05 PM

Green space along the river, behind Kmart

10/18/2013 11:54 PM

## Do you support the proposed new city building option located adjacent to the Library?

- Answered: 16
- Skipped: 0

Answer Choices	Responses
Yes	6.25% 1
No	93.75% 15
Total	16

[Comments\(12\)](#)

Too crowded, no room for expansion of either the library or the city building, and not enough parking.

10/23/2013 2:22 PM

Parking would be awful, safety for kids and adults with no space is a bad idea.

10/22/2013 9:12 PM

Our library and the open space outside it are beautiful - this would only detract from that

10/22/2013 8:27 PM

I haven't spent enough time looking at what's being proposed.

10/22/2013 5:24 PM

Space! It's needed but options are limited given the restraints placed on it. Think bigger and outside the box. Some real transformative change would be great.

10/22/2013 3:02 PM

No parking and it adds to the traffic problems in the area.

10/22/2013 1:09 PM

Site is too small for a proper building, which is one that is large enough to both consolidate City administrative functions and provide adequate capacity for future growth.

10/21/2013 8:09 PM

Parking is already inadequate for both buildings. A new city building needs to be constructed, but put elsewhere in the downtown area.

10/21/2013 3:08 PM

Does not allow for future consolidation of city services. It just builds the mayor and city council an ivory tower from which they can make proclamations.

10/21/2013 8:36 AM

Too expensive & not needed at this time

10/20/2013 10:55 PM

That would be a disaster

10/19/2013 1:05 PM

Not enough room

10/18/2013 11:54 PM

## Do you support a new city building option at a different location?

- Answered: 16
- Skipped: 0

	Police Station	Near the Library	Turn the Library over to the City and Build New Library	Total Respondents
Yes	81.25% 13	12.50% 2	43.75% 7	16
No	25% 4	81.25% 13	62.50% 10	16

[Comments\(10\)](#)

Buy the building the city administrator is in and remodel into a city hall

10/25/2013 7:41 AM

The library needs more parking, the city needs more room, traffic needs to flow safely and well after the new retail construction. It seems overly generous to the retail developers for the city to foot the bill to improve the traffic situation that is created by the development. I assume that the deal is done, so there is no leverage remaining.

10/23/2013 2:22 PM

Survey is flawed as I had to answer "Yes" to have survey accepted. I vote "no" to all but had to change one to a "yes" to have my views heard ! Chandler AZ has about 245,000 residents and has 5 city buildings. Tualatin is 10% that size and we have 7 ! That's absurd. Build a new, large muni complex in a more remote location and sell & close most of the other city locations. Why keep this hodge-podge approach to city property / locations?

10/22/2013 1:09 PM

Gravel lot behind and encompassing the current True Value hardware store. This location has prime visibility, easy access to public transportation, a footprint to allow for ample parking, adequate ingress/egress and (most importantly) the possibility of revitalizing the commercial area west of the Lake at the Commons. If the City is going to spend money to improve the City facilities, why not use that opportunity for collateral economic development that the private sector would finance?

10/21/2013 8:09 PM

Other downtown locations- the white parking lot, the corner of BFR & TSR at Clark Lumber.

10/21/2013 3:08 PM

not sure

10/21/2013 3:02 PM

And only if it is approved by a vote of the people.

10/21/2013 8:36 AM

I want to say no to all of these but the stupid survey won't let me submit it

10/20/2013 10:55 PM

Maybe at the police station

10/19/2013 1:05 PM

Give the city the Library to consolidate all their offices. Then build a new Library with more parking and accessibility. Preferably along a bus line.

10/18/2013 11:54 PM



**Midwest CIO #3**

2/ attended  
from CIO #3  
12 SHEETS TURNED IN.

**Vote Part I- Traffic/Extension of Seneca Street**

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

7 Yes      4 No

If Yes, at what time of day? PEAK HOURS

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

7 Yes      2 No

If Yes; where? VARIOUS SEE SHEETS ATTACHED.

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

10 Yes      1 No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

9 Yes      3 No

5. What would you like to see done with the Seneca St. extension?

4 a. Never extend Seneca

3 b. Extend Seneca now

3 c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

2 d. Other: SEE ATTACHED SHEETS

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

8 Yes      2 No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

10 Yes      1 No

Other Comments:

PARKING IS A CONCERN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

9 Yes      1 No

If yes, then when:?      3 Now      5 In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

2 Yes      8 No

3. Do you support a new city building option at a different location?

8 Yes      1 No

If Yes, Designate location:

8 Police Station  
1 Near the Library  
3 Turn the Library over to the City and Build New Library.  
1 Other: SEE ATTACHED SHEETS

4. Do you support a Larger, New City Building to House most of our City Government Offices?

9 Yes      1 No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

11 Yes      0 No

6. How should a replacement building be financed?

4 Build a building that can be paid for without a tax increase  
5 Have the public vote to pass a bond  
0 Do not build a new building  
3 Analyze other options  
2 Other: SELL SOME OF THE CITY PROPERTY TO PAY FOR NEW Bldg.

