

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING)	RESOLUTION NO. 23-5344
FISCAL YEAR 2023-24 FUNDING FOR)	
A 2040 PLANNING AND DEVELOPMENT)	Introduced by Chief Operating Officer
GRANT FUNDED WITH THE CONSTRUCTION)	Marissa Madrigal in concurrence with
EXCISE TAX)	Council President Lynn Peterson

WHEREAS, in 2006, Metro adopted Ordinance No. 06-1115, establishing as Metro Code Chapter 7.04 a construction excise tax (CET) to support community planning and development through grant awards to local governments; and

WHEREAS, in 2017 the Metro Council adopted a new name for the CET grant program, “2040 Planning and Development Grants,” in order to emphasize the program’s connection to implementing the region’s 2040 growth concept; and

WHEREAS, the Administrative Rules governing the CET program authorize and set criteria for grants to fund comprehensive planning by local cities of areas recently brought within the urban growth boundary (UGB); and

WHEREAS, the Metro Council adopted Ordinance No. 23-1488 on February 2, 2023, amending the UGB to include nearly 500 acres of urban reserve land adjacent to the City of Tigard, an area commonly referred to as “River Terrace 2.0,” in exchange for removing from the UGB a substantially equivalent amount of land in Clackamas County; and

WHEREAS, Ordinance No. 23-1488 expressly directed the Metro COO and planning department staff to work with the City of Tigard toward providing 2040 Planning and Development Grant funding to assist the city with its comprehensive planning for the River Terrace 2.0 area; and

WHEREAS, the City of Tigard applied for \$700,000 in such comprehensive planning grant funding in order to develop a comprehensive plan for the River Terrace 2.0 area that meets the requirements of Ordinance No. 23-1488, including requirements to: implement relevant policies adopted by Metro in the 2014 regional Climate Smart Strategy; employ a public engagement plan that encourages broad-based, early, and continuing opportunity for public involvement, with focused efforts to engage historically marginalized populations, people with disabilities, older adults, and youth; and plan for at least 3,000 homes in the area; now, therefore

BE IT RESOLVED that the Metro Council hereby:

1. Awards the City of Tigard a 2040 Planning and Development grant in the amount of \$700,000 for comprehensive planning of River Terrace 2.0; and

2. Authorizes and directs the Metro COO and staff, and the Office of Metro Attorney, to negotiate an intergovernmental agreement with the City of Tigard, which shall set forth milestones and disbursement dates for the grant funds consistent with Metro Code Chapter 7.04, the CET Administrative Rules, and this Resolution No. 23-5344.

ADOPTED by the Metro Council this 20th day of July 2023.



Lynn Peterson, Council President

Approved as to Form:



Nathan Sykes, Deputy Metro Attorney

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 23-5344, FOR THE PURPOSE OF APPROVING FISCAL YEAR 2023-24 FUNDING FOR A 2040 PLANNING AND DEVELOPMENT GRANT FUNDED WITH THE CONSTRUCTION EXCISE TAX

Date: June 29, 2023

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BACKGROUND

The City of Tigard has requested \$700,000 in New Urban Area Planning Grant funding for comprehensive planning of the nearly 500-acre “River Terrace 2.0” area adjacent to the City that was added to the urban growth boundary (UGB) on February 2, 2023, by Metro Ordinance No. 23-1488. The ordinance also expressly directed the Chief Operating Officer (COO) and planning department staff to work with the City toward the provision of Metro grant funds to assist in comprehensive planning of the subject area.

New Urban Area Planning Grants are a type of 2040 Planning and Development Grant and are funded by revenue generated from Metro’s Construction Excise Tax (CET). The adopted Administrative Rules of Metro Code Chapter 7.04 state that the annual funding target for all New Urban Area Planning Grants is \$500,000 and that excess grant funds not awarded each year accrue to the following year, thereby increasing the available funds in subsequent grant cycles. No New Urban Area Planning Grants were awarded in 2022 and Ordinance No. 23-1488 will be the only UGB expansion in 2023.

