

Legislative Hearing:

Tigard MADE (Maintain, Advance, & Diversify Employment)

WSRC (Washington Square Regional Center)

Development Code and Zoning Map Amendments

City Council

April 23, 2024

The 5 E's – Tigard's Community Promise: Equity • Environment • Economy • Engagement • Excellence



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Tigard MADE

- **Tigard**
 - **M**aintain
 - **A**dvance
 - **D**iversify
 - **E**mployment



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Principles/Policies:

- Job density and economic equity
 - Environmental sustainability and climate resilience
 - Connectivity and community
-
- Protect existing Tigard businesses

Washington Square Regional Center

- Community needs and priorities
- Emerging market trends
- Housing and transportation options
- Walkable, healthy, and inclusive
- Business opportunities



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Existing Zones

	MUR-1 Mixed Use Residential 1
	MUR-2 Mixed Use Residential 2
	MU-CBD Mixed Use Central Bus Dist
	C-C Community Commercial
	C-G General Commercial
	C-N Neighborhood Commercial
	C-P Professional Commercial
	MUC Mixed Use Commercial
	MUC-1 Mixed Use Commercial 1
	TMU Triangle Mixed Use
	MUE Mixed Use Employment
	MUE-1 Mixed Use Employment 1
	MUE-2 Mixed Use Employment 2
	I-L Light Industrial
	I-P Industrial Park
	I-H Heavy Industrial



New Zones:

- COM: Commercial
- IND: Industrial



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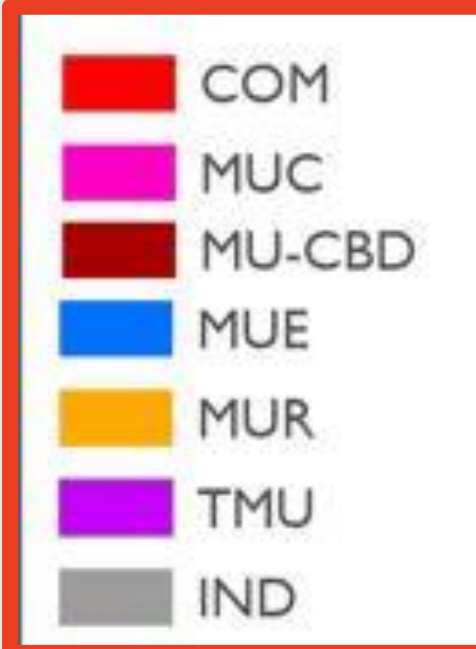
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New Zones:

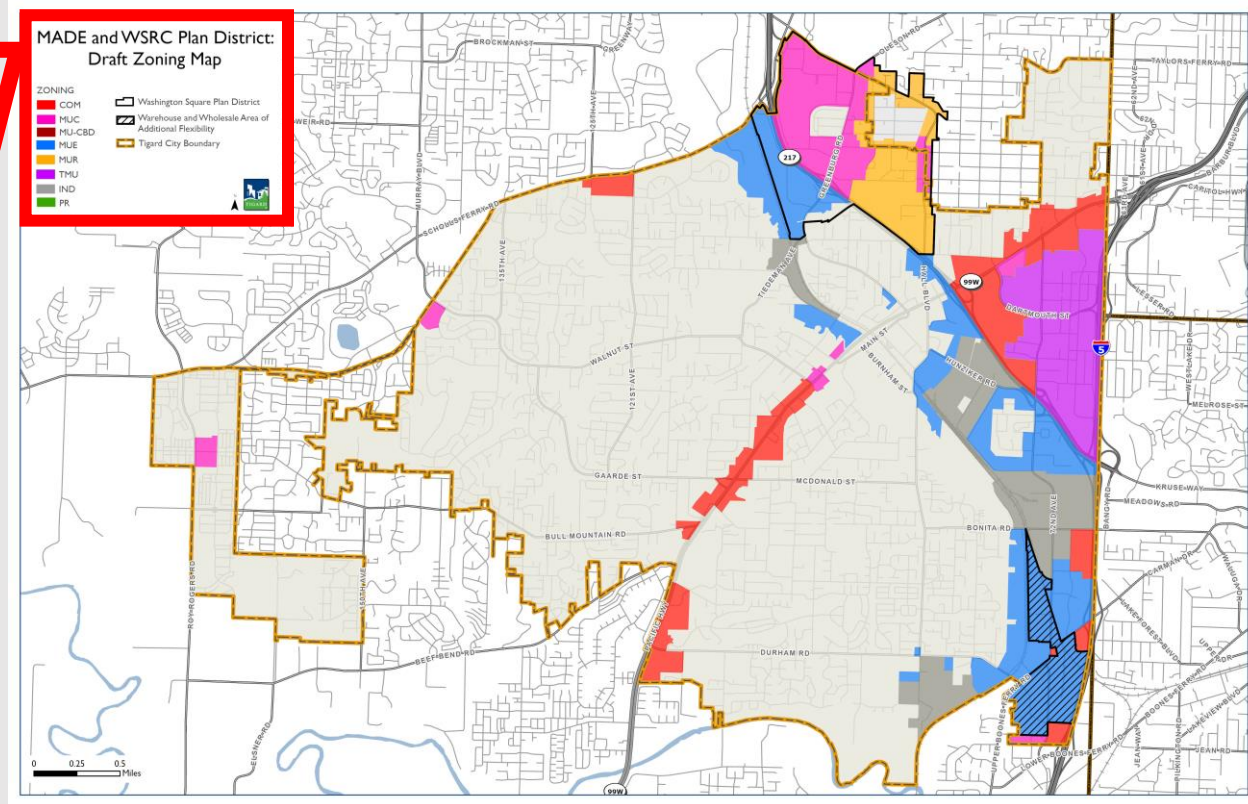
- MUC: Mixed-Use **Commercial**
- MUE: Mixed-Use **Employment**
- MUR: Mixed-Use **Residential**



Zoning Map



- COM
- MUC
- MU-CBD
- MUE
- MUR
- TMU
- IND



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Amendment Themes

- Use standards
 - More uses and housing allowed in more places citywide
 - More restrictive in the IND
- Development standards
 - Pedestrian oriented
 - Better aligned with market realities
- Procedural changes
 - Fewer land use reviews
 - Development Design Review (DDR)



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Flexibility

- Adjustments:
 - Allow path forward for restricted uses
 - Option for most locations in the city
- DDR
 - Allow path forward for restricted uses
 - Only in the Design Review Subdistrict of WSRC



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Changes since Planning Commission

- Scriveners error fixes
- Processing adjustments through DDR
- Heights in the MUR zone in WSRC



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Recommendation

- Recommend adoption of proposed development code and zoning map amendments



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Thank You!

Questions?



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