D R A F T

CITY OF Tigard | **Tigard Business Meeting**
AGENDA

TIGARD CITY COUNCIL	
MEETING DATE AND TIME:	OCTOBER 28, 2025 - 5:15 p.m. Executive Session & 6:30 p.m. Business Meeting **Revised 10/23/2025: Updated slide presentations for Items 7 & 8**
MEETING LOCATION:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223 - See PUBLIC NOTICE below

PUBLIC NOTICE: In accordance with Oregon House Bill 2560, this will be a hybrid meeting where some Council, staff or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments by noon the day before the meeting date.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue. We ask that you plan on limiting your testimony to two minutes.
- You may comment by video through the Teams app. Go to this link to learn how to participate by video: https://www.tigard-or.gov/your-government/video-public-testimony-registration

Upon request, the City will endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by contacting: City Recorder Carol Krager at 503-718-2419 (voice) / carolk@tigard-or.gov or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

VIEW LIVESTREAM ONLINE: https://www.tigard-or.gov/boxcast

CABLE VIEWERS: The City Council meeting will be shown live on Channel 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

Tigard Business Meeting
AGENDA

TIGARD CITY COUNCIL

MEETING DATE AND TIME:	OCTOBER 28, 2025 - 5:15 p.m. Executive Session & 6:30 p.m. Business Meeting **Revised 10/23/2025: Updated Slide Presentations for Items 7 & 8**
MEETING LOCATION:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

5:15 PM

1. EXECUTIVE SESSION: The Tigard City Council will enter into Executive Session called under ORS 192.660(2) (i) for performance review of public officers or employees. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

6:30 PM

2. BUSINESS MEETING

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

3. PUBLIC COMMENT **6:35 p.m. estimated time**

   A. Public Comment – Written

B. Public Comment – In Person

C. Public Comment – Phone-In or Video

4. CITY MANAGER REPORT **6:45 p.m. estimated time**

5. CONSENT AGENDA: (Tigard City Council) The Consent Agenda is used for routine items including approval of meeting minutes, contracts or intergovernmental agreements. Information on each item is available on the city's website in the packet for this meeting. These items may be enacted in one motion without separate discussion. Council members may request that an item be removed by motion for discussion and separate action. **6:50 p.m. estimated time**

A. APPROVAL OF THIRD AMENDMENT TO PERSONAL COMMUNICATION SERVICE SYSTEM FACILITY (PCS) SITE AGREEMENT

B. RESOLUTION TO APPLY FOR AN OREGON PARKS AND RECREATION DEPARTMENT LOCAL GOVERNMENT GRANT IN SUPPORT OF ACCESSIBLE TUALATIN RIVER DOCK AT COOK PARK

- *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*

6. ANNUAL MEETING WITH CITY OF DURHAM, TIGARD WATER DISTRICT AND THE WATER ADVISORY BOARD (WAB) **6:55 p.m. estimated time**

7. TIME, PLACE, MANNER UPDATE AND DISCUSSION **7:15 p.m. estimated time**

8. RIVER TERRACE 2.0 NATURAL RESOURCES AND HOUSING UPDATE **7:45 p.m. estimated time**

9. NON-AGENDA ITEMS

10. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

11. ADJOURNMENT **8:45 p.m. estimated time**

AIS-5956 **5. A.**

Business Meeting

Meeting Date: 10/28/2025

Length (in minutes): Consent Item

Agenda Title: Approval of Third Amendment to Personal Communication Service System Facility (PCS) Site Agreement

Authored By: Danielle Couch

Presented By: SDC Coordinator Couch

Item Type: Resolution
Update, Discussion, Direct Staff

Information

EXPLANATION OF ISSUE

This is a request to extend the existing Personal Communication Service System Facility (PCS) Site Agreement for the communications tower facility located at 8777 SW Burnham Street.

ACTION REQUESTED

Staff recommends that the council approve this amendment.

BACKGROUND INFORMATION

This lease agreement has been in place since May 1996 and allows STC Five LLC, represented by Crown Castle, to erect and maintain a transmitter site for wireless voice and data communications at 8777 SW Burnham Street. The agreement was extended through an amendment in 2015 and is set to expire in May 2026. Crown Castle has negotiated in good faith with the city to extend the lease agreement, with the understanding that the Public Works building is planning to relocate in 2028 and the future disposition of the property is still unknown.

This amendment provides for the following terms:

- One renewal of 3 years, expiring May 2029
- Option for 2 additional 3-year renewal terms
- City may terminate agreement with 6 months' written notice
- Annual rent will increase to $30,000 for the first year (from the current $23,640) and escalate by 4% each year after
- The remainder of the agreement is unchanged.

This amendment has been reviewed and agreed upon by the City Attorney, Public Works Director, and Finance Director, and approved by the Tigard Water Advisory Board (WAB). The WAB was asked to review and approve this amendment because the Tenancy in Common Agreement for the property at 8777 SW Burnham Street vests all determinations with that Board. Since this agreement concerns leasing real property, Tigard City Council has final approval.

ALTERNATIVES & RECOMMENDATION

The Council could choose not to approve the amendment or could propose different terms to negotiate.

ADDITIONAL RESOURCES

N/A

Fiscal Impact

Cost:	0
Budgeted (yes or no):	yes
Where Budgeted (department/program):	Water Fund - Rental Income

Additional Fiscal Notes:

The city currently collects $23,639.04 annually for this lease.

This amendment increases the lease rate to $30,000 annually beginning in May 2026, with a 4% annual escalation each year thereafter.

Attachments

Resolution

Tigard Water Advisory Board Recommendation

Third Amendment to PCS Site Agreement

Original Agreement & Previous Amendments to PCS Site Agreement

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CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 25-

A RESOLUTION APPROVING THE THIRD AMENDMENT TO PCS SITE AGREEMENT WITH STC FIVE LLC, AUTHORIZING THE EXTENSION OF THE LEASE AT 8777 SW BURNHAM STREET

WHEREAS, Tigard Water District and Sprint Spectrum LP originally entered into a PCS Site Agreement dated May 22, 1996; and

WHEREAS, City of Tigard and STC Five LLC, represented by Crown Castle, have assumed interest in the agreement and are the current lessor and lessee, respectively; and

WHEREAS, the City and Crown Castle have negotiated in good faith to extend the PCS Site Agreement which will renew the lease for a period of three years with options for two additional renewal terms, and a one-time rent increase with annual escalations for future years; and

WHEREAS, the Tigard Water Advisory Board has vested interest in all determinations on this property and has reviewed and recommended approval of this amendment; and

WHEREAS, the City has informed Crown Castle that the Public Works Facility is relocating from this property, and the City may terminate the agreement without cause upon six months' written notice.

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

SECTION 1: The Third Amendment to PCS Site Agreement between the City of Tigard and STC Five LLC, effective May 22, 2026, is hereby approved.

SECTION 2: The City Manager is authorized to sign the agreement.

SECTION 3: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2025.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

A RECOMMENDATION BY THE TIGARD WATER ADVISORY BOARD TO THE TIGARD CITY COUNCIL REGARDING EXTENSION OF THE PCS SITE AGREEMENT AT 8777 SW BURNHAM STREET

Whereas the City of Tigard has been leasing out designated city property space behind the Public Works building on SW Burnham St. for a communications tower since 1996 to Crown Castle, representing STC Five LLC, and

Whereas the City of Tigard is planning to relocate Public Works to a new facility on SW Hunziker St. within several years, and

Whereas an extended City of Tigard lease with Crown Castle provides for a renewal of 3 years (expiring May 2029), and options for 2 additional 3-year renewal terms, whereby the City may terminate agreement with 6 months' written notice, and

Whereas the annual rent shall increase to $30,000 for the first year, and escalate by 4% each year thereafter,

The Tigard Water Advisory Board hereby recommends that the Tigard City Council approve the communications tower lease extension, and without any further amendments.

Approved unanimously by the Tigard Water Advisory Board on the 8th day of October 2025.

Michael Brewin, Chair, Member-at-Large
David Streicher, Vice Chair, City of Durham
Heather Robbins, City of Tigard Council Liaison
Bill Tichy, Tigard Water District

RECORDING COVER SHEET
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:
STC Five LLC
c/o Global Signal Acquisitions II LLC
8020 Katy Freeway
Houston, Texas 77024

THIS SPACE RESERVED FOR COUNTY RECORDING USE ONLY

1) TITLE OF THE TRANSACTION:

Memorandum of Amendment to PCS Site Agreement

2) PARTIES:

Landlord: **CITY OF TIGARD,**
a municipal corporation of the State of Oregon

Tenant: **STC FIVE LLC,**
a Delaware limited liability company

3) TRUE and ACTUAL CONSDIERATION (if any): **Not applicable**

4) ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Not applicable

5) PRIOR RECORDED DOCUMENTS: **December 30, 2015, at #2015-106260**

6) PROPERTY ID: **R2143974**
MAP TAX LOT: **2S-1-02AD-03401-001**

MEMORANDUM OF AMENDMENT TO PCS SITE AGREEMENT

This Memorandum of Third Amendment to PCS Site Agreement ("Memorandum") is dated and made effective as of the date of the last party to sign, by and between CITY OF TIGARD, a municipal corporation of the State of Oregon ("Owner"), with a mailing address of Attn: Finance Department, 13125 SW Hall Boulevard, Tigard, Oregon 97223, and STC FIVE LLC, a Delaware limited liability company, by and through GLOBAL SIGNAL ACQUISITIONS II LLC, a Delaware limited liability company, its attorney in fact ("Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

1. Tigard Water District, a political subdivision of the State of Oregon ("Original Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("Original Lessee") entered into an PCS Site Agreement dated May 22, 1996 (the "Original Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Washington County, Oregon from Original Owner (the "Site"), all located within certain real property owned by Original Owner (the "Property"). The Property, of which the Site is a part, is more particularly described on **Exhibit A** attached hereto.

2. The Original Agreement was amended by that certain Amendment No. 1 dated September 25, 1998 and by that certain Second Amendment to PCS Site Agreement dated December 10, 2015, a memorandum of which was recorded in the official records of Washington County, Oregon ("Official Records") on December 30, 2015 at Document No. 2015-106260 (hereinafter the Original Agreement and all subsequent amendments are collectively referred to as the "Agreement").

3. City of Tigard is currently the lessor under the Agreement pursuant to a 2007 Tenancy in Common Agreement with Tigard Water District.

4. STC Five LLC is currently the lessee under the Agreement as ultimate successor in interest to Original Lessee.

5. The Site may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto.

6. The Agreement had an initial term that commenced on May 22, 1996 and expired on May 21, 2001. The Agreement provides for five (5) renewal terms of five (5) years each (each a "Renewal Term"), all of which were exercised by Lessee. According to the Agreement, the final Renewal Term expires on May 21, 2026.

7. Owner and Lessee have entered into a Third Amendment to PCS Site Lease Agreement (the "Third Amendment"), of which this is a Memorandum, providing for one (1) additional Renewal Term of approximately three (3) years, commencing on May 22, 2026 and expiring on the last day of the month in which the anniversary of the Effective Date occurs in 2029, and for two (2) additional Renewal Terms of five (5) years each. According to the Third Amendment, the final Renewal Term expires in 2039.

8. In the event of any inconsistency between this Memorandum and the Third Amendment, the Third Amendment shall control.

9. The terms, covenants and provisions of the Third Amendment extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Lessee.

10. This Memorandum does not contain the social security number of any person.

11. A copy of the Third Amendment is on file with Owner and Lessee.

[*Execution Pages Follow*]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Owner has caused this Memorandum to be duly executed on the date first written below.

OWNER:
CITY OF TIGARD,
a municipal corporation of the State of Oregon

By: _____

Name: _____

Title: _____

Date: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____ }
}
COUNTY OF _____ }

On this ____ day of _____, 20___ before me _____ (notary public), personally appeared _____ (print name), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (notary public)

(NOTARY SEAL)

[*Lessee Execution Page Follows*]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessee has caused this Memorandum to be duly executed on the date first written below.

LESSEE:
STC FIVE LLC,
a Delaware limited liability company

By: GLOBAL SIGNAL ACQUISITIONS II LLC,
a Delaware limited liability company,
its Attorney in Fact

By: _____

Name: _____

Title: _____

Date: _____

State of Texas

County of _____

Before me, _____, a Notary Public, on this day personally appeared _____, _____ of **GLOBAL SIGNAL ACQUISITIONS II LLC**, a Delaware limited liability company, as Attorney in Fact for **STC FIVE LLC**, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20___.

_____

(Personalized Seal) Notary Public's Signature

EXHIBIT A
(Legal Description of the Property)

A PARCEL OF LAND IN THE SOUTHEAST ONE QUARTER, OF THE NORTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF WASHINGTON, STATE OF OREGON, IN THE CITY OF TIGARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THAT PROPERTY CONVEYED TO JOSEPH W. DAVIS AND DESCRIBED BY DEED RECORDED AUGUST 23, 1966 IN BOOK 612, PAGE 441, WASHINGTON COUNTY RECORDS, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE OREGON ELECTRIC RAILWAY CO.; THENCE S40°07’32”E FOLLOWING SAID SOUTHERLY RIGHT OF WAY 115.82 FEET TO THE MOST EASTERLY CORNER OF THAT PROPERTY CONVEYED TO JAMES R. MCGEE DESCRIBED BY DEED RECORDED JANUARY 30, 1973 IN BOOK 907, PAGE 324, WASHINGTON COUNTY DEED RECORDS; THENCE S44°50’11”W FOLLOWING THE SOUTHEASTERLY LINE OF SAID MCGEE PROPERTY 80.31 FEET; THENCE N40°07’32”W 115.84 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID DAVIS PROPERTY; THENCE N44°50’11”E FOLLOWING SAID SOUTHEASTERLY LINE 80.31 FEET TO THE POINT OF BEGINNING.

THIRD AMENDMENT TO
PCS SITE AGREEMENT

THIS THIRD AMENDMENT TO PCS SITE AGREEMENT (this "Third Amendment") is dated and made effective as of the date of the last party to sign ("Effective Date"), by and between CITY OF TIGARD, a municipal corporation of the State of Oregon ("Owner"), with a mailing address of Attn: Finance Department, 13125 SW Hall Boulevard, Tigard, Oregon 97223, and STC FIVE LLC, a Delaware limited liability company, by and through GLOBAL SIGNAL ACQUISITIONS II LLC, a Delaware limited liability company, its attorney in fact ("Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

RECITALS

WHEREAS, Tigard Water District, a political subdivision of the State of Oregon ("Original Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("Original Lessee") entered into an PCS Site Agreement dated May 22, 1996 (the "Original Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Washington County, Oregon from Original Owner (the "Site"), all located within certain real property owned by Original Owner (the "Property"); and

WHEREAS, the Original Agreement was amended by that certain Amendment No. 1 dated September 25, 1998 and by that certain Second Amendment to PCS Site Agreement dated December 10, 2015, a memorandum of which was recorded in the official records of Washington County, Oregon ("Official Records") on December 30, 2015 at Document No. 2015-106260 (hereinafter the Original Agreement and all subsequent amendments are collectively referred to as the "Agreement"); and

WHEREAS, City of Tigard is currently the lessor under the Agreement, pursuant to a 2007 Tenancy in Common Agreement with Tigard Water District; and

WHEREAS, STC Five LLC is currently the lessee under the Agreement as ultimate successor in interest to the Original Lessee; and

WHEREAS, the Site may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on May 22, 1996 and expired on May 21, 2001. The Agreement provides for five (5) renewal terms of five (5) years each (each a "Renewal Term"), all of which were exercised by Lessee. According to the Agreement, the final Renewal Term expires on May 21, 2026; and

WHEREAS, Owner and Lessee desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Owner and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the

Agreement. All references to the defined terms "SSLP" and "STC FIVE LLC" in the Agreement are hereby deleted and "Lessee" is inserted in their place.

2. Term. The Agreement will be automatically renewed for one (1) additional Renewal Term of approximately three (3) years (the "3-Year Renewal Term"), commencing on May 22, 2026 and expiring on the last day of the month in which the anniversary of the Effective Date occurs in 2029. Upon expiration of the 3-Year Renewal Term, the Agreement may be renewed for up to two (2) additional Renewal Terms of three (3) years each.. If Lessee elects to extend the term of the Agreement for either of the two (2) Renewal Terms, Lessee will provide written notice to Owner at least sixty (60) days, but no more than six (6) months, prior to expiration of the then-current 3-Year Renewal Term or Renewal Term (if applicable) and Owner will provide written notice to Lessee within thirty (30) days of receipt of Lessee's notice, accepting or rejecting Lessee's request to renew; provided that Owner's failure to timely respond will be deemed approval of Lessee's request.

3. Rent.

a) One-Time Rent Increase. On the first day of the first full month following the Effective Date, the annual rent shall increase to Thirty Thousand and 00/100 Dollars ($30,000.00) per year. Any partial years will be prorated. Following such increase, the annual rent shall continue to adjust pursuant to the terms of this Third Amendment.

b) Annual Escalations. Commencing on May 1, 2026 and every year thereafter (each an "Adjustment Date"), the annual rent shall increase by an amount equal to four percent (4%) of the annual rent in effect for the year immediately preceding the Adjustment Date. Such annual rent escalations shall replace any rent escalations currently in the Agreement.

4. Termination. Section 11 of the Original Agreement is hereby amended to add the following:

> On or after May 1, 2026, Owner may terminate this Agreement without cause at any time upon at least six (6) months' written notice by Owner to Lessee. In the event of Owner's termination, Owner will refund any unused rent to Lessee, prorated by month.

5. Notices. Owner's notice address as stated in the Agreement is amended as follows:

If to Owner: City of Tigard
Attn: Finance Department
13125 SW Hall Boulevard
Tigard, Oregon 97223

6. Recordation. Lessee, at its cost and expense, shall have the right to record a memorandum of this Third Amendment ("Memorandum") in the Official Records at any time following the execution of this Third Amendment by all parties hereto. In addition, Lessee shall have the right in its discretion, to record a notice of lease, affidavit or other form to be determined by Lessee without Owner's signature in form and content substantially similar to the Memorandum, to provide record notice of the terms of this Third Amendment.

7. Representations, Warranties and Covenants of Owner. Owner represents, warrants and covenants to Lessee as follows:

a) Owner is duly authorized and has the full power, right and authority to enter into this Third Amendment and to perform all of its obligations under the Agreement as amended.

b) Lessee is not currently in default under the Agreement, and to Owner's knowledge, no event or condition has occurred or presently exists that with notice or the passage of time or both, would constitute a default by Lessee under the Agreement.

c) Owner agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Lessee's continuous and uninterrupted use, possession and quiet enjoyment of the Site under the Agreement as amended hereby.

d) Owner acknowledges that the Site, as defined, shall include any portion of the Property on which communications facilities or other Lessee improvements exist on the date of this Third Amendment.

7. Counterparts. This Third Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

8. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement inconsistent with this Third Amendment is hereby amended to be consistent. The terms, covenants and provisions of this Third Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Lessee.

9. Electronic Signatures. Each party agrees that the electronic signatures of the parties included in this Third Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. As used herein, "electronic signature" means any electronic sound, symbol, or process attached to or logically associated with this Third Amendment and executed and adopted by a party with the intent to sign this Third Amendment, including facsimile or email electronic signatures.

[*Execution Pages Follow*]

This Third Amendment is executed by Owner as of the date written below.

OWNER:
CITY OF TIGARD,
a municipal corporation of the State of Oregon

By: _____

Name: _____

Title: _____

Date: _____

[*Lessee Execution Page Follows*]

This Third Amendment is executed by Lessee as of the date written below.

LESSEE:
STC FIVE LLC,
a Delaware limited liability company

By: GLOBAL SIGNAL ACQUISITIONS II LLC,
a Delaware limited liability company
Its: Attorney In Fact

By: _____

Name: _____

Title: _____

Date: _____

SECOND AMENDMENT TO
PCS SITE AGREEMENT

THIS SECOND AMENDMENT TO PCS SITE AGREEMENT (the "Second Amendment") is entered into this 10 day of December, 2015, by and between CITY OF TIGARD, a municipal corporation of the State of Oregon (hereinafter referred to as "Owner") and STC FIVE LLC, a Delaware limited liability company, by and through Global Signal Acquisitions II LLC, a Delaware limited liability company, its attorney in fact (hereinafter referred to as "Lessee").

RECITALS

WHEREAS, Tigard Water District ("Original Owner") and Sprint Spectrum L.P. ("SSLP") entered into a PCS Site Agreement dated May 22, 1996 (the "Agreement") whereby SSLP leased certain real property, together with access and utility easements, located in Washington County, Oregon from Original Owner (the "Site"), all located within certain real property owned by Owner (the "Property"); and

WHEREAS, the Agreement was amended by that certain First Amendment to PCS Site Agreement dated July 24, 1998 (the "First Amendment"); and

WHEREAS, the City of Tigard is currently the owner of the Property due to the transfer of ownership of the Property from Tigard Water District to the City of Tigard through the withdrawal of the city from the Tigard Water District; and

WHEREAS, STC Five LLC is currently the lessee under the Agreement as ultimate successor in interest to SSLP. All references in the Agreement to SSLP shall be deemed to refer to STC Five LLC; and

WHEREAS, the Site may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on May 22, 1996, and expired May 21, 2001. The Agreement provides for four (4) Renewal Terms of five (5) years each. According to the Agreement, the final extension expires on May 21, 2021; and

WHEREAS, Owner and Lessee desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Owner and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Term. The second sentence of Section 2 of the Agreement, and only that sentence, is hereby deleted and the following is inserted in its place:

> This Agreement will be automatically renewed for five (5) additional terms of five (5) years each (each a "Renewal Term"), unless Lessee provides Owner notice of intention not to renew not less than ninety (90) days prior to the expiration of the Initial Term or any Renewal Term.

Owner and Lessee hereby acknowledge that Lessee has exercised three (3) Renewal Terms, leaving a balance of two (2) Renewal Terms, with the final Renewal Term expiring on May 21, 2026.

3. Suspension of Rent Increases. Notwithstanding Section 3 of the Agreement, the Rent shall not increase upon the commencement of the fifth (5^{th}) Renewal Term. The annual Rent for fifth (5^{th}) Renewal Term shall be the same amount as the annual Rent in effect during the fourth (4^{th}) Renewal Term.

4. Right of First Refusal. If Owner receives an offer from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Owner's interest in the Agreement) to purchase fee title, an easement, a lease, a license, or any other interest in the Property, or Owner's interest in the Agreement, or an option for any of the foregoing, Owner shall provide written notice to Lessee of said offer, and Lessee shall have a

right of first refusal to acquire such interest on the same terms and conditions in the offer, excluding any terms or conditions which are (i) not imposed in good faith or (ii) directly or indirectly designed to defeat or undermine Lessee's possessory or economic interest in the Site. If Owner's notice covers portions of Owner's parent parcel beyond the Site, Lessee may elect to acquire an interest in only the Site, and the consideration shall be pro-rated on an acreage basis. Owner's notice shall include the prospective buyer's name, the purchase price and/or other consideration being offered, the other terms and conditions of the offer, the due diligence period, the proposed closing date and, if a portion of Owner's parent parcel is to be sold, leased or otherwise conveyed, a description of said portion. If the Owner's notice shall provide for a due diligence period of less than sixty (60) days, then the due diligence period shall be extended to be sixty (60) days from exercise of the right of first refusal and closing shall occur no earlier than fifteen days thereafter. If Lessee does not exercise its right of first refusal by written notice to Owner given within thirty (30) days, Owner may convey the property as described in the Owner's notice. If Lessee declines to exercise its right of first refusal, then the Agreement shall continue in full force and effect and Lessee's right of first refusal shall survive any such conveyance. Lessee shall have the right, at its sole discretion, to assign the right of first refusal to any person or entity, either separate from an assignment of the Agreement or as part of an assignment of the Agreement. Such assignment may occur either prior to or after Lessee's receipt of Owner's notice and the assignment shall be effective upon written notice to Owner.

5. Governmental Approvals. If requested by Lessee, Owner, at Lessee's sole cost and expense, shall reasonably cooperate with Lessee in Lessee's efforts to obtain or maintain all documents required by any other governmental authority in connection with any development of, or construction on, the Site, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Lessee to utilize the Site for the purpose of constructing, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, cabinets, meter boards, buildings, antennas, cables, equipment and uses incidental thereto. For Lessee's applications to the City of Tigard, Owner shall provide its signature as the property owner on the application and related documents as may be required by applicable rules, regulations or law, but shall not be further obligated to participate in the application process on behalf of Lessee except as required by applicable rules, regulations or law.

6. Notices. Lessee's notice address as stated in the Agreement is amended as follows:

LESSEE'S PRIMARY CONTACT	STC FIVE LLC c/o Crown Castle USA Inc. Attn: Legal Department 2000 Corporate Drive Canonsburg, PA 15317

7. Ratification.

a) Owner and Lessee agree that Lessee is the current lessee under the Agreement, the Agreement is in full force and effect, as amended herein, and the Agreement contains the entire agreement between Owner and Lessee with respect to the Site.

b) Owner agrees that any and all actions or inactions that have occurred or should have occurred prior to the date of this Second Amendment are approved and ratified and that no breaches or defaults exist as of the date of this Second Amendment.

c) Owner represents and warrants that Owner is duly authorized and has the full power, right and authority to enter into this Second Amendment and to perform all of its obligations under the Agreement as amended.

8. IRS Form W-9. Owner agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Second Amendment and at such other times as may be reasonably requested by Lessee. In the event the Property is transferred, the succeeding owner shall have a duty at the time of such transfer to provide Lessee with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in the Rent to the new owner. Owner's failure to provide the IRS Form W-9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from rent payments.

9. Remainder of Agreement Unaffected. The parties hereto acknowledge that except as expressly modified hereby, the Agreement remains unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms of this Second Amendment and the Agreement, or between the terms of this Second Amendment and any prior amendment, the terms of this Second Amendment shall control. This Second Amendment may be executed

simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. The terms, covenants and provisions of the Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Lessee.

[*Execution Pages Follow*]

This Second Amendment is executed by Owner as of the date first written above.

OWNER:
CITY OF TIGARD,
a municipal corporation of the State of Oregon

By: _____
Name: Martha L. Wine
Title: City Manager

[*Lessee Execution Page Follows*]

This Second Amendment is executed by Lessee as of the date first written above.

LESSEE:
STC FIVE LLC,
a Delaware limited liability company

By: Global Signal Acquisitions II LLC,
a Delaware limited liability company,
Its: Attorney In Fact

By: _____
Print Name: Lisa A. Sedgwick
Title: RET Manager

Site Name **TIGARD**

Site I. D. **047C**

Amendment No. 1

This Amendment attached to and made a part of the PCS Site Agreement ("Agreement") executed on behalf of TIGARD WATER DISTRICT, a political subdivision of the State of Oregon ("Owner") on May 15, 1996 and on behalf of Sprint Spectrum L.P., a Delaware limited partnership ("SSLP") on May 22, 1996.

In case of any inconsistencies between the terms and conditions contained in the Agreement and the terms and conditions contained herein, the terms and conditions herein shall control all terms used herein and shall have the same meaning as in the Agreement. Except as set forth below, all provisions of the Agreement remain unchanged and in full force and effect.

NOW, THEREFORE, In consideration of the sums contained in the Agreement and the mutual covenants contained herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

The parties hereby wish to correct the legal description of the property and replace Exhibit A of the Agreement with the As-Built Construction drawings. Accordingly, the parties hereby replace Exhibit A of the Agreement with the As-Built Construction drawings, marked as Exhibit A and attached hereto, which contains the correct legal description of Owner's property.

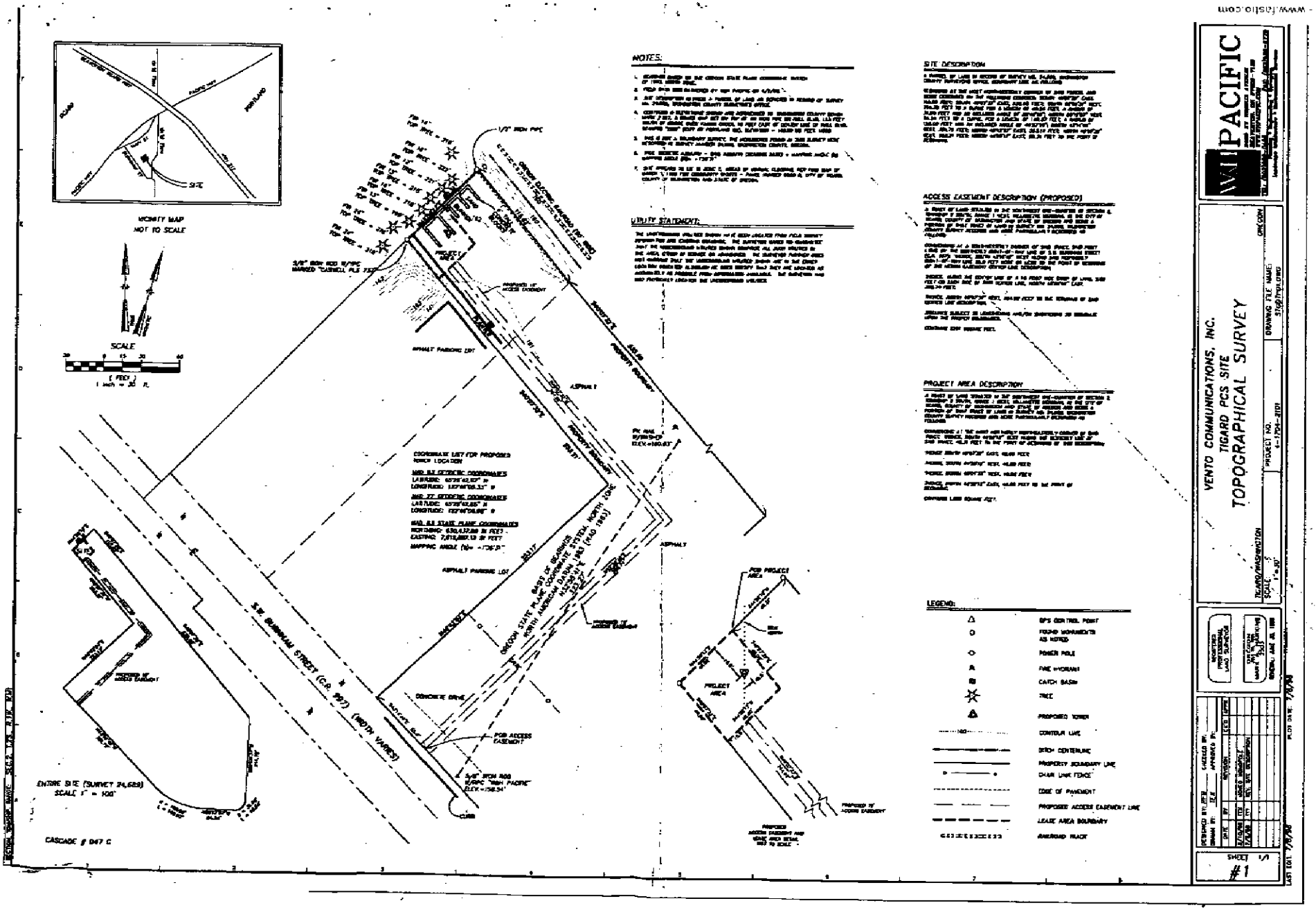
IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on the 24th day of July, 1997.