The grant-funded project must result in a comprehensive plan that is guided by the adopted concept plan and that complies with Urban Growth Management Functional Plan (UGMFP) Title 11, *Planning for New Urban Areas*. Ordinance No. 23-1488 also specifically requires that the comprehensive plan for River Terrace 2.0 be:

- Completed by the City by February 2, 2027;
- Developed while the City addresses how its plans implement relevant policies adopted by Metro in the 2014 regional Climate Smart Strategy regarding concentrating mixed-use and higher density development in existing or planned centers, increasing use of transit, and increasing active transportation options;
- Developed with regular consultation with Metro staff,
- Preceded by development of a public engagement plan that encourages broad-based, early, and continuing opportunity for public involvement;
- Supported by focused efforts to engage historically marginalized populations, including people of color, people with limited English proficiency, and people with low income, as well as people with disabilities, older adults, and youth; and
- For at least 3,000 homes.

Consultant costs and other direct project expenses are eligible for reimbursement with New Urban Area Planning Grants. Grant funds may also be used to support involvement of a community-based organization or a community liaison to facilitate engagement of historically marginalized communities in the planning process. However, the recipient city or county must fully fund their staff resources for the project as a required grant match.

ANALYSIS/INFORMATION

The City of Tigard is requesting \$700,000 in New Urban Area Planning Grant funding in its grant application (Attachment A) and draft project scope (Attachment B). While the amount of the request exceeds similar grants in the past, staff finds that the requested level of funding is appropriate given the scope of the City's proposal, the importance of effective and inclusive planning for new housing, the lack of competing grant applications, increased costs, and the availability of current funds.

The City proposes to use the requested grant funding to do comprehensive land use planning for a nearly 500-acre area that includes riparian and other sensitive habitat, is adjacent to major transportation systems, abuts other jurisdictions, and currently spans three school district boundaries – all factors that will require particularly detailed planning and coordination. The City's proposed project would include a robust community engagement program that emphasizes accessibility and inclusivity with involvement of historically marginalized communities, translation/interpretation services, advisory committees, and diverse methods of public outreach. The proposed project would also prioritize development of strategies for affordable housing development, active transportation, and climate resiliency.

The City's described project would also meet the listed requirements of Metro Ordinance 23-1488 and the Metro Code. The Tigard City Council has formally supported the project with an adopted resolution (Attachment C). The City would be contributing its own staff to manage the project and is also pursuing additional outside funding. As noted above, while the annual funding target for all New Urban Area Planning Grants is \$500,000, no such grant was awarded in 2022 and the City is the only applicant for this grant in 2023.

If the Metro Council approves the proposed resolution and awards the requested grant funds, Metro and the City of Tigard would enter into an intergovernmental agreement (IGA) specifying the terms of the award.

1. Known Opposition

There is no known opposition to the resolution.

2. Legal Antecedents

- Metro Ordinance No. 06-1115 established the CET
- Metro Ordinance No. 09-1220 extended the CET for an additional five-year period (through September 2014)
- Metro Ordinance No. 14-1328 extended the CET for an additional five-year period (through December 2020) and directed the Metro COO to propose amendments to the existing administrative rules
- Metro Ordinance No. 15-4595 approved the Metro COO's proposed amendments to the administrative rules
- Metro Resolution No. 17-4782 changed the program name, approved revisions to administrative rules to allow annual grant cycles, refined grant evaluation criteria, and incorporated new administrative procedures
- Metro Resolution No. 18-4863 approved adjustments to the grant evaluation criteria to require stronger alignment of grant proposals with Metro's commitment to promoting racial equity throughout the region
- Metro Resolution No. 18-4882 approved additional refinements to the Administrative Rules, providing for the creation of a technical assistance component of the program to facilitate successful implementation of 2040 Planning and Development Grants

- Metro Ordinance No. 18-1425 removed the provision to sunset the CET in 2020 and implemented additional refinements to Metro Code Chapter 7.04
- Metro Ordinance No. 20-1447 expanded the allowable uses of CET funds to include grants for economic development and community stabilization
- Metro Ordinance No. 23-1488 amended the UGB to include land adjacent to the City of Tigard in exchange for removing a substantially equivalent amount of land in Clackamas County and directed the Metro COO and planning department staff to work with the City of Tigard toward providing 2040 Planning and Development Grant funding to assist the city with its comprehensive planning of the expansion area

3. Anticipated Effects

The resolution would award the City of Tigard a \$700,000 2040 Planning and Development Grant for comprehensive planning of the River Terrace 2.0 area. The resolution would also authorize the development of an IGA between Metro and the City specifying the terms of the grant award. The grant-funded project is proposed to result in a comprehensive plan that meets UGMFP Title 11 requirements and the specific conditions of Ordinance No. 23-1488.