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes  No

If Yes, at what time of day? \_\_\_\_\_

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes  No

If Yes; where? Tualatin Sherwood Hwy & ~~Boone Ferry~~

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes  No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes  No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes  No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes  No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when:?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

- Police Station
- Near the Library
- Turn the Library over to the City and Build New Library.
- Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase

Have the public vote to pass a bond

Do not build a new building

Analyze other options

Other: \_\_\_\_\_

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes  No

If Yes, at what time of day? \_\_\_\_\_

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes  No

If Yes; where? \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes  No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes  No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes  No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes  No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes  No

If yes, then when: ?  Now  In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes  No

3. Do you support a new city building option at a different location?

Yes  No

If Yes, Designate location:

- Police Station
- Near the Library
- Turn the Library over to the City and Build New Library.
- Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes  No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes  No

6. How should a replacement building be financed?

- Build a building that can be paid for without a tax increase
  - Have the public vote to pass a bond
  - Do not build a new building
  - Analyze other options
  - Other: \_\_\_\_\_
-

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes      No

If Yes, at what time of day? Mid-late afternoon

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes      No

If Yes; where? Martinazzi & Sagerst - add traffic light

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes      No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes      No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: Use the TOD to build Seneca but cancel "A" street and use that space for parking or place council Bldg there.

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes      No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes      No

Other Comments:

If "A" street is confirmed, I'd propose closing the "Driveway" altogether and add green space on Martinazzi with additional library/council parking

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when: ?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

Police Station

Near the Library

Turn the Library over to the City and Build New Library.

Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase

Have the public vote to pass a bond

Do not build a new building

Analyze other options

Other: \_\_\_\_\_



# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? afternoon/evening

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when:?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

Police Station

Near the Library

Turn the Library over to the City and Build New Library.

Other: lot between Tru Value Hardware + Tual-Sher Rd  
or lots b/w Tual Commons + Barnes Ferry Rd.

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase

Have the public vote to pass a bond

Do not build a new building

Analyze other options

Other: \_\_\_\_\_

---

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? 7am-9am & 4-7 pm

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

I am most concerned about parking  
for the library.

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when:?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

Police Station  
 Near the Library  
 Turn the Library over to the City and Build New Library. ?  
 Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase  
 Have the public vote to pass a bond  
 Do not build a new building  
 Analyze other options  
 Other: \_\_\_\_\_

---

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? \_\_\_\_\_

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

Police Station

Near the Library

Turn the Library over to the City and Build New Library.

Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase

Have the public vote to pass a bond

Do not build a new building

Analyze other options

Other: \_\_\_\_\_

---

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? COMMUTE TIME AM & PM

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in

operation.

d. Other: REMOVE SENECA ST & USE NYBERG LN FOR ACCESS  
REMOVE FROM / TO MARTINAZZI

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when:?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

- Police Station  
 Near the Library  
 Turn the Library over to the City and Build New Library.  
 Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

- Build a building that can be paid for without a tax increase  
 Have the public vote to pass a bond  
 Do not build a new building  
 Analyze other options  
 Other: \_\_\_\_\_
-



# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes  No

If Yes, at what time of day? \_\_\_\_\_

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes  No

If Yes; where? \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes  No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes  No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes  No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes  No

Other Comments:

---

---

---

---



# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? \_\_\_\_\_

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? 105<sup>th</sup> \_\_\_\_\_

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

- Police Station
- Near the Library
- Turn the Library over to the City and Build New Library.
- Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

- Build a building that can be paid for without a tax increase
  - Have the public vote to pass a bond
  - Do not build a new building
  - Analyze other options
  - Other: \_\_\_\_\_
-

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? 5 PM

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? TETON / SILETZ, TETON / TRALATIN - SHERWOOD

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

---

---

---

---

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes  No

If yes, then when?  Now  In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes  No

3. Do you support a new city building option at a different location?

Yes  No

If Yes, Designate location:

Police Station  
 Near the Library  
 Turn the Library over to the City and Build New Library.  
 Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes  No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes  No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase  
 Have the public vote to pass a bond  
 Do not build a new building  
 Analyze other options  
 Other: \_\_\_\_\_

---

# Midwest CIO #3

## Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes       No

If Yes, at what time of day? 5 pm

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes       No

If Yes; where? Tualatin Sherwood Hwy

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes       No until new building at Police station

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes       No

5. What would you like to see done with the Seneca St. extension?

a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

d. Other: \_\_\_\_\_

6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes       No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes       No

Other Comments:

I am ok with building Seneca but build City Hall next to police station now. That way in 5 years we don't have to spend more money to move city Hall because it is so small, and This way we can also start to consolidate City offices.

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when?:

Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

Police Station  
 Near the Library  
 Turn the Library over to the City and Build New Library.  
 Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No      Build 10,000 ft Building & Add on at later dates.