"OWNER"	"SSLP"
TIGARD WATER DISTRICT, a political subdivision of the State of Oregon	Sprint Spectrum L.P., a Delaware limited partnership
By: [signature]	By: [signature] 7/2/97
Name: William A. Monahan	Name: Kathy Loshbaugh
Title: City Manager (Tigard)	Title: Dir Eng
Address: 13125 SW Hall Blvd Tigard, Oregon 97223	Address: 7770 SW Mohawk, Bldg.F Tualatin, Oregon 97062

Note: Owner and SSLP may, at SSLP's option, replace Exhibit A with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

Rev.2/11/97

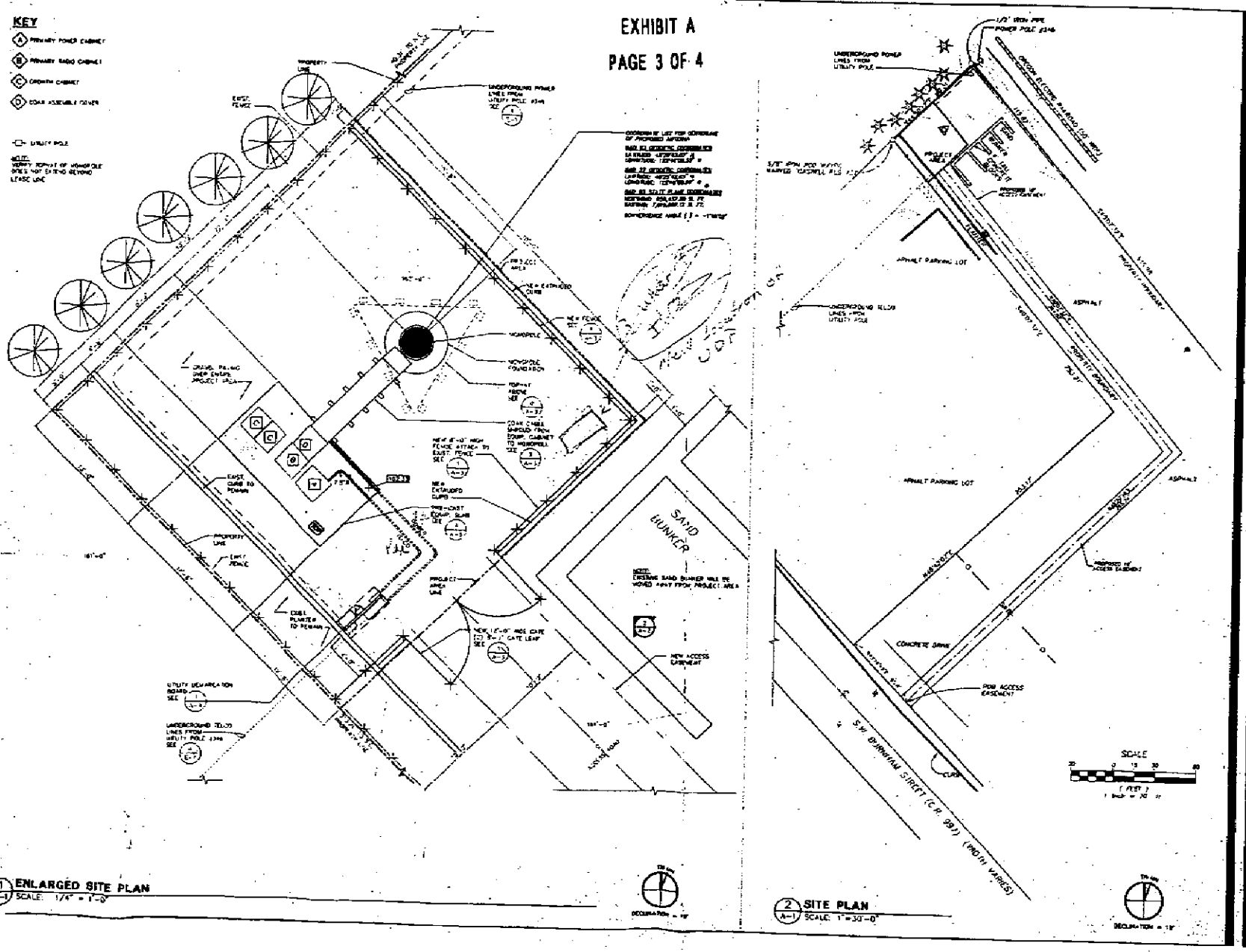
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EXHIBIT A



SSLP
PCS COMMUNICATIONS
REGISTERED ARCHITECT
STATE OF OREGON
GAZLEY PLOWMAN ATKINSON
PROJECT MANAGER
LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE
SPECTRUM SPECTRUM LIMITED PARTNERSHIP PCS INSTALLATION PROJECT

REVISIONS

NO.	DATE	DESCRIPTION
1	8/8/96	CD REVIEW
2	8/19/96	CD REVIEW

SITE NAME: TIGARD, TIGARD, OREGON
SITE NUMBER: CAS 047C
SITE ADDRESS: 9779 SW BURNHAM TIGARD, OR. 97223
SHEET TITLE: SITE PLAN AND ENLARGE SITE PLAN
SHEET NUMBER: A-1

Site Name: **TIGARD** Site ID: **047C**

Amendment No. 1

This Amendment attached to and made part of the PCS Site Agreement ("Agreement") executed on behalf of TIGARD WATER DISTRICT, a political subdivision of the State of Oregon ("Owner") on May 15, 1996, and on behalf of Sprint Spectrum L.P., a Delaware limited partnership ("SSLP") on May 22, 1996.

In case of any inconsistencies between the terms and conditions in the Agreement and the terms and conditions contained herein, the terms and conditions herein shall control all terms used herein and shall have the same meaning as in the Agreement. Except as set forth below, all provisions of the Agreement remain unchanged and in full force and effect.

NOW, THEREFORE, in consideration of the sums contained in the Agreement and the mutual covenants contained herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

The parties hereby wish to correct the legal description of the property and replace Exhibit A of the Agreement with the Site Description. Accordingly, the parties hereby replace Exhibit A of the Agreement with the Site Description, marked as Exhibit A and attached hereto, which contains the correct legal description of the Owner's property.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on the 25th day of Sept, 1998.

"OWNER"

Tigard Water District,
a political division of the State of Oregon

By: _____

Name: William A. Monahan

Title: City Manager

Address: 13125 SW Hall Blvd.
Tigard, Oregon 97223

"SSLP"

Sprint Spectrum L.P., a Delaware limited partnership

By: _____

Name: Mike Todd

Title: Regional Director
Site Development
Sprint Spectrum LP

Address: 4683 Chabot Drive, Suite 100
Pleasanton, California 94588

Note: Owner and SSLP may, at SSLP's option, replace Exhibit A with an exhibit setting forth the legal description of the property on which the Site is located.

State of OREGON

County of WASHINGTON

On this 25th day of Sept., 1998, William A. Monahan personally appeared before me,
—whose identity I verified on the basis of _____,
—who is personally known to me,
—whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she acknowledge that he/she signed it.

Catherine Wheatley
Notary Public
My Commission expires: 5/10/99

OFFICIAL SEAL
CATHERINE WHEATLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 042176
MY COMMISSION EXPIRES MAY 10, 1999

EXHIBIT A

SITE DESCRIPTION

A PARCEL OF LAND IN RECORD OF SURVEY NO. 24,689, WASHINGTON COUNTY SURVEYORS OFFICE, BOUNDARY LINE AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL AND BEING DESCRIBED ON THE FOLLOWING COURSES: SOUTH 40°07'32" EAST, 115.82 FEET; SOUTH 40°07'32" EAST, 535.98 FEET; SOUTH 02°05'37" WEST, 214.72 FEET TO A CURVE FOR A LENGTH OF 48.54 FEET, A RADIUS OF 31.00 FEET AND AN INCLUDED ANGLE OF 89°42'16"; NORTH 88°12'07" WEST, 84.54 FEET TO A CURVE, FOR A LENGTH OF 149.07 FEET, A RADIUS OF 190.00 FEET AND AN INCLUDED ANGLE OF 44°57'16"; NORTH 43°14'49" WEST, 351.79 FEET; NORTH 46°42'07" EAST, 253.17 FEET; NORTH 40°07'32" WEST, 253.21 FEET; NORTH 44°50'12" EAST, 80.31 FEET TO THE POINT OF BEGINNING.

7/9/98

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Hawkins

OREGON
JULY 25, 1991
MARK A. HAWKINS
2503

4-1704-2101

CALIFORNIA

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF Alameda)

On September 23, 1998 before me, Denise Carpenter, Notary ,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Michael Todd, Director Site Development
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

DENISE M. CARPENTER
Commission # 1097701
Notary Public — California
Alameda County
My Comm. Expires May 12,2000

Denise M. Carpenter (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

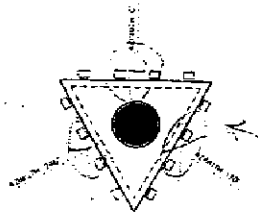
SIGNER(S) OTHER THAN NAMED ABOVE _____

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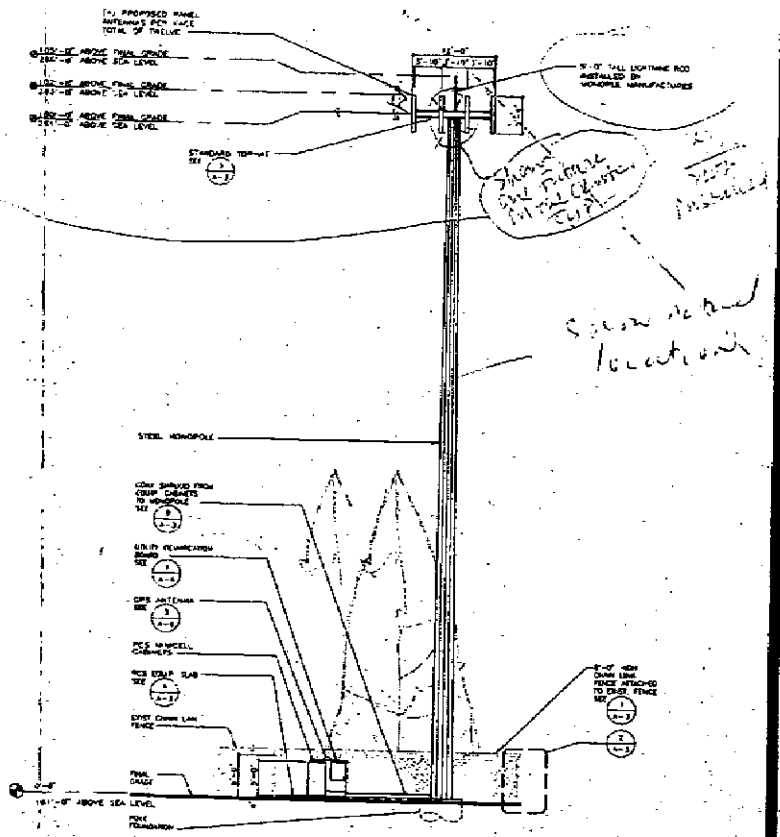
EXHIBIT A

PAGE 4 OF 4

COAX LENGTHS		
0° SECTOR	120° SECTOR	240 SECTOR
135'-0"	135'-0"	135'-0"



1 AZIMUTH PLAN
A-2 N.T.S.



2 SOUTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"

SSLP

PCS COMMUNICATIONS

REGISTERED ARCHITECT STATE OF OREGON

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/5/96	CD REVIEW
2	6/14/96	CD PERMIT

GAZLEY PLOWMAN ATKINSON

PROJECT MANAGER

LUCENT TECHNOLOGIES AND SECTEL ALLIANCE

SPRINT SPECTRUM LIMITED PARTNERSHIP PCS INSTALLATION PROJECT

SITE NAME: TIGARD, TIGARD, OREGON

SITE NUMBER: CAS 047C

SITE ADDRESS: 8777 SW SUNSHINE, TIGARD, OR 97223

SHEET TITLE: EXTERIOR ELEVATION AND AZIMUTH PLAN

SHEET NUMBER: A-2

PCS SITE AGREEMENT

Site Name: TIGARD

Site I. D. 047C

Copy

1. **Premises and Use.** Owner leases to Sprint Spectrum L. P., a Delaware ed partnership ("SSLP") the site described below:
[*check appropriate box(es)*]
☒ .l property consisting of approximately 1600 square feet of land;
☐ Building interior space consisting of approximately _____ square feet;
☐ Building exterior space for attachment of antennas;
☐ Building exterior space for placement of base station equipment;
☐ Tower antenna space;
☐ Space required for cable runs to connect PCS equipment and antennas,
n the location(s) ("Site") shown on Exhibit A, together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of SSLP, source of electric and telephone facilities. The Site will be used by SSLP for the purpose of installing, removing, replacing, maintaining and operating, at its expense, a personal communications service system facility ("PCS"), including, without limitation, related antenna equipment and fixtures. SSLP will use the Site in a manner which will not unreasonably disturb the occupancy of Owner's other tenants.

2. **Term.** The term of this Agreement (the "Initial Term") is five years, commencing on the date ("Commencement Date") SSLP signs this Agreement. This Agreement will be automatically renewed for four (4) additional terms (each a "Renewal Term") of five years each, unless SSLP provides Owner notice of intention not to renew not less than 90 days prior to the expiration of the Initial Term or any Renewal Term.

3. **Rent.** Rent in the amount of $11,400.00 will be paid annually beginning the earlier of (a) the date which is thirty (30) days after the issuance of a building permit for installation of the PCS, or (b) the first day of the month following commencement of physical preparation of the Site. Thereafter, the annual ent will be paid on or before each anniversary of the Commencement Date, partial years to be prorated. The annual rent for each Renewal Term will be the annual rent in effect for the final year of the Initial Term or prior Renewal Term, as the case may be, increased by twenty percent (20%). In addition, SSLP will pay the sum of $100 to owner on the Commencement Date.

4. **Title and Quiet Possession.** Owner represents and agrees (a) that it is the Owner of the Site; (b) that it has the right to enter into this Agreement; (c) that the person signing this Agreement has the authority to sign; (d) that SS' D is entitled to access to the Site at all times and to the quiet possession Site throughout the Initial Term and each Renewal Term so long as SS.. is not in default beyond the expiration of any cure period; and (e) that Owner shall not have unsupervised access to the Site or to the PCS equipment.

5. **Assignment/Subletting.** SSLP will not assign or transfer this Agreement or sublet all or any portion of the Site without the prior written consent of Owner, which consent will not be unreasonably withheld, delayed or conditioned; provided, however, SSLP may assign or sublet without Owner's prior written consent to any party controlling, controlled by or under common control with SSLP or to any party which acquires substantially all the assets of SSLP

6. **Notices.** All notices must be in writing and are effective when deposited in the U.S. mail, certified and postage prepaid, or when sent via overnight delivery, to the address set forth below, or as otherwise provided by law.

7. **Improvements.** SSLP shall have the right, at its expense to erect and maintain the Site improvements, personal property and facilities, in a configuration consistent with that set forth in the attached Exhibit A for the operation of a transmitter site for wireless voice and data communications. SSLP shall cause all construction to occur lien-free with regard to the premises and in compliance with all applicable laws and ordinances. The improvements, equipment and fixtures, shall remain the exclusive property of SSLP. SSLP shall not make any material alterations to the improvements without obtaining Owner's prior written consent, which consent shall not be unreasonably denied. If Owner does not respond in writing to SSLP within 10 days following SSLP's request for consent, such request will be deemed to have been approved by Owner. City will consent as Owner to SSLP's applications for land use approvals. Notwithstanding the foregoing, this Agreement shall not become effective unless and until SSLP obtains a conditional use permit in accordance with the requirements of the City of Tigard zoning ordinance. Nothing in this Agreement shall require Owner to grant a conditional use permit. Upon termination or expiration of this Agreement, SSLP may remove its equipment and improvements and will restore the Site to the condition existing on the Commencement Date and to th ;onable satisfaction of the Owner. SSLP covenants that its entry into a.. ,nature upon this Agreement does not violate any condition of approval in any land use action required to place the facilities subject to this Agreement.

8. **Compliance with Laws.** Owner represents that Owner's property (including the Site), and all improvements located thereon, are in compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. SSLP will comply with all applicable laws relating to its possession and use of the Site.

9. **Interference.** SSLP shall not use the Site in any way which interferes with the use of the property by Owner, or tenants or licensees of Owner, or with rights to the property prior in time to SSLP's (subject to SSLP's rights under this Agreement, including without limitation, noninterference). Similarly, Owner shall not use, nor shall Owner permit its tenants, licensees, employees, invitees or agents to use, any portion of Owner's properties in any way which interferes with the operations of SSLP. In addition, if, at any time during this Agreement, it is determined that there is identifiable interference between SSLP's electronic equipment and any of Owner's electronic equipment, SSLP shall be solely responsible for the timely resolution of all interference concerns that are directly attributable to SSLP's use, at SSLP's sole expense. This requirement applies to Owner's electronic equipment regardless of its location. In the event that SSLP is unable to satisfactorily resolve all interference concerns within a reasonable period of time, SSLP may be required to terminate all operations under this Agreement immediately. Failure to cure such interference within a reasonable period of time shall be deemed a material breach by the interfering party, who shall, upon notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly upon notice, the parties acknowledge that continuing interference may cause irreparable injury and therefore the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Agreement immediately upon written notice.

10. **Utilities.** Owner represents that utilities adequate for SSLP's use of the site are available. SSLP will pay for all utilities used by it at the Site. Owner will cooperate with SSLP in SSLP's efforts to obtain utilities from any location provided by Owner or the servicing utility.

11. **Termination.** SSLP may terminate this Agreement by notice to Owner without further liability if SSLP does not obtain all permits or other approvals (collectively, "approval") required from any governmental authority or any easements required from any third party to operate the PCS system, or if any such approval is canceled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Site or authority to enter into this Agreement, or if SSLP, for any other reason, in its sole discretion, determines that it will be unable to use the Site for its intended purpose. Upon termination, all prepaid rent shall be retained by Owner. Further, Owner may terminate this Agreement without cause at any time after the third Renewal Term of this Agreement, upon one year's written notice by Owner to SSLP.

12. **Default.** If either party is in default under this Agreement for a period of (a) 10 days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30 day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such 30 day period and proceeds with due diligence to fully cure the default.

13. **Indemnity.** SSLP agrees to hold harmless, indemnify and defend Owner, its officers, agents and employees and to hold them harmless from any and all liability, causes of action, claims, losses, damages, judgments or other costs or expenses including attorneys' fees and witness fees and witness costs (at both trial and appeal level, whether or not a trial or appeal ever takes place) that may be asserted by any person or entity which in any way arise from, during or in connection with the installation, use, maintenance, repair of removal of the antenna and related facilities installed pursuant to this Agreement, except for liability or claims arising from the sole negligence or intentional acts of Owner, its employees or agents.

14. **Hazardous Substances.** Owner represents that it has no knowledge of any substance, chemical or waste (collectively, "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. SSLP shall not introduce or use any such substance on the Site in violation of any applicable law.

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15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, promptly after this Agreement is fully executed, Owner will request the holder of any such mortgage or deed of trust to execute a non-disturbance agreement and Owner will cooperate with SSLP toward such end to the extent that such cooperation does not cause Owner additional financial liability or administrative expense.

16. Co-location. . The Tualatin-Valley Fire and Rescue and the City of Tigard shall have an option to co-locate emergency communication systems on SSLP's monopole so long as such installation does not interfere with SSLP's operation and use of the Site. SSLP agrees that it shall not charge any rent to the Tualatin-Valley Fire and Rescue and/or the City of Tigard for such co-location.

17. Miscellaneous. (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) This Agreement is governed by the laws of the State in which the Site is located; (c) If requested by SSLP, Owner agrees promptly to execute and deliver to SSLP a recordable Memorandum of this Agreement in the form of Exhibit B; (d) This Agreement (including the Exhibits) constitutes the entire agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties. Any amendments to this Agreement must be in writing and executed by both parties; (e) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law; and (f) The prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party.

The following Exhibits are attached to and made a part of this Agreement: Exhibits A and B.

OWNER: TIGARD WATER DISTRICT, a political subdivision of the State of Oregon

By: _____

Its: Tigard City Administrator

S.S./Tax No: 93-0503940

Address: 13125 SW Hall Blvd., Tigard, OR 97223

Date: 5/15/96

SPRINT SPECTRUM L.P., a Delaware limited partnership

By: _____

Its: Director

Address: 7770 S.W. Mohawk, Bldg. "F", Tualatin, OR 97062

Date: 5-22-96

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EXHIBIT A

Site Name: TIGARD | **Site Description** | Site I. D. 047C

Legal Description: A portion of the following described real estate as shown in the attached site sketch:

Site situated in the City of Tigard, County of Washington, State of Oregon, commonly described as follows:

PARCEL IV:

A parcel of land in the Southeast one quarter, of the Northeast one quarter of Section 2, Township 2 South, Range 1 West of the Willamette Meridian, County of Washington, State of Oregon, in the City of Tigard, being more particularly described as follows:

BEGINNING at the most Easterly corner of that property conveyed to Joseph W. Davis and described by Deed recorded August 23, 1966 in Book 612, Page 441, Washington County Records, said point being on the Southerly right of way line of the Oregon Electric Railway Co.; thence S40°07'32"E following said Southerly right of way 115.82 feet to the most Easterly corner of that property conveyed to James R. McGee and described by deed recorded January 30, 1973 in Book 907, Page 324, Washington County Deed Records; thence S44°50'11"W following the Southeasterly line of said McGee property 80.31 feet; thence N40°07'32"W 115.84 feet to a point on the Southeasterly line of said Davis property; thence N44°50'11"E following said Southeasterly line 80.31 feet to the Point of Beginning.

Owner Initials _____
SSLP Initials _____

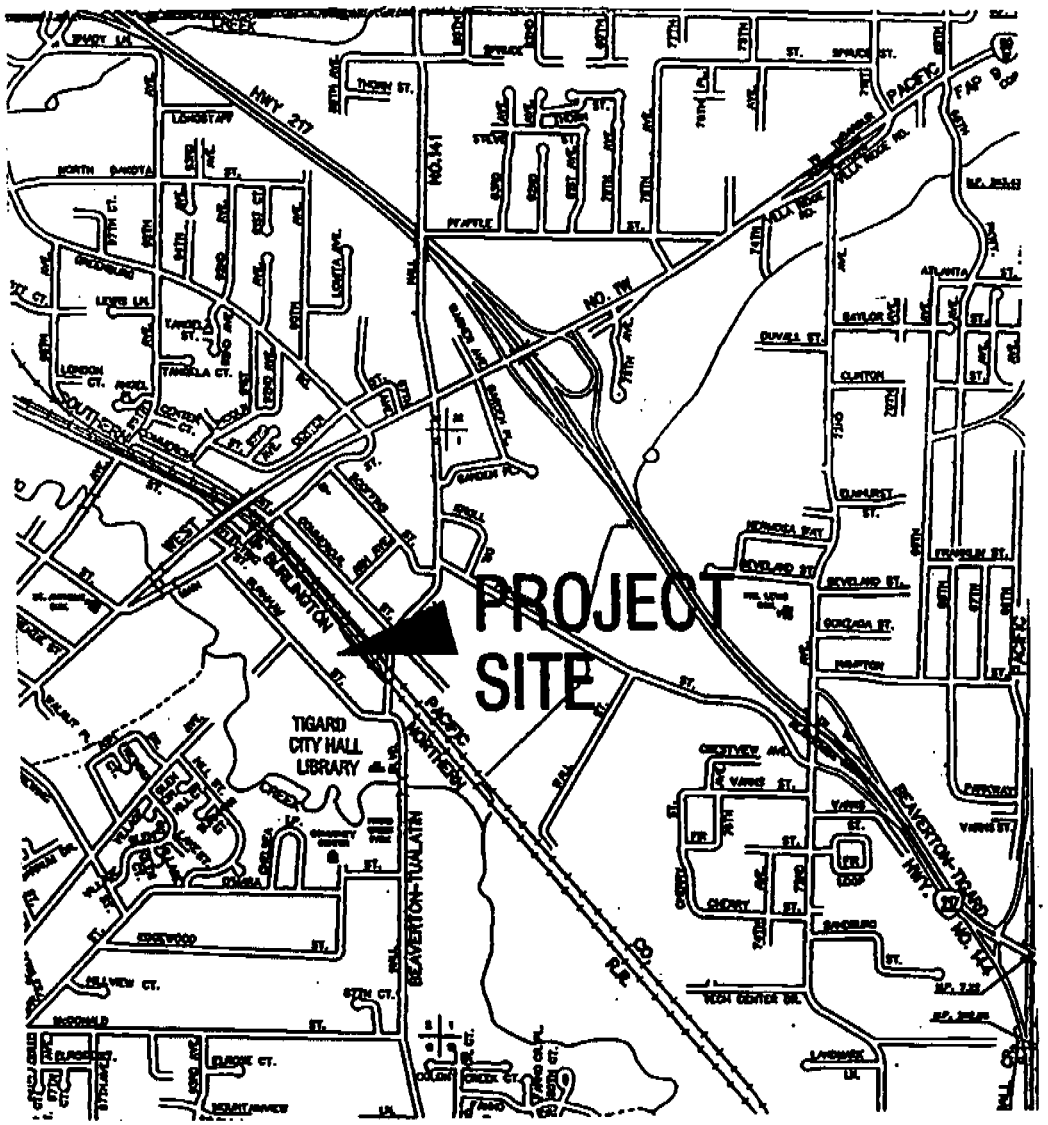
Owner and SSLP may, at SSLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

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EXHIBIT A

Site Name: TIGARD **Site Description** **Site I. D. 047C**

Sketch of Site:



Owner Initials _____

SSLP Initials _____

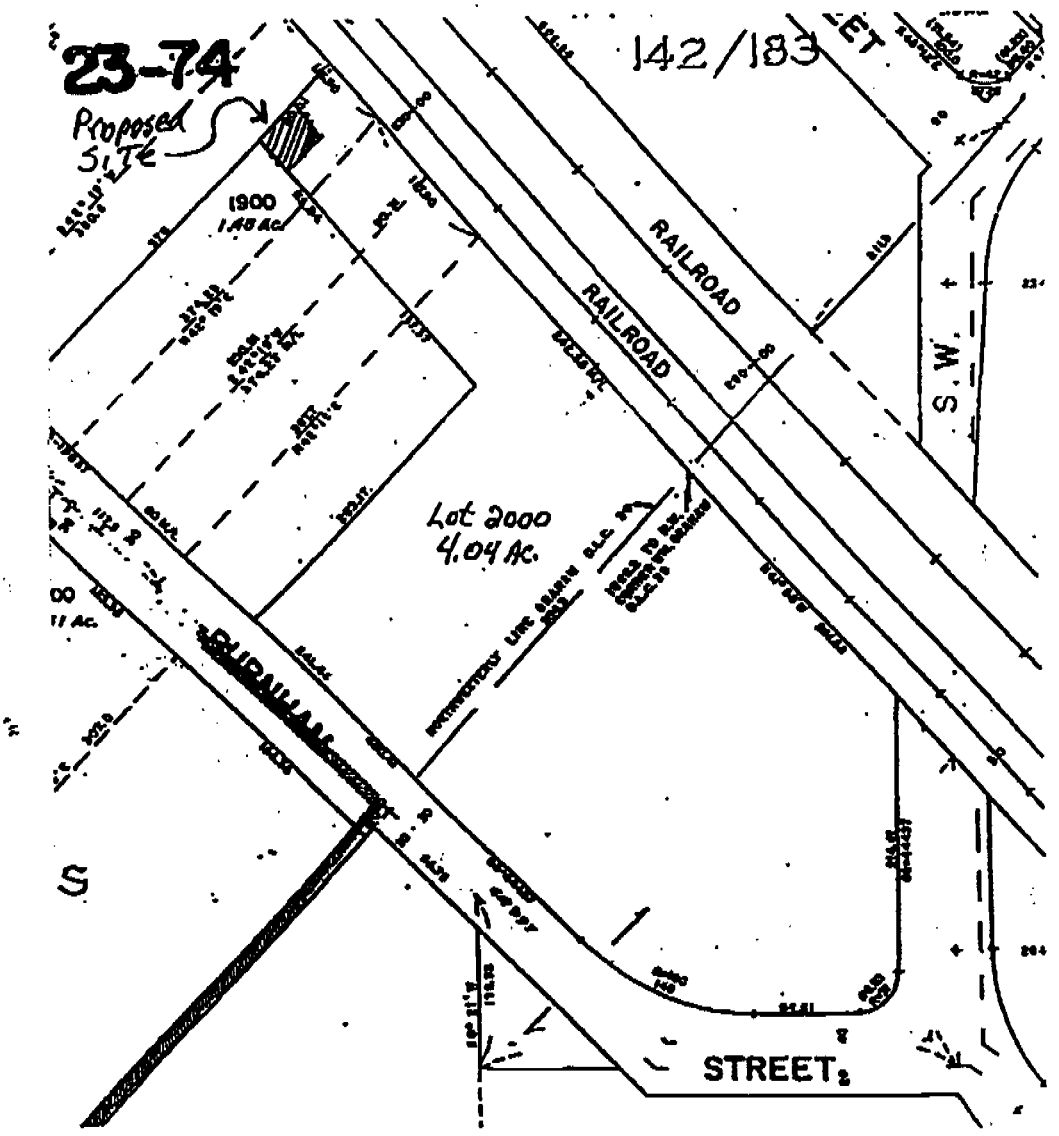
Owner and SSLP may, at SSLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

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EXHIBIT A

Site Name: TIGARD **Site Description** **Site I. D.** 047C

Sketch of Site:



Owner Initials _____
SSLP Initials _____

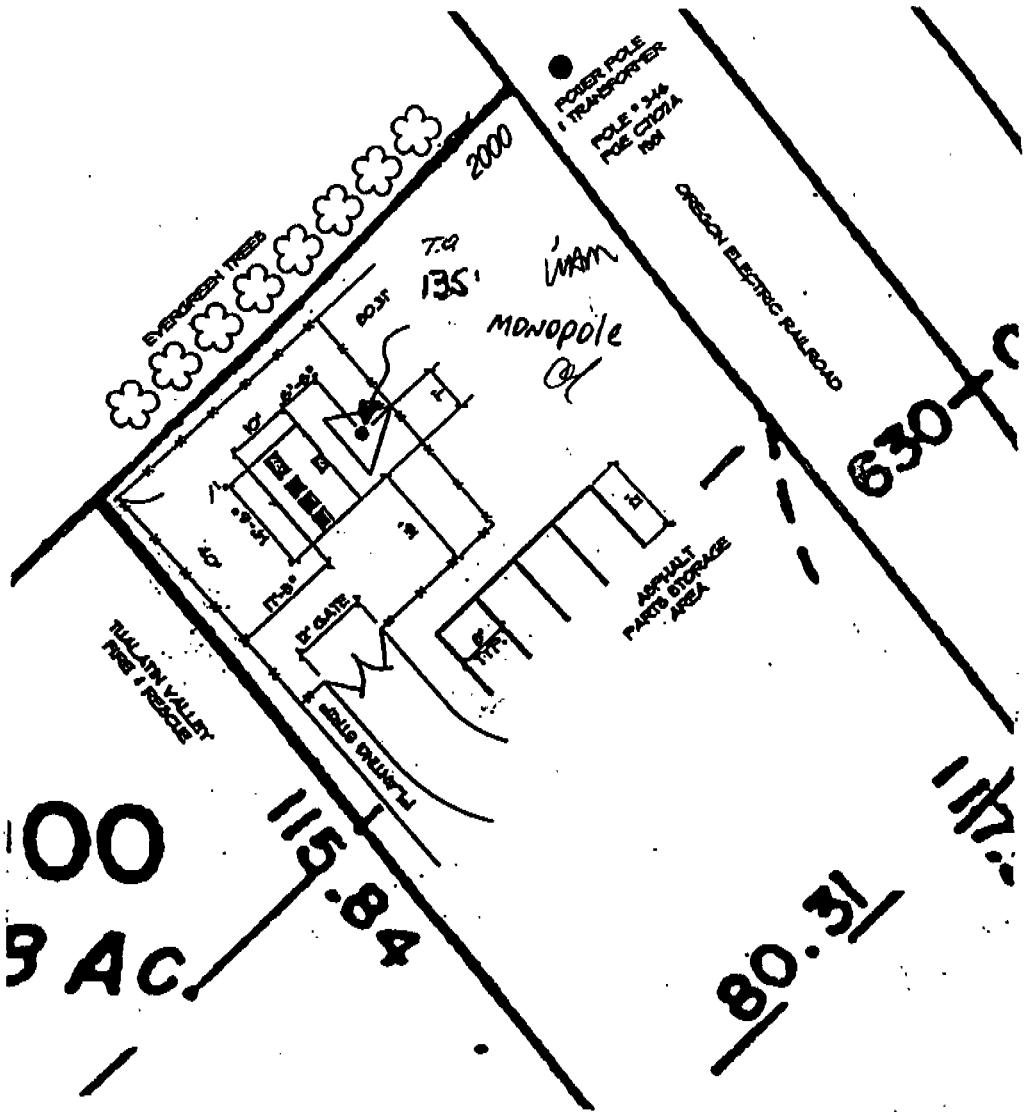
Owner and SSLP may, at SSLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

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EXHIBIT A

Site Name: TIGARD | Site Description | Site I. D. 047C

Sketch of Site:



Owner Initials _____
SSLP Initials _____

Owner and SSLP may, at SSLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

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EXHIBIT B

Site Name: Tigard | **PCS Site Agreement** | **Site I. D. 047C**

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated May 15, 1996 , between Tigard Water District, a political subdivision of the state of Oregon ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("SSLP"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to SSLP a certain site ("Site") located at 8777 SW Burnham St., City of Tigard, County of Washington, State of Oregon, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on _____, 1996, which term is subject to four (4) additional five (5) year extension periods by SSLP.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

OWNER: TIGARD WATER DISTRICT,
a political subdivision of the State of Oregon

By: _____

Name: William A. Monahan

Title: Tigard City Administrator

Address: 13125 SW Hall Blvd.