4. Budget Impacts

The grant award would be for \$700,000 in existing funds generated from CET revenues. The FY 2022-23 budget includes resources for staff in the Planning, Development and Research Department to administer the grant and to provide technical assistance to the City of Tigard.

RECOMMENDED ACTION

The Chief Operating Officer recommends adoption of the resolution to approve the requested \$700,000 2040 Planning and Development Grant award to the City of Tigard.

ATTACHMENTS

City of Tigard Grant Application
Draft Scope and Schedule of Work for planning consultant hire
Tigard City Council Resolution No. 23-01 supporting grant application

Project: River Terrace 2.0 Community Plan

Funds requested: \$700,000

Project purpose and need

1. Describe how this project will facilitate development of the UGB expansion area. Describe how the project will help implement the 2040 Growth Concept and the Six Desired Outcomes stated in the Regional Framework Plan. How will the project leverage or complement aspects of the existing community fabric such as employment centers, natural resources, parks or transit.

This project will result in a complete Community Plan for the River Terrace 2.0 area that was recently added to the Urban Growth Boundary under Metro Council action. The Community Plan will include all of the elements required to complete Comprehensive Planning, infrastructure planning, zoning, development code, a finance plan, and other implementation strategies to prepare these lands for development.

This project will help further the 2040 Growth Concept by proposing development patterns and practices that reflect the region's goals to increase density and housing opportunity, reduce vehicle miles travelled and greenhouse gas production, foster transit-supportive development, and create opportunities to live, work, and recreate within a neighborhood with urban amenities. The neighboring Kingston Terrace UGB expansion area is proposing a new 2040 Town Center and the River Terrace 2.0 development pattern, will reflect, extend, and support this proposal.

People live, work, and play in vibrant communities where their everyday needs are easily accessible.

River Terrace 2.0 is planned as a complete community that can serve the daily needs of its residents without requiring extraneous and unnecessary travel in a motorized vehicle. The estimated 3500 units of housing will be well-served across the 500 acres of the area with three limited areas of supportive commercial and employment lands – two small Main Street corridors of approximately 5 acres each, and one Main Street corridor with an adjacent mixed-use employment and commerce area.

Current and future residents benefit from the region's sustained economic competitiveness and prosperity.

The River Terrace 2.0 neighborhood will ensure an equitable opportunity at prosperity for both current and future residents of the city and region. The aforementioned commercial and employment areas will allow for some economic activity within the neighborhood, serving residents with opportunities to earn wages and reduce the costs of transportation.

People have safe and reliable transportation choices that enhance their quality of life.

The City of Tigard is committed to building and enhancing a transportation system that is truly multimodal and accessible and support the city and region's goals to reduce vehicle miles travelled and greenhouse gas emissions.

River Terrace 2.0 neighborhood will be well-served by a safe and reliable transportation network. The concept plan includes a fully multimodal network that will accommodate residents of all ages and abilities safely. A network of on-street and off-street bicycle facilities will connect residents' homes with commercial areas and parks, as well as the greater regional trail and active transportation system. Pedestrians will have similar opportunities, with an extensive network of sidewalks, pedestrian paths, and multi-use trails. The city will continue to partner with TriMet and the cities of Beaverton and King City to bring fixed-route transit service to the neighborhood, connecting its commercial areas and residences to neighboring areas, schools, services, and the larger region through the downtown transit center.

The region is a leader in minimizing contributions to global warming.

Carbon responsibility and equity will be the two project drivers for this work. The City of Tigard is committed to taking the actions necessary to combat carbon production, and to mitigate the impacts of climate change to our most vulnerable communities. This commitment means that the city sometimes must have difficult conversations with key stakeholders about changes to the business-as-usual approach to development.

We know indisputably that the central drivers of climate change are human actions, and the manner in which we choose to plan and build our cities are one of the more irrevocable actions that we take, affecting the ability of current generations to enact personal changes and the ability of future generations to enjoy current levels of health, safety, and welfare.

The development patterns and transportation infrastructure of River Terrace 2.0 must be responsive to this moment and ensure that the community is built to accommodate and encourage alternative modes of transportation and reduced vehicle miles travelled. Overbuilding the system will have the result of inducing demand and increasing VMT.