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase

Have the public vote to pass a bond

Do not build a new building

Analyze other options

Other: Moving to Police station make Building to be able to add on in future.



alex chairman

Midwest CIO #3

Vote Part I- Traffic/Extension of Seneca Street

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

Yes  No

If Yes, at what time of day? \_\_\_\_\_

2. Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

Yes  No

If Yes; where? see drawing below

3. Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

Yes  No

4. Do you feel the Library will be negatively impacted by the extension of Seneca Street?

Yes  No

5. What would you like to see done with the Seneca St. extension?

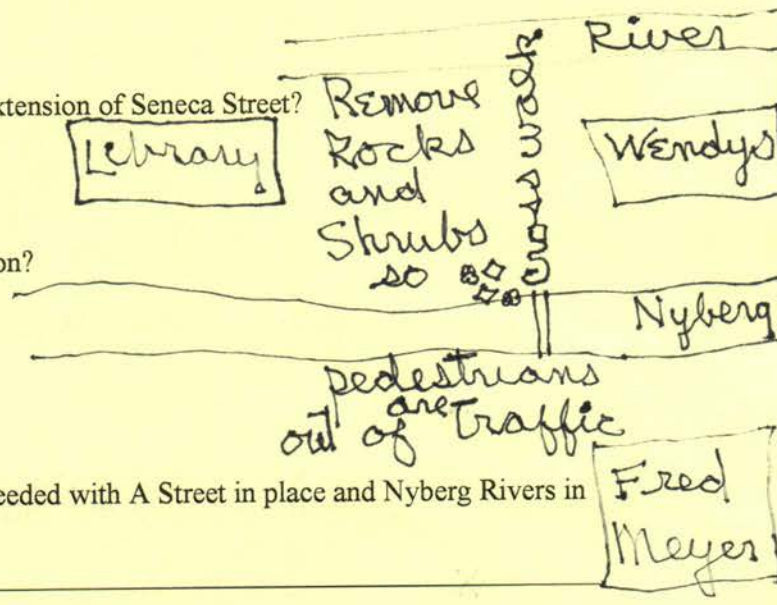
a. Never extend Seneca

b. Extend Seneca now

c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in

operation.

d. Other: \_\_\_\_\_



6. If you had a choice; would you like to see the Green Space Built along the River instead of Seneca Street?

Yes  No

7. Do you want a public vote to help Council determine when to extend Seneca Street?

Yes  No

Other Comments:

\_\_\_\_\_

plenty of vacant commercial space in Tualatin could serve until a solution is found

# Midwest CIO #3

## Vote Part II. City Building

1. Do you support the construction of a new city building?

Yes       No

If yes, then when?       Now       In the future

If no, are there other projects you would rather the City Council spent money on?

---

---

2. Do you support the proposed new city building option located adjacent to the Library?

Yes       No

3. Do you support a new city building option at a different location?

Yes       No

If Yes, Designate location:

Police Station

Near the Library

Turn the Library over to the City and Build New Library.

Other: \_\_\_\_\_

4. Do you support a Larger, New City Building to House most of our City Government Offices?

Yes       No

5. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Yes       No

6. How should a replacement building be financed?

Build a building that can be paid for without a tax increase

Have the public vote to pass a bond

Do not build a new building

Analyze other options

Other: build new library next to Tualatin  
E. Elementary  
School

# CIO #3, Midwest

Results for Seneca Street Extension and Council Building

# Recap of the meeting

- ▶ Ms. Sara Singer presented the for the City
- ▶ Question and Answer.
- ▶ Survey was taken buy attendees
  - ▶ Survey Reflected City Council's Questions
  - ▶ Questions from the Joint CIO meeting
  - ▶ Additional Questions/Options from the Joint Meeting.
  - ▶ Results reflect both on-line and paper surveys

# Attendance/Results:

- ▶ 21 Members Attended Quarterly Meeting.  
12 Surveys Turned in
- ▶ 16 Surveys taken online.
- ▶ 4 From the Joint Meeting
  
- ▶ The Survey cross checks its self through redundancy.

1-Do you believe there is currently a traffic problem on Martinazzi at the library entrance?

▶ Yes: 20

▶ During peak hours

▶ No: 10

2-Do you believe there are other traffic problems that need improvement more than those on Seneca Street?

▶ Yes: 23

▶ Tualatin-Sherwood Hwy

▶ No: 3

▶ No comments

3-Do you believe that the Council should study alternatives that would preserve the present City Hall and library street while improving traffic flow?

▶ Yes: 25

▶ No: 4



## 4-Do you feel the Library will be negatively impacted by the extension of Seneca Street?

▶ Yes: 23

▶ Reduced Parking for the Library

▶ Congestion

▶ No: 9

▶ Possible improvement on cross walk at Martinazzi.

## 5-What would you like to see done with the Seneca St. extension?

11 a. Never extend Seneca

6 b. Extend Seneca now

11 c. Wait and see if Seneca extension is needed with A Street in place and Nyberg Rivers in operation.

3 d. Other: Turn A street into Parking or use alternative traffic controls.

6-If you had a choice; would you like to see the Green Space built along the River instead of Seneca Street?

▶ Yes: 22

▶ Way more value in connecting Tualatin

▶ No: 4

▶ Not a choice

## 7- Do you want a public vote to help Council determine when to extend Seneca Street?

▶ Yes: 23

▶ Public should have a vote for this.

