Tigard Business Meeting
AGENDA

TIGARD CITY COUNCIL

MEETING DATE AND TIME:	FEBRUARY 24, 2026 - 6:30 p.m. Business Meeting
MEETING LOCATION:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

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: FEBRUARY 24, 2026 - 6:30 p.m. Business Meeting

MEETING LOCATION: Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

6:30 PM

1. BUSINESS MEETING

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

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

2. RECOGNITION - PRESENTATION OF POLICE LIFESAVING AND UNIT COMMANDER AWARDS **6:35 p.m. estimated time**

3. CITY MANAGER REPORT **6:40 p.m. estimated time**

4. PUBLIC COMMENT **6:45 p.m. estimated time**

   A. Public Comment – Written

   B. Public Comment – In Person

C. Public Comment – Phone-In or Video

5. LEGISLATIVE PUBLIC HEARING CONTINUATION: RIVER TERRACE 2.0 ANNEXATION **6:50 p.m. estimated time**

6. RECEIVE BRIEFING ON FINDINGS AND RECOMMENDATIONS RELATED TO KINGSTON TERRACE ADDENDUM TO 2020 WATER SYSTEM PLAN **7:20 p.m. estimated time**

7. DOWNTOWN REIMAGINED ALTERNATIVES DISCUSSION **7:50 p.m. estimated time**

8. NON-AGENDA ITEMS

9. 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.

10. ADJOURNMENT **8:30 p.m. estimated time**

AIS-6055 **5.**

Business Meeting

Meeting Date: 02/24/2026

Length (in minutes): 30 Minutes

Agenda Title: Legislative Public Hearing Continuation: River Terrace 2.0 Annexation

Authored By: Schuyler Warren

Presented By: Assistant Community Development Director Warren

Item Type: Motion Requested
Ordinance
Public Hearing - Legislative

Information

EXPLANATION OF ISSUE

The properties that are collectively part of the River Terrace 2.0 planning area have petitioned to be annexed to the City of Tigard's jurisdictional boundaries as part of an area brought into the Urban Growth Boundary in 2023.

ACTION REQUESTED

Staff are requesting a continuance of this hearing to a date and time certain of June 2, 2026, at 6:30 p.m.

Since the last hearing (December 2, 2025), City staff worked to address comments received from Metro on December 1, 2025. While progress was made on addressing Metro's comments, the complexity of the comments requires more time to resolve fully.

BACKGROUND INFORMATION

The City of Tigard proposes to annex 39 parcels located between SW Scholls Ferry Rd. to the north, SW Beef Bend Rd. to the south, SW Vandermost Rd. to the west, and SW 150th Ave. to the east. These properties are collectively part of the River Terrace 2.0 area that was brought into the Urban Growth Boundary through a legislative action taken by Metro in February 2023. The properties are currently under Washington County zoning and land use authority and will remain so until the city adopts the River Terrace 2.0 Community Plan.

The River Terrace 2.0 area consists of two former Urban Reserves that were collectively the focus of a Concept Plan prepared by the City of Tigard and submitted to Metro in October 2021, in support of an application to expand the Urban Growth Boundary. The Metro Council voted to add these areas to the regional Urban Growth Boundary in February 2023, through a land swap that removed a roughly equivalent amount of land from elsewhere in the region. The city is currently preparing a Community Plan that will apply new zoning and development standards to this area, and will include infrastructure plans and a financing strategy to support development and growth. Until this planning is complete, the current Washington County zoning and development standards will continue to apply.

At the November 12, 2024 meeting, City Council directed staff to pursue annexation with a property tax phase-in as an incentive for annexing to the city. That property tax phase-in will give property owners of the 39 parcels making up this annexation a full discount of city property taxes in the first

year following annexation. They will receive a 50 percent reduction in year two, and full property taxes will be assessed every year thereafter. If a property redevelops prior to the end of the phase-in, the full rate would apply to that property.

Property owners were notified in June 2025 of the option to complete a legislative annexation of the River Terrace 2.0 area. Annexation requires a triple majority of the following: a majority of property owners within the proposed annexation area, property owners representing the majority of the land area, and property owners representing a majority of the assessed value. The city received well over 50 percent in all three categories.

Dates of Previous and Potential Future Considerations
11/12/24 - Council directed staff to proceed with annexation and offer a property tax phase-in to owners.

Public Involvement
Staff has conducted significant and ongoing engagement about annexation with property owners in the River Terrace 2.0 planning area. Notice of the annexation was sent to over 900 properties surrounding the area.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
There is expected to be only a minor impact on the budget to provide interim city services to the area until development occurs. Most properties are extremely low-density and rural in use. The properties will contribute no city property taxes in year one, 50 percent of the assessed property taxes in year two, and full property tax in year three. Full property taxes will also apply at the time of development.

ALTERNATIVES & RECOMMENDATION

Alternatives to continuing the hearing to a date and time certain of June 2, 2026 at 6:30 pm include:

- The Council could instead opt to hold the hearing tonight. In this event, the Planning Commission has forwarded a recommendation to annex the properties as proposed. Staff concur with this recommendation.
- The City Council could instead opt not to annex these properties, which would require property annexation at a later date in order to allow development.

ADDITIONAL RESOURCES

N/A

Fiscal Impact

Cost:	N/A
Budgeted (yes or no):	No
Where Budgeted (department/program):	General Fund

Additional Fiscal Notes:

The estimated city property tax revenue for the subject properties is as follows:
2026 - $40,904
2027 - $42,132
2028 - $43,395

Applying the discounted rates from the phase-in reduces these revenues to:
2026 - $0
2027 - $21,06
2028 - $43,395

The phase-in represents a reduction in overall revenue of approximately $61,970. However, if these properties were not to annex at this time, no additional revenue would be generated and so the annexation still represents an overall net increase in revenue over baseline.