In addition, the infrastructure investments, environmental regulation framework, and even the building techniques in this area will all have a profound impact on its future carbon generation. The city intends to make every effort possible to maximize our carbon responsibility and minimize climate impacts.

Current and future generations enjoy clean air, clean water, and healthy ecosystems.

Perhaps the greatest threat to clean air, clean water, and healthy ecosystems in the coming years will be climate change driven fires, floods, and extreme weather events. However, there are other factors that impact this outcome. The concept plan responds to these in multiple ways.

Waterways and their associated riparian corridors will be protected from development to the maximum extent possible. Wetlands are also protected, and the plan proposes managing stormwater, in part, by enhancing wetland condition and function.

Significant tree groves will be inventoried and the city intends to develop a better regulatory framework to promote the preservation of native species that are resilient to climate change impacts.

The benefits and burdens of growth and change are distributed equitably.

Shaped by the project focus and the city's strategic plan, and based on the feedback from the community, the community plan will be centered on the equitable provision of housing across all income bands, tenures, household compositions, and ages. As a statewide leader in equitable housing reform, the City of Tigard is uniquely positioned to implement its vision for an economically diverse and complete neighborhood with housing opportunity and transportation options for everyone.

Proposed scope of work

2. Provide a bulleted list outline of the major project elements and deliverables needed to meet the requirements of Metro Code Section 3.07.1120 Planning for Areas Added to the UGB. Briefly describe the scope for each phase, key deliverables and general timeframe to complete the project.
 - Project Management
 - Project Management Plan
 - Project Schedule
 - Project Milestones
 - Project Scope
 - Project Budget
 - Change management

- Quality control methods
 - Monthly Reports
- Community Engagement
 - Community Engagement Plan that includes:
 - Community engagement goals
 - Community input desired
 - A messaging and communications coordination strategy
 - Communications schedule and milestones, with responsible parties identified
 - Plans for successfully executing the following, at a minimum:
 - Print media strategies
 - Social media and online strategies
 - Newsletters and mailings
 - Community focus groups
 - Advisory committees
 - Public open houses
 - Stakeholder List
 - Community Advisory Committee Roster
 - Technical Advisory Committee Roster
 - Meeting summaries for all community engagement events, focus groups, and committee meetings
- Housing Plan
 - Housing Advisory Committee agendas and meeting summaries
 - Housing Focus Group agenda and meeting summary
 - Housing Plan that includes:
 - Recommended Housing Policies
 - Density and Zoning Strategy
 - Preliminary Form-based Housing Code and Development Approval Processes
- Climate Resilient Development Strategies
 - Climate statement/climate goals
 - Climate report that includes:
 - Climate vision
 - Climate objectives and strategies
 - Overview of recommended and deployed climate strategies
 - Recommended climate policies, objectives, and strategies
- Transportation System Plan
 - Transportation System Report
 - Adoption-Ready Transportation System Plan amendment
 - Street Design Concepts
 - Project List and Cost Estimates
- Water System Plan
 - Tigard Water System Plan update that includes:
 - Population and demand projections
 - System analysis
 - Cost estimates
 - Implementation
 - Capital projects
 - Funding
- Sanitary Sewer System Plan
 - Tigard Sanitary System Plan update that includes:
 - Population and demand projections

- System analysis
- Cost estimates
- Implementation
 - Capital projects
 - Funding
- Stormwater System Plan
 - Adoption-ready River Terrace Stormwater System Plan
- Park System Plan
 - Parks and Recreation System Plan
 - Adoptable level of service resolution to replace the current applicable resolution
- Natural Systems Plan
 - Maps in city-approved GIS format depicting all identified specimen trees and significant tree groves
 - Adoption-ready code amendment package
- Infrastructure Financing Strategy
 - Adoption-ready Infrastructure Financing Strategy
 - Adoption-ready Fees and Charges Schedule
- CDC Amendments & Implementation
 - Adoption-ready Development Code Amendments
 - Implementation Strategies Report
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Project manager

3. Describe the skills and experience of the lead staff person who will manage all aspects of the grant project and oversee the project team's collaboration and consultant work.

Schuyler Warren is a Senior Planner with the City of Tigard. He has been with the city since 2017. He has lead several major policy and long-range planning projects for the city, including: 2018 Housing Options project to legalize middle housing, 2019 Affordable Housing Plan, 2019 Affordable Housing Implementation Strategies, 2020 Downtown Zoning and Code Update, 2022 Housing Options Code Compliance Update, 2022 CFEC Compliance Project, among many other small policy projects. Schuyler is the city's main point person on issues of housing and affordable housing policy and has managed multiple grants, including federal, state, regional, and non-governmental grants.