▶ No: 8

▶ No comments recorded

## 8-Do you support the construction of a new city building?

▶ Yes: 24

▶ Mixed between build now and in the future.

▶ No: 9

▶ Green Space along river

▶ Give the Library to the City, build new library with more parking

## 9-Do you support the proposed new city building option located adjacent to the Library?

- ▶ Yes: 4

- ▶ Only if another site is not available

- ▶ No: 26

- ▶ Too crowded

- ▶ Not enough Parking

## 10-Do you support a new city building option at a different location?

23 Police Station

4 Near the Library

10 Turn the Library over to the City and Build New Library.

2 Other: Build by True Value

11-Do you support a Larger, New City Building to House most of our City Government Offices?

Note: Was not included on web survey. Limited to 10 Questions.

▶ Yes: 13

▶ No: 1



12-Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

Note: Was not included on web survey. Limited to 10 Questions.

▶ Yes: 15

▶ No: 0

# 13-How should a replacement building be financed?

Note: Was not included on web survey. Limited to 10 Questions.

4 \_\_\_ Build a building that can be paid for without a tax increase

5 \_\_\_ Have the public vote to pass a bond

0 \_\_\_ Do not build a new building

3 \_\_\_ Analyze other options

2 \_\_\_ Other: Sell some of the existing city property to fund this project while consolidating city property.

# In conclusion:

- ▶ Seneca Street Lacks Support
  - ▶ The green space long river rated higher
  - ▶ Impacts Library in various ways
- ▶ Other Transportation Projects are more deserving
- ▶ A Consolidated City Building Is Supported
- ▶ Citizens want to stay informed and have a say.
- ▶ Funding is going to be a hot topic.

**Citizen Involvement Organization (CIO) Public Input**

**Topic: Seneca Street Extension and Council Building**

**Meeting Date: Saturday, November 2, 2013**

**CIO: East Tualatin and Martinazzi Woods**

## Seneca Street Extension and Council Building Survey

Name: Vote Tally CIO: East Tualatin & Martinazzi Woods

1. Should Seneca Street be constructed now with the development or wait until later?

5 Construct the street with the Nyberg Rivers Development

1 Construct the street at a later time

2 Do not construct the street

2 Other (please specify below)

---

---

---

2. Should a replacement building be constructed?

5 Yes

3 No

2 Maybe

     Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

1 Next to the Library

5 Next to the Police Department

0 Rent Space

1 Relocate in Existing Space

3 Do Not Build Seneca Street and Keep the Council Building

1 Other (please specify below)

---

---

---

---



SURVEYS  
COLLECTED =  
9

### Seneca Street Extension and Council Building Survey

Name: VOTE TALLY CIO: 4 & 2

1. Should Seneca Street be constructed now with the development or wait until later?

- 4 Construct the street with the Nyberg Rivers Development ||||
- 1 Construct the street at a later time |
- 2 Do not construct the street ||
- 2 Other (please specify below) ||

---

---

---

2. Should a replacement building be constructed?

- 4 Yes ||||
- 3 No |||
- 2 Maybe ||
- Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

- 1 Next to the Library |
- 4 Next to the Police Department ||||
- Rent Space
- 1 Relocate in Existing Space |
- 3 Do Not Build Seneca Street and Keep the Council Building |||
- 1 Other (please specify below) |

---

---

---

---





# MEETING SIGN-IN SHEET

<b>Meeting:</b>	Martinazzi Woods & East Tualatin Joint Meeting for Seneca Street Extension and Council Building Discussion	<b>Meeting Date:</b>	Saturday, November 2, 2013 @ 8:30 a.m.
<b>Facilitator:</b>		<b>Place/Room:</b>	Tualatin Police Dept. Training Room

Name	Organization/Address	E-Mail
NANCY GRAMES	C102	
ED TRUAX	C102	
DICK MASSNER	C104	
Del Jandy		
JOHN YOUNG	C102	j.s.young@frontier.com
Alex Sander	C102	
Kay Dix	C104 - Martinazzi Woods	
John Schuyf	"	
AIVA Schuff	"	
Connie Haag	4	frontier.com conniecruisin@
Linda Loop	4	
Cindy Felger	me	
Paula Fahy	C104	paulajf4@aol.com
OTTO SEMET	C102	
JOHN HOWORTH	C102 EAST TUALATIN	
Carol Carter	C104	
Rusty Carter	C104	
CLAUDIA STERLING	C104	CLAUDIA STERLING @ COMCAST.NET
Davena Yee	2614 SW Logan Lane	davena.yee@gmail.com



**Seneca Street Extension and Council Building Survey**

Name: Connie Haag CIO: 4

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

---

---

---

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

need to consider need for more space  
in long term plan for Uvalde

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

?

---

---

---

---



**Seneca Street Extension and Council Building Survey**

Name: Katy Dix CIO: Marionette Woods

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

Arguments are compelling but not completely all.