Attachments

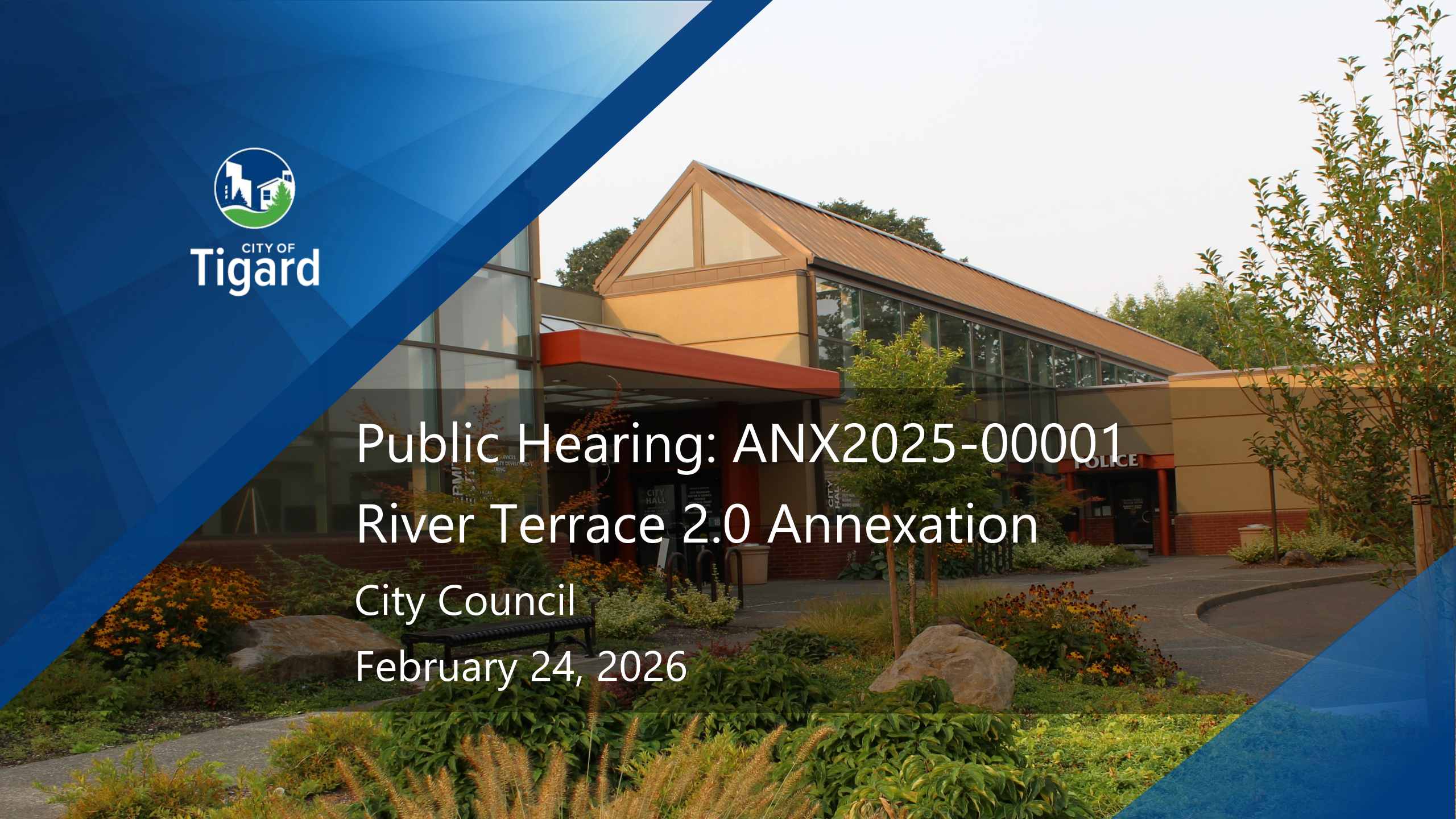
Presentation

Ordinance

Exhibit A - Legal Description

Exhibit B - Planning Commission Recommendation

Public Comments



CITY OF Tigard

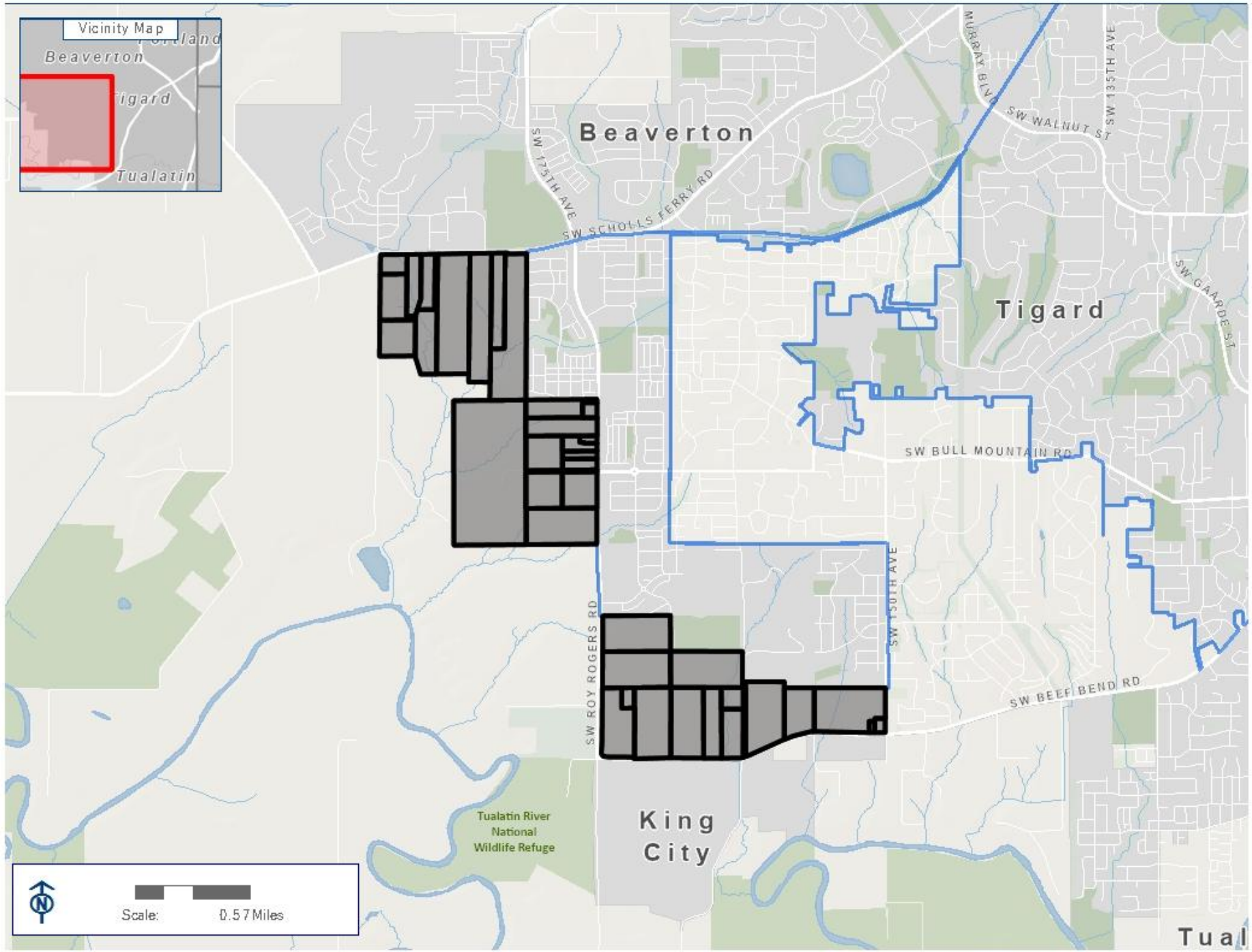
Public Hearing: ANX2025-00001 River Terrace 2.0 Annexation

City Council

February 24, 2026

Annexation Proposal

- City has received petition to annex approximately 500 acres of land
- Subject properties are two former urban reserves collectively known as the River Terrace 2.0 planning area
- Brought into Urban Growth Boundary in February 2023


Vicinity Map
Beaverton
Tigard
Tualatin
Beaverton
SW 173TH AVE
SW SCHOLLS FERRY RD
MURRAY BLVD
SW WALNUT ST
SW 135TH AVE
Tigard
SW GAARDE ST
SW BULL MOUNTAIN RD
SW ROY ROGERS RD
SW 150TH AVE
SW BEEF BEND RD
Tualatin River
National
Wildlife Refuge
King
City
Scale:
0.57 Miles
Tual

Annexation Process and Criteria

- ORS 222 – state procedures
- Metro Code 3.09 – Metro procedures
- Tigard Comprehensive Plan – city policies
- Tigard Community Development Code 18.710 and 18.720 – city procedures

Annexation Petitions Under ORS 222.170

- "Triple Majority"
- Requires assent from:
  - Majority of property owners
  - Majority of owners of land area
  - Majority of owners of assessed value.

Triple Majority Criteria Are Met

- Petitions received from:
  - Owners of 28 of 39 properties (71.8%)
  - Owners of 407.37 of 487.29 acres (83.6%)
  - Owners of $94M of $110M of assessed property value (85%)

Legislative Process

- Two local criteria
  - Complies with Metro Code 3.09 –demonstrated in staff report
  - Is in the city's best interest

City's Interest in Annexation

- Predictability and Certainty
- Orderly Deployment of Infrastructure
- Streamlining the Development Process
- Saving City, Developers, and Property Owners Money

Interim Zoning

- Typically city Comprehensive Plan and Zoning Map will be applied to newly annexed areas
- No Comprehensive Plan yet for these areas
- Interim Washington County zoning map and standards will continue to apply
- Local designations will be changed with adopted Community Plan

Public Comments

- Concerns about the Urban Growth Boundary and urgency
- Traffic and transportation
- Environment and natural areas
- Housing findings

Staff Recommendation

- Planning Commission forwarded a recommendation to annex these properties to City Council.
- Staff concur with the Planning Commission recommendation.



CITY OF
Tigard

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
ORDINANCE NO. 26-

AN ORDINANCE ANNEXING THIRTY-NINE (39) PARCELS OF LAND TOTALING APPROXIMATELY 487 ACRES, APPROVING THE RIVER TERRACE 2.0 ANNEXATION (ANX2025-0001), AND WITHDRAWING PROPERTIES FROM THE TIGARD WATER DISTRICT, WASHINGTON COUNTY ENHANCED SHERIFF'S PATROL DISTRICT, AND WASHINGTON COUNTY URBAN ROAD MAINTENANCE DISTRICT.

WHEREAS, the City of Tigard is authorized by ORS 222.111(2) and ORS 222.170 to annex contiguous territory upon receiving written consent from owners of land in the territory proposed to be annexed; and

WHEREAS, the City of Tigard is authorized by ORS 222.120(5) and 222.520 to withdraw properties which currently lie within the boundaries of the Tigard Water District, Washington County Enhanced Sheriff's Patrol District, and Washington County Urban Road Maintenance District upon completion of the annexation; and

WHEREAS, the Tigard Planning Commission held a public hearing on November 3, 2025, and Tigard City Council held a public hearing on December 2, 2025, to consider the annexation of thirty-nine (39) parcels of land consisting of those properties reflected in the exhibits to this ordinance and withdrawal of said parcels from the Tigard Water District, Washington County Enhanced Sheriff's Patrol District, and Washington County Urban Road Maintenance District; and

WHEREAS, pursuant to Metro 3.09, ORS 222.120, and 222.524, notice was given and the City held two (2) public hearings on the issue of annexation into the City on November 3, 2025 and December 2, 2025; and

WHEREAS, pursuant to ORS 222.524, the City must declare the withdrawal of the annexed properties from the Tigard Water District, Washington County Enhanced Sheriff's Patrol District, and Washington County Urban Road Maintenance District; and

WHEREAS, the annexation has been processed in accordance with the requirements of Metro 3.09, and has been reviewed for compliance with the Tigard Community Development Code and the Comprehensive Plan, and the annexation substantially addresses the standards in Metro 3.09 regulating annexations; and

WHEREAS, the current zoning and development standards of Washington County will continue to apply to these properties until the city completes Comprehensive Planning and Zoning maps; and

WHEREAS, the City intends to apply a property tax phase-in as allowed under OAR 150-222-0100; and

WHEREAS, the Council desires to expedite development of the River Terrace once the comprehensive planning process is complete; and

WHEREAS, the Tigard City Council has carefully considered the testimony at the public hearing and determined that withdrawal of the annexed properties from the applicable service districts is in the best interest of the City of Tigard.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1: The Tigard City Council hereby annexes the subject parcels as described and shown in the attached **Exhibit A** and withdraws said parcels from the Tigard Water District, Washington County Enhanced Sheriff's Patrol District, and Washington County Urban Road Maintenance District.

SECTION 2: The Tigard City Council adopts the "Planning Commission Recommendation to the City Council" (ANX2025-0001) as findings in support of this decision; a copy of the recommendation is attached hereto as **Exhibit B**, and incorporated herein by this reference.

SECTION 3: City staff is directed to take all necessary measures to implement the annexation, including filing a certified copy of this ordinance with Metro for administrative processing, filing with state and county agencies as required by law, and providing notice to utilities.

