



tualatin

2040



# Community Survey Online and Open House

## Tualatin 2040: Open House Online and In-Person (July – August)

### Quick recap

1. Interacted with 232 people, 73 in-person and 159 online. Asked for demographic and income information to inform engagement efforts. Responses to the survey questions are broken out by total responses, income (\$50,000 and below), and race (People of Color).
2. Top three (3) actions for the City of Tualatin to meet affordable housing needs: offer incentives for affordable housing, improve connections to jobs and services to lessen costs, and allow more types of homes. For households making \$50,000 and below, rent control and incentives for affordable housing were of greater interest. For People of Color, allowing more types of homes and obtain land for new housing were of greater interest.
3. Top three (3) desired choices for new housing types: small homes, townhomes, and cottage courtyard/business-home (tie). For households making \$50,000 and below, small homes and cottage courtyards were of greater interest. For People of Color, business-home and small homes were of greater interest.
4. Top three (3) non-housing priority topics: improving connectivity, increasing and protecting green space, and increasing opportunities for jobs and entertainment. For households making \$50,000 and below, increasing and protecting green space, and increasing opportunities for jobs and entertainment, were of greater interest. For People of Color, improving connectivity and increasing opportunities for jobs and entertainment, were of greater interest.
5. Compared to Tualatin's Census numbers, the traditional public engagement structure (Community Advisory Committee and stakeholder interviews) interacted with an older, higher income, and more white community, than online and in-person outreach. Compared to the Census, the Latinx community and residents younger than 18 years old were underrepresented, although these groups did participate though in-person surveys where demographic information was not requested.