---

---

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

---

---

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

---

---

---



**Seneca Street Extension and Council Building Survey**

Name: Alex Sinder CIO: 2

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

---

---

---

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

---

---

---

---

4. How should a replacement building be financed?

- Build a building which can be paid for without a tax increase
- Have the public vote to pass a bond
- Don't build a new building
- Other (please specify below)

5. The City Council is interested in hearing from the community on this issue and learning more about community priorities. Do you have any other comments or input regarding this issue?

In the long term, a bigger City Hall / Council Chamber building is probably desirable, but in the short run it is desirable to replace the existing old, non-descript building so that other accidents near civic buildings may not be feared as life. The library and police buildings which are good community assets.



**Seneca Street Extension and Council Building Survey**

Name: OTTO SEMET CIO: 2  
OSEMET@PACIFIC-MARKETING.COM

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

NONE CONSIDERATIONS NEEDED

---

---

---

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

Again more options s/b Reviewed

---

---

---

4. How should a replacement building be financed?

- Build a building which can be paid for without a tax increase
- Have the public vote to pass a bond
- Don't build a new building
- Other (please specify below)

Depends on FURTHER EVALUATION.  
Future needs etc.

5. The City Council is interested in hearing from the community on this issue and learning more about community priorities. Do you have any other comments or input regarding this issue?

① TO CONFIRM: DOES THE CITY OWN THE LANDS  
THE LIBRARY & CURRENT CITY BLDG IS LOCATED  
ON?

② IS THERE A REASON TO LIMIT A REPLACEMENT  
CITY HALL TO 2 STORIES?

WHY NOT A 3+ STORY @ THE SEWER / LIBRARY SITE?

**Seneca Street Extension and Council Building Survey**

Name: Victoria Moore CIO: \_\_\_\_\_

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

Builder should improve Roads & Street Lights

\_\_\_\_\_

\_\_\_\_\_

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

\_\_\_\_\_

\_\_\_\_\_

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Seneca Street Extension and Council Building Survey**

Name: DICK MASSNER CIO: 4

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

REMOVE IT, ROUTE TRAFFIC ELSEWHERE

---

---

2. Should a replacement building be constructed?

- Yes
- No, NOT AT THIS TIME
- Maybe
- Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

---

---

---

---



**Seneca Street Extension and Council Building Survey**

Name: \_\_\_\_\_ CIO: 2

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

---

---

---

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

---

---

---

---





**Seneca Street Extension and Council Building Survey**

Name: DOUG ULMER CIO: 2

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development
- Construct the street at a later time
- Do not construct the street
- Other (please specify below)

---

---

---

2. Should a replacement building be constructed?

- Yes
- No
- Maybe
- Other (please specify below)

---

---

---

3. Where should a replacement building be constructed?

- Next to the Library
- Next to the Police Department
- Rent Space
- Relocate in Existing Space
- Do Not Build Seneca Street and Keep the Council Building
- Other (please specify below)

---

---

---

---



# Seneca Street Extension and Council Building Survey

Name: \_\_\_\_\_ CIO: 4

1. Should Seneca Street be constructed now with the development or wait until later?

Construct the street with the Nyberg Rivers Development

Construct the street at a later time

Do not construct the street

Other (please specify below)

*\*if it means rebuilding City Hall on site next to the library*

*\*if rebuilding it elsewhere & developing the space as "a park" meeting area (not parking) then construct it.*

2. Should a replacement building be constructed?

Yes

No

Maybe

Other (please specify below)

*only if the building takes into account future needs (expand it).*

3. Where should a replacement building be constructed?

Next to the Library

Next to the Police Department

Rent Space

Relocate in Existing Space

Do Not Build Seneca Street and Keep the Council Building

Other (please specify below)

---

---

---

---

4. How should a replacement building be financed?

- Build a building which can be paid for without a tax increase
- Have the public vote to pass a bond
- Don't build a new building
- Other (please specify below)

And do the building right taking into account future needs

5. The City Council is interested in hearing from the community on this issue and learning more about community priorities. Do you have any other comments or input regarding this issue?

The "City Loop" does not really address the parking issue.  
traffic.

Moving Seneca street does not take into account parking for the library

Street "A" looks great!

Have you looked at changing Seneca - but not rebuilding the City Hall there. The building of Council Building, ~~should~~ if rebuilt, should be larger.

Don't impact the parking in the library! There is already not enough parking.

NOV 07 2013

Seneca Street Extension and Council Building Survey

Name: Carol Carter CIO: #4

MAYOR \_\_\_ COUNCIL \_\_\_ POLICE \_\_\_ ADM \_\_\_  
FINANCE \_\_\_ COMM DEV \_\_\_ LEGAL \_\_\_ OPER \_\_\_  
COMMSVCS \_\_\_ ENG & BLDG \_\_\_ LIBRARY \_\_\_

1. Should Seneca Street be constructed now with the development or wait until later?

- Construct the street with the Nyberg Rivers Development  
 Construct the street at a later time  
 Do not construct the street  
 Other (please specify below)

As time goes on the costs will just continue to rise so do it now! (More cost effective in the long run.)