SECTION 3: City staff is directed to take all necessary measures to implement a phase-in of city property taxes equivalent to zero percent (0%) in the first tax year following annexation, fifty percent (50%) in the second tax year following annexation, and one hundred percent (100%) in the third tax year and all subsequent tax years following annexation. This phase-in will end and the full tax rate will be assessed for any eligible property or properties at the time of any tax reassessment triggered by development or redevelopment of that property or properties.

SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity does not affect the other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION 5: Pursuant to ORS 222.120(5), the effective date of the withdrawal of the properties from the Tigard Water District, Washington County Enhanced Sheriff's Patrol District, and Washington County Urban Road Maintenance District will be the effective date of this annexation.

SECTION 6: In accordance with ORS 222.180 and ORS 308.225, this ordinance will be effective on June 30, 2026 following its passage by the Council, signature by the Mayor, posting by the City Recorder, and filing with the Secretary of State and Department of Revenue.

PASSED: By _____ vote of all council members present after being read by number and title only, this _____ day of _____, 2026.

Carol A. Krager, City Recorder

APPROVED: By Tigard City Council this _____ day of _____, 2026.

Yi-Kang Hu, Mayor

Approved as to form:

City Attorney

Date

EXHIBIT A

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8470-01

EXHIBIT A

City Annexation
River Terrace South

A tract of land located in the Southeast One-Quarter of Section 7, the Southwest One-Quarter of Section 8, the Northeast One-Quarter and the Northwest One-Quarter of Section 17, and the Northeast One-Quarter of Section 18, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

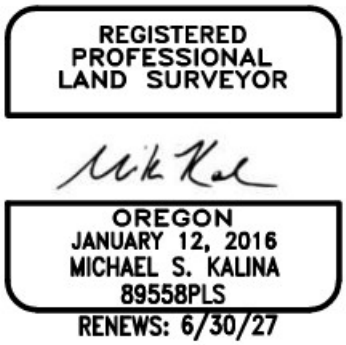
Beginning at the southwest corner of the plat of "River Terrace Crossing", also being the south one-quarter corner of said Section 8 and also being on the City of Tigard city limits line (Assessor's Map 2S.1.08DC);

1. Thence along the south line of said Section 8 and said city limits line, Easterly 1,365 feet, more or less, to the easterly right-of-way line of SW 150th Avenue (Assessor's Map 2S.1.17AA);
2. Thence leaving said city limits line along said easterly right-of-way line, Southerly 834 feet, more or less, to the northerly right-of-way line of SW Beef Bend Road, also being on the City of King City city limits line (Assessor's Map 2S.1.17AA);
3. Thence along the southerly extension of said easterly right-of-way line and said city limits line, Southerly 25 feet, more or less, to the centerline of SW Beef Bend Road (Assessor's Map 2S.1.17AA);
4. Thence along said centerline and said city limits line, Westerly 1,479 feet, more or less, to the northerly extension of the east line of Document Number 2012-061969 (Assessor's Map 2S.1.17);
5. Thence leaving said city limits line and continuing along said centerline, Westerly 675 feet, more or less, to the northerly extension of the west line of said Deed and said city limits line (Assessor's Map 2S.1.17);
6. Thence continuing along said centerline and the westerly extension thereof and said city limits line, Westerly 3,303 feet, more or less, to the westerly right-of-way line of SW Roy Rogers Road (Assessor's Map 2S.1.18);
7. Thence leaving said city limits line along said westerly right-of-way line, Northerly 2,634 feet, more or less, to the westerly extension of the southerly line of the plat "South River Terrace No. 2", also being on the City of Tigard city limits line (Assessor's Map 2S.1.07DA);
8. Thence along said westerly extension and the southerly line of said plat and said city limits line, Easterly 1,325 feet, more or less, to the northwest corner of Partition Plat No. 2021-008 (Assessor's Map 2S.1.08CC);
9. Thence along the westerly line of said Partition Plat and said city limits line, Southerly 656 feet, more or less, to the southwest corner thereof (Assessor's Map 2S.1.08CC);
10. Thence along the southerly line of said Partition Plat and said city limits line, Easterly 1,314 feet, more or less, to the northwest corner of Document Number 2003-126171, also being on the westerly line of Partition Plat No. 1990-006 (Assessor's Map 2S.1.08CD);

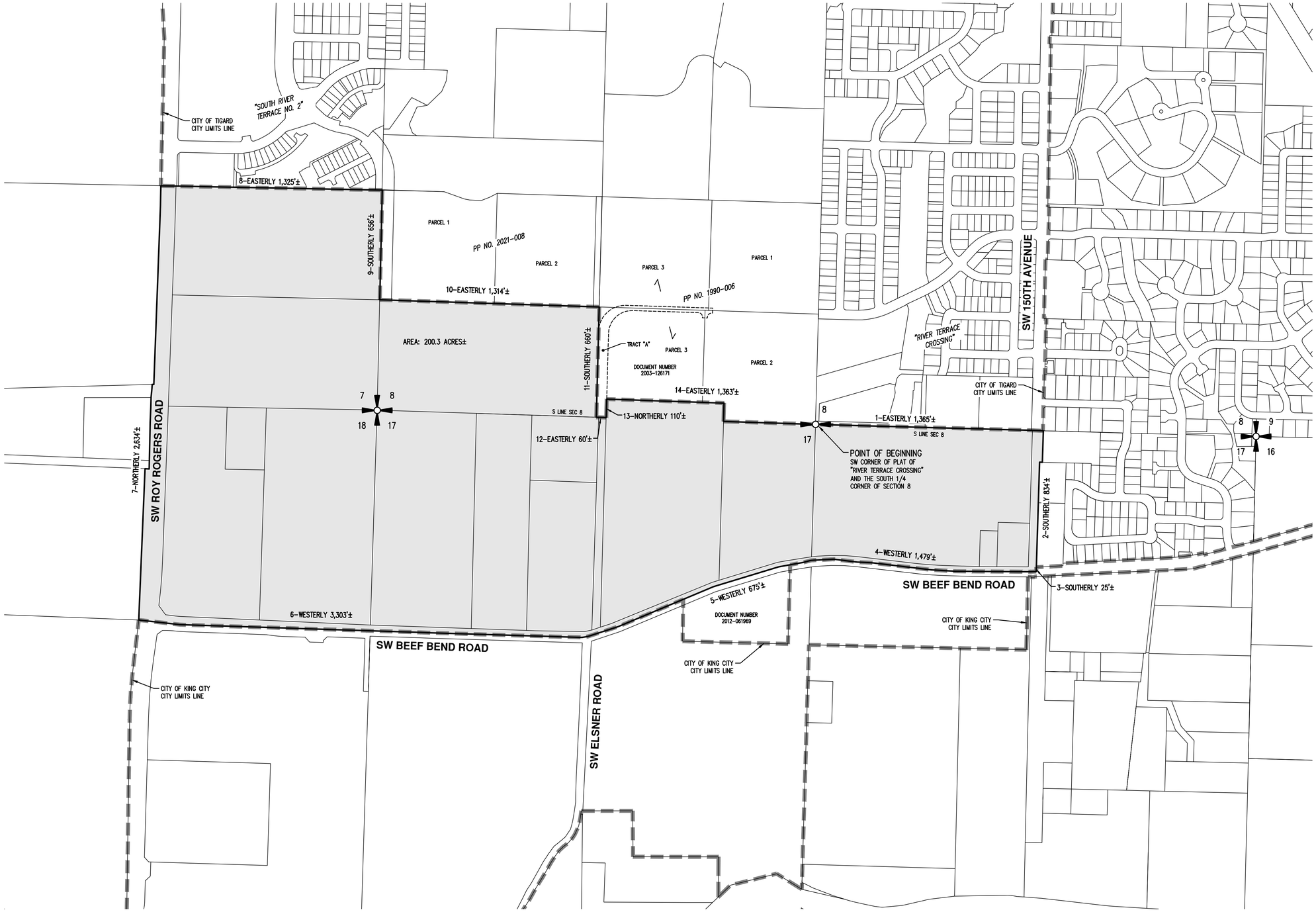
11. Thence along the westerly line of said Partition Plat and said city limits line, Southerly 660 feet, more or less, to the south line of said Section 8 (Assessor's Map 2S.1.08CD);
12. Thence along said south line and said city limits line, Easterly 60 feet, more or less, to the easterly line of Tract "A" of said Partition Plat (Assessor's Map 2S.1.08CD);
13. Thence along said easterly line and said city limits line, Northerly 110 feet, more or less, to the southerly line of Parcel 3 of said Partition Plat (Assessor's Map 2S.1.08CD);
14. Thence along said southerly line and the southerly line of Parcel 2 of said Partition Plat and said city limits line, Easterly 1,363 feet, more or less, to the Point of Beginning.

The above described tract of land contains 200.3 acres, more or less.