# What did we hear?

Total responses

People of Color

Households \$50,000 and below



spend more than 30% of budget on housing

**COST BURDENED**

# What should the City of Tualatin do to meet this need?

## Choose 2 options

REDUCE COST BY EASIER ACCESS TO JOBS AND SERVICES

ALLOW MORE TYPES OF HOMES

OBTAIN LAND FOR NEW HOUSING

ALLOW FOR MORE INFILL AND REDEVELOPMENT

OFFER INCENTIVES FOR AFFORDABLE HOUSING

REMOVE REGULATIONS OR FEES

REQUIRE RENT CONTROL OR OFFER FINANCIAL SUPPORT

OTHER

Total	People of Color	\$50,000 & Below
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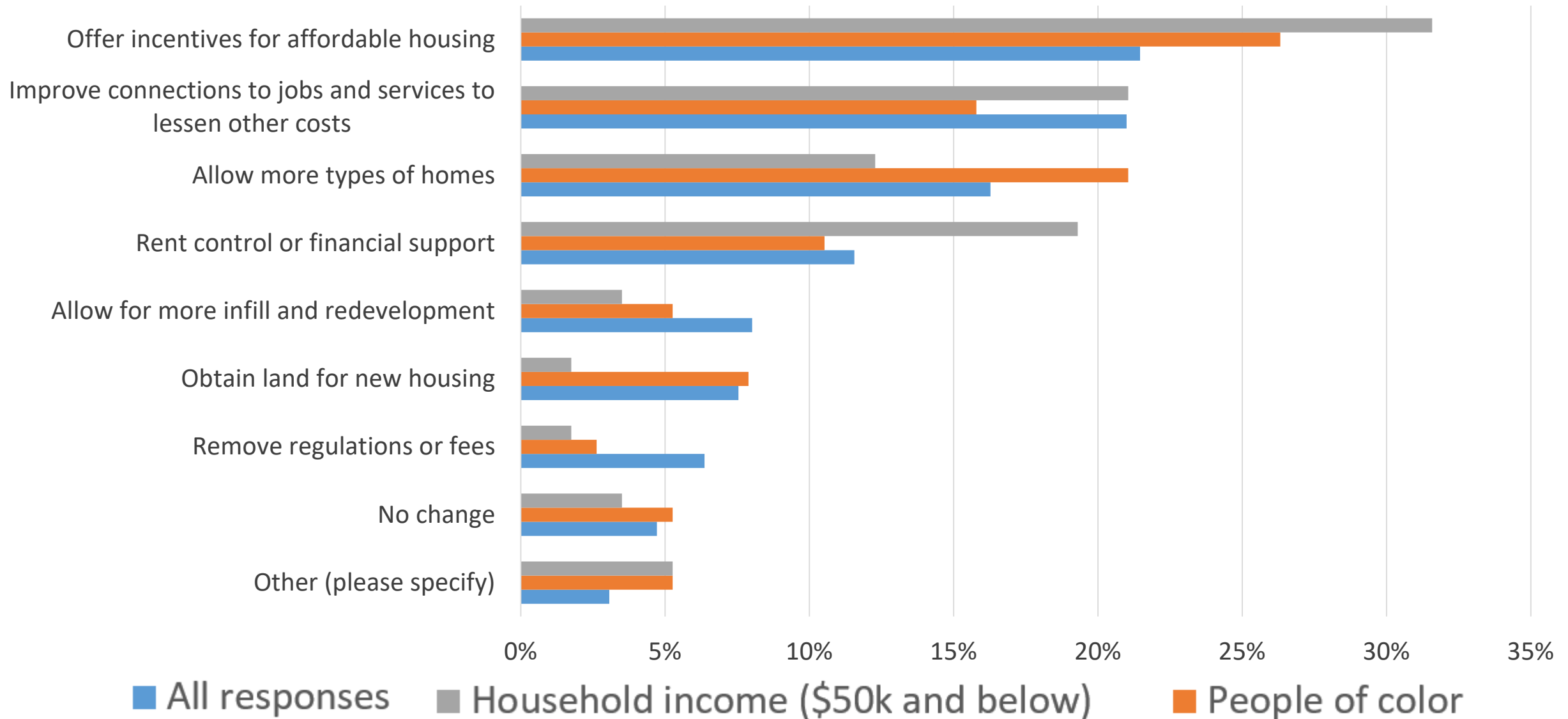
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OTHER

- Total
- People of Color
- \$50,000 & Below

1 in 3 Tualatin households are cost burdened (meaning they spend more than 30% of their budget on housing). People who rent are the hardest hit, with 56% being cost burdened. **What should the City of Tualatin do to meet this need?**



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	All responses	
<b>Allow more types of homes</b>	<b>69</b>	<b>16.3%</b>
<b>Allow for more infill and redevelopment</b>	<b>34</b>	<b>8.0%</b>
<b>Improve connections to jobs and services to lessen other costs</b>	<b>89</b>	<b>21.0%</b>
<b>Rent control or financial support</b>	<b>49</b>	<b>11.6%</b>
<b>Remove regulations or fees</b>	<b>27</b>	<b>6.4%</b>
<b>Obtain land for new housing</b>	<b>32</b>	<b>7.5%</b>
<b>Offer incentives for affordable housing</b>	<b>91</b>	<b>21.5%</b>
<b>No change</b>	<b>20</b>	<b>4.7%</b>
<b>Other (please specify)</b>	<b>13</b>	<b>3.1%</b>
	<b>424</b>	<b>100%</b>

**Other**

If you think renters are hardest hit, you are mistaken. Property taxes are so high, people like myself (single/divorced) feel pushed out and unable to keep their homes because the water/sewer is high, and
Require mixed-use development with your planning costs are going up because of higher property taxes. reduce wasteful spending in Salem. educate the public on the ramifications of voting yes on everything that
Let the market drive the development. No
Allow the market to decide
It's not the city's business to mess with this! Do
decrease property tax for retired seniors
Government stay out of it. People need to live where
help people to become home owners
Lower property taxes!
Determinar si el sueldo minimo se debe aumentar

In Tualatin,  
open land is  
limited.

