



Tualatin 2040
Overview
Council Work Session
January 28, 2019



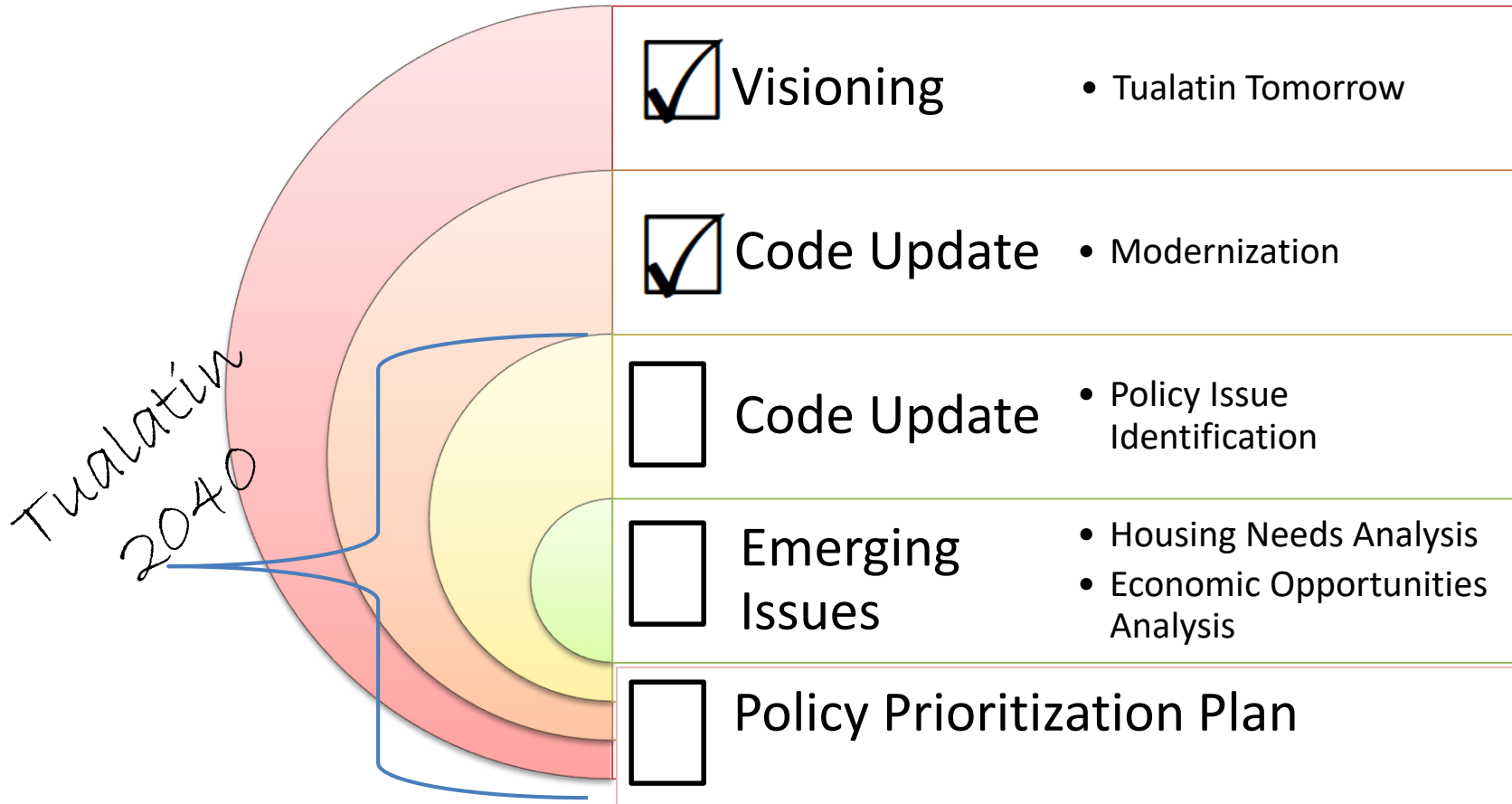
What is Tualatin 2040?

- Next phase of the Development Code update
- Tualatin 2040:
 - Policy Identification
 - Housing Needs Analysis
 - Economic Opportunities Analysis
 - Policy Prioritization Plan





How did we get here?





Policy Identification

What is it?

- Identifies community priorities
- Interview: Broad range of community members, advisory committees, and decision makers
- Does the Community Plan and Code reflect the community visions?
- Identified issues influence policy analysis





Why is Tualatin doing an HNA?

A Housing Needs Analysis (HNA) will...

- Growth expected over the next 20-years?
- Available buildable land?
 - Vacant
 - Unconstrained physically or by policy
- Does buildable land to accommodate expected growth?
- What development patterns make sense?
- Informs future City actions and plans



Steps in an HNA

1. Project new housing units needed in the next 20 years, using Metro's adopted forecast
2. Understand demographic and socioeconomic trends related to housing need
3. Determine types of housing likely to be affordable based on household income
4. Inventory vacant and potentially redevelopable land
5. Determine whether Tualatin has enough land to accommodate growth by Zone.
6. Make recommendations for changes to housing policies



Opportunities for Needed Housing

Single-Family Detached

Single-family detached
Manufactured & mobile homes
Cottage Housing



Multifamily (2+ Units per Structure)

Duplexes
Tri- and 4-Plexes
Apartments – owner & renter occupied



Single-Family Attached





Why is Tualatin doing an EOA?

An Economic Opportunities Analysis (EOA) will...

- Inform if there is enough land to accommodate expected employment growth?
- What types of industries may grow here and what types of land do they need?
- Describe existing economic conditions and forecast future conditions to inform:
 - Land use policy
 - Economic development strategy
 - Coordination



What are the parts of an EOA?

- Inventory of buildable commercial and industrial land
 - Information about characteristics of vacant and potentially redevelopable land
- Forecast Employment Growth
 - Understand Tualatin's competitive advantages
 - Identify potential growth industries
 - Forecast employment and land needs
- Recommendations for economic development strategies and policies



Policy Prioritization

Policy Prioritization Plan:

- List of key issues from stake holder engagement and policy audit
- Categorized by key issue, degree of difficulty and benefit to the community
- Presentation to Planning Commission and City Council
- Will include findings from the Housing Needs Analysis and Economic Opportunities Analysis.





Council Action

- Resolution to acknowledge Tualatin 2040 work and endorse the final Policy Prioritization Plan



Schedule

Complete	Complete		Winter 2019	Spring 2019	Summer 2019	Fall 2019	Fall 2019/ Winter 2020
Visioning- Tualatin Tomorrow	Code Update- Modernization	Code Update- Policy Identification:	City Advisory Committee outreach	Small group outreach	Final Policy Audit		
		Housing Needs Analysis & Economic Opportunities Analysis	<ul style="list-style-type: none"> • Kickoff • First Advisory Committee 		<ul style="list-style-type: none"> • Open houses • Public engagement 		
		Policy Prioritization:				Draft Plan	Council Action