9/15/2025



A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 7, THE SOUTHWEST ONE-QUARTER OF SECTION 8, THE NORTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 17, AND THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



N

SCALE: 1" = 300 FEET

300 0 60 150 300

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

CITY ANNEXATION
RIVER TERRACE SOUTH
TIGARD
WASHINGTON COUNTY
OREGON

CITY ANNEXATION (SOUTH)

DESIGNED BY:
DRAWN BY: WCB/CC
MANAGED BY: MSK
CHECKED BY: MSK
DATE: 9/15/2025

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/27

REVISIONS

JOB NUMBER
8470–01

SHEET
01

AKS DRAWING FILE: 8470–01 ANNEXATION.DWG | LAYOUT: 02

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8470-01

EXHIBIT A

City Annexation
River Terrace West

A tract of land located in the Northwest One-Quarter and the Southwest One-Quarter of Section 6, the Northeast One-Quarter and the Northwest One-Quarter of Section 7, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

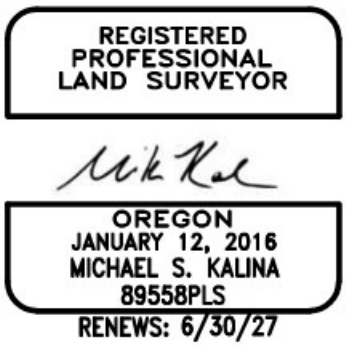
Beginning at the southwest corner of the plat of "Riverside at Scholls Meadow", also being the south one-quarter corner of said Section 6, and also being on the City of Tigard city limits line (Assessor's Map 2S.1.06DC);

1. Thence along the southerly line of said plat and said city limits line, Easterly 1,297 feet, more or less, to the westerly right-of-way line of SW Roy Rogers Road (Assessor's Map 2S.1.07);
2. Thence along said westerly right-of-way line and said city limits line, Southerly 2,640 feet, more or less, to the northerly line of Document Number 2004-146737 (Assessor's Map 2S.1.07);
3. Thence leaving said city limits line along said northerly line, Westerly 2,613 feet, more or less, to the southwesterly corner of Document Number 98-066690 (Assessor's Map 2S.1.07);
4. Thence along the westerly line of said Deed, Northerly 2,636 feet, more or less, to the northwesterly corner thereof (Assessor's Map 2S.1.07);
5. Thence along the northerly line of said Deed, Easterly 664 feet, more or less, to the southeasterly corner of Document Number 2021-037967 (Assessor's Map 2S.1.06);
6. Thence along the easterly line of said Deed, Northerly 330 feet, more or less, to the easterly northeast corner thereof (Assessor's Map 2S.1.06);
7. Thence along the northerly line of said Deed, Westerly 1,421 feet, more or less, to the northerly northwest corner of said Deed, also being on the easterly line of Document Number 2000-045804 (Assessor's Map 2S.1.06);
8. Thence along said easterly line, Northwesterly 350 feet, more or less, to the northeasterly corner thereof (Assessor's Map 2S.1.06);
9. Thence along the northerly line of said Deed and the westerly extension thereof, Westerly 695 feet, more or less, to the westerly right-of-way line of SW Vandermost Road (Assessor's Map 2S.2.01);
10. Thence along said westerly right-of-way line, Northerly 1,874 feet, more or less, to the centerline of SW Scholls Ferry Road per County Road Note 3278 and Survey Number 31940, also being on the City of Beaverton city limits line (Assessor's Map 2S.1.06B);
11. Thence along said centerline and said city limits line, Easterly 2,729 feet, more or less, to the westerly line of the plat of "River Terrace Northwest", also being on the City of Tigard city limits line (Assessor's Map 2S.1.06DB);

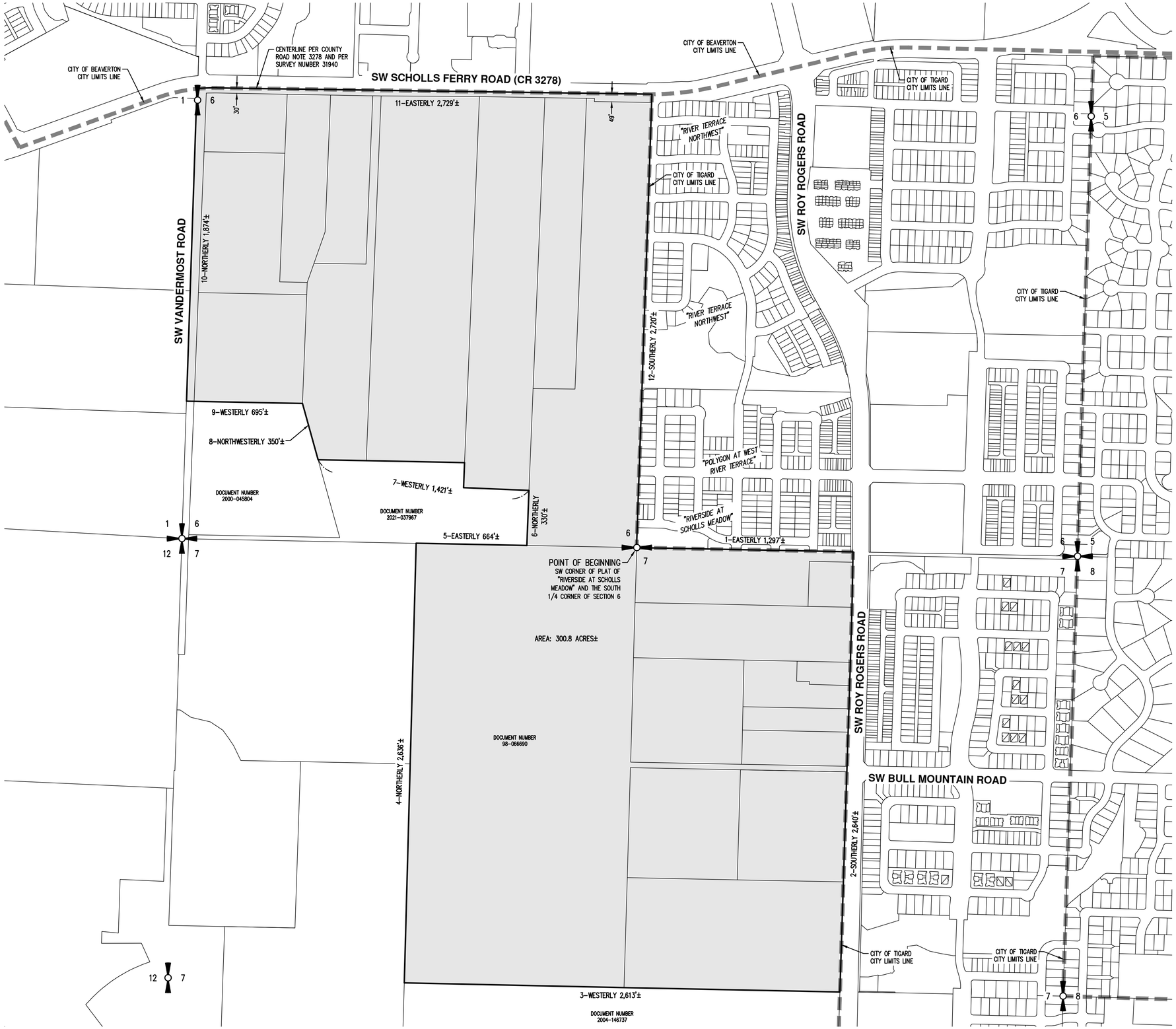
12. Thence leaving said City of Beaverton city limits line along said westerly line and the west line of said “Riverside at Scholls Meadow” and said City of Tigard city limits line, Southerly 2,720 feet, more or less, to the Point of Beginning.

The above described tract of land contains 300.8 acres, more or less.

9/15/2025



A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, THE NORTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY ANNEXATION
RIVER TERRACE WEST
TIGARD OREGON
WASHINGTON COUNTY

CITY ANNEXATION (WEST)

DESIGNED BY:
DRAWN BY: WCB/CC
MANAGED BY: MSK
CHECKED BY: MSK
DATE: 9/15/2025

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/27

REVISIONS

JOB NUMBER
8470-01

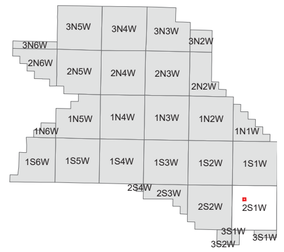
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01

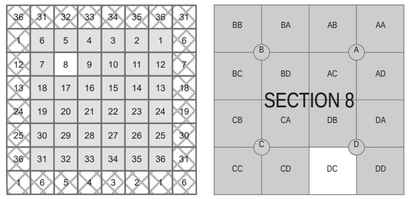
AKS DRAWING FILE: 8470-01 ANNEXATION.DWG | LAYOUT: 01

RIVER TERRACE SOUTH

2S108DC

WASHINGTON COUNTY OREGON
SW 1/4 SE 1/4 SECTION 8 T2S R1W
SCALE 1"= 100'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- Urban Land Hook
- Initial Point of Plat
- Approximate DLC Corner
- Found DLC Corner
- Stationing
- Taxlot Line
- Old Lot Line
- Plat Boundary
- Easement ROW
- Easement Centerline
- Condo Unit Boundary
- Public Road Centerline
- Railroad Centerline
- Stream
- Donation Land Claim
- Tax Code Line
- 15-12 Tax Code
- Approximate Section Corner
- Found Section Corner

Cancelled Taxlots For: 2S108DC

100, 101, 102, 103, 104, 11701, 12501, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 13000, 13200, 11700

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 2/4/2025
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

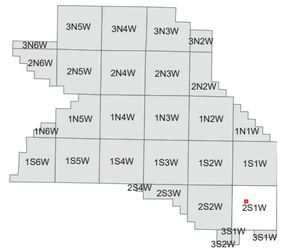
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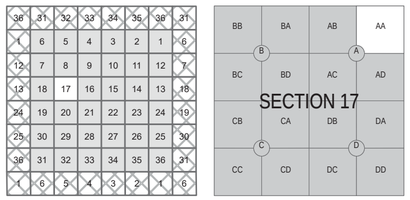
Digmap