**How can we  
provide  
more housing  
choices?**

**Choose 2  
options**



Total

People of Color

\$50,000 & Below



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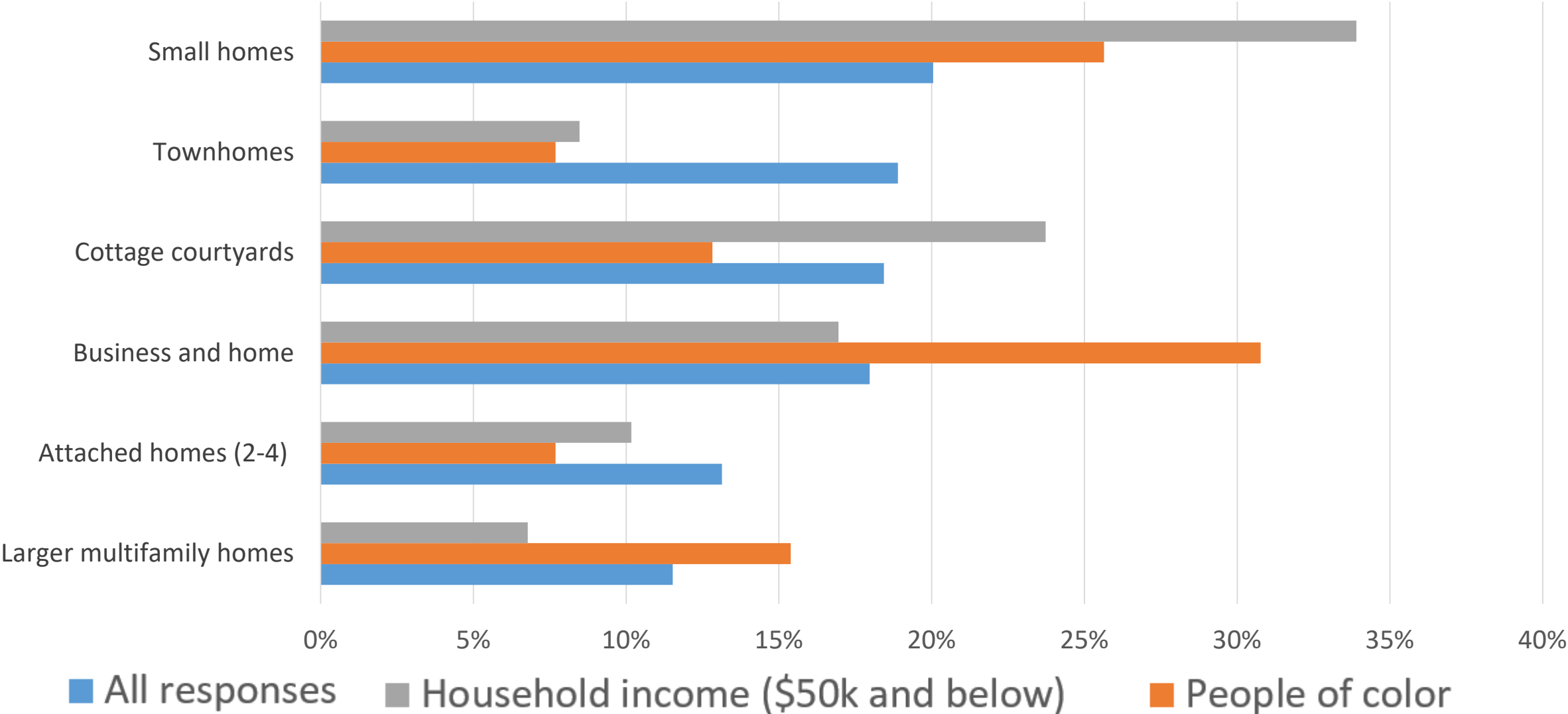


Total

People of Color

\$50,000 & Below

Only 15% of households are middle income, with 39% above and 46% below. Tualatin lacks new land or land use regulations to meet housing needs for seniors, renters, and middle-income families. **How can we provide more housing choices?**



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**How can we provide more housing choices? Please choose your top two options.**

	All responses	
Business and home	78	18%
Townhomes	82	19%
Attached homes (2-4)	57	13%
Larger multifamily homes	50	12%
Cottage courtyards	80	18%
Small homes	87	20%
	434	100%