Project partners and roles

4. Clearly describe the roles and responsibilities of each of the key project partners. Describe the level of commitment from service providers to meet the goals of the project. Also include consultant expertise needed.

Tigard Community Development Staff – project consultation
 Tigard Public Works Staff – engineering and infrastructure consultation and oversight
 Tigard Finance Staff – consultation and finance strategy oversight
 Clean Water Services – sewerage and stormwater services provider, consultation
 TriMet – transit provider, consultation
 Washington County land use and transportation – road maintenance authority, consultation
 King City and Beaverton – adjacent jurisdictions, consultation
 TTSD, BSD, HSD – school districts, consultation
 Durham Reclaimed Water staff – reclaimed water consultation

Community engagement

5. Describe how the community engagement strategy will utilize best practices to meaningfully engage neighbors, property owners, key stakeholders and historically marginalized communities. Specifically describe your approach for advancing racial equity and involving communities of color in the planning process. Provide examples the city has used or is currently using to meaningfully involve diverse community members in planning processes.

The City will continue to build on its work in the River Terrace 2.0 Concept Plan, focusing on inclusive and meaningful engagement practices. The City is currently working to expand the reach and scope of its outreach activities by consolidating project open houses into larger bimonthly events. This approach is intended to make more efficient use of the public's time and to bring stakeholders to all project who may originally only be interested in one. This project will also continue to utilize advisory committees made of representative stakeholders from the community, with support for two or more languages and simultaneous translation in each meeting. We will also continue to use focus groups, going out to meet key underrepresented stakeholders where they are, on their terms.

A key outcome of this work will be an inclusive neighborhood that is truly accessible to all. We take seriously the work to make that a reality and recognize that to do so requires us to meet underrepresented and historically disenfranchised constituencies where they are.

Proposed project budget

6. Use the budget table template provided to show the estimated project costs by major phase or element. The budget table should reflect the bulleted outline provided in #2. Indicate estimated cost for consultant work as well as other direct project expenses. In the space below, describe the methodology used for estimating project costs, and identify any additional funds (if any) that have been pledged by project partners or other sources.

Project costs were estimated by building a scope and utilizing the consulting resources still under contract for the River Terrace 2.0 Concept Plan to provide cost estimates based on this scope. These figures were vetted by staff in Community Development, Engineering, Public Works, and Finance. Project costs were cut where needed to bring the project to a lower total.

The total cost of the project will exceed that of the request to Metro. The City will seek outside resources to make up these costs, including HUD YIMBY grants, the City's EECBG funds from the IRA, internal consultant budget, and potentially others. In the event that outside resources cannot be procured, further budget cuts will be made.

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Attachment A

			Outside Funding
Element 1	Project Management	\$ 42,450.00	
Element 2	Community Engagement	\$ 106,500.00	
Element 3	Housing Plan	\$ 70,000.00	
Element 4	Climate Resilient Development Strategies	\$ 50,000.00	\$ 30,000.00
Element 5	Transportation System Plan	\$ 117,000.00	\$ 30,000.00
Element 6	Water System Plan	\$ 12,000.00	
Element 7	Sanitary Sewer System Plan	\$ 7,000.00	
Element 8	Stormwater System Plan	\$ 29,000.00	
Element 9	Park System Plan	\$ 19,000.00	
Element 10	Natural Systems Plan	\$ 48,000.00	
Element 11	Infrastructure Financing Strategy	\$ 50,000.00	
Element 12	CDC Amendments & Implementation	\$ 90,000.00	
Project Fee Subtotal		\$ 640,950.00	
Contingency		\$ 59,050.00	
Total w/ contingecy		\$ 700,000.00	

SECTION 4

SCOPE AND SCHEDULE OF WORK

The City is seeking a consultant or consulting team (Consultant) to provide a range of services and documents that will be collectively known as the River Terrace 2.0 Community Plan. This work will further refine and operationalize the vision presented in the River Terrace 2.0 Concept Plan (2020) through adoption-ready amendments to the City's adopted Comprehensive Plan, ancillary documents, and infrastructure system plans that meet Statewide Planning Goal requirements, including but not limited to Goals 9, 10, and 11, as well as the provisions of Subsection 3.07.1120(c)(1)-(9) of Metro's Urban Growth Management Functional Plan. The work will also result in adoption-ready amendments to the Tigard Community Development Code.