TIGARD
2S108DC

2S117AA

WASHINGTON COUNTY OREGON
NE 1/4 NE 1/4 SECTION 17 T2S R1W
SCALE 1"= 100'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- Urban Land Hook
- Initial Point of Plat
- Approximate DLC Corner
- Found DLC Corner
- Stationing
- Taxlot Line
- Old Lot Line
- Plat Boundary
- Easement ROW
- Easement Centerline
- Condo Unit Boundary
- Public Road Centerline
- Railroad Centerline
- Stream
- Donation Land Claim
- Tax Code Line

15-12 Tax Code

Approximate Section Corner

Found Section Corner

Cancelled Taxlots For: 2S117AA
2301, 2100, 2201, 2300, 2700, 2000, 2200, 2400

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 8/16/2024
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

KING CITY
2S117AA

RIVER TERRACE SOUTH

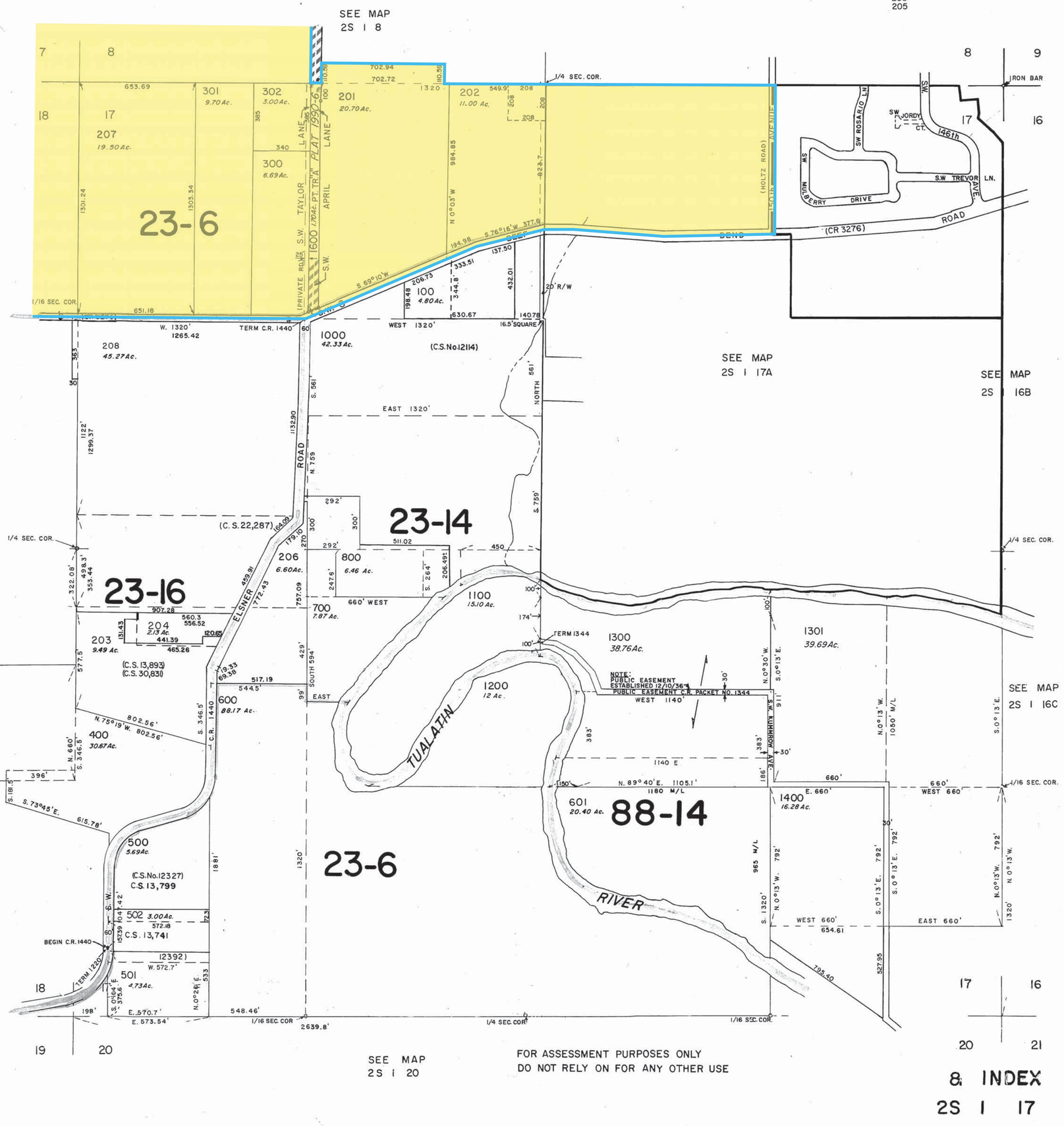
SECTION 17 T2S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 400'

2S 1 17
& INDEX

Tax Lot 1500 Cancelled
900
200
205



FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

TRACED 2/8
9/16/59

2S 1 17
& INDEX

RIVER TERRACE SOUTH

SECTION 18 T 1S R1W W.M.

WASHINGTON COUNTY OREGON

2S 1 18

SCALE 1"=400'

SEE MAP 2S 1 7

SEE MAP 2S 2 13

SEE MAP 2S 1 17

SEE MAP 2S 1 19

TL 1290 CANCELLED
1301
1403
1500
801
200

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE.

23-4

23-6

23-14

23-16

88-3

ROGERS

ROY

S.W. LASICH LANE (PRIVATE)

ELSNER

TUALATIN RIVER

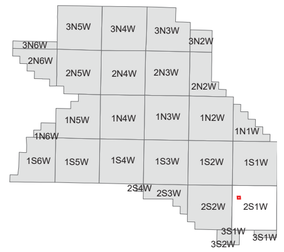
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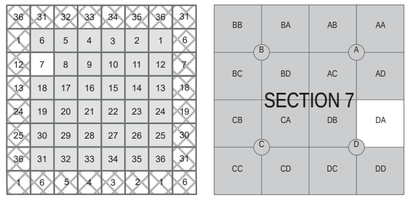
JSW 9/9/59

RIVER TERRACE SOUTH

2S107DA

WASHINGTON COUNTY OREGON
NE 1/4 SE 1/4 SECTION 7 T2S R1W
SCALE 1"= 400'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S107DA
None

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 5/10/2023
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

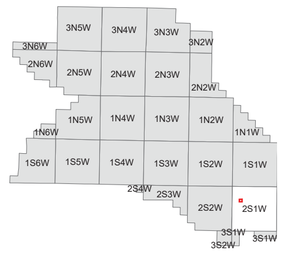
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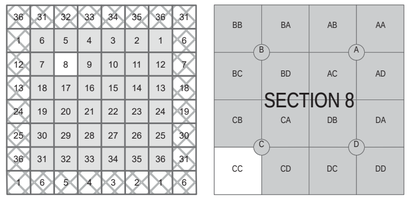
Digmap

TIGARD
2S107DA

2S108CC

WASHINGTON COUNTY OREGON
SW 1/4 SW 1/4 SECTION 8 T2S R1W
SCALE 1"= 100'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- Urban Land Hook
- Initial Point of Plat
- Approximate DLC Corner
- Found DLC Corner
- Stationing
- Taxlot Line
- Old Lot Line
- Plat Boundary
- Easement ROW
- Easement Centerline
- Condo Unit Boundary
- Public Road Centerline
- Railroad Centerline
- Stream
- Donation Land Claim
- Tax Code Line
- 15-12 Tax Code
- Approximate Section Corner
- Found Section Corner

Cancelled Taxlots For: 2S108CC
100

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 6/10/2024
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

TIGARD
2S108CC

RIVER TERRACE SOUTH

S00-11-26
332.40

SW 60'

AVE 35'

161ST

SW 20'

SW 35'

659.88

668.00

805.72

632.53
657.10
S89-15-04W

681.52
659.30

645.51
660.51

300
9.94 AC

100
10.00 AC
1

3

494.52

634.26

393.58

635.30
S89-18-02W

23-08

24.03

252.09
R=160'

R=140'
220.58

30'

21'

15'

39.22

39.52

4.92

R=25'

5.08

EASEMENT 9901175

659.86

60'

LANE

TR "A"

APRIL

393.69

400
8.15 AC

505.23

200
10.00 AC
2

182 100.25 50.00
183 100.24 42.00
2S108DC32900
184 100.23 42.00
185 100.21 42.00
186 100.20 50.00
187 100.19 42.00
188 100.19 42.00
189 85.18 41.00

SW

85.17
190 100.16 51.00
2S108DC33600
191 100.16 59.00
192 100.15 42.00
2S108DC33800
193 100.15 50.00
194 100.14 42.00
2S108DC34000
195 100.13 59.00
2S108DC34100
196 100.13 42.00
2S108DC34200
197 100.12 42.00
2S108DC34300
198 85.12 41.00

SW

226.82

AVEN

2S108DC32200
177 90.00 42.00
176 90.00
175 90.00 33.36
174 90.00 33.36
2S108DC31800
173 90.00 25.64
2S108DC31700
172 90.00 25.64
171 90.00 42.64
2S108DC31500
170 75.00 56.00

BROOKDALE

EVERGLADE

75.00
169 90.00 56.41
2S108DC31300
168 90.00 38.41
2S108DC31200
167 90.00 42.00
166 90.00 39.00
2S108DC31000
165 90.00 47.00
2S108DC30900
164 90.00 40.40
163 90.00 50.81
2S108DC30700
162 90.00 41.81
161 61.71 53.58