SSLP: SPRINT SPECTRUM L.P.,
a Delaware limited partnership

By: _____

Name: _____

Title: _____

Address: _____

SSLP Initials: _____

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EXHIBIT A

Site Name: TIGARD to Site I. D. 047C

MEMORANDUM OF PCS SITE AGREEMENT

Legal Description: A portion of the following described real estate as shown in the attached site sketch:

Site situated in the City of Tigard, County of Washington, State of Oregon, commonly described as follows:

PARCEL IV:

A parcel of land in the Southeast one quarter, of the Northeast one quarter of Section 2, Township 2 South, Range 1 West of the Willamette Meridian, County of Washington, State of Oregon, in the City of Tigard, being more particularly described as follows:

BEGINNING at the most Easterly corner of that property conveyed to Joseph W. Davis and described by Deed recorded August 23, 1966 in Book 612, Page 441, Washington County Records, said point being on the Southerly right of way line of the Oregon Electric Railway Co.; thence S40°07'32"E following said Southerly right of way 115.82 feet to the most Easterly corner of that property conveyed to James R. McGee and described by deed recorded January 30, 1973 in Book 907, Page 324, Washington County Deed Records; thence S44°50'11"W following the Southeasterly line of said McGee property 80.31 feet; thence N40°07'32"W 115.84 feet to a point on the Southeasterly line of said Davis property; thence N44°50'11"E following said Southeasterly line 80.31 feet to the Point of Beginning.

Owner Initials _____

SSLP Initials _____

STATE OF OREGON

COUNTY OF Washington

The foregoing instrument was acknowledged before me this 15th day of May, 1996, by William A. Monahan.

OFFICIAL SEAL
CATHERINE WHEATLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 042176
MY COMMISSION EXPIRES MAY 10, 1999

Catherine Wheatley
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC FOR STATE OF OREGON

My commission expires: 5/10/99

Catherine Wheatley
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

STATE OF OREGON

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19___, by _____.

(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC FOR STATE OF OREGON

My commission expires:

(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

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AIS-5994 **5. B.**

Business Meeting

Meeting Date: 10/28/2025

Length (in minutes): Consent Item

Agenda Title: Resolution to Apply for an Oregon Parks and Recreation Department Local Government Grant in Support of Accessible Tualatin River Dock at Cook Park

Authored By: Rick Gruen

Presented By: Parks, Recreation and Green Infrastructure Manager Gruen

Item Type: Resolution

Information

EXPLANATION OF ISSUE

The City of Tigard (through Public Works-Parks) applied for, and was awarded, a Local Government Grant through the Oregon Parks and Recreation Department OPRD). This grant is in support of building the new accessible dock at Cook Family Park. As per city policy, Public Works-Parks submitted the requisite Pre-Application for Grant Funding Form which was reviewed/approved by City Leadership Team and provided as part of our Local Government Grant application. This was done in lieu of OPRD's Resolution to Apply for a Grant which was previously accepted when applying for, and receiving, other state grants. The Resolution to Apply for a Grant is now being requested by ORPD to replace/supersede the City's Pre-Application for Grant Funding form before the grant contract and notice to proceed can be issued by OPRD.

ACTION REQUESTED

Staff is requesting that City Council approve the Resolution to Apply for a Local Government Grant through the Oregon Parks and Recreation Department.

BACKGROUND INFORMATION

This is the Council's first consideration of this item.

ALTERNATIVES & RECOMMENDATION

Staff recommends approval of the resolution.

ADDITIONAL RESOURCES

N/A

Attachments

Resolution to Apply

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 25-

A RESOLUTION AUTHORIZING THE CITY OF TIGARD TO APPLY FOR LOCAL GOVERNMENT GRANT FROM THE OREGON PARKS AND RECREATION DEPARTMENT FOR DEVELOPMENT OF AN ACCESSIBLE DOCK AT COOK FAMILY PARK AND DELEGATING AUTHORITY TO THE PARKS AND RECREATION MANAGER TO SIGN THE APPLICATION

WHEREAS, the Oregon Parks and Recreation Department is accepting applications for the Local Government Grant Program; and

WHEREAS, the City of Tigard desires to participate in this grant program to the greatest extent possible as a means of providing needed park and recreation acquisitions, improvements and enhancements; and

WHEREAS, Tigard City Council has identified dock access improvements at Cook Family Park as a high priority need in the City of Tigard; and

WHEREAS, Constructing an accessible dock will make river access and outdoor recreation available for people of all abilities or limitations; and

WHEREAS, the City of Tigard has available local matching funds to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

WHEREAS, the City of Tigard will provide adequate funding for on-going operations and maintenance of this park and recreation facility should the grant funds be awarded; and

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

SECTION 1: The Tigard City Council demonstrates its support for the submittal of a grant application to the Oregon Park and Recreation Department for the development of an accessible dock at Cook Family Park.

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2025.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

AIS-5926 **6.**

Business Meeting

Meeting Date: 10/28/2025

Length (in minutes): 20 Minutes

Agenda Title: Annual Meeting with City of Durham, Tigard Water District and the Water Advisory Board (WAB)

Authored By: Brian Rager

Presented By: Public Works Director Rager

Item Type: Joint Meeting-Board or Other Juris.

Information

EXPLANATION OF ISSUE

The intergovernmental agreement (IGA) between City of Tigard, City of Durham and the Tigard Water District (TWD) states that the three parties and the Water Advisory Board (WAB) will meet annually. To date, there has not been such a meeting and the parties and the WAB would like to conduct the first one. The meeting can serve two purposes: 1) the three parties can discuss and consider issues related to the IGA; and/or 2) the WAB can report a summary of their key activities and any specific suggestions or recommendations which they believe would benefit the water system for consideration by the Tigard City Council. At the writing of this agenda item summary, Staff is not aware of any issues that would fall into the first category, but the WAB will discuss three specific recommendations they would like the council to consider.

ACTION REQUESTED

Council is asked to receive the recommendations from the Water Advisory Board.

BACKGROUND INFORMATION

The WAB drafted and will present three specific recommendations to the Tigard City Council as follows:

Water Conservation

- Several scientific studies have determined that climate change is already affecting the Clackamas River source, watershed, snowpack depletion, air and water temperature, seasonal water discharge rates, and water quality.
- Temperature factors are increasingly affecting customers' water usage in summers and early autumn.
- There is limited water supply and storage capacity, and the water service area population is increasing significantly due to planned development.
- There is also a need to conserve potable water, and to encourage measures which promote recycling outdoor water, planting vegetation that is native and drought-resistant, and limiting the size of some future water features (including swimming pools).

The WAB therefore recommends that the City continue to incorporate and promote water conservation in all City endeavors.

Additional Future Water Source

- The Tigard Water Service Area has limited capacity of potable Clackamas River water in a partnership with Lake Oswego.
- The population of the water service area is increasing, and is expected to increase substantially in the next 5–14 years, and particularly due to development at River Terrace 2.0, Kingston Terrace, and west of SW Roy Rogers Road and south of SW Schools Ferry Road (as mandated by Metro).
- Reports commissioned by Tigard and Lake Oswego indicate that by 2039, at peak times LOT (Lake Oswego-Tigard water partnership) will use 33.3 mgd (million gallons daily) of the total 38 mgd total capacity.
- Temperature factors may gradually mitigate some of the actual water capacity.

The WAB therefore recommends that the City continue investigations into supplemental water supply, including a possible intertie with the Willamette River Water Supply program.

Water Concerns for New Development

Tigard's population continues to grow at an impressive rate. This growth is not going to slow down in the foreseeable future. The city expanded the urban growth boundary by 500 acres in 2023, adding land from Clackamas County. This land is intended for mixed-use, moderate density housing with the potential for up to 4,500 units, potentially increasing Tigard's population by at least 9,000 people.

Additionally, the city has increased housing density through multiple infill projects throughout the city. These developments are happening in areas that were not upzoned through traditional planning methods, which means that infrastructure planning is lagging behind our housing production totals. This growth is opportunistic and incremental, creating marginal increases in resource usage that are not substantial at a system level. It is difficult to tell over time how those negligible increases will impact our systems, something many jurisdictions are grappling with. We must assume that the cumulative increase in density will impact our infrastructure systems, including water supply, sewer and road usage.

This growth is beneficial to the economic development of the city. However, there is a downside in that more people use more of our natural resources. Our current water supply is fed by the Clackamas River through our Lake Oswego-Tigard partnership. This is a limited supply in that we do not foresee a sudden increase in the water flowing through the river in coming years. Current models indicate that LOT will be nearing the maximum gallons-per-day usage by 2039.

WAB understands that Tigard must work within Metro's density requirements when establishing development goals. WAB urges Tigard City Council to continue to consider how infrastructure and utility delivery will support housing production and system sustainability simultaneously. WAB advocates for Tigard City Council to explore options to mitigate water usage and carefully plan for additional water supply options, including accessing the Willamette River through regional partnerships.

Dates of Previous and Potential Future Considerations

There have been no previous meetings of the WAB and Council.

Public Involvement

WAB meetings are open to the public and are held every other month on the second Wednesday of the month. The most recent WAB meeting was October 8, 2025 where the Board finalized their recommendations for the Tigard City Council.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
From a Staff perspective, the WAB recommendations do not pose a budget impact over and above what Staff has been planning. Specifically:

1. Staff have been exploring additional benefits from the City's membership with the Clackamas River Water Providers (CRWP) related to water conservation. Additionally, Staff have been focused on water conservation at a system level by investing in sophisticated leak detection technology that has already shown benefits.
2. Staff will be conducting a water system plan update in FY27, which will include an updated water demand forecast. This will provide a better idea as to when a future investment in another source will be needed.
3. Staff is factoring in the current housing densities experienced in River Terrace as it reviews the potential impacts from the proposed River Terrace 2.0. An addendum to the existing Water System Plan is in process.

ALTERNATIVES & RECOMMENDATION

N/A

ADDITIONAL RESOURCES

N/A

Attachments

No file(s) attached.

AIS-5991 **7.**

Business Meeting

Meeting Date: 10/28/2025

Length (in minutes): 30 Minutes

Agenda Title: Time, Place, Manner Update and Discussion

Authored By: Megan Cohen

Presented By: City/County Houselessness Liaison Cohen

Item Type: Update, Discussion, Direct Staff

Information

EXPLANATION OF ISSUE

An overview of proposed changes to the City's Time, Place, & Manner Ordinance to solicit feedback from City Council. This discussion is a follow-up to the homelessness overview presented to Council on August 26, 2025.

ACTION REQUESTED

Council direction on proposed changes to Tigard's Time, Place, & Manner ordinance.

BACKGROUND INFORMATION

The Tigard Council adopted four Council goals for FY 2025-2026. Strategy 1.2 calls for supporting housing in the entire Tigard community while addressing the regional crisis of homelessness.

Tigard Ordinance 23-03 requires Council to review the City's Time, Place, Manner rules every six months. The Council previously implemented these changes:

- October 2023: Removed the prohibition on camping stoves in campsites
- July 2024: Prohibited camping on hardscape surfaces of City property
- July 2024: Prohibited camping around the Library and City Hall

On August 26, 2025, City/Council Homelessness Liaison presented to the City Council and received direction to explore changes to the Time, Place, & Manner ordinance. After internal and external engagement, proposed changes to the ordinance could include an earlier end time for camping in the morning, moving Place/Manner to administrative rules for greater responsiveness, and clarifying rules for better enforcement.

ALTERNATIVES & RECOMMENDATION

Council may provide alternatives or changes to the staff recommendation.

ADDITIONAL RESOURCES

N/A

Attachments

Revised Presentation

Revised 10/23/2025



Time, Place, & Manner Ordinance Changes

Megan Cohen, City/County Homelessness Liaison

October 28, 2025

CITY OF Tigard

Timeline

- August 26, 2025 City Council Feedback:
  - Explore Time, Place, & Manner (TPM) changes needed
  - Maintain current homeless service levels in Tigard
- October 28, 2025 Presentation:
  - Solicit direction on specific TPM changes
- Dec 2025/Jan 2026 Meeting:
  - Bring the revised TPM ordinance to City Council
  - Public Hearing

Current Situation Report

- Houselessness is a complex issue without easy solutions
- Focus on how we can come together as a community to support each other
- Ongoing community concerns about the Public Works Lawn and visible homelessness including belongings and storage
- Continued resource constraints, including lack of eviction prevention, available shelter beds, and SNAP dollars

Ordinance Change Option 1: Place

Proposed: Prohibit camping on the Public Works Lawn

- Homelessness may be less visible to our community
- Could increase encampment cleanups in sensitive lands / parks
- TPM enforcement will be less centralized and could have longer response times
- Outreach will face more challenges in connecting with individuals and notifying them of active housing / shelter referrals

Ordinance Change Option 2: Time

Current: Camping is allowed between the hours of 7pm-9am

Proposed: Camping is allowed between the hours of 7pm-8am

- Reflects City Council direction to move the time earlier
- Responds to shift changes and ability of Tigard Police Department to enforce the ordinance
- Provides time for individuals to access open services including the Just Compassion Resource Center

Ordinance Change Option 2: Place & Manner

Proposed: Remove language about prohibited camping within 350ft of safe parking on a city site; add language that prohibits camping on other city properties that are not currently listed

- Clarify enforcement for individuals on the Public Works Lawn

Proposed: Exception language for the Public Works Lawn on prohibition of campsites being within 20 feet of each other

- Prioritizes camping on the PW Lawn and reduces impact in Tigard



Questions & Feedback

CITY OF Tigard

AIS-5940 **8.**

Business Meeting

Meeting Date: 10/28/2025

Length (in minutes): 60 Minutes

Agenda Title: River Terrace 2.0 Natural Resources and Housing Update

Authored By: Brittany Gada

Presented By: Senior Planner Gada and Walker Macy Consultant, Cameron Blakely

Item Type: Update, Discussion, Direct Staff

Information

EXPLANATION OF ISSUE

Staff will provide an update on the draft approaches for natural resource protection and housing in River Terrace 2.0. The update will include an overview of the natural resources and housing approaches, a demonstration of three conceptual development sites with 3D modeling, a summary of engagement feedback, an overview of how stakeholder feedback has been incorporated into proposed plans and approaches, and a look-ahead to ongoing work to refine these approaches.

ACTION REQUESTED

Staff requests City Council feedback on the draft natural resources and housing approaches to inform our work as engagement and refinements to both plans continue.

BACKGROUND INFORMATION

The River Terrace 2.0 housing approach has been in development since the earliest work to complete the Concept Plan in 2021. Based on the vision and policy objectives established in the Concept Plan, the Community Plan project will operationalize and refine the Concept Plan approach to establish the regulations, policies, and supporting tools needed to aid the development of a mixed-income community with equitable access to parks, nature, and businesses. These characteristics are the result of the Concept Plan engagement process and supported the city's application for an Urban Growth Boundary expansion.

In June 2025, the River Terrace 2.0 Housing Plan was shared with City Council. This plan, supported by funding from the state's Department of Land Conservation and Development (DLCD), detailed the first draft of the housing approach. Since we met in June, the housing approach has been refined by incorporating additional analysis, community input, and engagement with development professionals. This housing update will share our refined approach and request feedback from City Council. Following the City Council update, the housing approach will continue to be developed and refined through the code writing process based on city policy objectives, community and stakeholder input, regional requirements, and applicable state law. The housing approach will be implemented through a combination of Development Code amendments, the River Terrace 2.0 Community Plan, the Equitable Financing Strategy (including a fees and charges schedule), Municipal Code changes, and other programs and policies to facilitate and support development in this area.

The natural resources protection program for River Terrace 2.0 is subject to Title 13 of Metro's Urban Growth Management Functional Plan since it is an Urban Growth Boundary (UGB) expansion area approved after Title 13 regulations took effect in 2005. River Terrace 2.0 will be the first part of the

city that is subject to these more stringent rules. The Community Plan project must inventory natural resources that existed when the UGB expansion was approved, and develop a natural resources protection program that complies with Title 13. The city can either adopt Metro's model code or create a new approach that is compliant with Title 13. Since the model code would result in less land available for housing and less flexibility for development, the city is developing a custom approach that prioritizes the protection of higher-quality resources while allowing more development of lower-quality resources. Flexibility and incentives are also incorporated into the protection approach to support the development of needed housing, protection of large trees, and public access to nature. Staff requests City Council feedback on the draft approach. Following the City Council update, the natural resources approach will continue to be refined based on Metro's review and input on Title 13 compliance, city policy objectives, and community and stakeholder input. The natural resources approach will be a part of the package of Development Code amendments proposed for adoption by the River Terrace 2.0 Community Plan project.

Public Involvement
Housing and natural resources have been the subject of robust community and stakeholder engagement since the River Terrace 2.0 Concept Plan process. Since the beginning of the Community Plan project, there have been two open houses (online and in-person), multiple focus group meetings, online surveys, 16 advisory committee meetings, and a Developer Forum engagement event. Additional engagement is planned in October and November 2025, with residents in affordable housing, our Spanish-speaking community, and St. Anthony Catholic Church. Feedback summaries from the community open houses, focus groups, and the September Developer Forum event are included in the materials provided for this update.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
Feedback provided on the draft natural resources and housing approaches will inform refinements to these plans as the River Terrace 2.0 Community Plan project moves forward.

ALTERNATIVES & RECOMMENDATION
N/A

ADDITIONAL RESOURCES
N/A

Attachments

RT2.0 Spring Open House Summary
RT2.0 Fall Open House Summary (as of Oct. 7)
RT2.0 Developer Forum Feedback Summary
RT2.0 Draft Housing and Natural Resources Approach Overview
RT2-FocusGroup-Summary
Revised Presentation

Spring 2025:
Open House Summary





Prepared for:

City of Tigard

13125 SW Hall Boulevard

Tigard, OR 97223

Prepared by:

JLA Public Involvement

123 NE 3rd Avenue, Suite 210

Portland OR 97232

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EVENT OVERVIEW



In spring 2025, the City of Tigard hosted an in-person and an online open house to share project information with the community and collect feedback on initial ideas for the River Terrace 2.0 neighborhood Community Plan.

The in-person open house was held on April 9, 2025, from 5 - 7 p.m. at the Tigard Public Library. A total of around 80 people attended the event, and 45 comment forms were turned in. It was an informal, drop-in style event that allowed community members to join at any time and browse informational displays at their own pace. Staff were available to answer questions and engage in more in-depth discussions. Attendees were encouraged to provide feedback using comment forms and interactive activities or directly to staff during conversations. Dinner and refreshments were provided at the event. Bilingual project staff were available to engage with Spanish speaking participants.

The online open house was live from April 2 to 23. A total of 57 responses were collected. The survey was available in both English and Spanish and provided the same information and feedback opportunities as the in-person event.

Both the online open house and the in-person open house shared options and concepts that would shape the future neighborhood and invited participants to share feedback on what feels important. Their feedback will help the project team draft a plan that better reflects community priorities. Both events were promoted on the City website, social media and by email. In-person flyering at local businesses, religious organizations and community centers was also conducted to promote these events.

Key Feedback

Overall, in-person and online participants shared similar values and desired outcomes for the neighborhood. Many emphasized the need for accessible and affordable housing, the urgency of preserving habitat and trees, providing walkable/bikeable neighborhoods that are connected to destinations, and the need for safe transportation infrastructure to encourage the use of alternative modes of travel.

While the in-person and online events provided similar content, people participating in-person had the opportunity to engage in conversation with staff and interact with other participants, which may have influenced their choices. In the following summary we show information for both events combined, in a few instances, results varied significantly between the two events, and we have noted where this discrepancy is apparent.

Climate Goals

- **Habitat destruction/tree canopy deterioration is considered the most critical climate impact** by both in-person and online participants. In-person participants selected flooding and greenhouse gas emissions as the other two most critical climate impacts that should be considered with River Terrace 2.0, while online participants selected electric grid instability and extreme heat.
- Participants selected **walkable/bikeable neighborhoods with nearby commercial areas and services** to reduce car dependence and **preserving large trees as much as possible** as the most important climate protection solutions.

Housing

- The top two housing priorities included: 1) **homes for purchase at a range of prices that are affordable** to households of all sizes and incomes and 2) **homes without stairs** that make the neighborhood welcoming for seniors and people with mobility challenges.

Neighborhood Parks, Trails and Natural Resources

- Participants prefer to **place parks near or within natural areas** so that people of all ages and abilities can access nature easily while using land efficiently to house more people.

Transportation

- **Active transportation features:** Participants shared that the most important street features that would encourage non-automobile travel include:
    - Bikeways separated from traffic;
    - Street lighting that illuminates walkways, bikeways and crossings; and
    - Wide sidewalks or paths.

- **Potential Tile Flat extension:** When considering a Tile Flat Road extension through the project area, participants indicated that they would prioritize the following considerations:
    - Comfort and safety biking or walking within the neighborhood, and
    - Lessen the impact to streams and wetlands with less impervious surfaces.
- **Transportation design options:**
    - Participants expressed that they would feel comfortable with both options: 1) a street with a sidewalk and one-way bike lane in each direction separated from traffic, or 2) a street with sidewalk on both sides and a two-way bike lane on one side, separated from traffic.
    - Participants liked both options for walking and bicycling: 1) on a trail through natural areas, and 2) on a path near streets and buildings. There was a slight preference for walking and biking through natural areas.
    - Overall, participants were open to all of the lighting options presented (tall street lights, lampposts or small lighting along paths). The in-person participants showed a preference for lampposts next to sidewalks and bikeways.
    - Participants preferred planting street trees compared to shorter plants that make it easier to see and be seen.
    - Participants preferred to have people walking and biking share a multi-use path over people biking and driving sharing the road.

Business Nodes

- Participants showed a preference for three commercial nodes across the project area so everyone has easy access to local businesses over having two larger commercial nodes.

Stormwater Facilities

- The in-person participants preferred the more creative style stormwater facility that allows people to interact with it while virtual participants preferred the more natural and traditional style stormwater facility that looks like a pond. Overall, the **creative style** was preferred by 56% of participants.

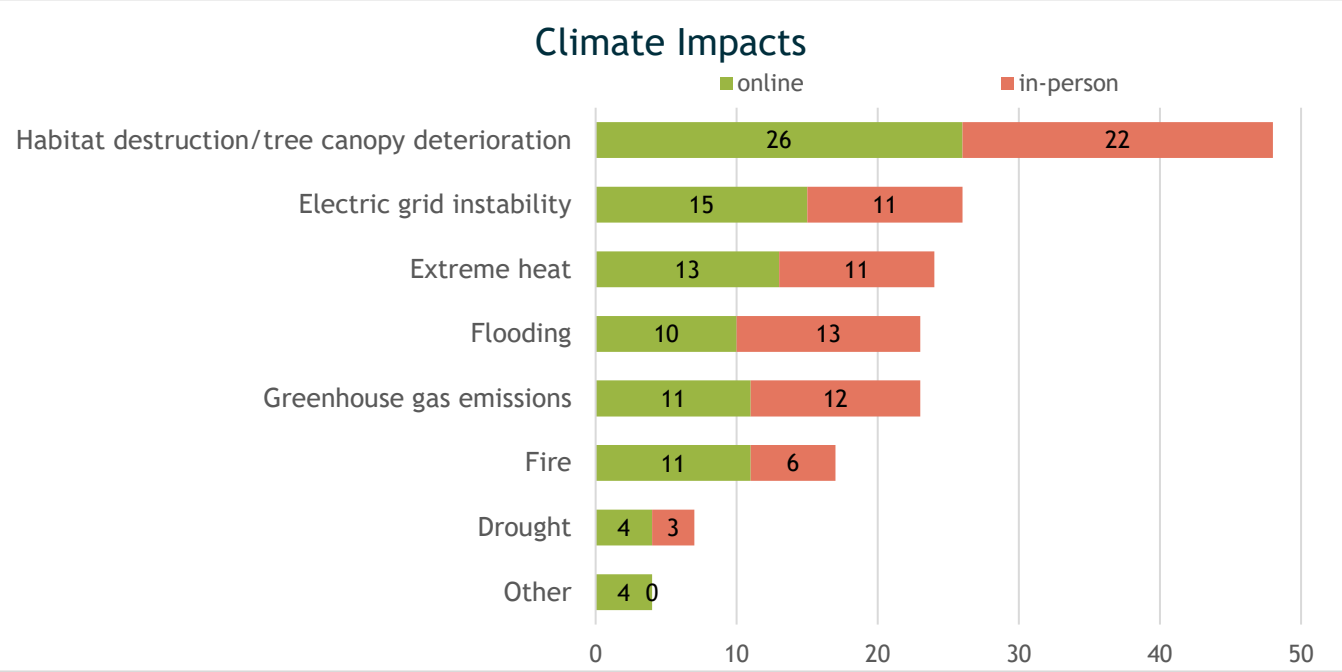
Summary of Feedback

A total of 103 responses were received in-person and online. Below is a summary of feedback provided.

Climate Goals

What are the most critical climate impacts that you think should be considered with River Terrace 2.0? (select two)

Habitat destruction and tree canopy deterioration was by far the most concerning climate impact for participants. Electric grid instability, extreme heat, flooding and greenhouse gas emissions all followed closely after.

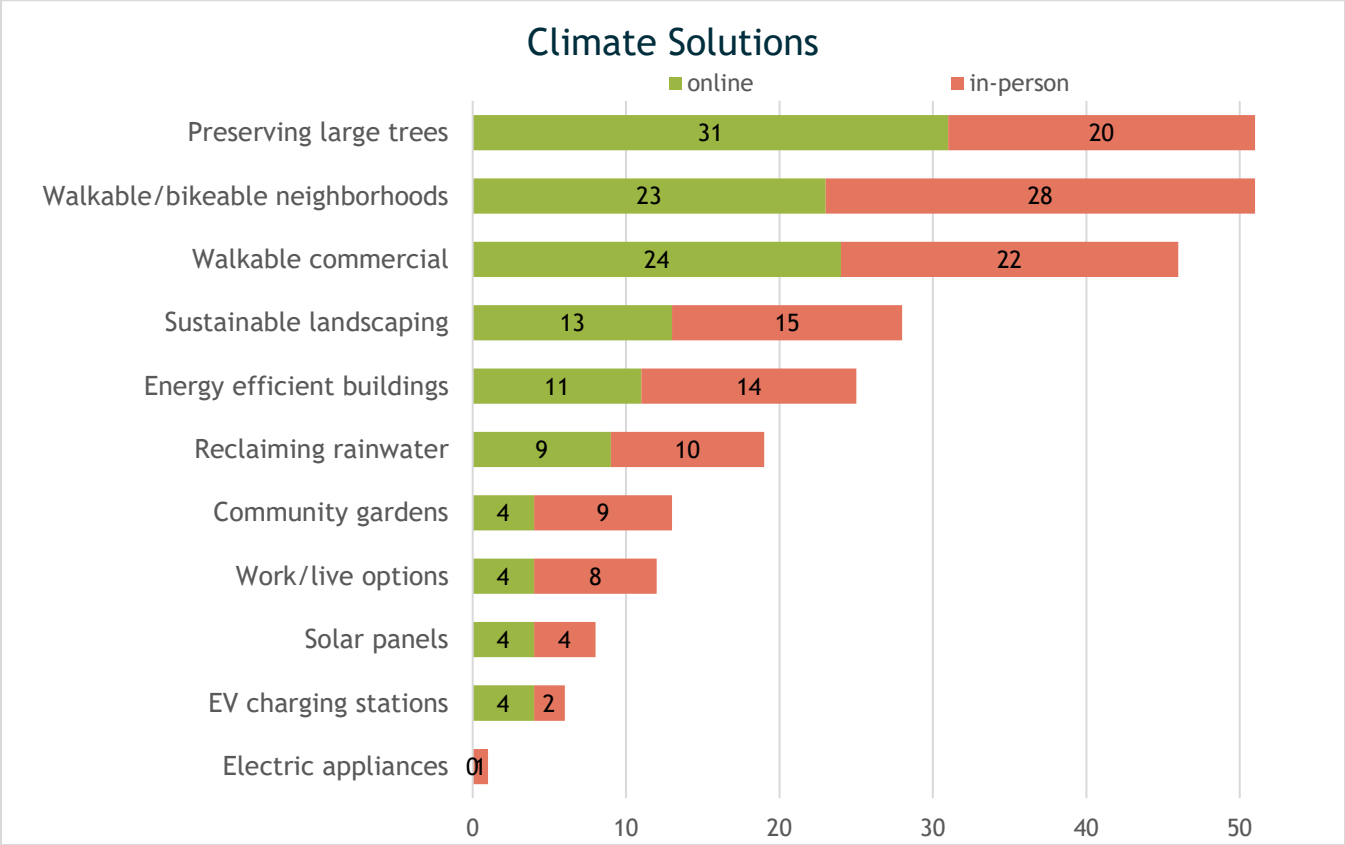


Participants were given the option to share additional feedback in “Other.” Eight participants shared additional comments that included:

- Concern over increased greenhouse gas emissions from cars and increased traffic.
- A participant expressed the need for alternative transit such as access to a commuter train.
- Advocating to protect natural habitats by preparing for potential impacts from climate change.
- Concern over the impacts associated with increased water usage.
- Someone stated, “the housing crisis”.
- Traffic causing emissions due to poor infrastructure planning.
- One comment advocated against cutting trees and urged more trees to be planted.