While one firm may be capable of producing all aspects of the project independently, the City anticipates that Proposers will form teams of well-qualified experts to complete the contract components. The City expects a high degree of ability and understanding to coordinate the various transportation, engineering, and infrastructure finance experts, and communicate project goals and outcomes to stakeholders, the community, and policy makers.

The City has developed a scope of work for this project. Proposers are welcome to suggest alternatives to the scope of work outlined here as long as the alternatives provide similar deliverables and outcomes.

Proposers should not simply repeat the tasks and scope of services in this RFP. Instead, they should describe their understanding and approach to the components, explain the methodologies they will use to complete the work, and show how the processes will be integrated and reflect the input of stakeholders and the public.

The project fee will be negotiated following the ranking process and subsequent selection of the top-rated firm. The successful Proposer must demonstrate that their team can meet the following minimum required experience:

- Utility Master Planning – five master plans completed in previous 10 years, including two for jurisdictions serving 50,000 population or more.
- Transportation Planning – five transportation master plans or similar works in previous 10 years. Experience with multi-modal system plans that result in projected or demonstrated reduction of vehicle miles travelled and greenhouse gas emissions, as well as an increase in safety for all modes, is strongly preferred.
- Municipal Financing – five utility rate studies, SDC studies, or impact fee evaluations in previous seven years with Oregon experience preferred.
- Housing Planning – at least two master plans, development code amendments, or similar projects that include provisions for middle housing at a significant scale.
- Form-based Codes – experience with at least one form-based code project strongly preferred.
- Carbon-responsible and climate-resilient planning – at least three master plans, sustainability plans, resiliency plans or similar works that incorporate actionable climate mitigation and

adaptation strategies, including but not limited to greenhouse gas reductions, vehicle miles travelled reductions, sustainable building techniques, and climate resilient development patterns.

ELEMENT 1: PROJECT MANAGEMENT

Project management is the joint responsibility of the City project manager and Consultant. Consultant will assume a reasonable amount of time for project communication and general coordination above and beyond the meetings and tasks specified in this scope. Consultant will also manage the allocated budget for each task and deliverable accordingly.

Deliverables:

1. Project Management Plan
 - a. Project Schedule
 - b. Project Milestones
 - c. Project Scope
 - d. Project Budget
 - e. Change management
 - f. Quality control methods

2. Monthly Reports

ELEMENT 2: COMMUNITY ENGAGEMENT PLAN

This element will set out the goals, tasks, schedule, and milestones for all public involvement and engagement for the project. Community engagement generally is the joint responsibility of the City and Consultant. It is expected that the Consultant will work with the City to plan for and conduct meaningful and inclusive public and stakeholder outreach to shape project outcomes.

The scope assumes that the Consultant PM and appropriate members of the Consultant team will need to meet with the City PM at least once prior to each TAC, CAC, and Public Open House meeting in order to effectively plan and prepare for these meetings. This meeting may take the place of the regular weekly project management team meetings in Element 1 but in certain circumstances may need to be held separately. Community engagement planning meetings may be held virtually. The TAC should include representatives from each school district represented in the subject lands to meet the provisions of Urban Growth Management Functional Plan Subsection 3.07.1120(c)(5).

In addition to determining agendas and materials, community engagement planning meetings will assign roles and responsibilities to individual team members based on the meeting purpose and content of the intended community engagement.

Deliverables:

1. Community Engagement Plan that includes:
 - a. Community engagement goals
 - b. Community input desired
 - c. A messaging and communications coordination strategy

- d. Communications schedule and milestones, with responsible parties identified
- e. Plans for successfully executing the following, at a minimum:
 - i. Print media strategies
 - ii. Social media and online strategies
 - iii. Newsletters and mailings
 - iv. Community focus groups
 - v. Advisory committees
 - vi. Public open houses
2. Stakeholder List
3. Community Advisory Committee Roster
4. Technical Advisory Committee Roster
5. Meeting summaries for all community engagement events, focus groups, and committee meetings

ELEMENT 3: HOUSING PLAN

This element will refine and operationalize the housing element of the River Terrace 2.0 Concept Plan to meet the provisions of the conditions imposed by Metro on the annexation of the subject lands into the Urban Growth Boundary and to meet the provisions of the Urban Growth Management Functional Plan Subsection 3.07.1120(c)(3) and (4) as well as Title 7. The tasks within this element are varied and fall within a broad range of project outcomes related to housing provision and planning. They are gathered under this element for the purpose of highlighting their importance to the overall project vision and goals. For this reason, tasks may appear in this section that are duplicated elsewhere. These tasks are noted.