SW

MOUNTAIN

2S108DC34400
TR 'K'

345.30

N00-48-45W
661.90

530.53

RIVER

2S108DC13100
2.05 AC
TRACT'O'

437.42

266.14

104.69

2S108DC13400
1.73 AC
TRACT'R'

415.75

TRACT "M"

23-15

SW

110.59

60'

572.70

130.22

110.54

702.74

549.83

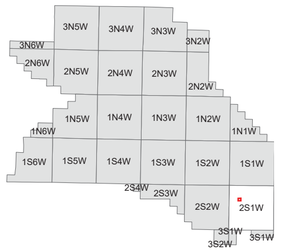
1/4 CORNER

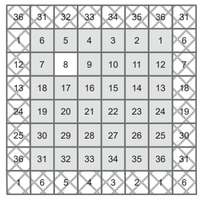
60.00

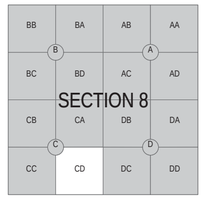
1/4 CORNER

2S108CD

WASHINGTON COUNTY OREGON
SE 1/4 SW 1/4 SECTION 8 T2S R1W
SCALE 1"= 100'







FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- Urban Land Hook
- Initial Point of Plat
- Approximate DLC Corner
- Found DLC Corner
- Stationing
- Approximate Section Corner
- Found Section Corner
- Taxlot Line
- Old Lot Line
- Plat Boundary
- Easement ROW
- Easement Centerline
- Condo Unit Boundary
- Public Road Centerline
- Railroad Centerline
- Stream
- Donation Land Claim
- Tax Code Line

15-12 Tax Code

Cancelled Taxlots For: 2S108CD
None

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 6/10/2024
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

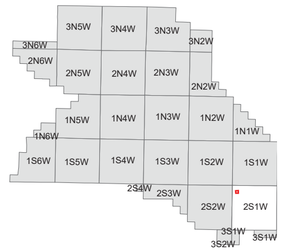
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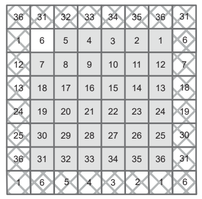
Digmap

2S108CD

2S106DC

WASHINGTON COUNTY OREGON
SW 1/4 SE 1/4 SECTION 6 T2S R1W
SCALE 1"= 100'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S106DC
16100

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

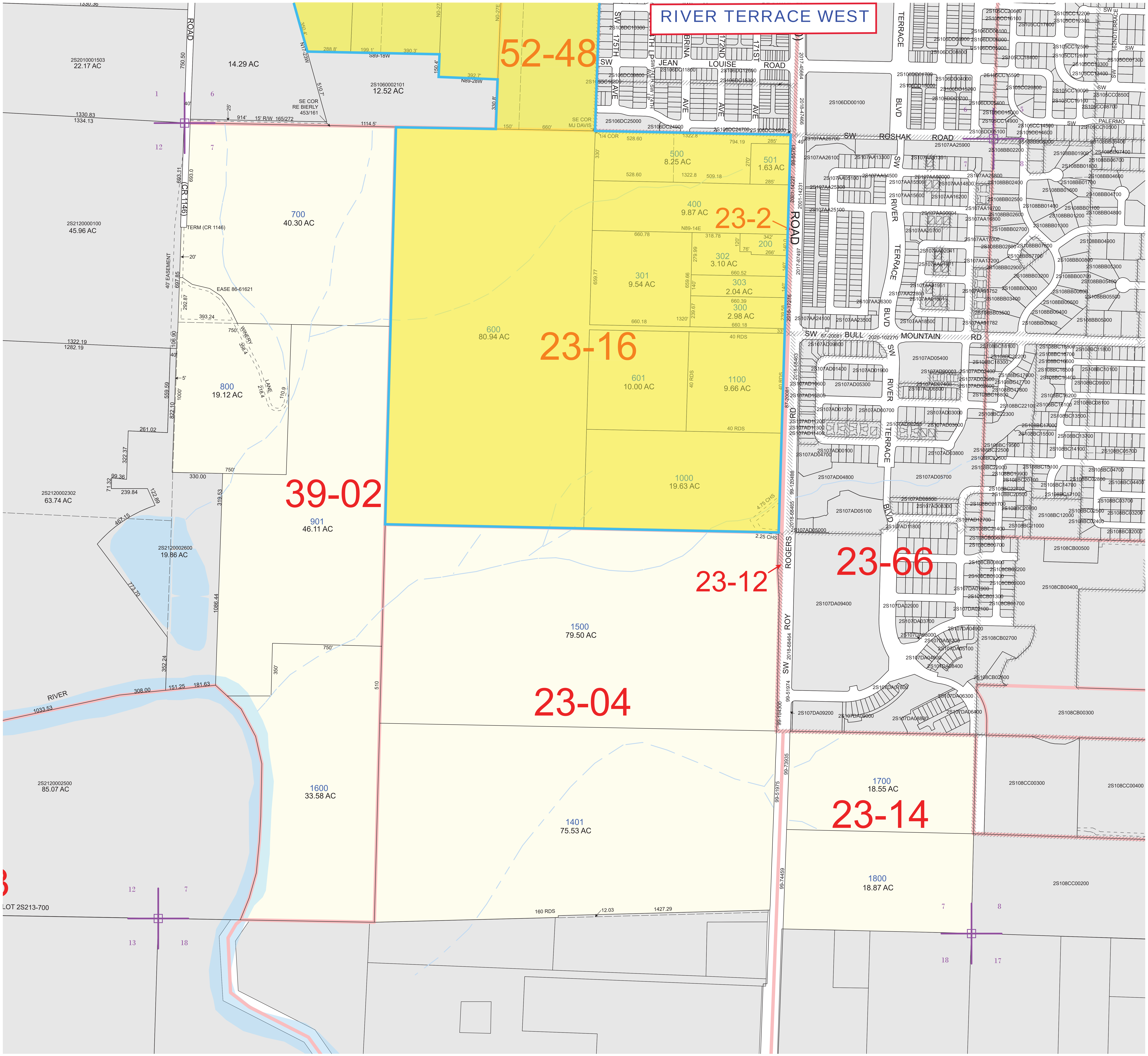
PLOT DATE: 9/18/2023
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

TIGARD
2S106DC



2S107

WASHINGTON COUNTY OREGON
SECTION 7 T2S R1W
SCALE 1"= 400'

SECTION 7

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Plat Lot Corner	Taxlot Line
Adjusted Lot Corner	Old Lot Line
Lot Corner in Road	Plat Boundary
Urban Land Hook	Easement ROW
Initial Point of Plat	Easement Centerline
Approximate DLC Corner	Condo Unit Boundary
Found DLC Corner	Public Road Centerline
Stationing	Railroad Centerline
	Stream
	Donation Land Claim
	Tax Code Line

15-12 Tax Code

Approximate Section Corner

Found Section Corner

Cancelled Taxlots For: 2S107
502, 701, 1304, 1301, 900, 100, 101, 102, 103, 104, 105, 106, 1200, 1300, 1302, 1303, 1305, 1900, 2000, 1400