# What else should be the City of Tualatin's planning priority?

Choose 2 options



**IMPROVE CONNECTIVITY**



**REVITALIZE DOWNTOWN**



**INCREASE AND PROTECT GREEN SPACES**



**CREATE COMMUNITY GATHERING PLACES**



**PRESERVE AND ENHANCE HISTORIC PLACES**



**INCREASE OPTIONS FOR JOBS AND ENTERTAINMENT**

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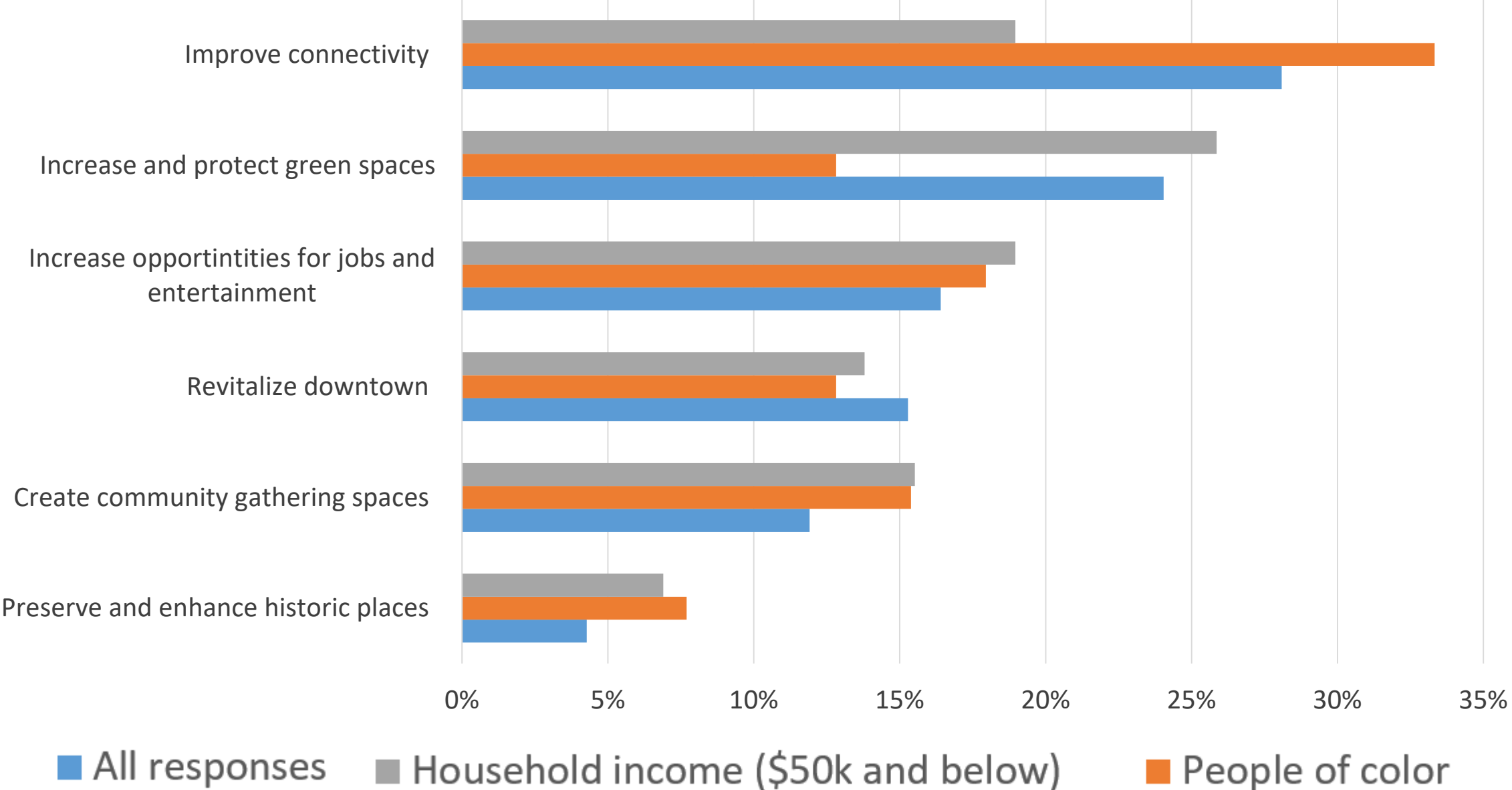
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# In addition to planning for housing, what else should be the City of Tualatin's planning priority?