2. Should a replacement building be constructed?

- Yes  
 No  
 Maybe  
 Other (please specify below)

Again by doing it now this expense should be less than putting it off at some future date ~ look forward, not backward.

3. Where should a replacement building be constructed?

- Next to the Library  
 Next to the Police Department  
 Rent Space  
 Relocate in Existing Space  
 Do Not Build Seneca Street and Keep the Council Building  
 Other (please specify below)

I believe it should be located next to the Police Department. Parking spaces are needed for library access ~ there's already a problem with too few parking spaces near the Library.

4. How should a replacement building be financed?

- Build a building which can be paid for without a tax increase
- Have the public vote to pass a bond
- Don't build a new building
- Other (please specify below)

*(ideal, but not realistic)*

*I don't think a new building can be constructed w/o increased taxes ~ that's just life!*

5. The City Council is interested in hearing from the community on this issue and learning more about community priorities. Do you have any other comments or input regarding this issue?

*As Duluth grows the city should be addressing future needs!*

**Tualatin CIO Member Meeting**  
**River park CIO, Midwest CIO, East CIO, and CIO 6**  
**October 10, 2013**  
**Seneca Street Extension**

---

The meeting was presented as two separate presentations that addressed the Seneca Street extension, and should a New City Hall building be built. There was a combined attendance of 90 residents, which seven members were represented by East CIO 2.

**Vote I- Traffic/Extension of Seneca Street**

1. Do you believe there is currently a traffic problem on Martinazzi at the library entrance?  
3 Yes      4 No    If so, at what time of day: one reply: 2-6 p.m.
  
2. Do you believe there are other traffic problems that need improvement more than those on Martinazzi between Nyberg Street and Boones Ferry?  
5 Yes      1 No
  
3. Do you believe that the council should study alternatives that would preserve the present City hall and the library street while improving traffic flow?  
5 Yes      2 No
  
4. Are the impacts to our Library acceptable resulting from the extension of Seneca Street?  
0 Yes      6 No
  
5. Regarding the Seneca St. extension, and given the benefits and impacts of this street, which action do you prefer?
  - a) Never extend Seneca      1
  - b) Extend Seneca now      1
  - c) Wait and see if Seneca extension is needed with "A" Street in place and Nyberg Rivers in operation.      4
  
6. Do you want a public vote to help Council determine when to extend Seneca Street?  
5 Yes      1 No

## Vote II. Replacement of the City Hall Building

1. Do you support the construction of a new city building?

4 Yes\*

3 No

\* 1 vote to build now and 2 votes to build in the future

2. Do you believe the City Council should further study options for a possible city building, including possible locations and designs, and then present to the public for further input before making a decision?

4 Yes

3 No

3. Do you support the proposed smaller city building option located adjacent to the Library

0 Yes

7 No

4. Do you support a larger city building (size sufficient to allow consolidation of City departments) at a different location

3 Yes

3 No

Designate location: Adjacent to the police station: 2 votes



**Citizen Involvement Organization (CIO) Public Input**

**Topic: Seneca Street Extension and Council Building**

**Meeting Date: Wednesday, November 6, 2013**

**CIO: Commercial**

## CCIO Member Survey – 2013 SW Seneca St/New City Building Projects

Surveys Collected at the 11-6-13 CCIO Meeting (plus 4 sent the next day from businesses wishing to be included in the survey – total of 18 surveys)

---

**1. My business/organization location is near SW Seneca at SW Martinazzi Ave.**

Agree or Strongly Agree --17%  
Neutral or No Opinion -- 28%  
Disagree or Strongly Disagree -- 55%

**2. I have heard about the potential extension of SW Seneca.**

Agree or Strongly Agree -- 94%  
Neutral or No Opinion -- 6%  
Disagree or Strongly Disagree -- 0%

**3. I have heard about the potential new City building next to the Library.**

Agree or Strongly Agree -- 83%  
Neutral or No Opinion -- 11%  
Disagree or Strongly Disagree -- 6%

**4. I agree extending SW Seneca will help businesses located west of SW Martinazzi.**

Agree or Strongly Agree -- 50%  
Neutral or No Opinion --22%  
Disagree or Strongly Disagree -- 28%

**5. I agree the existing public parking at the Library and Council Building is adequate.**

Agree or Strongly Agree -- 6%  
Neutral or No Opinion -- 0%  
Disagree or Strongly Disagree -- 94%

**6. Regarding Seneca St Extension, I agree the City should decide to:**

**a) Extend SW Seneca as part of the Nyberg Rivers development in 2014.**

Agree or Strongly Agree -- 33%  
Neutral or No Opinion -- 50%  
Disagree or Strongly Disagree -- 17%

**b) Wait and see what happens after Nyberg Rivers is completed.**

Agree or Strongly Agree -- 28%  
Neutral or No Opinion -- 55%  
Disagree or Strongly Disagree -- 17%