What climate solutions do you think are most important to include in the neighborhood? (select three)

Preserving large trees and creating walkable/bikeable neighborhoods, especially for commercial areas and services, were the most frequently selected options for climate solutions. One key takeaway is that participants favor creating a walkable neighborhood.



Participants were given the option to share additional feedback in “Other.” Seven participants shared additional comments which included the following:

- Keep neighborhoods accessible to people of all abilities.
- It’s important to include bathrooms in parks.
- Focus on alternative transit modes instead of electric vehicle infrastructure.
- Concern over increasing traffic in the neighborhood.
- Natural gas energy options.
- Green space should be connected to minimize the impact on the displaced wildlife.
- A participant expressed the desire to see bigger lots and asked that existing homes around River Terrace be considered during planning.
- One participant noted that climate solutions are not an important consideration for a neighborhood.

Housing

What kinds of housing options are most important for RT2.0? (select up to 3)
The options provided to choose from were:

- Homes for purchase at a range of prices that are affordable to households of all sizes and incomes
- Homes with private yards
- Homes without stairs that make the neighborhood welcoming for seniors and people with mobility challenges
- Homes nearby small public parks (pocket parks)
- homes at a range of different prices and rents
- homes that provide assistance to lower income households
- homes with private shared areas that are jointly maintained
- homes for rent in smaller buildings with limited height and size
- Homes for rent in large buildings near commercial corridors

The most frequently selected options for housing in River Terrace 2.0 are:

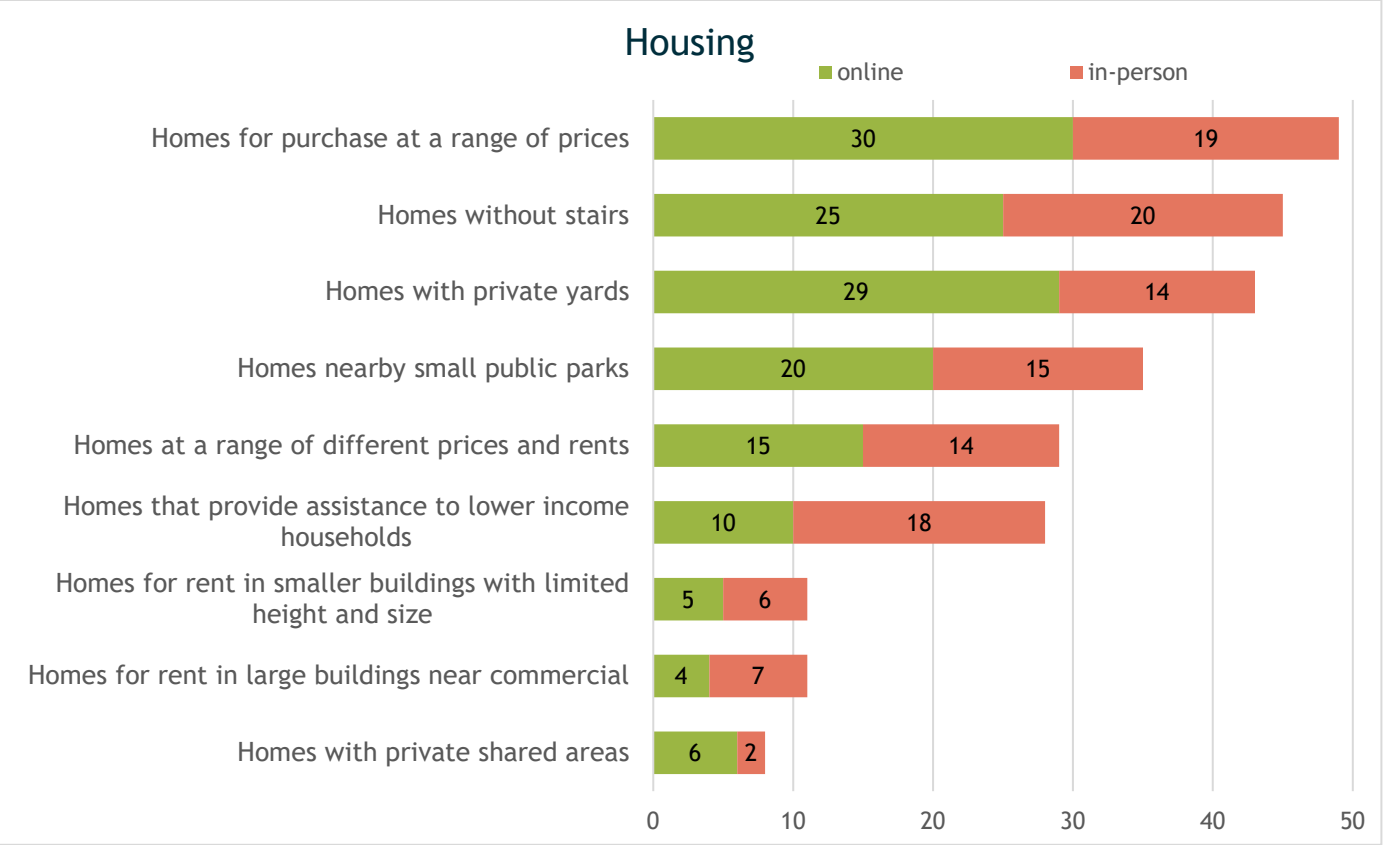
- Homes for purchase at a range of prices that are affordable to all households
- Homes without stairs
- Homes with private yards

Online participants also frequently chose homes near small parks and homes that provide assistance to lower income households. In-person participants selected homes that provide assistance to lower-income households as the third most frequent option.







Participants were given the option to share additional feedback in “Other”. Three participants shared additional comments. These comments expressed the need for homes supporting multi-generational households, senior living communities, and neighborhoods that support non-car transportation modes.



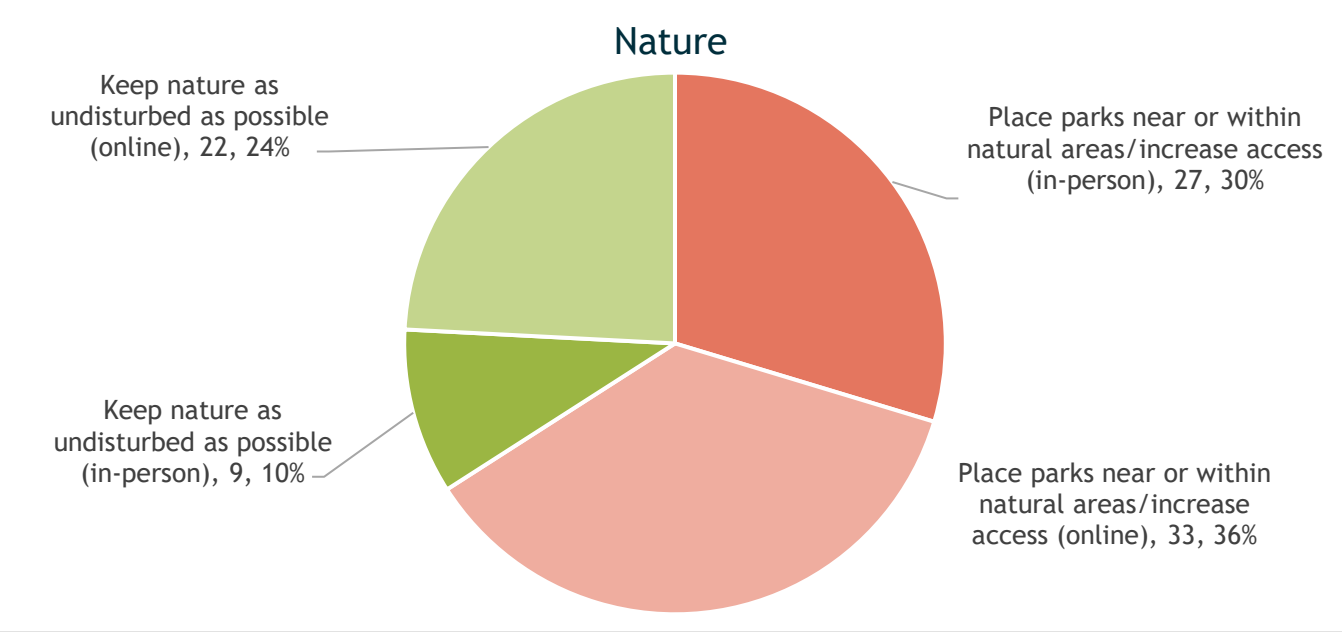
Neighborhood Parks, Trails and Natural Resources

What is the right balance of preserving natural areas to creating human access to nature?

Participants had two options to select from for this question:

- I prefer to place parks near or within natural areas so that people of all ages and abilities can access nature easily while using land efficiently to house more people.
- I want to keep nature as undisturbed as possible even if it means there is less land for housing and people can't use trails or access natural areas

66% of participants prefer to place parks near or within natural areas to increase access to nature.



Participants in-person were given the option to share additional feedback in “Other”. Five participants shared additional comments. Several of the respondents noted the desire for a third option that is in the middle ground. One participant noted that farmland is not a natural area and should not be protected. Another participant highlighted the need to plan for high-speed rail in the area.





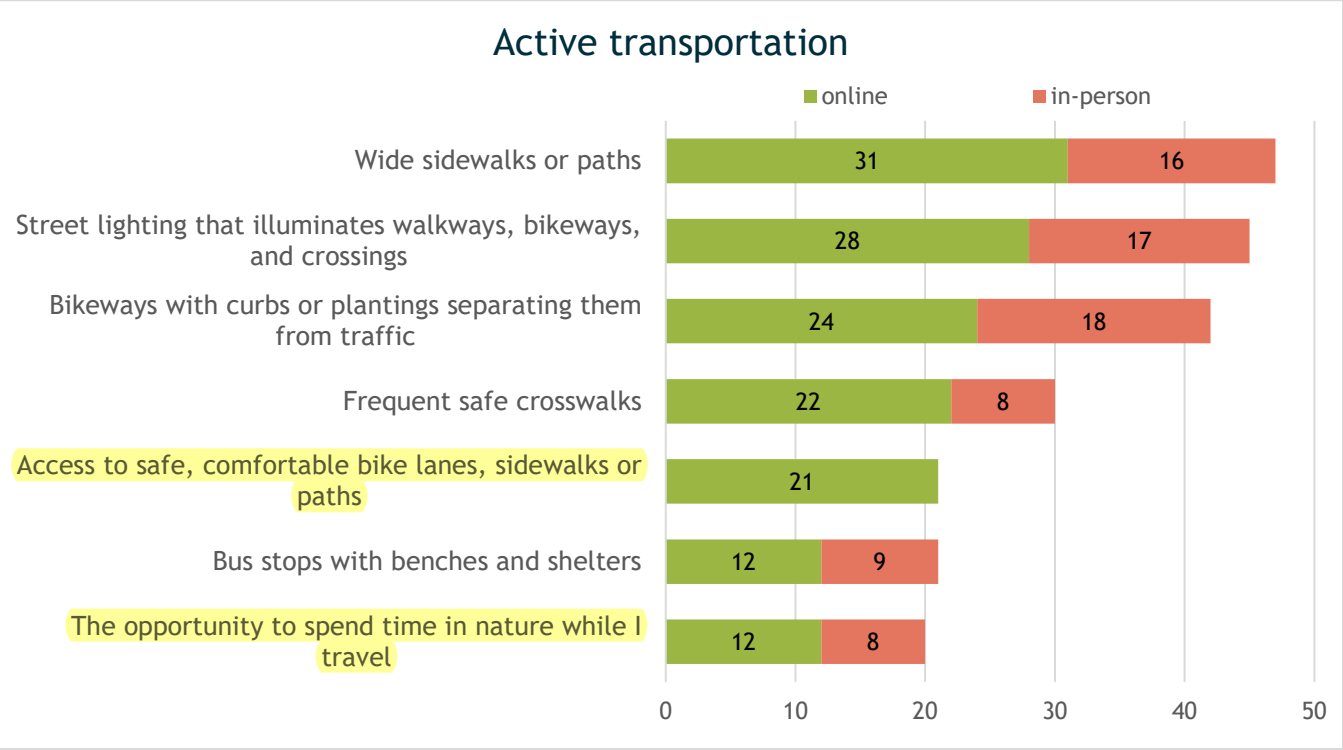
Transportation

Active Transportation

Of the following street features, which would most help you to walk, use a bike, or take a bus instead of driving? (select up to 3)

Wide sidewalks or paths, street lighting that illuminates walkways, bikeways and crossings, and bikeways with curbs or plantings separating them from traffic were all selected as features that would encourage non-vehicular travel. Frequent safe crosswalks were also a highly selected option.

Note: Access to safe, comfortable bike lanes, sidewalks or paths was a frequently selected option online, however it was not included as an option at the in-person event.



Participants were given the option to share additional feedback in “Other.” Ten participants shared comments. Suggestions included:

- Include destinations that are walkable or accessible by transit (without destinations such as grocery stores within walking distance, everyone will drive).
- Consider fareless transit.
- Include more lanes and roads to reduce traffic.
- Include benches along the paths and at transit stops.
- Wildlife-friendly street lighting would also help encourage active transportation.
- There were a couple respondents advocating for light rail or commuter rail service.

A New Regional Connection: Tile Flat Road

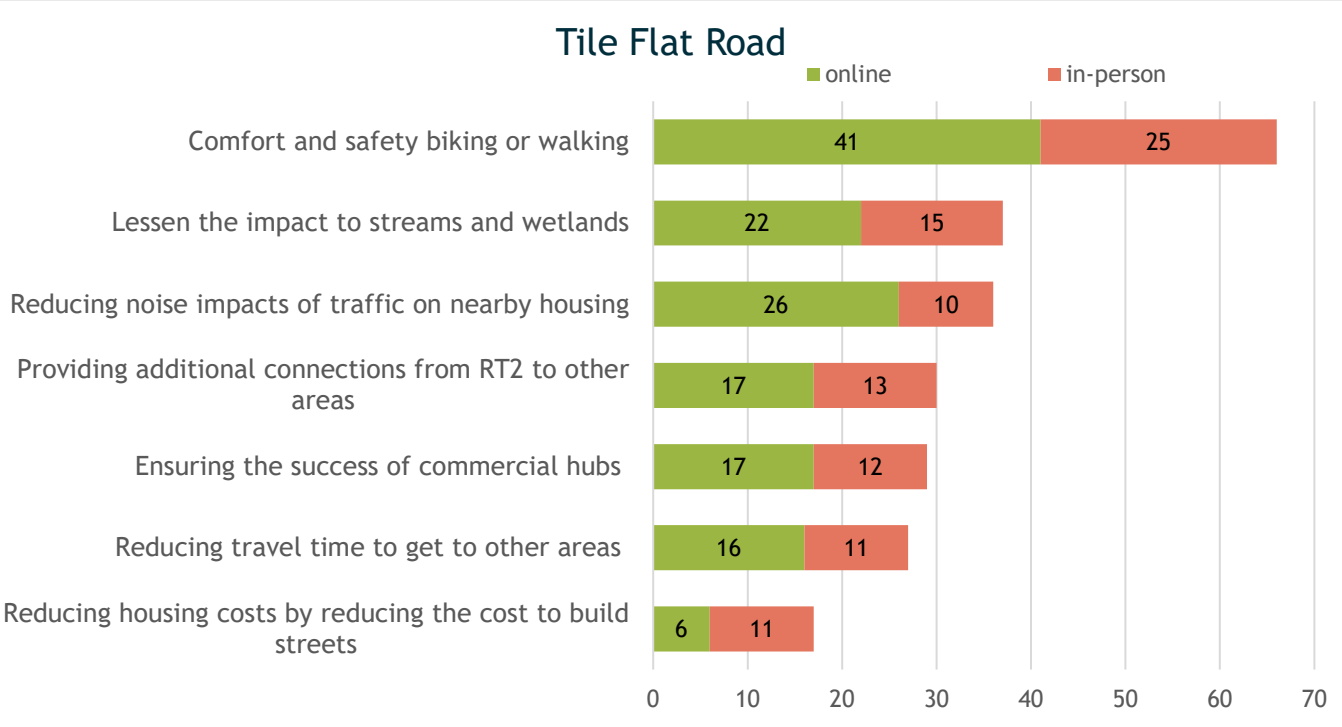
How would you prioritize the following? / Which transportation outcomes are most important to you? (select up to three)

The options to choose from were:

- Comfort and safety biking or walking within the neighborhood or to school.
- Lessen the impact to streams and wetlands with less impervious surfaces.
- Providing additional connections from River Terrace 2.0 to other areas in the region.
- Ensuring the success of commercial hubs in the neighborhood.
- Reducing housing costs by reducing the cost to build streets.
- Reducing travel time to get to other communities and areas outside of the neighborhood.
- Reducing noise impacts of traffic on nearby housing.

Comfort and safety biking or walking within the neighborhood was by far the most important feature for participants.

Participants also frequently selected lessening the impact to streams and wetlands and reducing noise impacts of traffic as high priorities for the new regional connection.



Participants were given the option to share additional feedback in “Other.” One participant shared a comment advocating for preservation. Another comment was added to the display board noting the importance of using traffic calming methods on all roadways.

Street Design

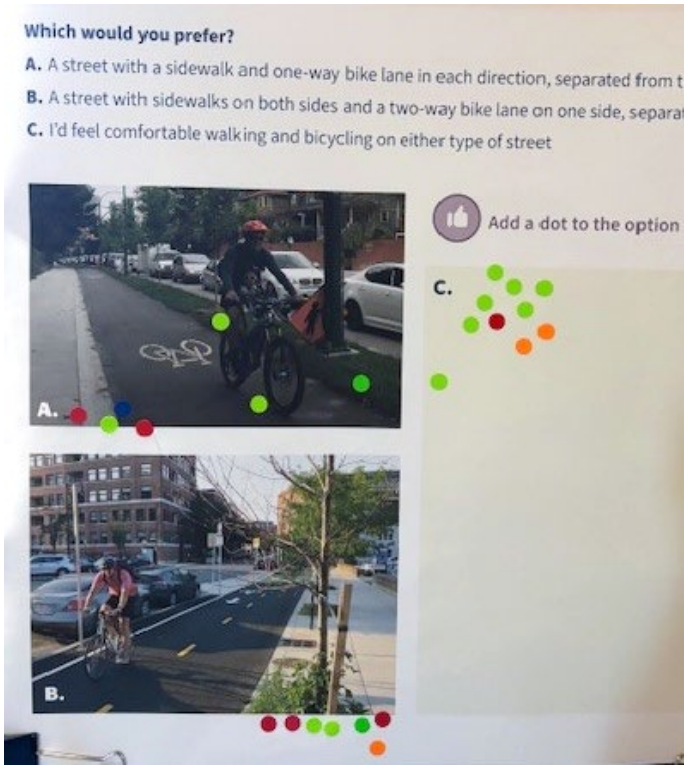
Participants at the event were invited to share feedback on street design features through a series of interactive display boards and activities. With the online open house, participants were able to select their top preferred design option.

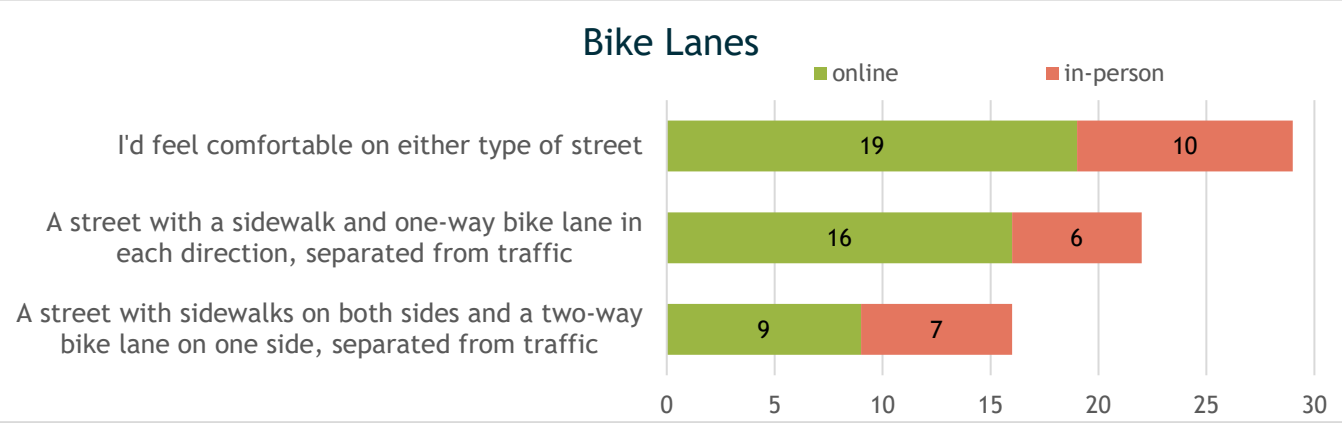
Bike Lane Options

Which would you prefer?

Most participants expressed that they would feel comfortable with both options: 1) a street with a sidewalk and one-way bike lane in each direction separated from traffic, or 2) a street with a sidewalk on both sides and a two-way bike lane on one side, separated from traffic.

That said, more participants prefer a sidewalk with one-way bike lanes in each direction over the two-way bike lane option.



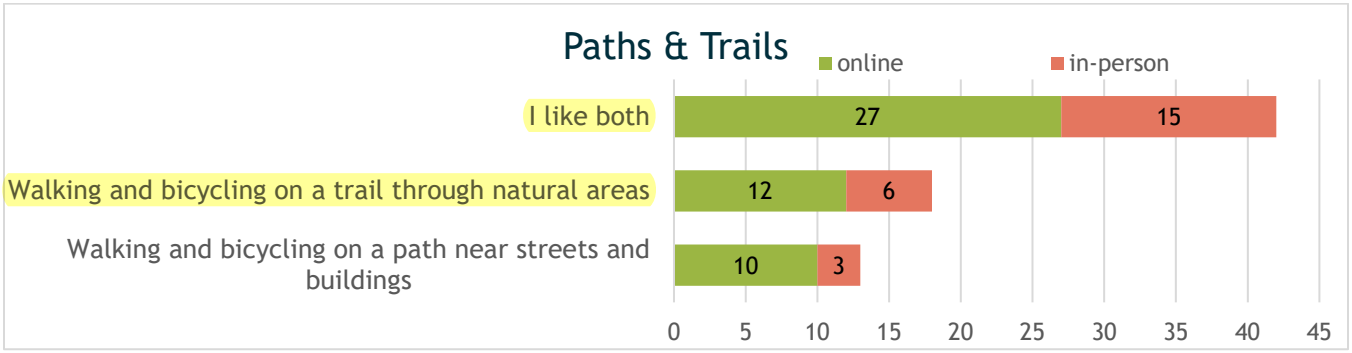


Neighborhood Active Travel

Which would you prefer when making a neighborhood trip?

When making a neighborhood trip, most participants like both options. Walking and bicycling on a trail through natural areas received slightly more selections than the alternative, walking and bicycling on a path near streets and buildings.

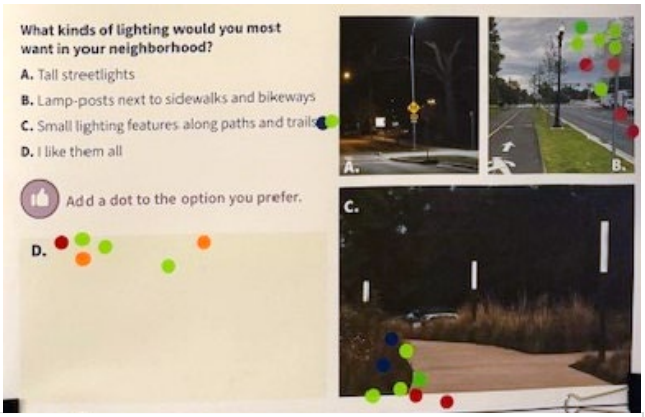


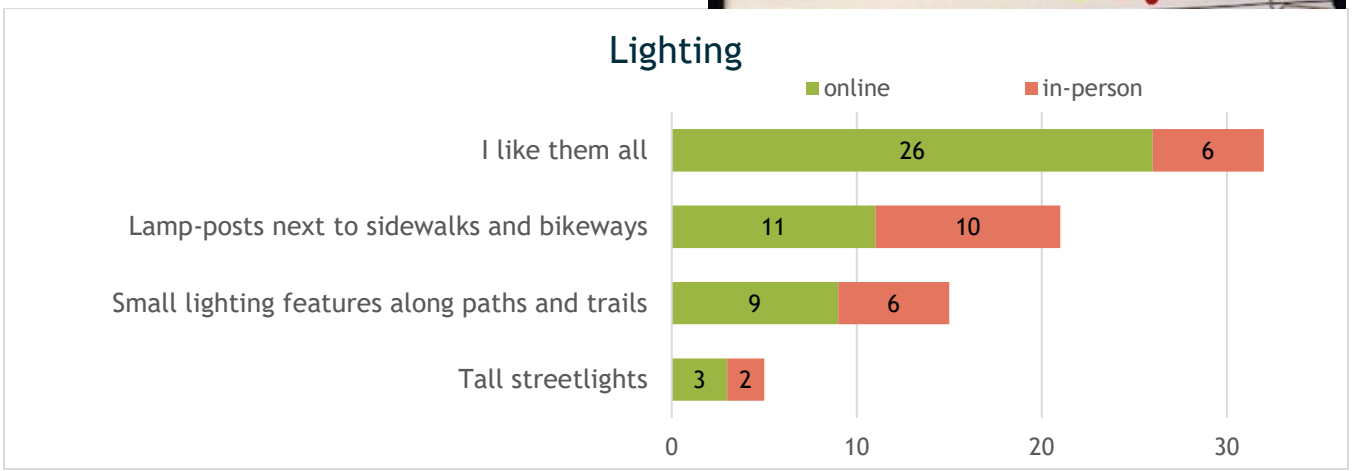


Lighting

What kinds of lighting would you most want in your neighborhood?

Participants like all lighting types, with a preference for lamp posts next to sidewalks and bikeways and small lighting features along paths and trails.



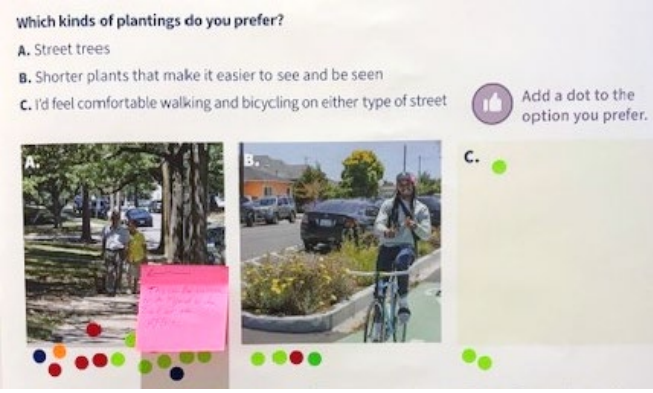


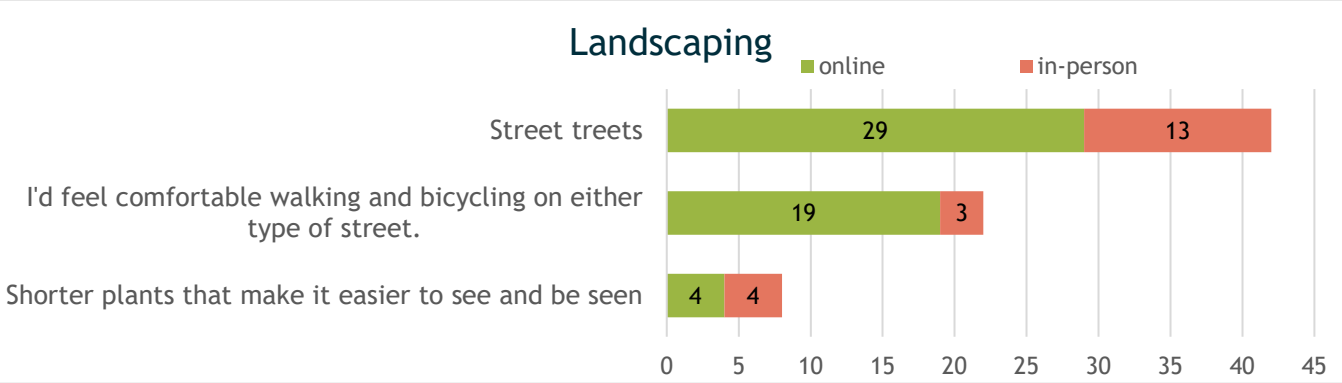
Landscaping

Which kinds of plantings do you prefer?

Most participants preferred street trees over shorter plants that make it easier to see and be seen. Some indicated that they would be comfortable with either landscaping option.

One comment expressed that trees can be an issue on the Tigard Heritage Trail.



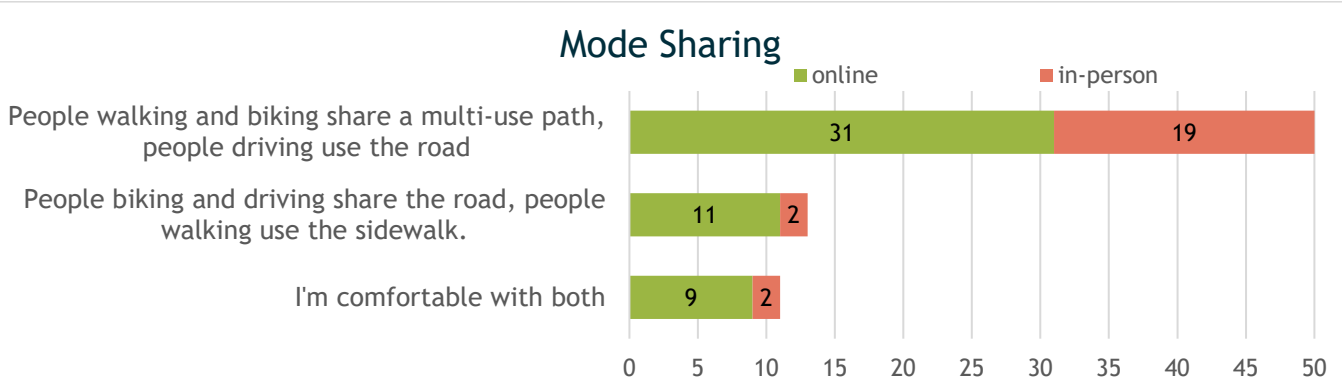


Mode Sharing

If we need different kinds of travelers to share space on slow local streets, which would you prefer?