Deliverables:

1. Housing Advisory Committee agendas and meeting summaries
2. Housing Focus Group agenda and meeting summary
3. Housing Plan that includes:
 - a. Recommended Housing Policies
 - b. Density and Zoning Strategy
 - c. Preliminary Form-based Housing Code and Development Approval Processes

ELEMENT 4: CLIMATE RESILIENT DEVELOPMENT STRATEGIES

This element will define and operationalize the City's goals for carbon-responsible and climate-resilient greenfield development, from both a mitigation and adaptation standpoint. Similar to Element 3, the tasks within this element are varied and will be completed alongside and as part of the broader range of project outcomes. The work of this element will directly inform and impact the work of all the other elements by providing a diverse set of objectives, and actionable policies strategies that reduce the carbon output of development in River Terrace 2.0 to the maximum extent practicable, and ensure that the neighborhood is prepared for oncoming climate change impacts. While the baseline tasks and deliverables are defined, the Consultant should be **bold and creative** in proposing approaches to this work that will result in the best climate outcomes possible. The climate strategies are gathered under this element for the purpose of highlighting their importance to the overall project vision and goals.

Deliverables:

1. Climate statement/climate goals
2. Climate report that includes:
 - a. Climate vision
 - b. Climate objectives and strategies
 - c. Overview of recommended and deployed climate strategies
 - d. Recommended climate policies, objectives, and strategies

ELEMENT 5: TRANSPORTATION SYSTEM PLAN

This element will include robust analysis that results in a set of proposed transportation system improvements and adoptable updates to the City's Transportation System Plan (TSP) and Capital Improvement Plan (CIP). The TSP update will take the form of an addendum that covers the plan area. This work will be conducted within the context of the City's broader mobility and climate goals. The technical aspects of the analysis must comply with applicable policies, including the Climate Friendly and Equitable Communities (CFEC) rules, the new/pending Metro Regional Mobility Policy, the Tigard Complete Streets policy, the Tigard Transportation System Plan and the Urban Growth Management Functional Plan Subsection 3.07.1120(c)(7) and (9).

Deliverables:

1. Transportation System Report
2. Adoption-Ready Transportation System Plan amendment
3. Street Design Concepts
4. Project List and Cost Estimates

ELEMENT 6: WATER SYSTEM PLAN

This task will provide an update to the City's adopted Water System Plan through an addendum. Expanding the plan's study area to include the River Terrace 2.0 area will be the major component of this element.

Deliverables:

1. Tigard Water System Plan update that includes:
 - a. Population and demand projections
 - b. System analysis
 - c. Cost estimates
 - d. Implementation
 - i. Capital projects
 - ii. Funding

ELEMENT 7: SANITARY SEWER SYSTEM PLAN

This element will provide an update to the City's adopted plan through an addendum. Coordination with Clean Water Services and the cities of Beaverton and King City will be required. Clean Water Services is in the process of creating a basin plan for this area and the system plan should take this into account. The City of King City is in the process of creating a master plan for the Kingston Terrace area just south of River Terrace 2.0 and the infrastructure between these two areas will need to be carefully coordinated.

Deliverables:

1. Tigard Sanitary System Plan update that includes:
 - a. Population and demand projections
 - b. System analysis
 - c. Cost estimates
 - d. Implementation
 - i. Capital projects
 - ii. Funding

ELEMENT 8: STORMWATER SYSTEM PLAN

This task will provide a River Terrace 2.0 Stormwater System Plan. Coordination with Clean Water Services, King City, and Washington County will be required. Clean Water Services is currently working on a regional stormwater strategy that will result in recommended approaches for addressing stormwater management. Any approaches, requirements, etc. developed specifically for River Terrace 2.0 must be closely coordinated with the results of that strategy.