**c) Never extend SW Seneca.**

Agree or Strongly Agree -- 28%  
Neutral or No Opinion -- 33%

Disagree or Strongly Disagree -- 39%

**7. Regarding the new council/administration building, I agree the City should:**

**a) Build a new building next to the Library (Option A in the recent consultant study).**

Agree or Strongly Agree -- 0%

Neutral or No Opinion -- 17%

Disagree or Strongly Disagree -- 83%

**b) Build a new building somewhere downtown close to the Commons/Lake.**

Agree or Strongly Agree -- 6%

Neutral or No Opinion -- 33%

Disagree or Strongly Disagree -- 61%

**c) Build a new building next to the Police Station.**

Agree or Strongly Agree -- 61%

Neutral or No Opinion -- 11%

Disagree or Strongly Disagree -- 28%

**d) Build somewhere else**

Agree or Strongly Agree -- 22%

Neutral or No Opinion -- 45%

Disagree or Strongly Disagree -- 33%

**8. I agree the City should keep the existing Council Building and remodel it.**

Agree or Strongly Agree -- 0%

Neutral or No Opinion -- 50%

Disagree or Strongly Disagree -- 50%

**9. I agree Tualatin voters need to approve construction of a new Council Building.**

Agree or Strongly Agree -- 78%

Neutral or No Opinion --11%

Disagree or Strongly Disagree -- 11%

**10. I agree if the Council building is demolished, the City should rent until a new location is fully analyzed and financed.**

Agree or Strongly Agree -- 44%

Neutral or No Opinion --22%

Disagree or Strongly Disagree -- 33%

**Specific Additional Comments:**

- 1) Consider buying an existing building. Prices on existing buildings are still low compared to replacement costs. And, use multiple brokers to get firm prices on lease rates. The rates quoted in the study are “full cost” and can be negotiated.
- 2) New building should have all or most city services housed together. Can a 20,000 sq. ft. house of everything but the Police, Operations Department, and Pohl Center? City Planning and Building Permits should move out of the space next to the Library and give it to the Library to use.
- 3) I would like to see a study of the shopping center not focused on Seneca St., but the whole center (and not produced by CenterCal). What is best for the overall shopping center & surrounding community? I think Tualatin needs a new City Hall that is well thought out and will last for next 100 years. (Is that even possible these days?) This should have community support. I don't think a building next to the library is a good decision.
- 4) Two comments:
  - a. Regarding building a new council/administration building – a facilities study is needed.
  - b. The voters should not have to approve the construction of a new building. This is the City Council's job!
- 5) The map shows the new Seneca St dividing the city parking. Can the City swap those 40 spaces for 40 spaces on the Library side of Street “A” so Library users don't have to cross Seneca St. That way, the Nyberg Rivers could use the spaces on the South side of the new Seneca St.

## CCIO Member Survey – 2013 SW Seneca St/New City Building Projects

Results --13 businesses surveys out of 20 possible from businesses/property owners west of SW Martinazzi, directly across from Nyberg Rivers Development

---

1. **My business/organization location is near SW Seneca at SW Martinazzi Ave.**
  - Agree or Strongly Agree --100%
  - Neutral or No Opinion -- 0%
  - Disagree or Strongly Disagree -- 0%
2. **I have heard about the potential extension of SW Seneca.**
  - Agree or Strongly Agree -- 92%
  - Neutral or No Opinion -- 8%
  - Disagree or Strongly Disagree -- 0%
3. **I have heard about the potential new City building next to the Library.**
  - Agree or Strongly Agree -- 85%
  - Neutral or No Opinion -- 15%
  - Disagree or Strongly Disagree -- 0%
4. **I agree extending SW Seneca will help businesses located west of SW Martinazzi.**
  - Agree or Strongly Agree -- 77%
  - Neutral or No Opinion --15%
  - Disagree or Strongly Disagree -- 8%
5. **I agree the existing public parking at the Library and Council Building is adequate.**
  - Agree or Strongly Agree -- 8%
  - Neutral or No Opinion -- 23%
  - Disagree or Strongly Disagree -- 69%
6. **Regarding Seneca St Extension, I agree the City should decide to:**
  - a) **Extend SW Seneca as part of the Nyberg Rivers development in 2014.**
    - Agree or Strongly Agree -- 92%
    - Neutral or No Opinion -- 8%
    - Disagree or Strongly Disagree -- 0%
  - b) **Wait and see what happens after Nyberg Rivers is completed.**
    - Agree or Strongly Agree -- 8%
    - Neutral or No Opinion -- 38%
    - Disagree or Strongly Disagree -- 54%
  - c) **Never extend SW Seneca.**
    - Agree or Strongly Agree -- 8%
    - Neutral or No Opinion -- 30%