Participants strongly preferred people walking and biking on a shared-use path, with people driving on the road.

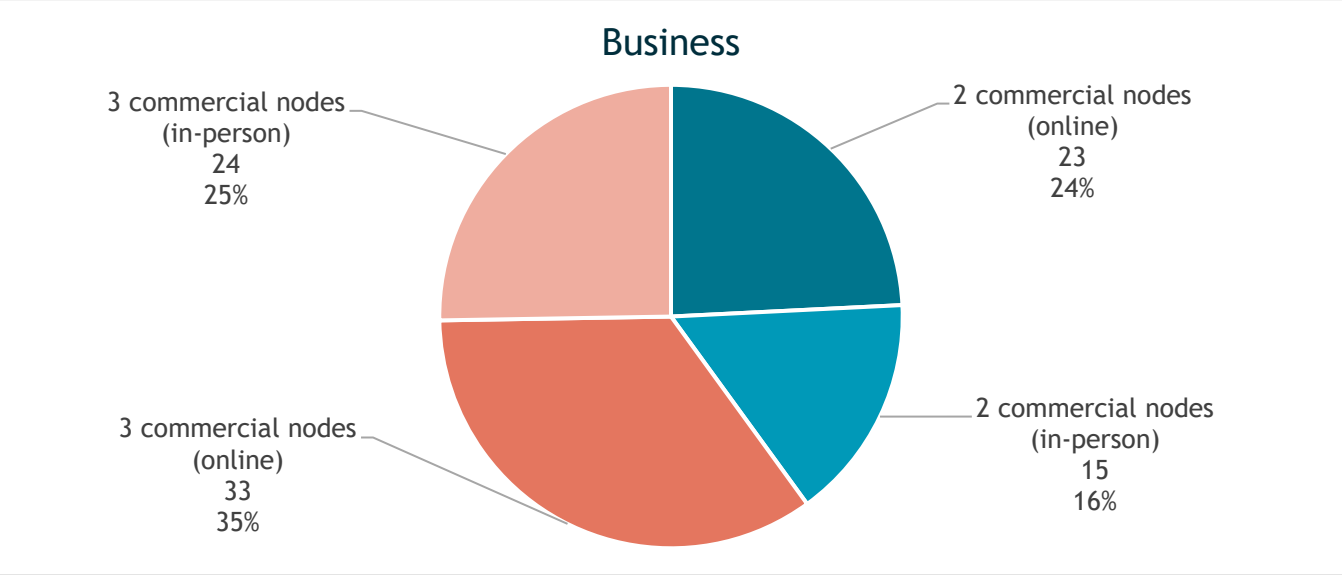




Business Nodes

What should be a higher priority for River Terrace 2.0?

More participants prefer three commercial nodes so everyone has easy access to local businesses over two larger commercial nodes.



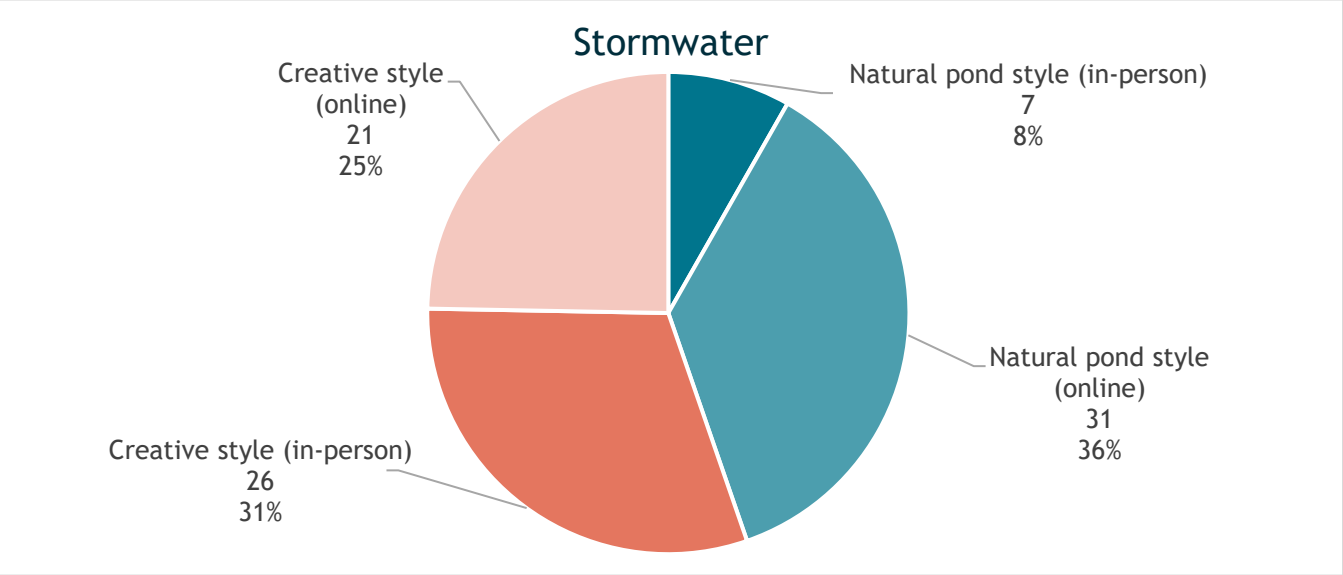


Infrastructure and Stormwater

What type of stormwater facilities do you prefer?

Participants at the event were invited to share feedback on the design of stormwater facilities. They were asked if there is a preference between stormwater features that can also serve as places for people to enjoy or interact with nature (shown as creative style below) or for the feature to be more natural, like a pond.

Most participants in-person preferred a more creative style that allows people to interact with the feature. Participants online preferred a more natural style stormwater facility that looks like a pond. Overall, 56% of participants selected the creative style option.





Natural style like a pond



Creative style that allows people to interact

Additional Comments

Participants in-person were invited to share additional feedback on the comment form. Below is a summary of the comments received.

Community amenities and services

- There is a strong desire for a community center or clubhouse, indoor/outdoor pool and public restrooms in parks.
- Including a grocery store and pharmacy are noted as important businesses, especially in the southern area of the development.

Transportation and mobility

- Participants placed an emphasis on reducing car dependency, promoting walkability and bikeability and improving public transportation such as bus routes, transit centers and rail systems.
- Support for using alleys for utility and waste management to save space on main streets.
- There is support for a roundabout on Beef Bend Road.

Climate goals and equity

- Participants highlighted the importance of protecting wetlands and natural areas while keeping youth access and education in mind.
- To support equitable access include low-income housing.
- Participants encouraged the planning to be done with future advancements in mind, ensuring that it is adaptable with technology and to break away from traditions and car-centric models to focus on equity, accessibility and sustainability.

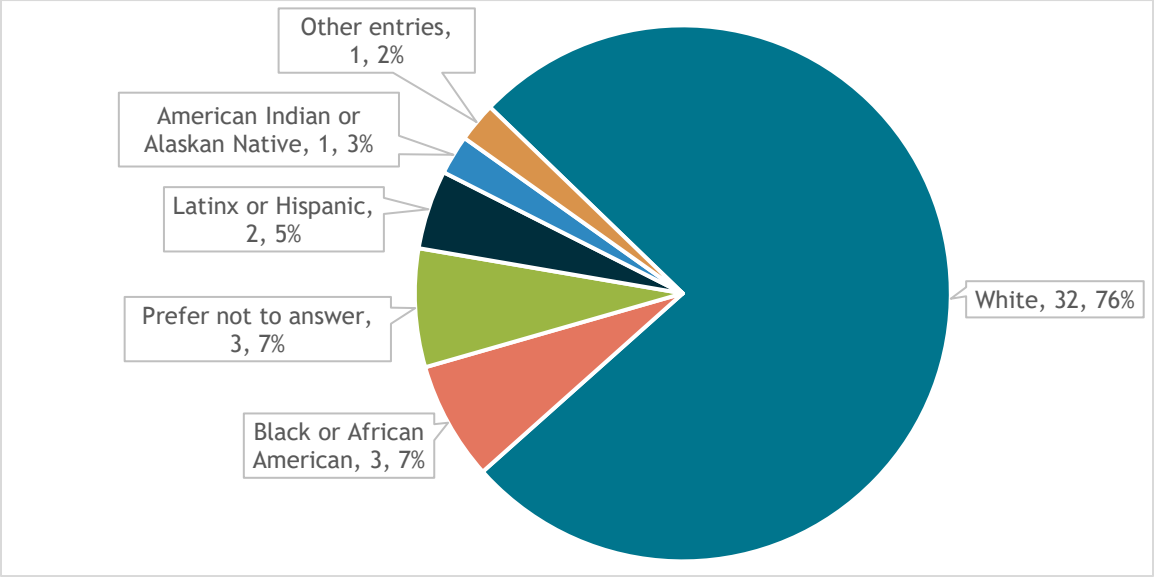
Other comments

- Participants advocated for “form-based” zoning with narrower lanes and avoiding walled subdivisions.
- Participants expressed desire for the new development to emulate Multnomah Village or NW Portland.

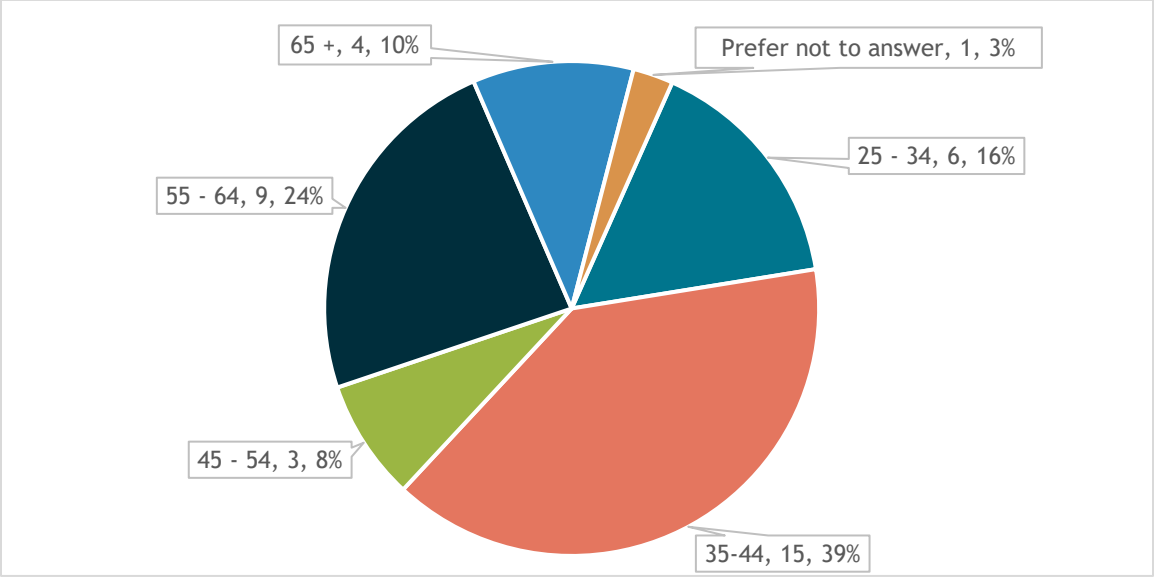
Demographic Information

Participants online were invited to share their demographic information, 38 respondents participated in the demographic questionnaire. Most participants of the survey identified as white, between the ages of 35 – 44 and the majority spoke English as the primary language.

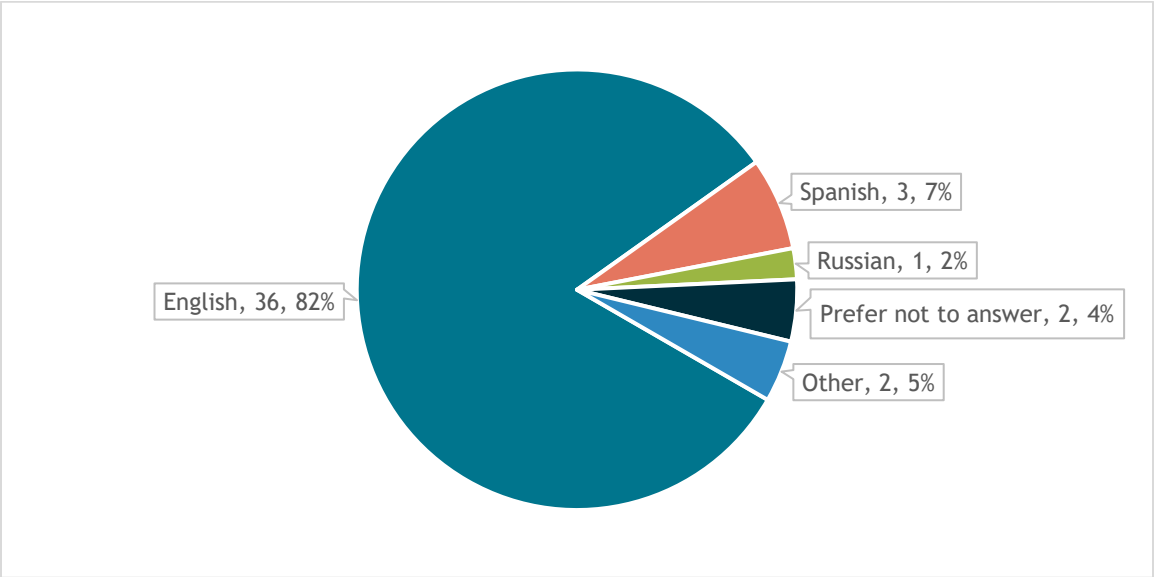
Race/Ethnicity



Age



Primary Language



Three participants selected “other”. Of those, two shared that their primary languages are Thai and Italian.

RIVER TERRACE 2.0 COMMUNITY PLAN

Fall 2025: Open House 2 Summary – Early results through October 7

EVENT OVERVIEW

In fall 2025, the City of Tigard hosted an in-person and online open house to share project information with the community and collect feedback on the proposed plans for the River Terrace 2.0 Community Plan.

The in-person open house was held on September 16 from 5 - 7 p.m. at the Tigard Public Library. A total of 53 people attended the event, and **31 comment forms were turned in**, including three from Spanish-speaking participants.

The online open house was live from September 16 to October 10. As of October 7, 51 responses were collected. The survey was available in both English and Spanish and provided the same information and feedback opportunities as the in-person event.

Key Feedback

Overall, in-person and online participants shared similar values and were mostly supportive of the plans shown.
While the in-person and online events provided similar content, more in-person participants expressed excitement about the improvements and opportunities this project will bring. In-person participants also shared additional feedback and suggestions, including ideas on how to make the neighborhood more climate-friendly, community amenities such as bike racks and electric vehicle charging stations, and other traffic features to improve the safety of everyone on the road. Online participants shared additional comments expressing their concern for the level of density proposed in the plans and how it may increase congestion; some highlighted the need for thoughtful planning to ensure business viability in the commercial areas. People participating in person had the opportunity to engage in conversation with staff and interact with other participants, which may have influenced their choices. For people participating online, the opportunity for additional feedback was mostly limited to when they selected "no" in response to a question, signaling that their perception was already primarily negative. This feature of the online open house may have influenced the additional feedback and comments received. In the following summary, we show information for both events combined.

Housing

- **Participants mostly agreed that the example neighborhood shown provided housing varieties that meet the community's needs.** Some participants were unsure but did not share additional feedback. Participants who disagreed shared that the housing density shown is too high, which would lower quality of life, and that the housing options need more variety. Some participants shared additional comments and questions, including emphasizing the importance of affordable

housing, concerns about the cost of purchase and the feasibility of the plan being developed given the complicated process involved.

Neighborhood Parks, Trails and Natural Resources

- **Participants mostly preferred having the community park closer to nature** over transit routes and businesses.

Transportation: Bikeways, Paths and Trails

- **Most participants could imagine themselves walking and biking in River Terrace 2.0 based on the transportation plan shown**. The participants who disagreed shared different reasons, including safety concerns due to the volume of traffic on Roy Rogers Road.

Street Designs: Mountainside Way

- **Participants mostly agreed that the design did a good job in incorporating community feedback for separate biking and walking spaces and slower vehicle traffic**. Some participants were unsure but did not elaborate on their response. Participants also shared additional feedback including suggestions for more traffic calming and safety features such as speed bumps and concerns about the increased congestion and volume of traffic on Roy Rogers Road.
- **Participants mostly preferred bigger trees over the sidewalk and bike lane**. Trees over the sidewalk and bike lane are noted to make dog walking possible in hot weather.

Street Designs: River Terrace Boulevard

- **Participants mostly agreed that the addition of a sidewalk next to the path addressed community concerns** about safety and comfort in shared-use spaces.

Street Designs: Main Commercial Street

- **Participants mostly agreed that the design did a good job in creating an attractive and convenient space that supports businesses and walkability**. Participants who disagreed shared additional feedback, including a call for fewer bike lanes and to use the space for landscaping.
- **Participants mostly prefer head-in angled parking** over parallel and back-in angled parking. Participants shared a suggestion for parking lots or garages. Some mentioned a dislike for back-in parking.

Street Designs: Neighborhood Routes

- **Participants mostly agreed that the design safely linked people traveling on primary streets to residential streets**. The participant who disagreed shared that the proposed plans included too many bike lanes in spaces that could be used for landscaping.

Street Designs: Local Streets

- **Participants mostly agreed that the designs created a safe and comfortable space for everyone** to get around in residential areas. Some participants who disagreed shared concerns about congestion and parking rules.

Business Nodes

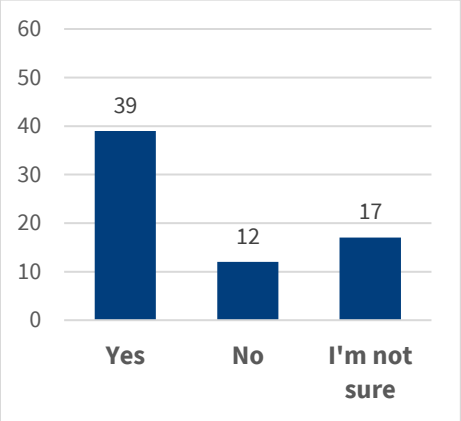
- **Participants mostly agreed that the plan responded to community feedback** regarding more shops and services within walking and biking distance of residential areas. Participants who disagreed shared additional feedback including, concern for the viability of businesses in the area and the increased congestion. Two participants noted that additional services and businesses beyond what is shown are needed to serve existing communities in the south end.

SUMMARY OF FEEDBACK THROUGH OCT. 7

A total of 82 comment forms were received in-person and online.

Housing

Does this example neighborhood provide housing in a way that meets the community's needs? (68 responses)



Participants were given the option to share an explanation or additional feedback if they chose "No".

11 participants elaborated on their choice:

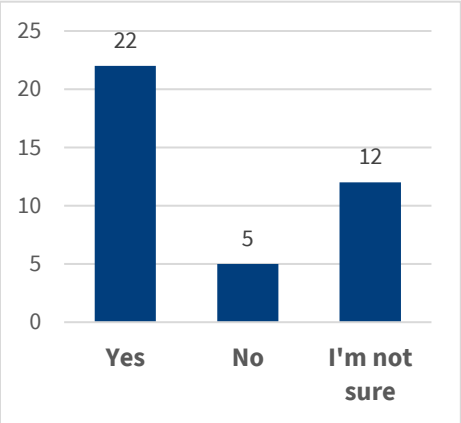
- Housing density in the proposed plan is way too high, beyond what the infrastructure can handle.
    - One participant is concerned about increased traffic due to density.
    - Another participant noted the level of density would make it difficult for people to travel in cars and may lower quality of life.
- We need more variety in housing options, property lots and building shapes. One participant suggested more cottages and apartments.
- Lack of space and privacy. Several participants noted that the housing examples shown are too small and close together.
- One participant noted that the housings options do not seem affordable.
- One participant advocated for more housing and less green space, as well as to plan with local builders in mind, prioritizing housing options feasible to local developers and builders and not regional builders and developers.

Seven participants shared additional feedback including:

- Emphasis on the importance of affordable housing and low-income housing.
    - Concerns about the cost to purchase and to heat and cool the housing, as well as the cost to be part of a Home Owners Association (HOA).
- A participant questioned if too many housing options are provided.
- A participant suggested the possibility of including a retirement community.
- A participant noted the different factors that could influence the plan, including design requirements.
- A participant noted that the Latino population is young and young people prefer apartments.
- Note about the lack of parking space in River Terrace 1.

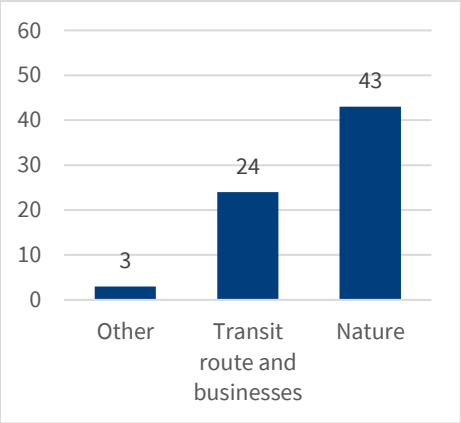
Online Only: Do you think the neighborhood would be safe and welcoming to everyone? (39 responses)
This was an online only question. Four participants who chose "No" shared additional comments.

- Concern regarding the high density proposed in this plan. Several participants suggested that the level of density shown in the plan would lower the quality of life and would not provide enough space for children and families.
- One participant suggested the plan would cause traffic issues, possibly leading to conflicts.
- One participant noted that the plan is not ideal for older adults.



Neighborhood Parks, Trails and Natural Resources

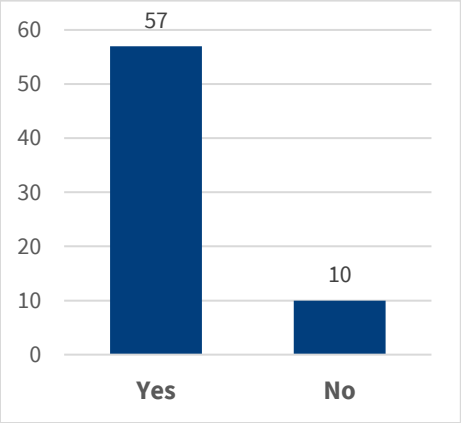
If there is a community park in River Terrace 2.0, would you prefer that it is closer to a transit route and businesses or nature? (70 responses)



Transportation: Bikeways, Paths, and Trails

Can you imagine yourself or people you know walking and biking to get around in River Terrace 2.0? (67 responses)

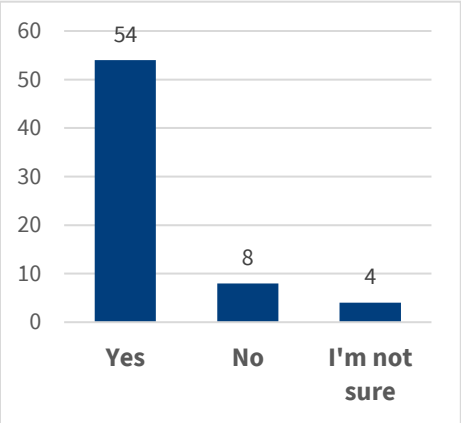
A participant noted that there needs to be less housing and more nature, including community gardens.



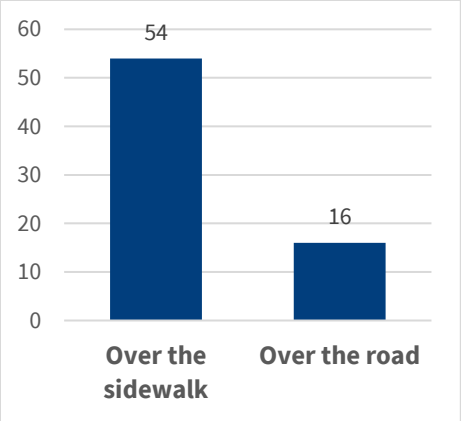
Street Designs

Mountainside Way

Does this design do a good job of incorporating community feedback for separate spaces for bikes and people walking and slower vehicle speeds? (66 responses)

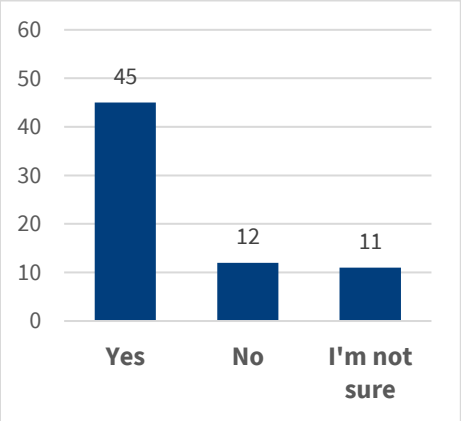


Do you want bigger trees over the sidewalk and bike lane or over the road? (70 responses)



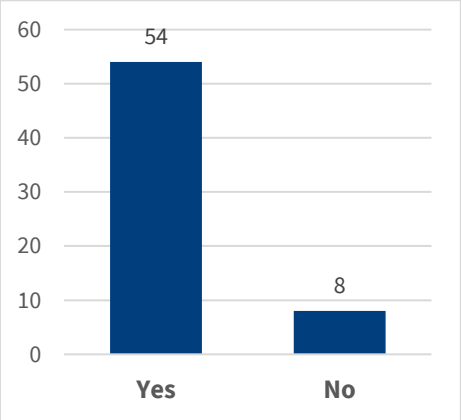
River Terrace Boulevard

Does the addition of a sidewalk next to the path address community concerns about safety and comfort when bikers and walkers share space? (68 responses)

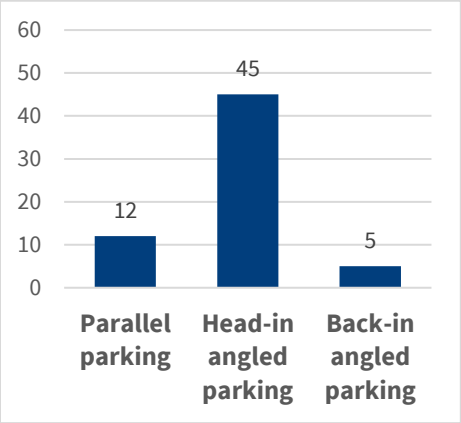


Main Commercial Street

Does this design do a good job of creating an attractive and convenient place that supports businesses and walkability? (62 responses)

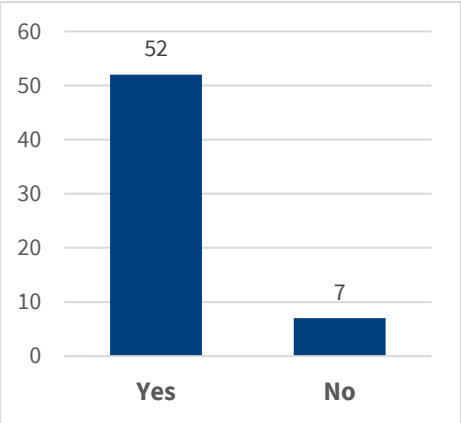


What type of on-street parking would you prefer on a main street in front of businesses? (62 responses)



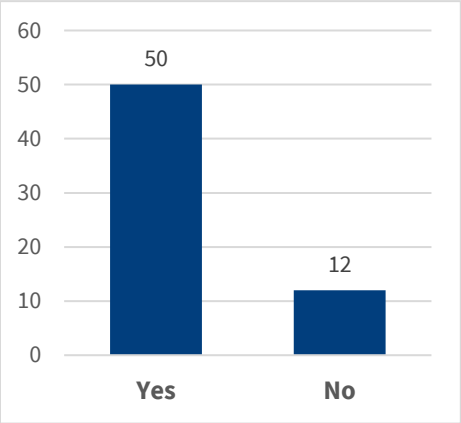
Neighborhood Routes

Does this design do a good job of safely linking people traveling on primary streets like Mountainside Way to residential streets? (59 responses)



Local Streets

Do these local street designs create safe and comfortable spaces for everyone to get around in residential areas? (62 responses)

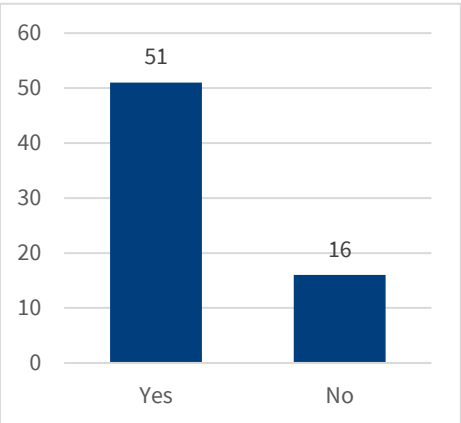


Business Nodes

Do you think River Terrace 2.0 responds to community feedback to have more shops and services within walking and biking distance of residential areas? (67 responses)

Feedback comments were a mix of feeling that this plan will not provide enough businesses and services, and those thinking it will be too much and be unsustainable for the businesses.

- One participant suggested more nature and parks are needed, rather than commercial.



Additional Comments

Climate goals and equity

- Participants shared ideas about how to make the new development more climate-friendly, including solar panels instead of fossil fuels, creating microgrids within neighborhoods using solar and battery-powered energy plants, and solar-powered electric vehicle charging ports.
- Participants had questions about the project's plan to protect nearby natural habitats and wildlife, including the possibility of creating wildlife corridors, the plans for reducing light pollution, and if eco-friendly materials will be utilized or required for certain community amenities, such as a playground.

RIVER TERRACE 2.0 COMMUNITY PLAN

DEVELOPERS FORUM #1 – NATURAL RESOURCES AND HOUSING APPROACH

MEETING SUMMARY

Details

Date and Time: Monday, September 29, 2025; 2:00 – 4:00 p.m.

Location: Virtual | Microsoft Teams meeting

Watch: View the recording of the forum at this link.

Attendance

- **Ben Hemson**, Homebuilding Association of Greater Portland
- **Craig Schuck**, Riverside Homes
- **Elin Michel-Midelfort**, Metropolitan Land Group
- **Isaac Ambruso**, Homebuilding Association of Greater Portland
- **Jeff Roberts**, Crandall Group
- **Jilian Saurage Felton**, Community Partners for Affordable Housing
- **Joseph Fanelli**, Fanelli Properties
- **Kent Metcalf**, Lennar
- **Laura Standridge**, Standridge, Inc.
- **Levi Levasa**, Venture Properties/Stone Bridge Homes NW
- **Lydia Slocum**, Northwest Housing Alternatives
- **Marc Farrar**, Metropolitan Land Group
- **Matt Wellner**, Crandall Group
- **Nick Peets**, Metropolitan Land Group
- **Pam Verdadero**, New Home Company
- **Patrick Espinosa**, Pacific Community Design
- **Peyton James**, Pacific Community Design
- **Rachel Vickers**, Pahlisch Homes Inc.
- **Richard Wiley**, Fore Property Company
- **Roseann Johnson**, Land Forward Consulting, LLC
- **Scott Nelson**, Taylor Morrison
- **Sita Walker**, Standridge, Inc.
- **Stacy Connery**, Pacific Community Design

Staff: Brittany Gada, Schuyler Warren, Emily Tritsch, Sambo Kirkman (City of Tigard), Jessica Pickul, Valentina Peng (JLA Public Involvement)

Welcome

Jessica Pickul, JLA Public Involvement, welcomed the group and opened the meeting. Brittany Gada and Schuyler Warren, City of Tigard, introduced themselves and their role with the project.