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	All responses	
Improve connectivity	125	28%
Increase and protect green spaces	107	24%
Preserve and enhance historic places	19	4%
Revitalize downtown	68	15%
Create community gathering spaces	53	12%
Increase opportunities for jobs and entertainment	73	16%
	445	100%

## Other Comments

Thank you for undertaking this important study.
I wish there was a more streamlined fair option for mass transit in Tualatin with Trimet, Wilsonville Smart, and Canby CAT. no more growth.this city is already overcrowded and I would hate to see it turn into a mirror of Portland.
Would love to see downtown Tualatin's 'lake' & fountain changed to an upgraded splash pad and play structure feature with shade trees integrated into the design. The birds need to be relocated to a more natural habitat. Poop everywhere is not a pleasant experience.
Also, Atfalati Park would benefit greatly from a splash pad ideally on the lower south end of the park, so it will not interfere with the sporting events on the upper fields. Shade trees would be appreciated surrounding the play areas at Atfalati & Ibach parks.
I would hope that by 2040 light rail will run into Tualatin and extend to the south side of the Tualatin river. Just running it down to Bridgeport will not improve traffic conditions on I-5 or Boones Ferry during the afternoon rush.
No.
Nope
The new developments have greatly increased traffic and this town is becoming unlivable. The crime is also a bigger issue and I would like to see that addressed.
no comment
We love the green spaces in downtown Tualatin but wish there were more entertainment options downtown
N/a
There are inadequate services for fire protection on the East side of the I-5 bridge. Would like to see emergency services on the East side of the bridge.
not at this time.
The most important thing is connecting to the Southwest Corridor, and capitalizing on that connection with good, pedestrian-friendly streetscapes and denser housing.
No
Why doesn't Tualatin allow (and actually require) more mixed-use residential areas? Why are there vacant/abandoned lots sitting on prime real estate (like by the train station)? Why don't we have a any parking garages, yet we've dedicated acres of land to pavement for parking? The new crosswalks being added are great. It's just too bad people don't really have anywhere to walk to.
No
Tualatin needs a downtown like Tigard, Sherwood, or Lake Oswego - defined and walkable - not like Wilsonville's commercial center. More rentals and townhouses needed near the Commons and WES.
I appreciate Tualatin's efforts to get ahead of future issues for it's residents.
Please just be careful not to over regulate and over design. Let the market drive the needs for housing in Tualatin. And what's with all the Spanish on the other city websites? It's so distracting. If you have to use Spanish at all, put it on a separate web page. It's so distracting.
n/a
I would rather see Tualatin continue to grow in affluence with in an increased focus on parks and family offerings (soccer fields, activities, recreation) as well as revitalization to abandoned areas (the old Hagggen , the ace hardware lot) so we continue to prosper and see home values increase rather than focus on affordability which may have the opposite affect and see families leaving more and more to West Linn, Lake Oswego, Wilsonville.



## Other Comments

As a cyclist I value all of the bike lanes, however on Tualatin Rd heading West past the Golf Course the road makes a right hand turn and oddly the bike lane disappears, although there's ample space to have a continuous bike lane. I've actually been on that turn when a School Bus ran me off the road, and I narrowly escaped injury by quickly jumping my bike up onto the sidewalk. I shouldn't have to take evasive action while cycling on Tualatin Rd, so please fix that before someone gets maimed or killed.

It's not the city's business to provide low income housing

No

All the restaurants and businesses close early. Not enough social places. Traffic!

I know that housing is a touchy subject for a lot of people. Good luck.

I would like to see a Trader Joe's or some other grocery go into the abandoned Thriftway (was that the name of that store near the WES station?). It's depressing to see that giant building sit empty year after year.