Feet
0 200 400 800 1,200

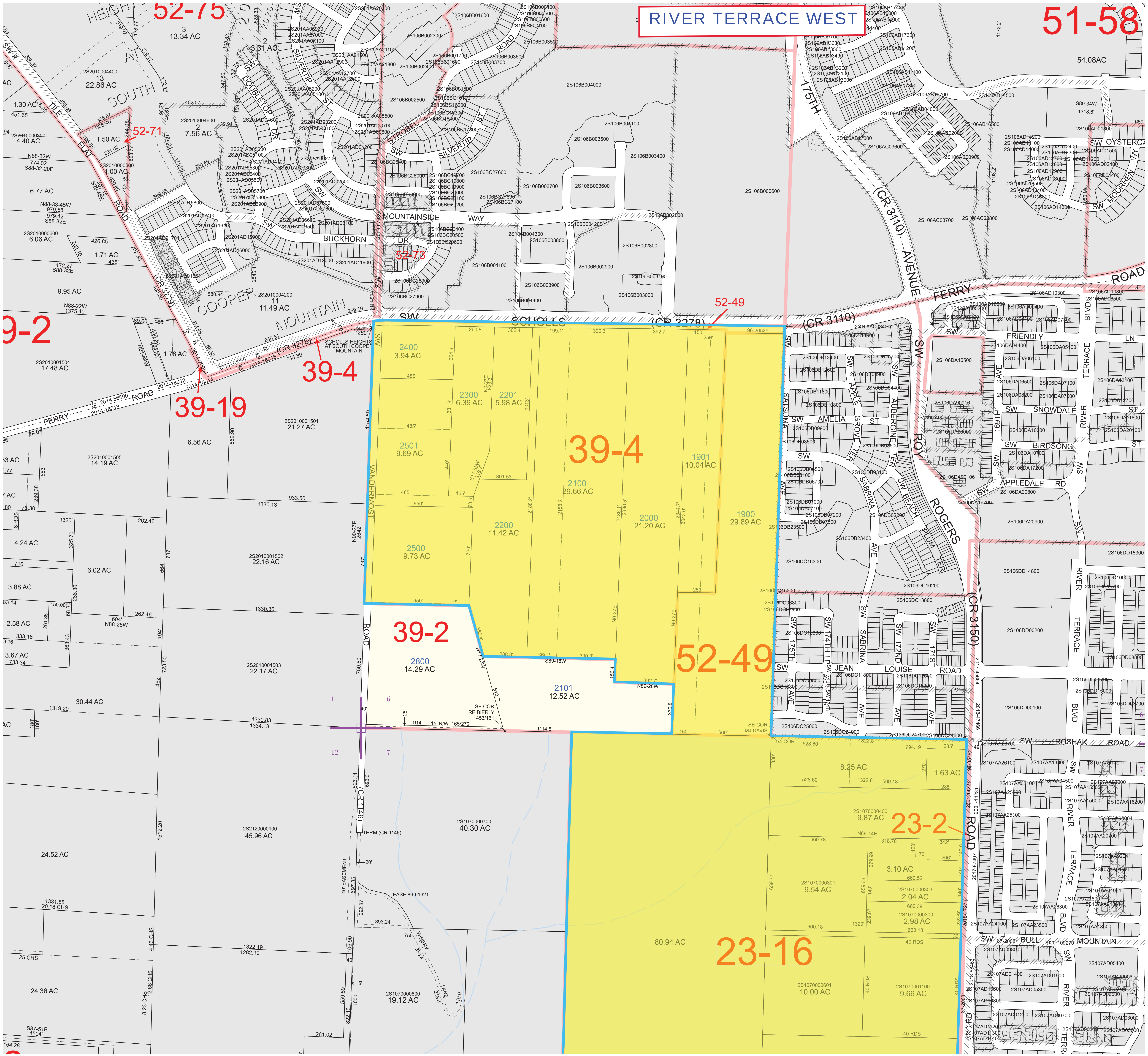
Assessment CARTOGRAPHY Taxation

PLOT DATE: 6/10/2024
Rotation: 0
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

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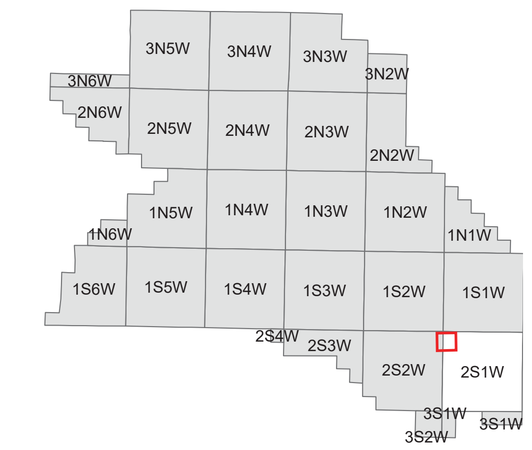
Digmap

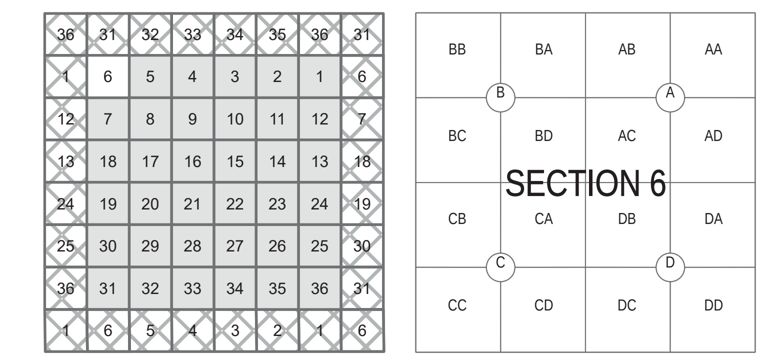
TIGARD
2S107



2S106

WASHINGTON COUNTY OREGON
SECTION 6 T2S R1W
SCALE 1"= 100'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Plat Lot Corner	Taxlot Line
Adjusted Lot Corner	Old Lot Line
Lot Corner in Road	Plat Boundary
Urban Land Hook	Easement ROW
Initial Point of Plat	Easement Centerline
Approximate DLC Corner	Condo Unit Boundary
Found DLC Corner	Public Road Centerline
Stationing	Railroad Centerline
	Stream
	Donation Land Claim
	Tax Code Line

15-12 Tax Code

Approximate Section Corner

Found Section Corner

Cancelled Taxlots For: 2S106
2600, 2700, 401, 300, 104, 1201, 3600, 3700, 106, 1802, 201, 100C1, 1200C1, 100, 101, 102, 105, 202, 203, 204, 2900, 3000, 3100, 3200, 1500, 1600, 1700, 1800, 1801, 200, 205, 1000, 1100, 1101, 1200, 1400, 3400, 3500, 3800, 301, 302, 400, 402, 403, 404, 500, 600, 700, 800, 103, 3301, 3300

Feet
0 200 400 800 1,200

Assessment CARTOGRAPHY Taxation

PLOT DATE: 6/10/2024
Rotation: 0

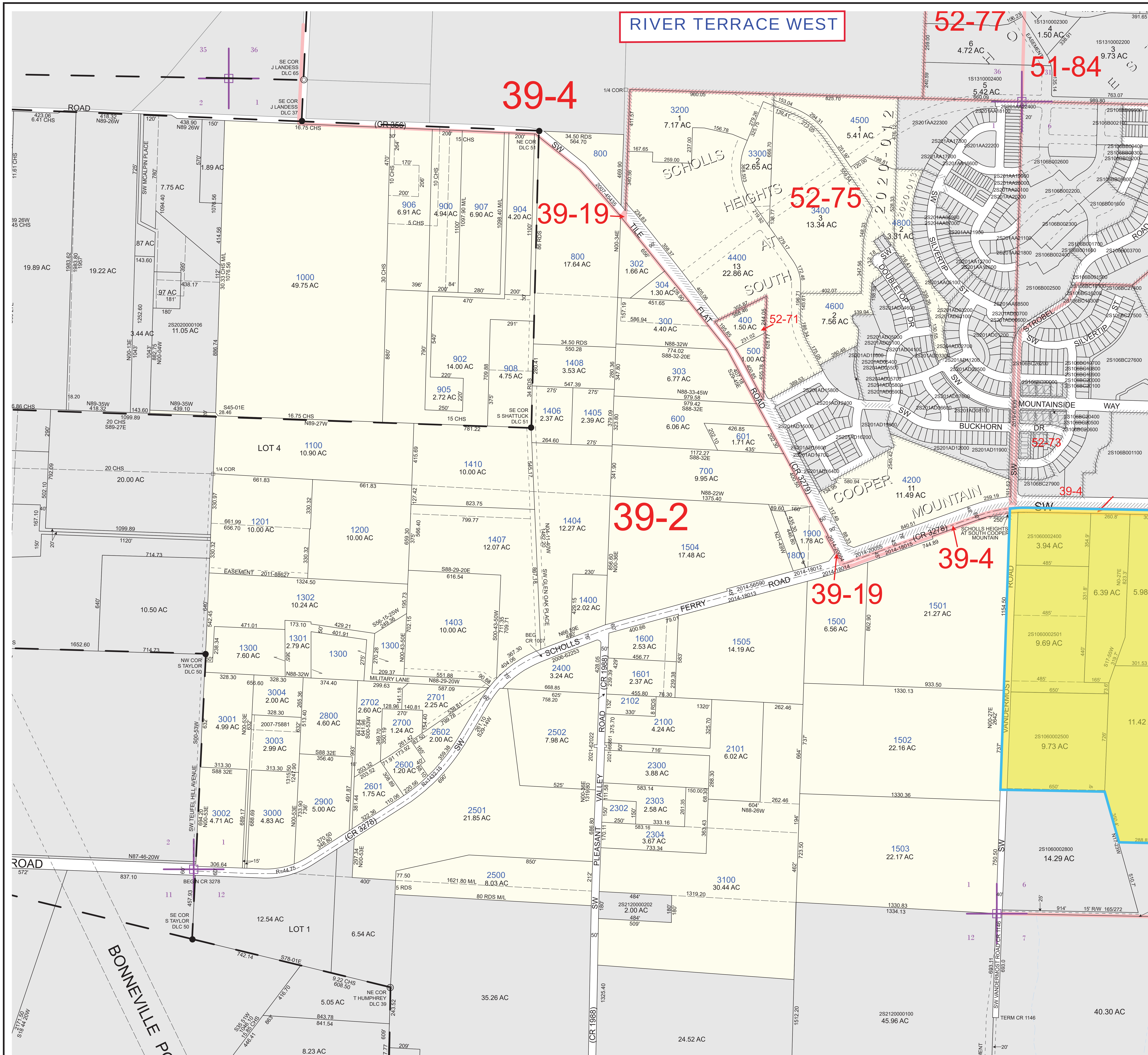
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

TIGARD
2S106

2S201



WASHINGTON COUNTY OREGON
SECTION 1 T2S R2W
SCALE 1"= 400'

SECTION 1

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

Cancelled Taxlots For: 2S201
301, 903, 2301, 100, 200, 3600, 3301, 4201, 3700, 4700, 3800, 3900, 4000, 4100, 4300

Feet
0 200 400 800 1,200

WASHINGTON COUNTY OREGON 1843
Assessment CARTOGRAPHY Taxation

PLOT DATE: 3/10/2023
Rotation: 0

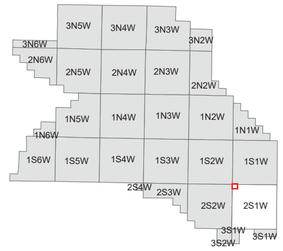
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

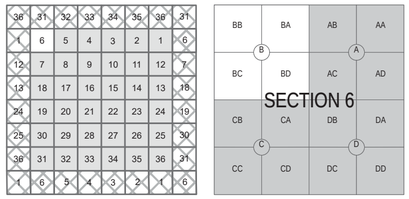
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

BEAVERTON
2S201

WASHINGTON COUNTY OREGON
NW 1/4 SECTION 6 T2S R1W
SCALE 1"= 200'





FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S106B
300, 400, 800, 900, 1000, 1200, 1300, 700, 101, 102, 102M1, 500, 200, 204, 203, 1500, 1400, 1700, 1800, 1900, 2000

Feet
0 100 200 400 600

Assessment CARTOGRAPHY Taxation

PLOT DATE: 6/21/2023
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

Digmap

BEAVERTON
2S106B

RIVER TERRACE WEST

51-44

51-36

23-66

2S106DB

WASHINGTON COUNTY OREGON
NW 1/4 SE 1/4 SECTION 6 T2S R1W W.M.
SCALE 1"= 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 6

Cancelled Taxlots For: 2S106DB

24100,24350,24351,24400,24500,24600,24700,24800, 24900,25000,25100,25200,25300,

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 2/11/2021
Rotation: 0

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TIGARD
2S106DB

Digmap

Hearing Date: December 2, 2025 Time: 6:30 P.M.