Deliverables

1. Draft memorandum – summary of findings from review
2. Adoption-ready River Terrace Stormwater System Plan

ELEMENT 9: PARK SYSTEM PLAN

This task element will provide a small area plan for a system of parks and trails in River Terrace 2.0 that meet the provisions of the Urban Growth Management Functional Plan Subsection 3.07.1120(c)(6). This plan will provide analysis sufficient to guide the acquisition, funding, and development of parks and trails that meet the desires and needs of the residents, workers, and visitors to the neighborhood. Although this work will be initially guided by the River Terrace 2.0 Concept Plan, the City is seeking to take a step back and reconsider the types of parks and levels of service appropriate to this area.

Deliverables

1. Parks and Recreation System Plan
2. Adoptable level of service resolution to replace the current applicable resolution

ELEMENT 10: NATURAL SYSTEMS PLAN

This task element includes varied tasks related to state Goal 5 natural systems planning, tree canopy preservation, and sustainability. The River Terrace 2.0 Concept Plan identified and mapped Goal 5 significant wetlands and Metro Titles 9/13 vegetated corridors as required by Statewide Planning Goals and the Metro Urban Growth Management Functional Plan. The work of this element will

largely focus on extending existing city natural resource protection elements to the River Terrace 2.0 area but will also make recommendations for new policies and regulatory frameworks to ensure that the broader city goals related to natural area protection, carbon responsibility, and climate mitigation, as well as the climate goals identified in Element 4 are achieved to the greatest degree possible.

Deliverables

1. Maps in city-approved GIS format depicting all identified specimen trees and significant tree groves.
2. Adoption-ready code amendment package.

ELEMENT 11: INFRASTRUCTURE FINANCING STRATEGY

This task will provide a financing strategy for needed infrastructure improvements in River Terrace 2.0 and off-site impacts associated with development of the area, consistent with the Urban Growth Management Functional Plan Subsection 3.07.1120(c)(8). Using the cost estimates from Elements 4-8, various funding strategies should be analyzed. Additionally, strategies for recovering City costs associated with the River Terrace 2.0 Community Plan should be analyzed. This work should be conducted with an emphasis on equity, particularly the need to balance housing equity against other priorities. The end result will be a strategy that includes a fees and charges schedule. Anticipated work includes:

Deliverables

1. Adoption-ready Infrastructure Financing Strategy
2. Adoption-ready Fees and Charges Schedule

ELEMENT 12: TIGARD LEGISLATIVE AMENDMENTS AND PLAN IMPLEMENTATION STRATEGIES

This task will provide adoption-ready amendments to the Tigard Comprehensive Plan and Map, the Tigard Community Development Code, the Tigard Zoning Map in accordance with the Urban Growth Management Functional Plan Subsection 3.07.1120(c)(1) and (2). This element will also include proposed implementation strategies that will operationalize the outcomes identified and developed through all other elements of the Scope. The implementation strategies will particularly focus on the Housing Plan elements but should also take into account the Transportation Element and other infrastructure plans.

Deliverables

1. Adoption-ready Development Code Amendments
2. Implementation Strategies Report

Attachment C

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-01

A RESOLUTION OF SUPPORT FOR A METRO 2040 PLANNING AND DEVELOPMENT GRANT TO FUND THE CONTINUED PLANNING FOR THE RIVER TERRACE WEST AND SOUTH URBAN RESERVES

WHEREAS, The City of Tigard has completed a Concept Plan for two urban reserves collectively known as River Terrace 2.0; and

WHEREAS, the City has submitted an application to Metro to add these areas to the regional Urban Growth Boundary; and

WHEREAS, Metro has commended the City's Concept Plan and proposed to add these areas to the Urban Growth Boundary through a land swap allowed under state law; and

WHEREAS, Metro's 2040 Planning and Development Grant program provides funding for Comprehensive Plans for areas added to the Urban Growth Boundary; and

WHEREAS, this project advances the region's goals to provide more housing, address inequity, and promote carbon-responsible development practices; and


WHEREAS, the City seeks to continue its planning to provide a Comprehensive Plan and Development Code for these areas to enable their development to meet these goals.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: Council supports continued planning for these urban reserve areas and authorizes staff to take submit and application for funding from the 2040 Planning and Development Grant program.

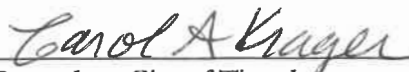
SECTION 2: This resolution is effective immediately upon passage.

PASSED: This 10th day of January 2023.



Mayor - City of Tigard

ATTEST:



City Recorder - City of Tigard