Jessica reviewed the agenda and explained that the meeting objective is to review proposed approaches for natural resource protections and housing in for the River Terrace 2.0 Community Plan and to identify opportunities and constraints for developers on what's being considered.

Natural Resources Approach

Brittany Gada presented the project's natural resources approach and covered the following points:

- River Terrace 2.0 is subject to Title 13 of Metro's Urban Growth Management Functional Plan. This requirement is unique to River Terrace 2.0 in comparison to the rest of the city, as only land annexed into the Urban Growth Boundary (UGB) after 2005 is subject to this rule.
- Compliance with Title 13 involves a two-part process: First, creating a natural resources inventory, then a Title 13-compliant protection program. The natural resource inventory must be created based on resources existing when River Terrace 2.0 was annexed into the UGB on February 2, 2023. This inventory follows the methodology laid out in Title 13 to identify Habitat Conservation Areas (HCA) using aerial imagery, available public information, and limited site access.
- There are three ways to comply with Title 13 - to adopt the model code, to demonstrate an existing program is compliant, or to develop a new program. The City of Tigard decided to develop a new program, as the model code would be too prohibitive for development in River Terrace 2.0, and there is no existing Title 13-compliant program in Tigard.
- A custom Title 13 program is required to provide a certainty of habitat protection and be substantially comparable with the Title 13 model code, which generally requires 80% protection of all resources. Title 13 requires the program to have a Clear and Objective path with clear, quantified requirements, and optionally, a Discretionary path. The Discretionary path must require a level of protection that meets or exceeds the Clear and Objective Standards. The City has been working with Metro to find creative ways to comply with Title 13 while creating flexibility for developers by focusing their approach on preserving better quality habitat instead of the blanket 80% protection requirement.

Brittany shared the draft inventory map and reviewed the process of implementation for natural resource protections. The inventory map shows the HCA designations. The inventory map and the associated Development Code amendments are subject to Metro approval. After Metro approval, the City Council will then review and decide whether to adopt the code amendments implementing the Title 13-compliant program.

She shared that there are four HCA designations: High HCA, Moderate HCA, and under Moderate HCA, the areas will be categorized as Tier 1 or Tier 2.

Brittany reviewed the natural resources in the context of the draft community plan, noting that the street designs have been created to avoid natural areas when possible, and the trail network is designed to

provide transportation connections to certain areas and access to nature along the edges of the resource areas.

Brittany reviewed the public input received so far regarding natural resources. Preservation and protection of natural resources is key for the public and the Community Advisory Committee. For the development community, it is important to be able to preserve as much land as possible for housing developments and have the flexibility to determine where resources are retained to develop land in ways that works best for their plan.

Brittany shared the **Clear and Objective Path**. That option includes:

- High and Moderate HCAs within the Riparian Habitat will be subject to Clean Water Services (CWS) requirements, which are estimated to result in about 95% protection.
- Within the Upland Habitat, there are High and Moderate HCAs. High HCA, a small area of Oregon White Oak grove, requires a minimum of 95% protection. Tier 1 Moderate HCA requires a minimum of 80% protection, and Tier 2 Moderate HCA requires a minimum of 60% protection. Any resource areas impacted due to required major streets will be excluded from this calculation.
- To offer flexibility to the development community, the City is offering a 1:1 resource swap where all of Tier 2 could be eliminated with equal Tier 1 protection (above the 80% minimum).
- Specimen trees, including high- and moderate-quality specimen trees, such as Giant Sequoia trees require 100% protection, except when its location conflicts with major streets. An adjustment process will be available to request removal of moderate-quality specimen trees.
- The City is also working on an affordable housing incentive which would decrease the required protection for each category when a certain amount of affordable housing is developed. Metro has confirmed this is allowable under Title 13 as it furthers other Metro and City housing goals. Brittany and Schuyler emphasized that **this proposed approach is subject to Metro approval, and staff are still working with Metro to refine the approach within the Title 13 framework.**
- The Clear and Objective path will require a separate Type 1 land use application.

Brittany also shared the draft plan for the Discretionary path. That option considers:

- A goal to increase flexibility for development and reduce required protections with enhanced mitigation while maintaining substantial compliance with Title 13.
- The level of protection for the areas within the Riparian Habitat will have the same requirement to meet CWS rules as the Clear and Objective Path.
- Within Upland Habitat, High HCA will require a minimum of 90% protection, a reduction of 5% compared to the Clear and Objective path. Tier 1 Moderate HCA will require a minimum of 60% protection, and Tier 2 Moderate HCA will require a minimum of 40% protection, each providing 20% reductions compared to the Clear and Objective Path. With enhanced mitigation, the City is offering a 0.5:1 Tier 2 to Tier 1 swap for improved flexibility and further reductions compared to the Clear and Objective path.
- The requirement for High-Quality Specimen Trees will stay the same at 100% protection, while the protection of Moderate-Quality Specimen Trees will be voluntary but incentivized.

- A Mitigation and Enhancement Plan will be required for the Discretionary path.
- The affordable housing incentive will also be available for the Discretionary path. Staff shared that they continue to work on refining incentives, but an incentive to allow public parks and trails in resource areas and counting them towards protection requirements is also being considered. These incentives are being offered in exchange for enhanced public access to nature, an interconnected system of public parks, trails and streets, an equitable distribution of housing options near nature, and enhanced mitigation. **The City is still working with Metro to refine the approach**.
- A type 3 land use application will be required for this path.

Natural Resources Discussion

The attendees asked clarifying questions about how the percentage of protection required will be determined, the specific requirements of the affordable housing incentive, how these incentives and metrics were developed, and the next steps in this process. See details of questions, comments, and staff responses in the Q&A Summary beginning on page 6.

The group expressed interest in seeing the code language and shared that providing feedback related to incentives is challenging with this level of information. Staff noted that the approach will continue to be refined over the next few months and that there will be more opportunities to comment.

The group shared ways to provide more flexibility and more attractive incentives for development, including:

- The ability to relocate specimen trees, replant specimen tree species elsewhere
- Flexible lot and design standards for protecting specimen trees
- Offering SDC credits to offset costs to build parks and trails when dedicated to the public, especially if credits are greater than actual costs
- Counting the crown area of protected specimen trees towards the percentage of required HCA protections.
- Having funds available to offset the costs of preservation for affordable housing developments, such as through fee and tax waivers or URA funds.
- Density, height, and FAR bonuses for preserved habitat can help affordable housing development.

Refined Housing Approach

Brittany began the presentation with an overview of how the approach has evolved since the Concept Plan. The concept plan identified 20 dwelling units per net acre, a block-by-block housing type mix, feathered edges near natural areas, and encouraged smaller units and middle housing to boost affordability. Since the Concept Plan, changes have been made to the housing plan based on community input and updated codes. The first draft of the housing approach for the Community Plan was shared in June. The June approach included 20 dwelling units per net acre as an average density across the plan area with three residential zones with proposed minimum density ranges being considered (12-16 du/net

acre, 18-20 du/net acre, and 24-28 du/net acre). It no longer required a block-by-block housing type mix but accomplishes housing type mix by zone locations, minimum density, and allowed housing types. The June plan also required a minimum percentage of units of undersupplied housing options by zone (considered ranges of 10-15%, 25-35%, and 15-25%).

Brittany shared that the public and Community Advisory Committee have expressed that affordability, accessibility, and climate resiliency are the top priorities for housing. We have also received feedback that the neighborhood needs to offer a variety of housing options to meet various needs. The development community shared that a block-by-block housing type mix is not feasible, and there are concerns that 20 dwellings per acre is not feasible without high volumes of apartments. Additionally, they noted that the 25-50% undersupplied housing mix is prohibitive, and strong incentives are needed for this plan to work.

Brittany reviewed a draft land use map from June. However, the team is updating it now and will share a draft zoning map for the October 28th City Council housing update.

Brittany presented the refined approach, noting that different elements within the plan are still under development.

- The refined approach identifies different minimum net density requirements for different zones - River Terrace Residential (RTR) A, B and C. These include different minimum net densities but still achieves the goal of 20 dwelling units per net acre outlined in the Concept Plan for the project area as a whole. Brittany noted that for affordable housing developments, the dwelling unit per net acre will be based on the number of bedrooms available based on feedback from the Housing Advisory Committee.
- The design approach is still being developed and will be more form-based, taking street frontage into consideration.
- Calculation of net density and the net development area is based on the existing Community Development Code. The net density is calculated based on net development area, which is the area left over when un-developable areas are subtracted, including Title 13 lands, dedicated public lands, land for streets, and habitat areas preserved in a tract.
- Brittany presented undersupplied housing options which will have a credit system based on the proposed number of dwelling units, up to the minimum required density. The plan for the distribution of undersupplied housing options is still being worked on, but the plan is for it to be based on phasing. The proposed undersupplied housing options are required to be incorporated into each phase of development. Each zone is required to achieve a certain number of credits for undersupplied housing.
- Brittany also presented a Discretionary approach that includes more flexibility. The Discretionary path will offer flexible development and design standards, the ability to reconfigure density across zone boundaries, and a more flexible approach for undersupplied housing options for qualifying types and phasing. In exchange for these flexibilities, the developers will be asked to provide public benefits, equitable distribution of housing to support commercial, transit and access to nature, and consistency with the Community Plan.

- For land use applications, the Clear and Objective Path will be implemented through the new Type 1 application. The Discretionary path will either go through the new Type 2 administrative Planned Development application or the Type 3 Planned Development application, which will be reviewed by the Planning Commission.

Brittany presented two development scenarios showing Clear and Objective and Discretionary paths to development of two areas in River Terrace 2.0. The scenarios are developed using site-specific data, draft street, parks and trail networks, and other information and assumptions from nearby recent developments including lot sizes and building footprints. Brittany shared the assumptions used and walked through how each scenario was meeting the proposed housing approach, including an example of how to meet undersupplied housing options.

Housing Discussion

The attendees recommended balancing the need for smaller detached housing types with the need for larger, higher-density forms of housing like apartments. They questioned the feasibility of achieving required mix on smaller development sites like on 10 acres compared to the large scenario sites and how density assumptions were determined. They expressed concern that the mock-ups may not reflect realistic unit sizes or market demand. They recommended allowing four-story apartment buildings which were seen as feasible by both market-rate and regulated affordable developers.

The group emphasized the importance of tailoring scenarios to the actual existing parcel sizes in River Terrace 2.0 and requested clearer information on how stormwater, infrastructure, and phasing requirements will be addressed.

Someone asked about the city's 20 units per acre standard, how it compares with state and Metro requirements, and whether more flexible approaches could be incorporated in mid-density areas to support affordable apartments sooner.

The group encouraged consideration of transferable credits between sites to help meet undersupplied housing requirements. They also noted that not all infrastructure costs are covered by SDCs and requested more transparency about the Discretionary and Clear and Objective paths. They highlighted the need for scenarios and standards that balance density goals with market feasibility and community priorities.

Closing

Jessica closed the meeting by sharing additional opportunities for the participants to provide feedback.

There are two more developer forums planned:

- January 2026: Transportation and Parks
- Spring 2026: Draft development code

The City Council meeting to review the natural resources protection and housing approaches is scheduled for October 28. Forum attendees are invited to share additional feedback and comments via email to Brittany by October 6.

Q&A SUMMARY

This summary includes three sections for each topic discussed during the forum. First, the attendee questions section provides a written account of the questions and comments received during the forum and staff's responses. In this section, staff have added follow-up information when relevant or requested to respond to attendee questions. Second, the staff questions section captures attendees' responses to specific questions asked by staff during the discussion portions of the forum. Lastly, the follow up questions and comments section includes staff responses to all questions from the meeting chat that were not answered during the forum in addition to comments and questions received after the forum.

Natural Resources Approach

Attendee Questions

- **Will HCA boundaries be able to be adjusted during entitlements based on field data/ground truthing?**

  Yes, Title 13 requires habitat verification to be done when development applies for land use. During the habitat verification process, if what was onsite is found to be different from what was established based on the 2023 conditions, it could be adjusted accordingly. For example, if all of the streams are documented as perennial streams in the inventory but proven to be ephemeral stream during the verification process, the record could be adjusted with data and documentation. It is unclear at this point if that would be a separate land use process.

- **On the last map, are you saying the 95% requirement within the white CWS lines to be after ground truthing to be preserved, or is it 95% of what is shown in the map to be preserved?**

  It would be the former. There would be a habitat verification requirement when the land use application is submitted. Whatever resources that are confirmed onsite, based on the February 2023 requirement. The habitat verification process will need to demonstrate back in February 2023; this map was not accurately reflecting what was on-site.

- **I appreciate the incentive and flexibility, but struggle with how housing affordability and natural resources are tied together. Is there flexibility because we are protecting natural resources at a higher percentage than required by the state? Where did the 5 - 20% come from? Why is it not at the base level?**

  The flexibility is offered in both Clear and Objective and Discretionary paths. The 5 - 20% is a decrease in natural resources that will have to be protected. This is not saying there would be an additional amount of resource protection, but that if you're offering affordable housing, you'll be protecting less land. Based on Metro's Title 13, we're required to protect these resource lands in River Terrace 2.0. Most of the City is not subject to Title 13. Title 13 requires 80% of all the land on site to be protected, and we're hoping to develop a code that meets this requirement while offering flexibility. The tie between affordable housing and natural resources is arbitrary. We have to have a policy goal that is convincing to Metro to make the argument that a decrease of the protection requirement is possible. Metro agrees that an incentive for affordable housing is one

that would warrant a reduction in the protection target. They recognize the need for housing. There is no explicit connection, but we cannot lower it across the board, as we need to have a demonstrable policy outcome as to why we decrease natural resource protection.

- **I would like to see the plan focusing on maximizing the buildability and usability of the land that was brought into the UGB for housing purposes. Rather than the trade-off, which can be more difficult to deliver. Emphasizing the goal and importance of increasing housing to Metro from the start, instead of proposing the tradeoff.**

  Yes, maximizing developable area is our goal, but we also have to meet Title 13. What you're asking for is in line with what we're proposing in the discretionary path.

- **Would there be an option for preserving more High HCA in place of Moderate Tier 2 at a ratio of less than 1:1? Or is the "resource swap" only proposed as an option within the classification of Moderate HCA?**

  This comes back to how we're leaning on Clean Water Services for protection of the high HCAs within the Riparian buffer. Right now, it's only proposed as a swap to eliminate tier 2 and protect more tier 1 land. The discretionary path offers a 0.5 to 1 swap as the path includes more mitigation and public benefits. This does not include other areas in the high HCA category because there are only 2 areas, one of which is within CWS jurisdiction, where we have no control. The other high HCA area is a small area of Oregon White Oaks Grove, which is a precious resource that we want to minimize impacts on.

- **With affordable housing, you mentioned Affordable housing with a capital A and just affordable housing. Are there other incentives tied to affordable housing like tax breaks? And what is deemed affordable that is not subsidized by another party? How is affordable housing deemed affordable if it's not subsidized?**

  It will have to either meet the City's definition of affordable housing, which is 80% area median income or less, and affordable for at least 20 years, but we're also exploring other types of affordable housing, such as regulated affordable housing and those offered in partnership with affordable housing providers. This is in development, but the idea is that it would be in regulated forms.

- **For other types of housing that is not subsidized, how are they determined? Is it a price range, and are there any System Development Charge credits (SDC) reductions for affordable housing?**

  The distinction between Affordable Housing and affordable housing is still being worked out. The incentives proposed here are still in development; we're still exploring ideas, but the 80 to 120 income band is an important guideline. In terms of other incentives, we're exploring options available that already exist, such as property tax reduction, which is more targeted to the homeowners rather than developers. There are SDC exemptions for anything that meets the 80% mark, which includes affordable homeownership. The City is also looking for ways to utilize existing funds and grants to subsidize home purchases, making homes more affordable to buyers without asking developers to reduce prices.

- **Are moderate-quality specimen trees within Moderate HCA Tier 1 or Tier 2? Or do they have their own requirements? What does Moderate Quality mean?**

  They're treated separately and not part of the HCA requirement. We're classifying them as moderate HCA resources in the inventory, but they are subject to different rules. Moderate Quality is a different list of trees that exist in the area, that are slightly less valuable from a quality/habitat standpoint, such as Black Walnuts. We can share the list as a follow-up item.

- **Is there a DBH that is related to moderate specimen trees, or is this determined based on species?**

  Both are species and the DBH. The natural resources consultants inventoried the specimen trees, and it's based on both DBH and whether the species can survive in a developed context.

- **To clarify, the difference between High and Moderate-quality trees is the type of tree, or the size?**

  The species.

  Staff follow up item:
  - The criteria used to identify specimen trees are:
    - Native to this part of the Pacific Northwest or adjacent ecoregions outside of tree groves. Excludes Oregon ash, western red cedar, and black cottonwood due to typical pest, drought, or survival issues.
    - Minimum size (as measured when site access was granted or as estimated from other measured trees and canopy size):
      - Oregon white oak, Ponderosa pine, and Pacific madrone: at least 24" diameter at breast height (dbh)
      - Other native trees: minimum 36 inches dbh
    - Healthy: minimal storm or physical damage, no visible disease or pests, and not extensively pruned.
  - Specimen Trees were scored based on their condition, context, rarity, and ecosystem value.
  - High- and moderate-quality specimen tree species are categorized as follows:
    - High-Quality: Oregon White Oak, Giant Sequoia, Ponderosa Pine, and other trees clustered with Oregon White Oak
    - Moderate-Quality: Bigleaf Maple, Douglas Fir, and Black Walnut

- **We know you must make your case to Metro for the trade-off, and the connection between natural resources and affordable housing is that Metro has requirements for both, but where is that 10-20% coming from? And are you open to feedback on the proposal you're sharing with Metro?**

  We're hoping to get feedback today and within the next week about the proposal we're sharing with Metro. We're sending them the packet of natural resources approach tomorrow for initial feedback. We'll continue to work on the approach, so there will be more opportunities for feedback. 5-20% additional reduction is just something we created and proposed to get more flexibility for natural resources protection policies, and affordable housing was what felt compelling to Metro. The 5-20% number is on the table for further discussion.

- **What is the timeline between presenting this to Metro versus when you need to present to the City Council? Is it 30 days? Is that enough time?**

  We're going to continue working on this in the next few months. The submission to Metro tomorrow is just a preliminary review, so we'll be able to incorporate the feedback we've heard. On October 28th, we will have the natural resources and housing update with the City Council. We'll incorporate feedback from today and earlier outreach and continue updating the plan over the next few months. Development code amendments are not expected to be fully drafted until mid-January. There'll be a lot of iterations and check-ins with the community along the way.

- **Will you share everyone's answers and responses with the group?**

  Yes, we will share the meeting summary and recording.

- **We've talked about the Title 13 model code ordinance and the clear and objective path, and why you're not pursuing that. I'm curious if you could provide a response about the discretionary path in the Title 13 model code, as it would provide more flexibility rather than what was shared? Is there a Clear and Objective Path shared for Scenario 2? How're you responding to the council regarding how you're bridging the gap between the community goals and feedback about the drafts?**

  We'll follow up on the model code. We did prepare a clear and objective path for both scenarios but only showed one due to time constraints. Effectively, what we're presenting is our discretionary pathway with Metro.

- **Metro's ordinance has a discretionary path in section 7, I'm wondering how it's different from your plan.**

  Staff follow up item:
  Staff reviewed the discretionary path in Metro's Title 13 model ordinance. It offers flexibility for how a development can demonstrate that it is avoiding natural resources, minimizing impacts, and mitigating disturbances. However, the model code approach lists specific alternative methods that development must demonstrate have been considered and implemented to the greatest extent practicable to reduce and avoid impacts. The discretionary approach in the model code is also complying with Title 13 code section 3.07.1330(d)(2) which states that the discretionary approval process must "require a level of protection for, or enhancement of, the fish and wildlife habitat that meets or exceeds the level of protection or enhancement that would be achieved by following the clear and objective standards." Since the clear and objective standards in the model code require a minimum of 80% protection, an approval through the model code's discretionary process would also have to demonstrate the same level of protection, just through more flexible means. For this reason, the city has chosen to create a customized Title 13 approach that allows more flexibility for resource protections through the clear and objective and discretionary approaches which will open up more land for development in lower-quality habitat areas than the model code provides.

Staff Questions and Attendee Responses

What incentives or flexibility would be helpful to encourage the protection of moderate-quality specimen trees?

- Being able to relocate the moderate-quality trees if they are in the path of development would be helpful.
- All the examples of incentives shared can be helpful, and being able to count the set-back areas within the percentage of protection would also be helpful.
- The concept of incentives and being able to define them is great and needed but given the level of information about the specifics of the paths and zoning, there is some basic information we don't have, making it difficult to understand and define the flexibility we need and what incentive is attractive. The standards are specific. The metrics are at that level. It's hard to provide feedback on incentives without more information.
- I'd like to see a mitigation option toward flexibility by planting high and moderate quality species.

Is the incentive to dedicate parks and trails to the public in exchange for eligible System Development Charge credits (SDC) and a reduction in protected resource area attractive?

- Yes, an SDC offset for parks' SDCs in exchange for trails or other lands can be very attractive. It is most attractive if the offset is the greater of what the City estimates it would cost to build itself or the actual costs.

What factors would you consider in deciding whether to incorporate affordable housing into your plan in exchange for a reduction in required resource protections?

- The best approach would be to have funds available to offset the costs of preservation for affordable housing developments, either through additional fee and tax waivers or through URA funds. A reduction can help already challenging affordable housing budgets, but increased density through height or FAR and funds to preserve habitat may result in achieving both goals.

Follow Up Attendee Questions & Comments (Natural Resources)

- **An ongoing concern is a potential exaggeration of published areas to be preserved as natural space. We continue to urge caution so the general public isn't led to believe that certain areas on published maps will automatically be preserved. Additional language acknowledging the property specific conditions which may exist could help address this expectation, fully adhering with all applicable laws.**

  Thank you for identifying this concern. Staff will explore ways to improve how natural resource areas are portrayed to help avoid confusion.

- **What specifically does it mean that "all homes need to have easy access to nature"?**

  This comment references the high-level discretionary approach objective that developments provide "enhanced public access to nature" that was shared during the overview of the natural resources approach. This statement is not code language. However, the purpose of a discretionary criterion like this in code is to communicate a policy objective while intentionally using vague language to allow

development the opportunity and flexibility to demonstrate how their plan accomplishes it. Without a specific definition, this allows room for innovation and creativity from developers that cannot be accommodated in a clear and objective regulatory path. It also allows decision makers to apply their expertise and discretion when considering a land use application for approval. When staff begins drafting code language, we will consider how to more clearly communicate what would adequately satisfy a criterion to provide "enhanced access."

- **Why isn't natural resource ground truthing allowed earlier in the process? Critical decisions about development scenarios are dependent on reliable resource boundaries.**

  Due to limited site access granted by property owners at the start of the Community Plan project in 2024, it was not possible to investigate the natural resources on specific properties to help determine if they existed at the time this area was brought into the UGB on February 2, 2023. Further, Title 13 requires that development applicants submit a habitat verification report by a qualified professional at the time of land use application submittal which will confirm precise natural resource boundaries (as existed when brought into the UGB) that will apply to development.

Refined Housing Approach

Attendee Questions

- **Will you please provide a definition of small lot detached residential?**

  The small form residential is in Tigard's code today, 3 or fewer units on a lot that is attached. It was also known as single-family residential.

- **Typically small lot for me is 35 ft or less, which would not allow you to fit an ADU and meet ADA standards.**

- **Will required stormwater facilities be deducted from the gross area as well?**

  It is something we're figuring out. It has not been done in the past. It depends on whether the stormwater facility is dedicated as a park or included as an access easement.

- **Would you please share the calculations that you are using for determining the Plan Area-wide Net Development Area with the presentation slides or responses to questions heard today?**

  Yes, we'll follow up with the calculations.

  Staff follow up item:
  The RT2.0 consultant team prepared a memo detailing the Net Development Area calculation for the full Plan area. That memo has been shared with Developer Forum invitees as a separate attachment from this summary document and is also available from staff upon request.

- **Single-story ADUs or ADA-accessible or multi-gen housing will be a challenge.**

- **The scoring system is confusing to me – what does it mean as to be up to minimum density?**

  We'll dig more into this as we look at the scenarios.

- **Is undersupplied housing what was shown by zone? Are all those examples considered undersupplied, or do you have another definition?**

  Undersupplied housing is all the types shown earlier, including climate-resilient units, common courtyard units, and affordable housing. We're still working to identify what the qualifying threshold for undersupplied housing is. It is not based on type.

- **At what point is the deeming of the undersupplied housing decided? Is it during land use, engineering or permitting?**

  Land use process. In the application, you'll be shown a list of what's defined as undersupplied and the credits assigned to them. The list was created by reviewing community feedback and was based on the housing needs analysis done in Tigard a few years ago. We're also inviting the development community to share ideas on what other undersupplied housing types should be added.

- **It's curious to see small units as undersupplied, but the previous slides say family-sized / intergenerational housing is a top need. Seems like small units may be needed in lower-density housing types, whereas larger units are needed in high-density types?**

  Staff follow up item:
  Thank you for this suggestion. Changes have been made to the Undersupplied Housing Options proposal to reflect this feedback including adding large apartment units to the list of options, changing the size thresholds for small unit credits to add flexibility, and limiting the total credits earned for small units from attached housing products to 50% to encourage a mix of smaller detached and attached units across the Plan area.

- **This is assuming all this land is applied for simultaneously and developed simultaneously?**

  Yes, applied for simultaneously, development would likely be in phases.

- **If it's in phases, it's unlikely that you would be able to develop it the way it is shown, right?**

  We haven't figured out what the code requirements would be for each phase, but we planned out the development scenario to be developed in phases. The idea is that there'll be some undersupplied housing option mix built into each phase. That is the only thing needing to be specifically distributed by phase; there might also be some housing type mix distributed by phase but not required.

- **There's no max density requirement. Would residential A allow higher density? Would any of the zones allow higher density?**

  Yes, the approach is only requiring minimum density, but there is no maximum density.

- **Are credits transferable between sites?**

  No

- **It's curious to see small units as undersupplied, but the previous slides say family-sized / intergenerational housing is a top need. Seems like small units may be needed in lower-density housing types, whereas larger units are needed in high-density types?**

  The larger units in the higher density areas is a good idea. One of the ways we're trying to help with this is basing dwelling units for affordable housing on bedrooms, allowing affordable housing to do larger units and more bedrooms rather than additional smaller units and count density by units. This is one way we're approaching the undersupplied housing option. Outside of affordable, we have not explored different approaches.

- **Looking at both scenarios, do you not show stormwater?**

  They're shown merged with green spaces. They are based on draft plans that we have and not engineered data. It's not specific.

- **On Scenario 1, how large/small is each multi-unit? 3-story buildings**?

  The multiplex is assumed to be 2 stories. 6 units per building. The apartment is assumed to be 3 stories, 166 units.

  Staff follow up correction: The multiplex buildings included 12 units per building.

- **That does not seem like a housing type that's in demand; those units will be tiny. I'm very curious how you're achieving 166 units in 3 buildings. How realistic is this mock-up? I'm not sure people will live in such a small dwelling.**
  - **Agreed - a 3-story maximum is not going to yield the density shown here for multifamily.**
  - We'll need to double-check that we're getting the 166 units based on 1000 sq ft in 3 stories. We'll verify that. You mentioned 4-story buildings, one of the reasons we went with 3 stories was to avoid the elevator factor. Is 4 4-story more feasible within UGB?

  Staff follow up item:
  The apartments shown in Scenario 2 were assumed to be 3 stories with 166 units. 1,000 gross square feet was assumed for each unit which included 200sf of assumed area for accessory and maintenance space in the building. This means the apartment units themselves were assumed to be 800sf on average. This feedback is helpful, and we will be revising our assumptions for apartments to account for larger units.

- **Four-story buildings are feasible, and they serve folks who can't do stairs. It offers single-story living with zero stairs. I'm curious about the efficiency of these units with their square footage in achieving the density.**

  Staff follow up item:
  It was helpful to learn that four-story apartment buildings are feasible in RT2.0. The maximum height limitation will be increased to allow four-story buildings (including those with ground floor commercial) in the RTR-C zone.

- **These 2 examples look good. Is there another expansion area in the state that's used 20 units/ac as its standard? Something in real life for us to look at how it's adopted?**

Yes and no. River Terrace 2.0 is uniquely subjected to Metro's Title 13 rules – there are limited places within the state subject to the same rules. The 20 dwelling units/ac, we've seen recent developments in Bend with this density. However, we haven't seen examples of a large UGB expansion area like this 500-acre area that has done this density.

- **Is the state requiring the city to do 20 units/ac? Or is it the city's own standard?**

  It is the City's commitment in the concept plan, and it was determined and identified based on the city's housing needs analysis. The state will hold Tigard accountable to provide housing that addresses the needed housing identified in the housing needs analysis. Metro is requiring that the city provide at least 3,000 housing units as a condition of the UGB expansion area approval, but it is separate from Tigard's commitment of 20 units/ac.

- **The phasing question seems to assume a 58-acre or 161-acre application will be made. And it seems like those are not the sizes within River Terrace 2.0, how do you expect developers and property owners to achieve these varieties on a 10-acre lot?**

  These scenarios do assume a certain amount of site assembly. We had that happen in River Terrace 1.0 which is why we made that assumption for these scenarios. For people developing on a smaller parcel, the unit requirement is calculated based on the net density. The only thing bound to the phases is the undersupplied housing, which is calculated based on the number of units needed to meet minimum density. There are a lot of ways to hit the undersupplied housing requirement, including installing solar panels or doing visitable townhomes, and it scales with the size of your development.

  - **It would be more helpful for the City Council's consideration to create these phasing scenarios based on the realistic size of properties in River Terrace 2.0.**

    Staff follow up item:
    To better understand the implications of the draft housing approach on smaller-scale development sites, the RT2.0 team is preparing a development scenario on a roughly 20-acre parcel. We searched the plan area for a roughly 10-acre parcel that was suitable for this analysis but due to natural resources constraints and draft zoning, a 20-acre parcel was selected for this third scenario. We appreciate this suggestion to study the approach on a smaller scale that does not assume site assembly.

- **There is assumption about where apartments will go, but if the intention is for density to meet minimum, the areas where townhomes are shown in scenario 1 could also allow higher density, such as apartments. Is this scenario showing that it meets minimum density?**

  Yes, it is hitting that minimum density. At this point, it's not allowing the typical apartment building, but a smaller multiplex type is allowed in RTR-B. Part of it is the height restriction, and part of it is the allowed dwelling types that determine this. In the case of a planned development, a discretionary path approach, proposing apartments in the RTR-B zone would be an option.

- **Encourage more flexibility in the mid-density area. Given the plan shown and current requirements, the opportunity for affordable apartment housing to be developed would be put last, which would make the cost of development more expensive. I would encourage**

the option to include it in an earlier phase. If the concern is making it fit with the neighborhood, it could be done with setback requirements. I also want to agree with earlier comments that a four-story height unit can make the project easier to pencil. Elevators are expensive, but another floor of housing can offset that.

- **Is the assumption that all of the infrastructure is done by future developers?**

  Yes, with SDC credits available.