Not at this time.

Thank you!

Appreciate the work the city and its volunteers are doing to improve housing opportunities for all families and individuals. I'm not a huge fan of heavy regulation, but I'm a fan of people being generous. If we could find ways for everyone to help each other by choice, well ... what a world, right?

This is a well made survey.

I've been learning Power BI, so, all the charts and graphs are exciting.

Continue to increase the green spaces before supporting a big push to build new low income houses on remaining land. The fact is that if you want to keep the charm of Tualatin in place for families to live here and the balance of industry/jobs already in place, then you have to keep expanding the ecosystems green spaces. There should not be a push to make room for more people and housing. The unfortunate fact is this part of Oregon is an expensive place to live backed up to Lake Oswego and Bull Mt. of Tigard. The schools are all showing signs of being maxed out for space in the classroom. Why do you need to grow housing? The emphasis should be on Tualatin growing in quantity/quality of jobs to bring up the income base of families already living here now.

Mixed use zoning and making the community more walkable and bike-able will help with some of the traffic issues

I am concerned about the focus on growth that will increase taxes to support the proposed programs. This ends up hurting us who work hard to stay in our home.

No other comments

How do the schools fit into the growth plan? As potential investors build in our area, would they be asked to contribute space or buildings to offset school growth?

The homeless issue needs to definitely be addressed!!!

Traffic is a severe problem. Also way too many chain restaurants, Tualatin makes it very hard for independent restaurants to open here. Too many empty stores. Why so opposed to a food cart pod?

No

N/A

No.

Why are so many businesses shutting their doors? We are losing jobs and tourism.

## Other Comments

Tualatin has been open for business for decades. The existing traffic will probably be enough to convince new storage/manufacturing/industrial not to locate here. What is the quality of life sitting in traffic for over an hour each day...

Thanks for making this survey

Please bring in more local businesses and get rid of the big box/chain stores and restaurants. I frequently leave Tualatin to go to places like Oregon City, Beaverton and Portland in search of better food and more variety in businesses. It would be so nice to have permanent food carts (maybe at the commons or in the underutilized Haggens parking lot) or even something like Pine Street Market in the old Haggens building. It feels like Tualatin is lagging behind other suburbs in our area.

With the addition of the Basalt Creek property, it is critical to get a plan, make the needed changes and only allow what the City wants, not the developers. They have ruined much of Tualatin. (because of no restrictions, no vision and no plan for residential building by the City) The current planning Dept has a chance to make Tualatin Great Again!

Parking, you need to be aware even if somehow we manage to get some type of public transportation .... which I doubt ..... you still need more parking for both commuters, community members, visitors and going forward aging families who may have two cars now but as their children grow to teen years will need more parking not less.

The old Hagen center should be put to some kind of community use rather than letting it continue to sit for more years. Would like to hear more about what efforts are being taken to put this facility to use once more.

n/a

N/a

\*

I dream of a Tualatin that has beautiful, inviting downtown area....local coffee shops where students can study...ice cream shop where families can gather on hot summer days...a community pool that makes it an exciting destination....local boutiques and shops that allow us to support the economy. The "pond" in the middle of Tualatin has so much potential. What about modeling the green space Beaverton recently developed with permanent food carts? Let's make this a city that people want to come to, not just pass through!

This is not Tualatin's problem to solve. METRO stuffed us in here, and like some other local cities, we should refuse to cooperate with METRO until they provide meaningful transportation solutions that can return us to an acceptable level of mobility.

I would like the opportunity to provide more feedback through surveys or community meetings.

No

None

This might sound like a funny thing to comment on, but I really wish there were more trash bins around Tualatin! There seems to be a lot of litter in concentrated areas, and my hope is that adding a couple of trash receptacles would help to cut down on that.

putting down small businesses like food carts makes the economy stagnant. Tualatin should prioritize downtown and bringing in businesses, including food carts. Making the city more appealing will bring in people who want to live here and spend money here. Right now people have to leave the city for community events and a variety of restaurants and events.