Disagree or Strongly Disagree -- 62%

**7. Regarding the new council/administration building, I agree the City should:**

**a) Build a new building next to the Library (Option A in the recent consultant study).**

Agree or Strongly Agree -- 15%

Neutral or No Opinion -- 23%

Disagree or Strongly Disagree -- 62%

**b) Build a new building somewhere downtown close to the Commons/Lake.**

Agree or Strongly Agree -- 38%

Neutral or No Opinion -- 47%

Disagree or Strongly Disagree -- 15%

**c) Build a new building next to the Police Station.**

Agree or Strongly Agree -- 77%

Neutral or No Opinion -- 15%

Disagree or Strongly Disagree -- 8%

**d) Build somewhere else**

Agree or Strongly Agree -- 15%

Neutral or No Opinion -- 77%

Disagree or Strongly Disagree -- 8%

**8. I agree the City should keep the existing Council Building and remodel it.**

Agree or Strongly Agree -- 8%

Neutral or No Opinion --15%

Disagree or Strongly Disagree -- 77%

**9. I agree Tualatin voters need to approve construction of a new Council Building.**

Agree or Strongly Agree -- 70%

Neutral or No Opinion --15%

Disagree or Strongly Disagree -- 15%

**10. I agree if the Council building is demolished, the City should rent until a new location is fully analyzed and financed.**

Agree or Strongly Agree -- 54%

Neutral or No Opinion --23%

Disagree or Strongly Disagree -- 23%

**Specific Additional Comments:**

1. Right now, as people exit the Library, my business has great visibility. I will lose that if the existing road is closed. Building a new City building will further block my sign. If the City would add directional signs in the public parking lot behind my building, it would really help customers find us.
2. We need new directional signs in the public parking lot that show where businesses are located (like the Haggen's Shopping Center). The public parking lot needs new blue signs that say Public Parking. The current signs are not very visible.
3. Building the new building next to the Police Station is a great idea. Do it.
4. The City should study all of their properties to see where a new building will not stress available parking. Consider building it on one of the public parking lots or city owned property. On Court days (Thursday), now there are too many cars and not enough parking. Once Nyberg Rivers is built, it will get worst because their lot will no longer be empty.
5. Extend Seneca St. and put in traffic lights-- it will make walking across Martinazzi so much safer.

# Commercial Citizen Involvement Organization



## Special Report to Tualatin City Council

November 12, 2013

CCIO Member Responses to Business Survey Regarding  
Potential Extension of SW Seneca & Demolishing/Replacing  
the Council Building



# Commercial Citizen Involvement Organization



- **Gathered opinions from CCIO members using various methods....**
  - October 10 - sent email notice announcing November 6 meeting, gave the link to the City project web site, and requested feedback from those on the CCIO list.
  - Week of October 22 – surveyed 13 of 20 businesses located directly off SW Seneca and SW Martinazzi across from Nyberg Rivers Project. Already had info from Nyberg Rivers.
  - October 28 – mailed meeting notice to 1,250 CCIO businesses/property owners.
  - November 6 – single topic at our Fall All Member Meeting.
    - 26 attended representing 21 interested businesses/property owners.

# Commercial Citizen Involvement Organization



## ● Conclusions....

- Proposed extension of SW Seneca/New City Council building generated modest interest from most businesses in Tualatin.
- Why?
  - Traffic impact appears isolated to East-West connection between Nyberg Rivers, businesses West of SW Martinazzi, and to some extent, SW Martinazzi.
  - If either project raises taxes by requiring bond financing, we can anticipate greater interest.
- Survey results mixed depending on location of business/property owner responding. **The further the distance of the business from the Nyberg Rivers Project, the lesser the interest about the project.**
- Received wide variety of comments including many encouraging the City to do more analysis and communication before making a decision.

# Commercial Citizen Involvement Organization



## ● Responses – Highlights

- Benefits of Seneca Street extension not well-justified to those not familiar with specific issues of the area.
  - 77% located directly across SW Martinazzi from the Nyberg Rivers Project **agreed** there is a benefit and the majority think it should be extended in 2014.
  - Agreement drops to 50% for businesses outside of the area with only a minority agreeing to construction in 2014.
  - Both groups were confused by City information on traffic studies, cost, and who pays it.
- Comments suggested a new administration building should be justified beyond “it’s in the way”.

# Commercial Citizen Involvement Organization



- **Responses – Highlights** (Continued)
  - Majority of both groups **disagreed** with locating a new administration building next to the Library.
    - 62% located directly across from Nyberg Rivers and West of Martinazzi disagreed with the location.
    - 83% of the businesses outside of the area also disagreed.
  - Majority of both groups suggested consolidating rental/admin City spaces into one building of 20,000 square feet could be justified, if not located next to the library.
    - Suggested alternatives include asking for specific lease proposals from multiple brokers and considering purchasing an existing larger building within the limits of a \$4.5 million budget.

# Commercial Citizen Involvement Organization



- **Responses – Highlights** (Continued)
  - Majority of both groups **agreed**, of the limited specific information given, next to the Police Station was the most popular new building option.
    - 77% of those located directly across from Nyberg Rivers just West of SW Martinazzi agreed.
    - 61% of other businesses agreed.
  - **Majority of both groups strongly disagreed that current parking for the Library and Council Building was adequate.**
    - Any solution should increase available parking for Library users.
    - Proposed new Seneca divides City Parking and makes it harder for pedestrians to cross to the Library. Could the City swap public parking spaces for spaces off of Street A and closer to the Library?