- **Infrastructure could include roads, sewers, and water. Usually, SDC credit is not available for sewer and water. Looking at some funding opportunities would be the best way to encourage development. Finding ways to subsidize infrastructure costs could really make or break a project. When looking at applying affordability standards to homeowners, I want to encourage Tigard to look at going up to 100% AMI as an affordable definition for homeownership. 100% AMI in Portland Metropolitan Statistical Area (MSA) including Tigard, is about 125k a year for a family of four. This makes a house affordable at half a million dollars; an average house in Tigard at this time is around 625k - 650k. 500k may not sound affordable, but if we're aiming to attract middle-income and housing, establishing that 100% AMI could be helpful.**

Staff Questions and Attendee Responses

If phasing rules generally required the mix of housing units and undersupplied options shown in these scenarios, what financial or operational feasibility considerations would your organization have? If you are familiar with Bend's phasing requirements, what has been your experience developing under those rules?

- Phasing rules will be the most impactful. UHO credits being transferable could help achieve the same goal while mitigating concerns and allowing collaboration.

What general feedback do you have?

- Thank you for sharing this information with us! It's challenging to balance the goals of development, housing, and preserving our natural resources and habitat.

Follow Up Attendee Questions & Comments (Housing)

- **Will stormwater be allowed to be subtracted in the Net Development Area calculation?**

  We are looking into the implications of allowing stormwater facilities to be subtracted from Net Development Area. Tigard's development code does not currently allow this, but we are exploring it for RT2.0.

- **Was there a Clear and Objective Plan shared for Scenario 2?**

  Scenario 2 showing a part of RT2.0 West was only prepared to demonstrate a development that would comply with the draft discretionary approach. For budget and project timeline reasons, only a discretionary example was prepared for this area to analyze and depict one example of each regulatory path.

- **Could you give background to the height restrictions?**

Yes, the proposed maximum height of 30 feet in RTR-A was based on allowing 2.5 stories, assuming some tuck under parking would be needed. RTR-B proposes 35 feet which would allow 3 full stories, assuming more flexibility for ground floor garages would be needed. RTR-C proposes 40 feet which assumed three-story buildings that accommodate a taller ground floor for commercial uses where applicable.

The feedback received during the forum helped staff better understand the interest in and viability of four-story buildings in RT2.0. We will be revising the RTR-C height to 45 feet to allow this.

- **I recommend that UHO credits be transferable between sites that are in the same part (West or South) of River Terrace 2.0. based on how parceled these areas are.**

  As we continue to refine the discretionary approach, we will be looking into this option for greater flexibility.

- **The 58 and 161 acre mapped development examples across specific portions of RT2.0 seemed untethered to how development will likely proceed… given the numerous properties across the planning area which will develop 5, 10, or 20 acres at a time. Further, it is unfortunate that actual and built examples of this new development theory implemented at a neighborhood scale aren't available.** (Note: Comment combined from an email and letter from the same attendee on this topic.)

  The project team is preparing a third development scenario on a 20-acre parcel to explore the implications of the proposed approaches at this scale. This will be shared with City Council during the October 28th meeting.

- **What exactly is "undersupplied housing"?**

  Undersupplied Housing Options is a term that staff created for code writing purposes. They are categories or features of housing that the Tigard community and greater region need based on local and regional technical analyses and community engagement. Undersupplied Housing Options are needs that the housing market has not adequately provided on its own. The draft list includes housing needs identified in Tigard's last Housing Needs Analysis, needs informed by the Oregon Housing Needs Analysis, the City of Beaverton's 2023 Housing Needs Analysis, and by community input received during the RT2.0 Concept Plan and Community Plan processes. As mentioned during the forum, staff are open to suggestions from the development community about what housing needs could be included on this list based on their expertise.

- **Is the "Clear and Objective" pathway intentionally more difficult/burdensome than the discretionary process so the City can realize more benefits in the latter?**

  No, the clear and objective pathway has been drafted to result in specific and measurable results that meet state law requirements for clear and objective standards, support Community Plan policy objectives, and ensure that RT2.0 delivers housing mandated by the Oregon Housing Needs Analysis.

- **Are architectural factors considered in either pathway of review, which may conflict with new state laws?**

Yes, code amendments will be fully compliant with state law regarding exemptions from design standards.

- **Densities and housing unit counts are adopted goals, not mandates…shouldn't we be making it easier to accomplish them rather than more difficult?**

  The Oregon Housing Needs Analysis (OHNA) mandates the City of Tigard to deliver on housing needs identified within city boundaries, including housing needs identified by income band. Since RT2.0 is the last UGB expansion area available to the city, RT2.0 must contribute a substantial share of housing necessary to deliver on its OHNA requirements. While ensuring that RT2.0 delivers needed housing aligned with the OHNA, staff will continue to work on code flexibility and incentives in the housing approach in addition to funding resources and tools to support development in this area.

- **How will an "Equitable distribution of housing to support commercial, transit, and access to nature" be calculated or determined?**

  This comment references a high-level discretionary approach objective shared during the overview of the housing approach. This statement is not code language. However, the purpose of a discretionary criterion like this in code is to communicate a policy objective while intentionally using vague language to allow development the opportunity to demonstrate how their plan accomplishes it. Without a specific calculation method or strict parameters, this allows room for innovation and creativity from developers that cannot be accommodated in a clear and objective regulatory path. It also allows decision makers the opportunity to use their expertise and discretion when reviewing land use applications for compliance with approval criteria. When staff begins drafting code language, we will consider how to more clearly communicate the expectations to adequately satisfy "equitable distribution."

- **Block length for specific products, mixed use apartment calculations, access/connectivity and stormwater management are other key issues needing clarification within the new credit system.**

  Staff is actively working on additional details of the draft approach including block length and connectivity requirements, vehicular and pedestrian access, and if stormwater will be subtracted in the Net Development Area calculation. Mixed use apartment calculations will follow the city's current method in the code which does not apply minimum density to mixed use buildings with housing and commercial uses. These details will not be a part of the credit system which is only used for Undersupplied Housing Options.

- **Developers large and small have repeatedly communicated that a uniform density of 20 units per acre is not feasible under current land costs, infrastructure expenses, and financing conditions. Despite this feedback, the City seems intent on moving forward without adjusting to the market realities that determine whether housing actually gets built. For smaller and mid-sized builders, the implications are especially severe. A developer purchasing a 10-acre parcel at today's constrained land prices cannot meet a 20-unit-per-acre requirement and remain financially viable. To do so would require delivering smaller, lower-margin homes while paying top dollar for limited land and shouldering the same development fees, infrastructure obligations, and financing hurdles as much larger builders. This approach effectively shuts smaller developers out of River Terrace, leaving only large national firms**

able to absorb the cost and complexity (and even they will tell you this approach does not pencil).

It would be helpful for staff to review and discuss typical pro formas for detached dwellings and types of middle housing with local builders to better understand the financial constraints and implications of the approach. Staff will be reaching out to this attendee for more information and to request a meeting to discuss further. Staff understand that the proposed RT2.0 housing approach, the Oregon Housing Needs Analysis, and recent changes in state law necessitate a change to the development model and that this will add some cost to development and potentially to future homeowners. Recognizing that, staff are continuing to work on funding and incentive strategies to help offset these costs. These were not shared during the Developer Forum because these efforts are in progress. Examples include a tiered SDC structure to place lower fees on smaller housing units, code incentives for flexibility and development bonuses, and opportunities to provide direct funding resources to development of needed housing. Staff continue to investigate available resources and would appreciate feedback from the development community on ways the Plan can support development of needed housing. Lastly, the proposed housing approach does not apply a minimum 20 units per acre uniformly across the Plan area. Based on feedback received from the Housing Advisory Committee, minimum densities were lowered to 10 du/ac in RTR-A and 18 du/ac in RTR-B and set at 28 du/ac in RTR-C. A draft zoning map will be shared during the October 28th City Council meeting.

- **The proposed point-based code intended to promote affordable housing is overly complex and confusing, and we believe it will actually increase housing costs due to the additional time and effort it requires. The outcome will not be greater housing opportunity – it will be less competition, fewer local participants, and slower housing delivery. It undermines the very goals of housing diversity and affordability that the River Terrace plan is supposed to achieve.**

  Staff will work to simplify the point-based system for Undersupplied Housing Options wherever possible. We understand that providing undersupplied housing requires a change in most developers' and builders' models which comes with added cost that may be passed on to future residents. We also recognize that the current development model has not adequately provided the spectrum of needed housing in Tigard or the region based on the findings of housing needs analyses in Tigard and other cities in the region. By using a point-based system, the draft housing approach provides a menu of options to allow developments the flexibility to decide how best to provide undersupplied housing in their plan, and we are working to identify direct financial subsidies and regulatory incentives to help combat the concerns identified.

Natural Resources and Housing Overview

This document provides an overview of the draft natural resources and housing approaches for the River Terrace 2.0 Community Plan. This information is not intended to be exhaustive, and aspects of both approaches are currently in development. Following the October 28th City Council update and additional community and stakeholder engagement, the approaches will continue to be developed and refined.

Natural Resources

River Terrace 2.0 is subject to Title 13 of Metro's Urban Growth Management Functional Plan. It requires the creation of a natural resources inventory and Title 13-compliant resource protection program. Both must be approved by Metro.

Title 13 categorizes resource areas based location and vegetation. Categories include High, Moderate, and Low Habitat Conservation Areas (HCA) in riparian and upland habitat areas. Based on the draft inventory, there are High and Moderate HCAs in River Terrace 2.0 that require protection consistent with Title 13.

Clear and Objective Approach Summary

Riparian Habitat (Clean Water Services buffer)

- High and Moderate HCAs: Subject to CWS requirements – estimated 95% protection

Upland Habitat

- High HCA: Oregon white oak grove – min. 95% protection
- Moderate HCA Tier 1: Forests near CWS buffer, large forest areas – min. 80% protection
- Moderate HCA Tier 2: Other vegetation near CWS buffer; smaller forest areas – min. 60% protection.

Specimen Trees (existing large and ecologically important trees suitable in an urban context)

- 100% protection of high and moderate-quality trees, except when conflicting with major streets
- Protected specimen tree area counts towards required upland habitat protections:
    - High-Quality Specimen Trees count towards required Tier 1 protection.
    - Moderate-Quality Specimen Trees count towards required Tier 2 protection.

Required Mitigation

- Place protected areas in a tract with a conservation easement.
- Remove hazardous and invasive vegetation within 50 feet of developed areas.
- Pay tree removal fee for healthy trees over 20 inches in diameter

Flexibility and Incentives

- Required Tier 2 protected area may be reduced to 0% with equal protection of additional Tier 1 land. (1:1 land area swap)
- Reductions of required protected area between 5-20% available for affordable housing development.

Land Use Process: A Type 1 land use application will be required.

Discretionary Approach Summary

Riparian Habitat (CWS Buffer): Same requirements as clear and objective approach

Upland Habitat

- High HCA: min. 90% protection (5% reduction compared to clear and objective path)
- Moderate HCA Tier 1: min. 60% protection (20% reduction compared to clear and objective path)
- Moderate HCA Tier 2: min. 40% protection (20% reduction compared to clear and objective path)

Specimen Trees

- 100% protection of High-Quality Specimen Trees except when conflicting with major streets
- Voluntary protection of Moderate-Quality Specimen Trees
- Same allowance as clear and objective path to count area towards required upland protections

Additional Flexibility and Incentives

- Required Tier 2 protection may be reduced to 0% if 50% of required Tier 2 land is added to Tier 1 protected area. (0.5:1 land area swap)
- Same affordable housing incentive available
- Public parks and trails may be located in resource areas and count towards required protections.
- Flexible standards available for protection of Moderate-Quality Specimen Trees

Enhanced Mitigation & Public Benefits

In exchange for reduced protection requirements and additional flexibility, applicants that choose to follow the discretionary path will be required to provide enhanced mitigation of natural areas and to demonstrate that their proposal provides public benefits consistent with the Community Plan.

Land Use Process: A Type 3 land use application will be required.

Housing

This draft housing approach has been revised and refined since it was shared in the draft Housing Plan in June. The information below summarizes the current housing approach; refinements are in process.

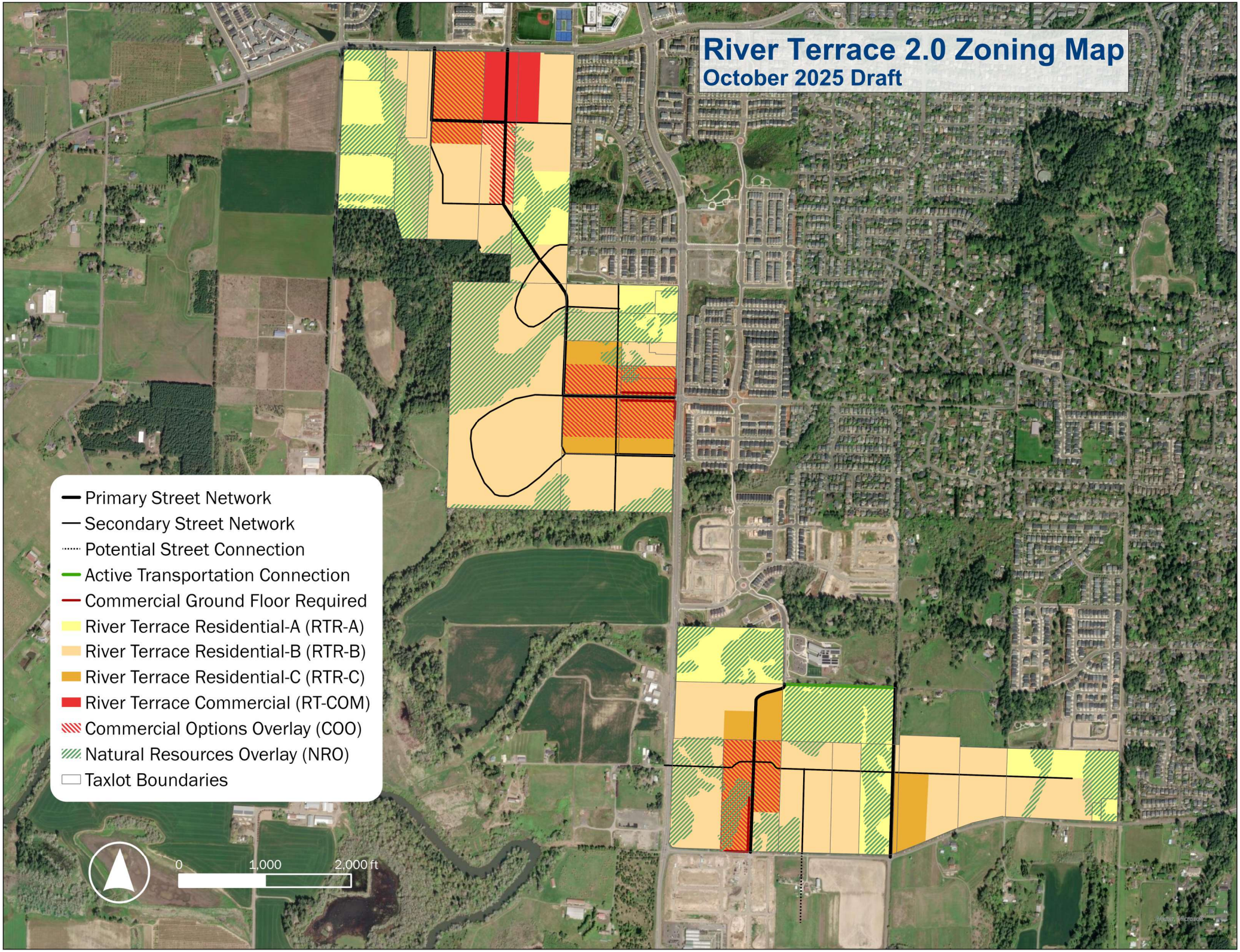
Zoning Districts

Three new residential zoning districts are proposed to be created and applied to River Terrace 2.0. They are:

- River Terrace Residential – A (RTR-A)
- River Terrace Residential – B (RTR-B)
- River Terrace Residential – C (RTR-C)

Each zone will include requirements for allowed housing types, minimum required housing units (based on Net Development Area), requirements to provide undersupplied housing options, and other rules.

The first draft of the River Terrace 2.0 Zoning Map is included below. The three residential zones are shown in addition to a new commercial zone (River Terrace Commercial, RT-COM) and a new Commercial Options Overlay (COO) for optional mixed-use development. Housing aligned with state law will be allowed in the RT-COM zone, and housing in the COO will follow the underlying zone district rules. Taxlot boundaries, streets, and mapped natural resource areas are also included on the map for reference.


River Terrace 2.0 Zoning Map
October 2025 Draft
Primary Street Network
Secondary Street Network
Potential Street Connection
Active Transportation Connection
Commercial Ground Floor Required
River Terrace Residential-A (RTR-A)
River Terrace Residential-B (RTR-B)
River Terrace Residential-C (RTR-C)
River Terrace Commercial (RT-COM)
Commercial Options Overlay (COO)
Natural Resources Overlay (NRO)
Taxlot Boundaries
0
1,000
2,000 ft

City Council Update – October 28, 2025

Zoning District Requirements

	RTR-A	RTR-B	RTR-C
Allowed Housing Types	Small Form Res. (SFR), Cottage Cluster, Quad, Rowhouse	SFR, Cottage Cluster, Quad, Rowhouse, Courtyard Unit, Multiplex	Quad, Rowhouse, Courtyard Unit, Multiplex, Apartment
Min. Net Density* **	10 du/ac	18 du/ac	28 du/ac
Max Height	2.5 stories / 30 feet	3 stories / 35 feet	4 stories / 45 feet

***Achieves 20 dwellings per net acre across the plan area.**
****Based on bedroom count for affordable housing development.**

Undersupplied Housing Options

The draft housing approach includes Undersupplied Housing Options (USHO) which are categories or features of housing that are identified needs of the Tigard community and region that the housing market has not adequately provided on its own. The draft housing approach includes a requirement to provide USHO in developments. The details of this approach are still being developed to fully consider community and stakeholder input. The general structure of this requirement and a list of potential types of USHO is included below.

The draft approach is a credit-based system that would require a total number of USHO credits to be included in development. Required credits would be calculated based on the total housing units required based on the zoning of the site. Development applicants would have a menu of USHOs to choose from, so they can decide which option(s) are most suitable for their development proposal. USHO would be required to be distributed on a site based on proposed phase boundaries to ensure that needed housing is offered throughout the Plan area. Phasing requirements are still in development, and enhanced flexibility will be available through the discretionary path.

Staff are currently working to develop a complete list of USHO, and the draft list below describes types of housing needs that would earn credits. This list is based on Tigard's last Housing Needs Analysis, the Oregon Housing Needs Analysis, the City of Beaverton's 2023 Housing Needs Analysis, and community input. Staff are continuing engagement and research to refine the USHO approach to support flexibility and feasibility for development while ensuring needed housing is delivered in River Terrace 2.0.

Draft USHO List:

- Smaller Units: This option intends to ensure that single-detached homes and middle housing are available at a range of price points and sizes, such as starter homes, workforce housing, and homes for seniors to size down.
- Large Apartment Units: We have heard from development professionals and the community that family-sized apartments are needed in Tigard and surrounding cities.
- Common Courtyards: Shared greenspace supports climate resilience objectives by reducing private yards and helps build community among residents. Housing types with a common courtyard like cottage clusters are a top community priority based on engagement feedback.

- Accessible Units: The building code regulates accessibility, but regulations only apply to select types of housing. When the rules do apply, only a small percentage of units must comply. This has led to a shortfall of units suitable for individuals with disabilities and seniors in Tigard and across the region.
- Affordable Housing: Housing for individuals and households earning 120% or less of the Area Median Income are undersupplied throughout the region. This option will be structured to capture a wide range of affordability programs and providers to ensure affordable units are available in a variety of formats.

Discretionary Approach Summary

- Flexibility from zone district boundaries and development standards available such as minimum density, development standards, design standards, undersupplied housing options, and allowed housing types will be available.
- Must provide public benefits; equitable distribution of housing that supports commercial, transit, and access to nature; and consistency with the Community Plan.
- A Planned Development application will be required. Type 2 and Type 3 paths will be available, consistent with state law.

City of Tigard

River Terrace 2.0 Community Plan

April Focus Group Summary

Prepared by JLA Public Involvement

May 9, 2025

Introduction

The City of Tigard's planning process for River Terrace 2.0 prioritizes community input to ensure the development is inclusive, sustainable, and reflective of the city's diverse population. As part of this process, two focus groups were held to gather culturally specific perspectives from youth and Latino community members, two perspectives that are not often reflected in traditional engagement activities.

Staff gave a brief overview of background on the project and described the project goals. This summary reflects the ideas and opinions provided by participants in the two groups.

Summary of Key Recommendations

Suggestions from both groups ultimately line up with the goals and vision established for River Terrace 2.0.

- Prioritize **climate-resilient and sustainable design.**
- Ensure **safe, multimodal transportation** and transit-oriented infrastructure.
- Build **affordable, diverse, and accessible housing.**
- Design **walkable commercial areas** that serve families and support local business.
- Create **gathering spaces and parks** that build community identity.

Climate & Environmental Resilience

Climate resilience and environmental protection were key concerns for both groups and a desire to see proactive mitigation in the River Terrace 2.0 plan.

- Emphasize solar energy, rainwater reclamation, and bioswales.
- Protect and plant trees to improve air quality and reduce heat impacts.
- Design with durable, energy-efficient materials, and green infrastructure.

  Community Desires:

  - Shade structures and tree-covered parks.
  - Sustainable landscaping with native, low-maintenance plants.

Transportation & Mobility

Transportation preferences showed a desire to walk or bike but also recognized the necessity of driving for this area. Participants expressed a desire for functional paths and trails that connect residences to businesses and parks. Safety is key for those interested in using bike paths and trails; safety measures include proper lighting, enough space for all modes, and clear visibility.

- Prioritize safe, direct, and accessible walking and biking routes.
- Integrate flexible and convenient transit access.

Preferred Design Features:

- Separated bike lanes.
- Paved paths for all ages and mobility levels.
- Better signage, lighting, and wayfinding on routes.

Lighting & Street Landscaping

- Provide adequate, downward-facing lighting for nighttime safety.
- Consider creative and solar lighting solutions.
- Preserve visibility near intersections with low landscaping.
- Place trees carefully to avoid sidewalk disruption.

Housing Preferences

Housing preferences highly align with the RT2 goals of providing a mix of housing types at various price points: apartments, townhomes, and family homes.

- Affordable, multigenerational, and accessible units.
- Proximity to parks and nature is key.
- Private or shared yard space, with dog-friendly options.
- Taller buildings are acceptable if privacy and parking are addressed.

Concerns:

- Need for parking: “This is the suburbs – we need access to cars.”

Commercial & Community Spaces

- Walkable, neighborhood-scale commercial nodes with daily essentials (coffee shops, markets) should be available to all.
- Community hubs like recreation centers and farmers markets.
- Adequate parking, even in walkable zones.
- Mixed-use areas with a comfortable pedestrian experience and buffers from traffic.

Parks, Green Space & Community Hubs

- Pocket parks close to homes.
- Trails through natural areas rather than next to roads.
- Community gardens, plazas, and intergenerational gathering spaces.

Summary of Meeting 1 with Students

April 24, 5-7 pm, at Tigard High School

Staff: Brittany Gada, Jessica Pickul, Stacy Zurcher

8 students participated in the meeting: Ethan, Charlotte, Miriam, Chloe, Asher, Jame, Kailani and Kim. Either from the Tigard Youth Council or Tigard High School Future Business Leaders group.



Brittany provided a project overview. Students asked the following questions:

- Will pump stations be needed?
- Will there be transit service in River Terrace 2.0?
- How does this tie into River Terrace 1.0?

Key Themes and Insights

Climate

Students mentioned some ideas to help RT2 be more climate resilient.

- Due to hotter weather, we will need homes with AC (although that impacts energy use).
- Use the weather as an asset with design:
    - Solar
    - Bioswales or rainwater reclamation

- Gathering places like parks need trees and a pavilion for shade.
- Protecting trees to help with air quality.
- Use durable/long-lasting materials
    - This is good for human health too

Transportation

- Consider how rideshare can be accessed or used with the new neighborhood.
- Direct walking and biking routes are preferred to destinations – needing to take longer more scenic routes may mean people don't use the trail system regularly.
- Too many cars on a road can make it feel dangerous for cyclists.
- Make sure there is a functional sidewalk system. There are a lot of gaps in Tigard today that make it unwalkable.
- Consider topography and hills, cars often speed down hills. Consider adding speed bumps, or speed detection.
- Are there ways to mitigate cut-through traffic?
- One student shared the city site where people can report safety concerns.

Feedback on example transportation images

Bike lanes on main street:

Option with sidewalks on both sides and a two-way bike lane on one, was preferred.

- Good to have modes separated, including on the bike path.
- Ethan referenced the Sunriver paths as good examples.
- Parked cars as a buffer makes everyone feel safer.
- Group recognized that this option works better in an urban setting and higher speeds.
- How would you make turns off of this path?

Neighborhood bike trip:

- Overall the group mentioned that paved paths are preferred because it's better for all ages and abilities, and is more comfortable for longer trips and everyday use.
- Tree roots can disrupt paved paths – how can that be planned for?
- Soft surface paths can be nice for nature walks and walking dogs, but likely not regular errands.
- Sidewalks and trails should be intentional in connecting people to their destinations. Soft paths could also work for regular trips as long as they aren't "out of the way."

Slow local street options:

- Streets with sharrows do not feel safe for kids.

- The multi-use path option would be nice if there was a line to separate directions of travel.
- Desire to add wayfinding signs on paths and routes.
- Narrow streets slow people down.
    - Streets should be wide enough for parking but still narrow enough to slow down drivers

Lighting:

- There were several comments related to wanting light that allows people to be seen for safety. This helps people feel more comfortable walking at night, ensuring drivers can see pedestrians.
- Someone shared that they like the creative lighting on the bridge path at Mary Shriver Park on the bridge.
- Request to ensure any lighting is directed downward to reduce light pollution. Students voiced a preference for lighting on trails for safety but specified that it should be low light directed downward and horizontally to illuminate the trail.

Street landscaping:

- Students want trees but emphasized the need for visibility near intersections. They recommended locating trees farther back from the street, not in a planter strip. Consider using shrubs between the curb and sidewalk.
- Big roots can impact sidewalks and then the sidewalks are not usable for all.
- Concern for camping on sidewalks and visibility to sidewalks from streets.
- Some commented that they like bump-outs or bright colors to call out where people are walking or riding – especially near intersections.

Transit:

- Consider placing bus stops near trails for connectivity.
- Place stops at locations that will help the travelers feel safe. Always with sidewalks and safe crossings.
- Request for a local Tigard bus route that doesn't connect to Portland.

Housing

- There were several comments related to wanting a private yard or greenspace.
    - Connected yards with no fence may work too, but that won't work for people with dogs.
    - Having a variety of yard types is important.
- Housing near commercial and also near nature makes sense and creates options depending on a person's desires.

- Consider building taller buildings to include more units to preserve some greenspace.
- All participants said they wouldn't live some place that didn't provide parking: "This is the suburbs – we need access to cars."
- The taller height of apartments may not work next to smaller housing options because of the lack of privacy.
- Mixed feedback from the group on 6-plex – some liked it. Those who didn't said it lacked privacy and yards and seems too similar to apartments without the typical amenities of a larger apartment building.

Commercial

- Many thought all residential areas should have access to local small businesses like coffee shops and daily services.
- Parking will be critical in commercial areas. Even if it is walkable for many, there are times of the year when it won't be comfortable to walk. Parking could potentially be used as a buffer between larger roads and more pedestrian commercial areas.
- This feels like a good place to add more building height.



Summary of Meeting 2 with Spanish Speaking Community Members

Tuesday, April 29, 6-7:30 pm, at Tigard Public Library

Staff: Anthony Veliz

Participants: 10 Spanish-speaking community members

Executive summary:

This focus group revealed strong support for affordable and multigenerational housing, safe and accessible transportation infrastructure, walkable business nodes, and environmentally responsible neighborhood design. Participants shared a deep connection to community well-being, a desire for intergenerational spaces, and concerns about climate change and housing affordability.

Key Themes and Insights

Climate and Environmental Resilience

Participants identified multiple climate-related concerns, particularly the risks posed by extreme heat, wildfires, and habitat destruction. There was a high level of awareness regarding environmental degradation and a desire to see proactive mitigation in the River Terrace 2.0 plan.

Top Climate Solutions Identified:

- Reclamation of rainwater for irrigation
- Tree preservation and native plantings
- Walkable and bikeable neighborhoods
- Solar and renewable energy
- Energy-efficient and sustainable building materials

Housing Needs

Participants advocated for a diversity of housing types, from small apartments to family homes, with thoughtful integration into the landscape.

Preferred Housing Characteristics:

- Proximity to parks
- Mixed housing density
- Accessible units
- Family-friendly layouts
- Private yards/shared spaces

Walkable Business Nodes and Community Hubs

The group supported neighborhood-scale commercial hubs tailored to families and walkability.

Recommended Amenities:

- Grocery stores, cafés, restaurants
- Childcare services
- Youth spaces
- Farmers market plaza
- Community gardens
- Recreation center

Transportation Infrastructure and Street Design

There was significant discussion around safe, accessible, and comfortable transportation options.

Top Priorities:

- Wide sidewalks and crosswalks
- Sheltered bus stops
- Separated bike lanes
- Well-lit paths
- Natural routes

Lighting and Landscaping Preferences

A mix of lighting types was preferred, including solar lighting. Landscaping should not block visibility.

Preferences:

- Mixed lighting (tall, path, solar)
- Trees and native low-profile plants
- Shade and low-maintenance

Additional Observations

- Roads often feel narrow and congested in new developments.
- Strong desire to build community identity through gathering spaces.
- Need for equity in housing for all income levels and family sizes.

Recommendations for Planning Team

- Ensure a mix of housing types and affordability
- Walkable commercial zones

- Include climate resilience features
- Transit-oriented infrastructure that supports people being less reliant on cars
- Create a central community hub

Green Spaces and Nature Access

Green spaces were a recurring and highly valued theme during the River Terrace 2.0 Spanish-language focus group. Participants consistently linked green areas with health, safety, community-building, and climate resilience. The comments spanned several aspects of planning, reflecting both practical needs and emotional ties to nature.

1. Pocket Parks and Housing Proximity

Participants favored homes near small public parks, reflecting a desire for walkable access to nature and recreation.

2. Trails Through Natural Areas

Participants showed a strong preference for walking and biking paths through green, natural areas rather than alongside buildings or streets. They should be well connected, with clear destinations.

3. Community Gardens and Shared Spaces

There was enthusiasm for community-oriented green spaces such as a garden or Saturday market plaza that could serve intergenerational and cultural purposes.

4. Sustainable Landscaping

Participants supported native and sustainable plantings, favoring a mix of street trees and low-maintenance plants.

Alignment with Core Planning Questions

1. **How can we integrate different housing options to welcome all people with a variety of needs and backgrounds?**

Participants emphasized a need for housing that serves a wide range of needs and life stages, including homes for both small and large families, multigenerational households, seniors, and people with disabilities. Suggestions included a variety of unit sizes, rental and ownership opportunities, and homes near parks and community spaces.

2. **How can we address the critical shortage of housing for first-time homebuyers, small families, low-income households, and seniors?**

Participants voiced concern over the lack of affordable housing and emphasized the importance of providing options for entry-level buyers and low-income residents. They

expressed a need for affordability that does not compromise quality, accessibility, or family suitability.

3. **What kinds of parks and public gathering spaces support our community best?**

Participants expressed strong support for small, walkable parks (pocket parks), and proposed creating community-oriented spaces such as a Saturday market plaza, gardens, and a recreation center. These were seen as essential to promoting health, safety, and social cohesion.

4. **How should we protect and incorporate natural areas and critical habitat for wildlife?**

Participants discussed environmental degradation and climate risks, especially extreme heat and wildfire. They recommended protecting tree canopy, incorporating native plants, reclaiming rainwater, and integrating solar energy into infrastructure to minimize environmental harm.

5. **How can we make this a neighborhood where everyone has safe, comfortable, and accessible alternatives to driving?**

Participants showed strong interest in safe, multimodal transit options. They preferred wide sidewalks, separated bike lanes, well-lit paths, and public transit stops with amenities. Natural trails that allow people to walk or bike through green spaces were especially valued.

Conclusion

This Spanish-language focus group revealed insightful and heartfelt feedback grounded in lived experience. Participants were clear in their vision for a safe, inclusive, environmentally resilient, and community-centered neighborhood. Their voices should be considered essential as River Terrace 2.0 moves from planning to implementation.

RIVER TERRACE 2.0
COMMUNITY PLAN

Natural Resources and Housing Update

Tigard City Council Meeting
October 28, 2025

RT2.0 Natural Resources & Housing Update

Presentation Overview

- Engagement Update
- Natural Resources Approach
- Housing Approach
- Development Scenarios
  - 3x Conceptual Development Sites
  - 2x 3D Models
- Next Steps

RIVER TERRACE 2.0 COMMUNITY PLAN

Engagement Update

- Fall open house (online and in person)
- 4 surveys
- Open House Road Show
  - Tigard Youth Advisory Council
  - Affordable housing residents
  - Tigard High School Latino Parent Advisory Group
  - St. Anthony Catholic Church
- Developer Forum



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Natural Resources Protection Approach

Natural Resources Approach

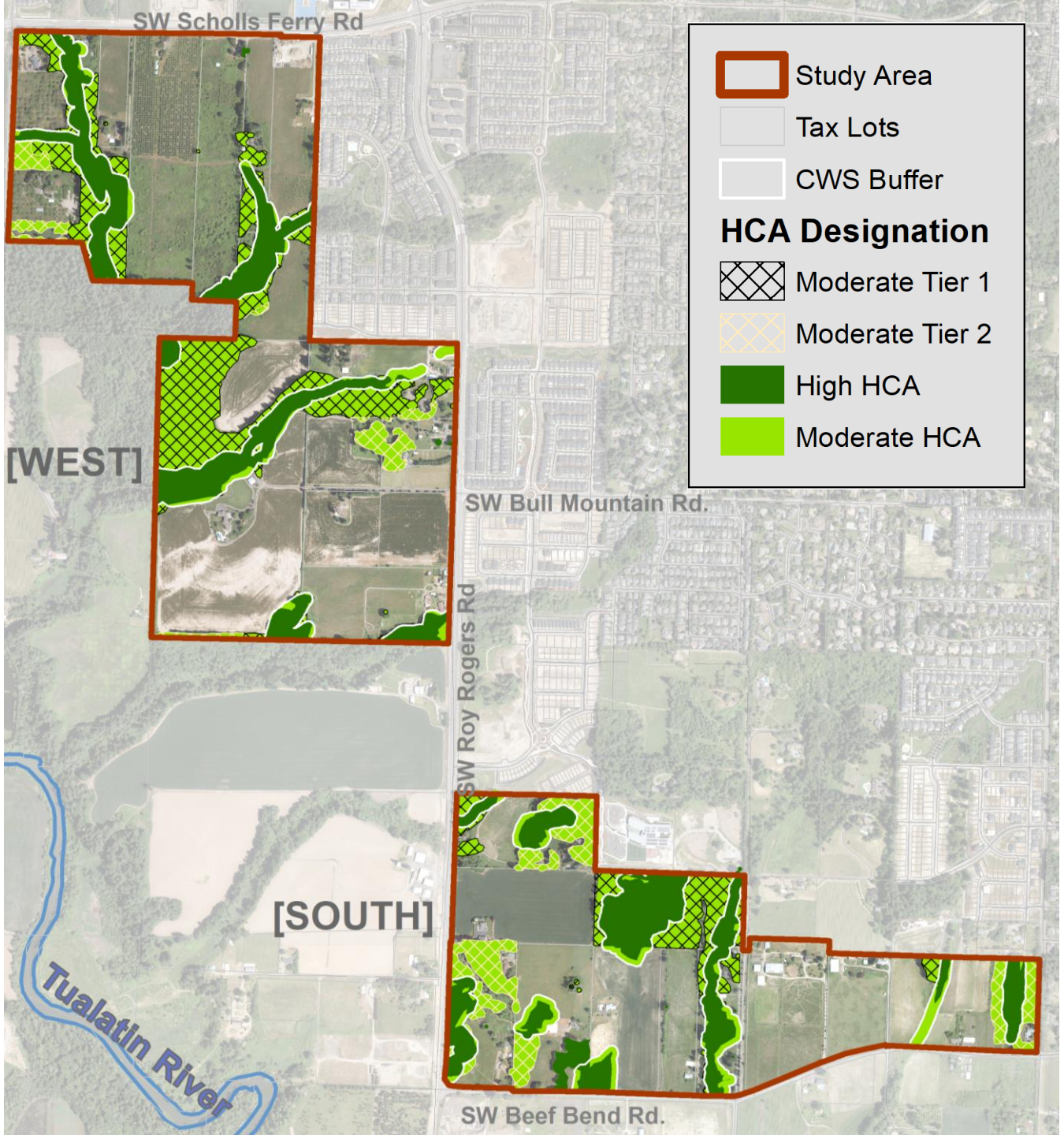
Background

- RT2.0 subject to Metro's Title 13
- Two-part process:
  1. Natural resources inventory (based on UGB expansion date)
  2. Title 13-compliant protection program
- Protection program can either:
  1. Adopt Metro's model code, or
  2. Create a **substantially comparable** custom approach
- Title 13 Model Code:
  - Clear & Objective: 80% protection
  - Discretionary: flexibility on how 80% protection is achieved
- Draft approach **maximizes flexibility and land for housing** while complying with Title 13

RIVER TERRACE 2.0 COMMUNITY PLAN

Natural Resources Inventory

- Habitat Conservation Areas:
  - Riparian areas
  - High
  - Moderate
    - Tier 1
    - Tier 2
  - Specimen Trees



Natural Resources Approach



Engagement Feedback

General Public

- Preserve large trees as much as possible.
- Habitat destruction is a top concern; use land efficiently for housing.
- Everyone should have easy access to nature.

Community Advisory Committee

- Isolate resources for more protection of nature and wildlife
- Protect more nature compared to the rest of the city

Development Community

- 80% blanket requirement of Title 13 not workable
- Should be more flexible and performance-based, not as prescriptive
- Consider incentives or mitigation for Specimen Trees
- Concerns about ground-truthing resources

Natural Resources Approach Pathways

	Clear & Objective	Discretionary
Riparian Areas	Clean Water Services	
High Habitat Conservation Areas	95%	90%
Moderate Tier 1	80%	60%
Moderate Tier 2	60%	40%
Tier 2 to Tier 1 Land Swap	1:1 area	0.5:1 area
High-Quality Specimen Trees	100%	100%
Med-Quality Specimen Trees	100%	Incentivized
Affordable Housing Incentive	5-20% reductions	
Mitigation	Baseline	Enhanced

Housing Approach

Housing Approach

Evolution of the Approach

Concept Plan

- 20 units per net acre
- Block-by-block housing type mix
- Feathered edges near natural areas
- Encourage smaller units and middle housing for affordability

Community Plan Context

- Major societal and economic changes
- Oregon Housing Needs Analysis, other state law changes
- Subject to Title 13

Housing Plan

- Average of 20 units per net acre
  - Min. by zone: 12-16 units/ac | 18-20 units/ac | 24-28 units/ac
- No block-by-block housing type mix, accomplished by zoning
- Undersupplied housing options required
  - Min. by zone: 10-15% | 25-35% | 15-25%

RIVER TERRACE 2.0 COMMUNITY PLAN

Housing Approach

Community Input

Public:

- Priorities: affordability and climate resilience
- Larger, attainable homes for families & multi-generational living
- Traffic concerns due to proposed number of units

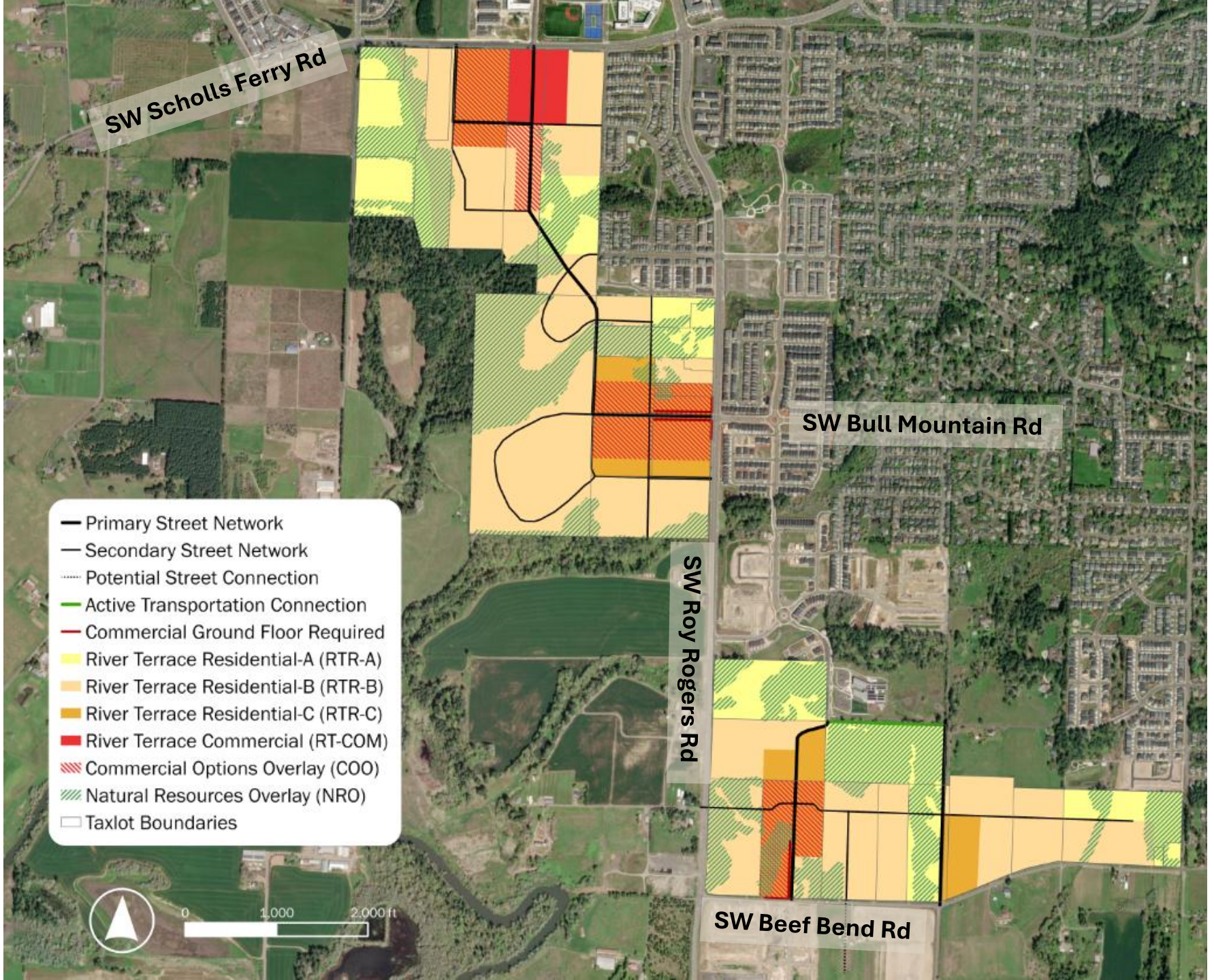
Community Advisory Committee:

- Housing to meet everyone's needs and incomes
- Accessible units

Development Community:

- Why not replicate success of River Terrace?
- Block-by-block mix not feasible
- Feasibility concerns about 20 units/ac
- 25-35% undersupplied housing mix is prohibitive.
- Need strong incentives

Draft
Zoning Map



Housing Approach

Zoning

3 Residential Zones:

- River Terrace Residential – A (RTR-A)
- River Terrace Residential – B (RTR-B)
- River Terrace Residential – C (RTR-C)

	RTR-A	RTR-B	RTR-C
Small Form Res. (1-3 units)	●	●	
Quad	●	●	●
Cottage Cluster	●	●	
Rowhouse	●	●	●
Multiplex (5-12 units)		●	●
Courtyard Units		●	●
Apartments			●
Min. Net Density	10 du/ac	18 du/ac	28 du/ac
Max. Height	2.5 stories	3 stories	4 stories

Accomplishes 20 units/net acre →

Housing Approach

Undersupplied Housing Options

- Needed housing categories or features
- Credit-based system requiring needed housing in each phase of development
- Menu of options for flexibility
- Draft Options:
  - Smaller Units
  - Family-Size Apartments
  - Common Courtyards
  - Accessible Units
  - Affordable Housing



RIVER TERRACE 2.0 COMMUNITY PLAN

Housing Approach

Discretionary Path Flexibility

- Reconfigure density across zones
- Undersupplied housing options flexibility
- Flexible standards
- Must provide:
  - Consistency with Community Plan
  - Public benefits
  - Equitable distribution of housing near nature and destinations

RIVER TERRACE 2.0 COMMUNITY PLAN

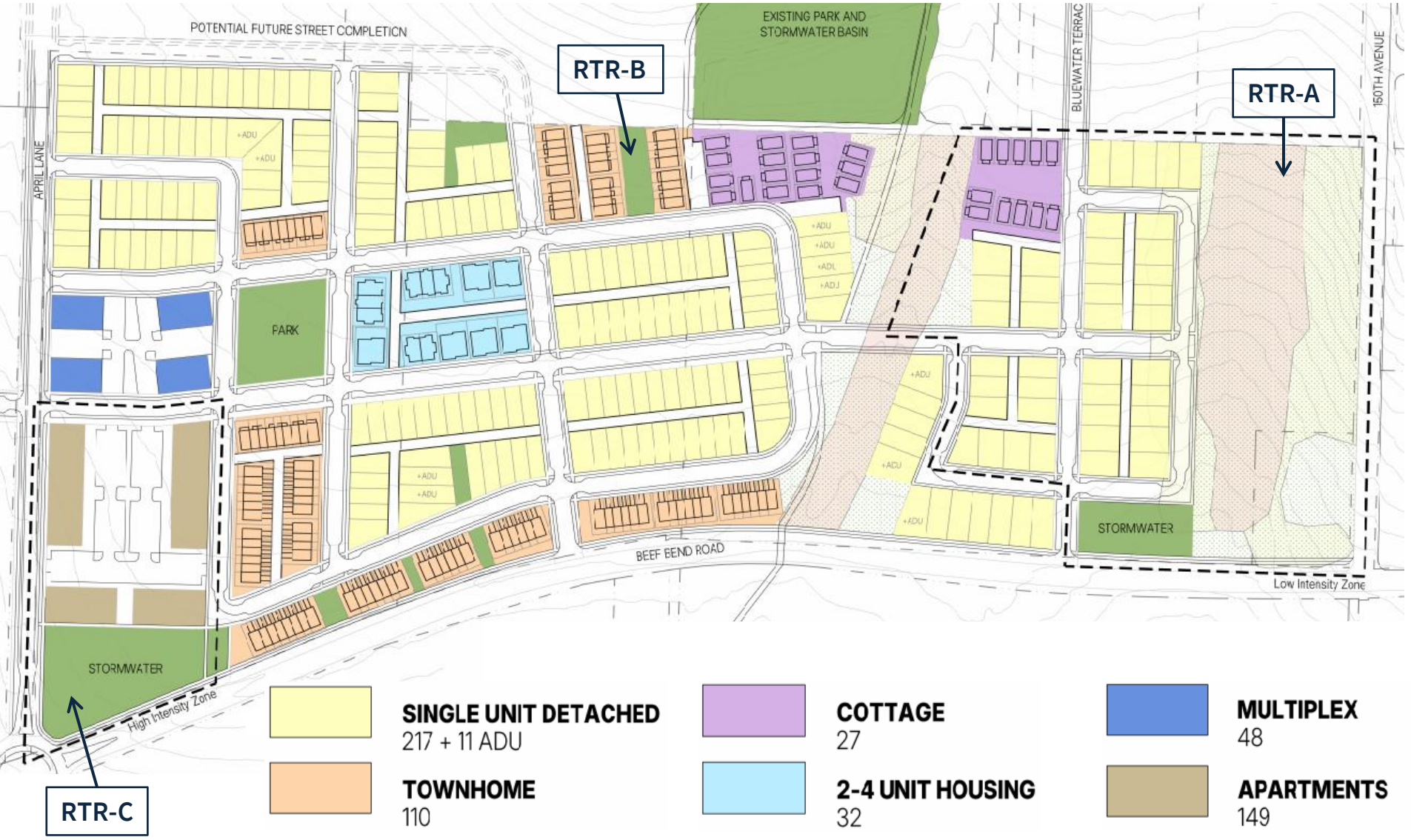
Housing Approach

Development Scenarios

- Three scenarios prepared:
  - 2 Clear & Objective Path: meets minimum density by zone
  - 1 Discretionary Path
- Two 3D Models
- Scenario Analysis Objectives:
  - Test feasibility
  - Visualize neighborhood scale and massing
- Prepared using:
  - Site-specific data
  - Draft street, parks, and trail networks
  - Lots and buildings from recent development
  - On-site parking needs

RIVER TERRACE 2.0 COMMUNITY PLAN

Development Scenario 1: Clear & Objective Path



Gross Site Area: 58 acres

Net Site Area: 29.3 acres

Total Units: 594

Net Units: 20 per acre

Units by Zone:

- RTR-A: 11 units/net ac
- RTR-B: 18 units/net ac
- RTR-C: 53.2 units/net ac

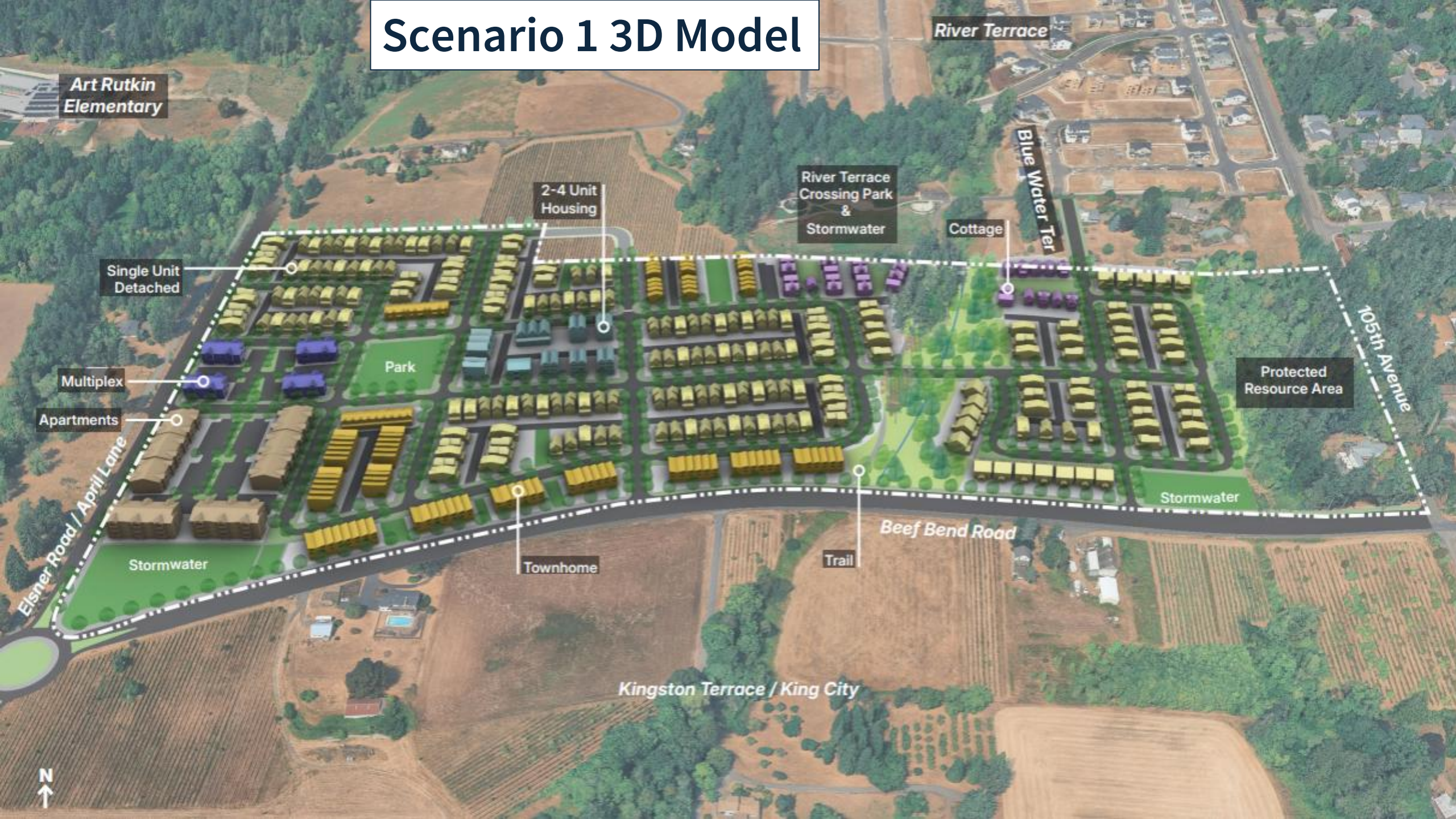
Units by Type:

- Detached product: 43%
- Attached product: 57%

Resource Protections:

- Riparian: 100%
- Tier 1: 80%
- Tier 2: 86%

Scenario 1 3D Model



Development Scenario 2: Discretionary Path



SINGLE UNIT DETACHED
488 + 23 ADU

TOWNHOME
301

COTTAGE
76

2-4 UNIT HOUSING
109

APARTMENTS
343

MIXED USE/COMMERCIAL

NATURAL OPEN SPACE

PARK

Gross Site Area: 161 ac

Total Units: 1,340

Gross Units: 8.3 units/ac

Net Units: 20 units/ac

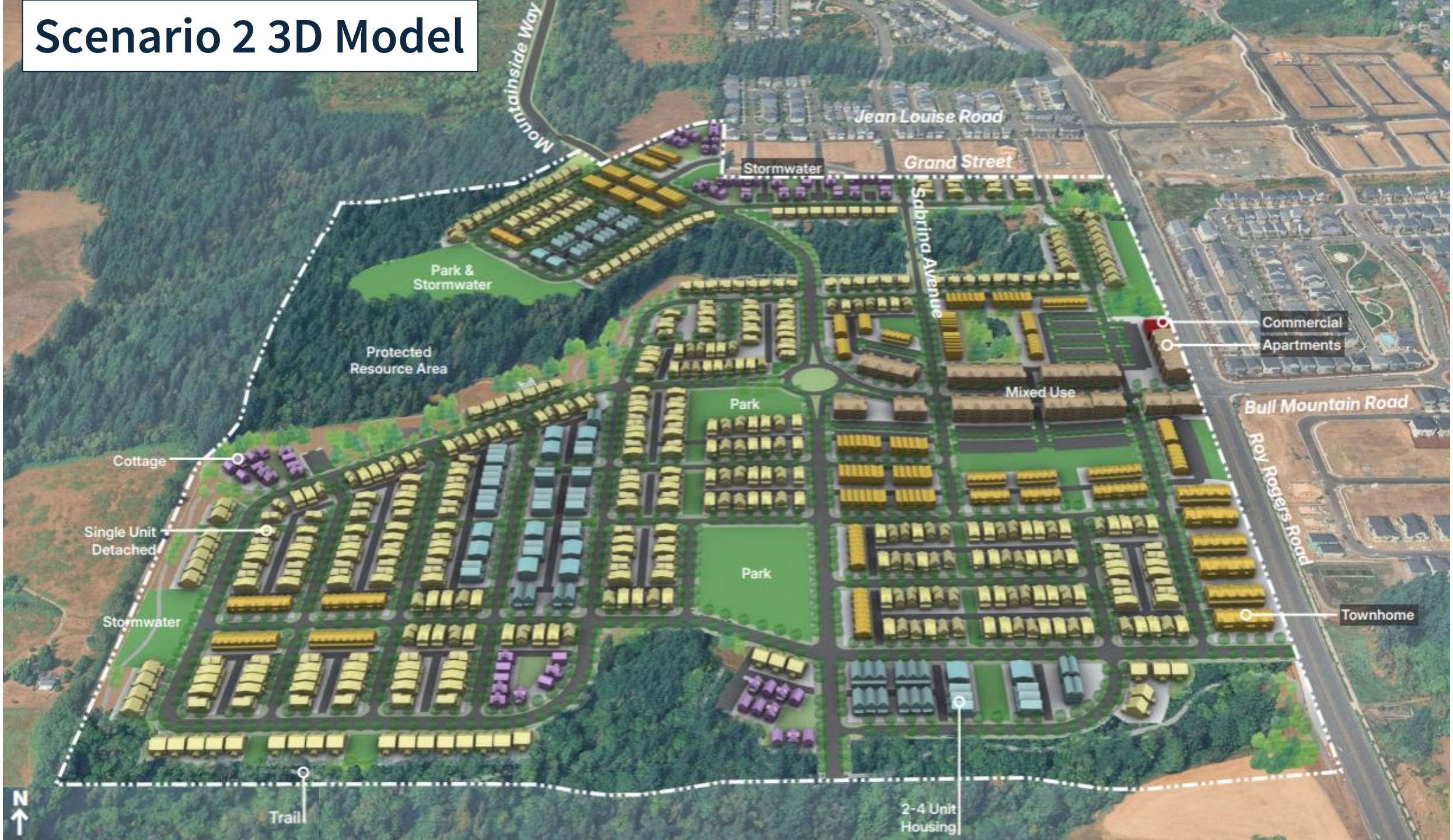
Units by Type:

- Detached: 44%
- Attached: 56%

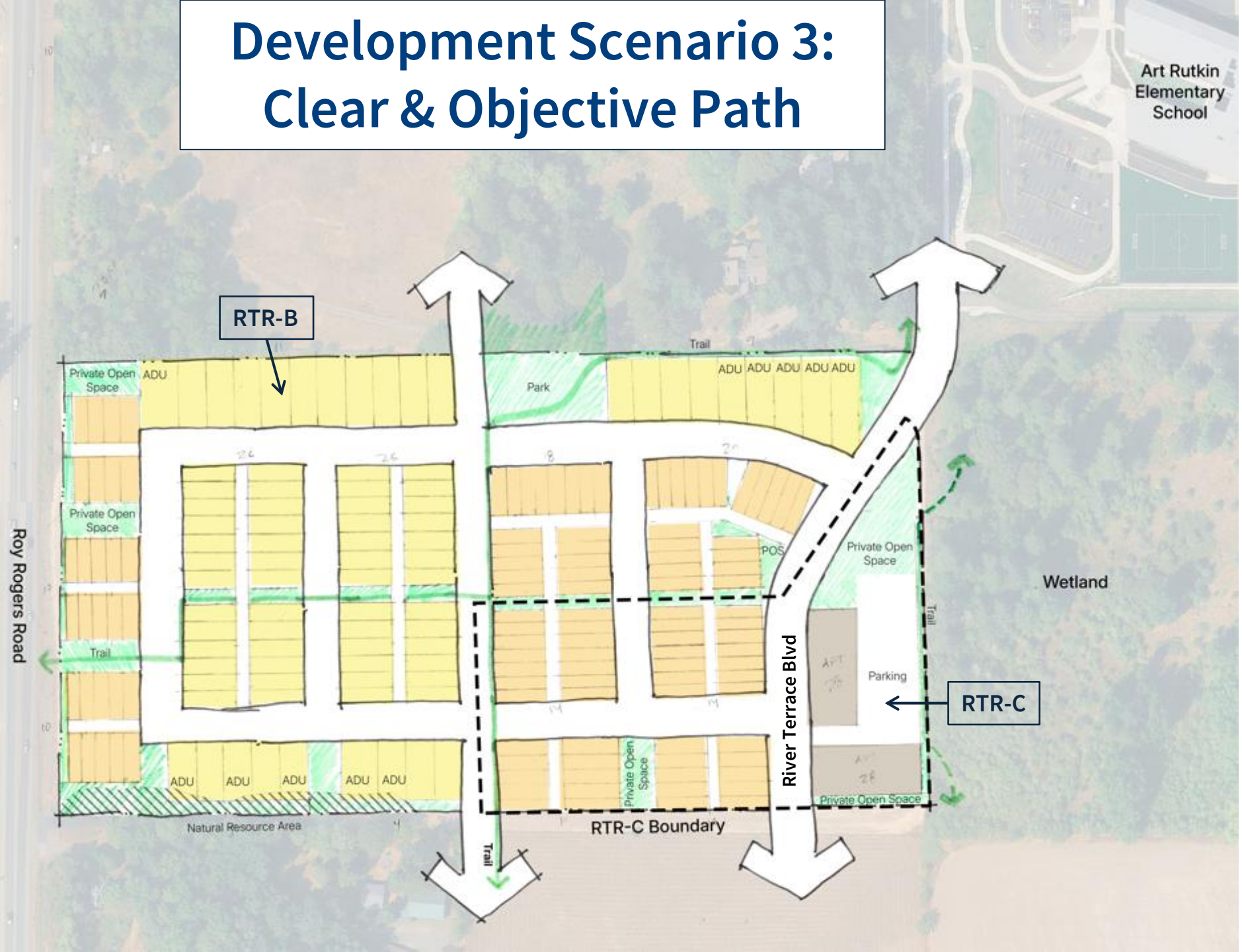
Resource Protections:

- Riparian: 100%
- Tier 1: 92%
- Tier 2: 61%

Scenario 2 3D Model



Development Scenario 3: Clear & Objective Path



Gross Site Area: 18.8 ac

Net Site Area: 11.9 ac

Total Units: 262

Net Units: 22 per acre

Unit Count by Zone:

- RTR-B: 18 units/net ac
- RTR-C: 33 units/net ac

Unit Count by Type:

- Detached: 34%
- Attached: 66%

Resource Protections:

- Tier 2: 60%

Next Steps

- Continue developing natural resources and housing approaches
- Continue engagement
- Nov. 3rd Planning Commission:
  - Annexation hearing
  - Housing, resources, and parks
- Nov. 18th City Council: Parks
- Dec. 2nd City Council:
  - Annexation hearing
  - Transportation
- Fall 2026: City Council considers Community Plan for adoption



RIVER TERRACE 2.0 COMMUNITY PLAN

Thank you