PLANNING COMMISSION
RECOMMENDATION TO CITY COUNCIL
FOR THE CITY OF TIGARD, OREGON

120 DAYS = N/A

SECTION I. APPLICATION SUMMARY

FILE NAME: **RIVER TERRACE 2.0 ANNEXATION**
CASE NO: **Annexation (ANX)** **ANX2025-0001**

PROPOSAL: The City of Tigard proposes to annex into its corporate boundary 39 parcels located between SW Scholls Ferry Rd. to the north, SW Beef Bend Rd. to the south, SW Vandermost Rd. to the West, and SW 150th Ave. to the East. These properties are collectively part of the River Terrace 2.0 area that was brought into the Urban Growth Boundary through a legislative action taken by Metro in February of 2023. The properties are currently under Washington County zoning and land use authority and will remain so until the City adopts the River Terrace 2.0 Community Plan.

APPLICANT: City of Tigard
13125 SW Hall Blvd.
Tigard, OR 97223

OWNER: Multiple owners

LOCATION: Shown in attachments

COUNTY ZONE: FD-20: Future Development, 1 units/20 acres

CITY ZONE: None, County Zoning will continue to apply until the adoption of the River Terrace 2.0 Community Plan.

APPLICABLE REVIEW CRITERIA: Tigard Community Development Code Chapters 18.710 and 18.720; Tigard Comprehensive Plan Policies 1.1 and 14.2, Metro Code Chapter 3.09; Statewide Planning Goal 10; and Oregon Revised Statutes (ORS) Chapter 222

SECTION II. PLANNING COMMISSION RECOMMENDATION

The Planning Commission find that the proposed annexation (ANX2025-0001) meets all the approval criteria as identified in ORS Chapter 222, Statewide Planning Goal 10, Metro Code Chapter 3.09, Comprehensive Plan Goals 1 and 14, and Community Development Code Chapters 18.710 and 18.720. Therefore, the Planning Commission recommends APPROVAL of ANX2025-0001 to City Council.

SECTION II. BACKGROUND INFORMATION

The River Terrace 2.0 area consists of two former Urban Reserves that were collectively the focus of a Concept Plan prepared by the City of Tigard and submitted to Metro in October 2021 in support of an application to expand the Urban Growth Boundary. The Metro Council voted to add these areas to the regional Urban Growth Boundary in February of 2023 through a land swap that removed a roughly equivalent amount of land from elsewhere in the region. The City is currently preparing a Community Plan that will apply new zoning and development standards to this area, and will include infrastructure plans and a financing strategy to support development and growth. Until this planning is complete, the current Washington County zoning and development standards will continue to apply.

SECTION III. APPLICABLE REVIEW CRITERIA AND FINDINGS

State: ORS Chapter 222
Regional: Metro Code Chapter 3.09
City: Comprehensive Plan Goals 1 and 14
Tigard Community Development Code (TCDC) Chapters 18.710 and 18.720

OREGON REVISED STATUTES
ORS Chapter 222 — City Boundary Changes; Mergers; Consolidations; Withdrawals

222.111 Authority and procedure for annexation.

(2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

Finding: The City of Tigard is initiating this annexation on petition to the Council under the provisions of ORS 222.170.

(5) The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.915 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.

Finding: The City of Tigard is not required to submit the proposal for annexation to the electors of the territory proposed for annexation or the city because it is exempted by the provisions of ORS 222.170 and ORS 222.120 as detailed below.

222.120 Procedure for annexation without election; hearing; ordinance subject to referendum.

(1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.

Finding: The City of Tigard is not required by its charter to submit a proposal for annexation of territory to

the electors of the city for approval or rejection. The city is utilizing the process of ORS 222.120 to annex the subject territory without an election.

(2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.

Finding: The City has fixed a day for a public hearing before the legislative body on December 2, 2025 at which time the electors of the city may appear and be hear on the question of annexation.

(3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.

Finding: City staff published a public hearing notice was published in The Tigard Times for two successive weeks (with publish dates on October 23 and October 30, 2025) prior to the November 3, 2025 public hearing before the Planning Commission. Public hearing notices were posted in seven public places on October 9, 2025 (Tigard City Hall, Tigard Permit Center, Tigard Public Works, and at four locations around the subject site).

ORS 222.170 Annexation by consent before public hearing or order for election

(1) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120 (Procedure for annexation without election), if the city legislative body dispenses with submitting the question to the electors of the city; or

(b) The city legislative body orders the annexation election in the city under ORS 222.111 (Authority and procedure for annexation), if the city legislative body submits the question to the electors of the city.

Finding: The public hearing for this annexation is being held under the procedures of ORS 222.120 as detailed above. Petitions have been submitted to the city from owners of property in the area. The petitioners represent more than half of the owners of land in the territory (28 of 39 properties, or 71.8 percent), who also own more than half of the land in the contiguous territories (407.37 of 487.29 acres, or 83.6 percent), who also represent more than half of the assessed value of all real property in the contiguous territory ($94,171,330 of $110,772,600, or 85.0 percent.)

Public hearings for deliberations on this proposed annexation were scheduled before Planning Commission (on November 3, 2025) and before City Council (on December 2, 2025). City staff published, posted, and mailed notice of the public hearings as follows: a public hearing notice was published in The Tigard Times for two successive weeks (with publish dates on October 23 and October 30, 2025) prior to the November 3, 2025 public hearing before the Planning Commission; public hearing notices were posted in four public

places on October 9, 2025 (Tigard City Hall, Tigard Permit Center, Tigard Public Works, and at the subject site); and public hearing notices were mailed to all interested parties, and neighboring property owners within 500 feet of the subject site on October 8, 2025.

Conclusion: Based on the foregoing, staff find that the applicable requirements of ORS 222 are met.

STATEWIDE PLANNING GOAL 10
3.09.030 Notice Requirements

Finding: This annexation is part of the process of the urbanization of the River Terrace 2.0 planning area. A Concept Plan was prepared for this area in 2021. As part of that Concept Plan, the city adopted an updated Housing Needs Analysis (HNA). That HNA identified a need of 7,416 housing units by 2040. The city currently has a capacity for only 4,206 of those units according to the same HNA. This annexation will allow the city to proceed with urbanizing these lands to accommodate the identified housing need, which is likely to be even higher than originally identified due to changes in the way housing need is determined under the Oregon Housing Needs Analysis.

Conclusion: Based on the foregoing, staff find that Statewide Planning Goal 10 is satisfied.

METRO CODE CHAPTER 3.09 LOCAL GOVERNMENT BOUNDARY CHANGES
3.09.030 Notice Requirements

- **A. The notice requirements in this section apply to all boundary change decisions by a reviewing entity except expedited decisions made pursuant to section 3.09.045. These requirements apply in addition to, and do not supersede, applicable requirements of ORS Chapters 197,198, 221 and 222 and any city or county charter provision on boundary changes.**
- **B. Within 45 days after a reviewing entity determines that a petition is complete, the entity shall set a time for deliberations on a boundary change. The reviewing entity shall give notice of its proposed deliberations by mailing notice to all necessary parties, by weatherproof posting of the notice in the general vicinity of the affected territory, and by publishing notice in a newspaper of general circulation in the affected territory. Notice shall be mailed and posted at least 20 days prior to the date of deliberations. Notice shall be published as required by state law.**
- **C. The notice required by subsection (B) shall:**
  1. **Describe the affected territory in a manner that allows certainty;**
  2. **State the date, time and place where the reviewing entity will consider the boundary change; and**
  3. **State the means by which any person may obtain a copy of the reviewing entity's report on the proposal.**

Finding: This proposed annexation is considered a boundary change decision by a reviewing entity, and will not be processed as an expedited decision; therefore, these notice requirements apply. City staff determined this application was complete on September 24, 2025. Notice was provided to the subject properties that deliberations on this proposed boundary change were scheduled before Planning Commission (scheduled for November 3, 2025) and before City Council (scheduled for December 2, 2025). City staff posted public hearing notices in seven public places (Tigard City Hall, Tigard Permit Center, Tigard Public Works, and at

four intersections around the subject site) on October 9, 2025, more than 20 days prior to the first hearing; city staff mailed public hearing notices to all interested parties, and neighboring property owners within 500 feet of the subject site on October 8, 2025, more than 20 days prior to the first hearing; and the city published a public hearing notice in The Tigard Times for two successive weeks (with publish dates on October 23, and October 30, 2025) prior to the November 3, 2025 public hearing before the Planning Commission. These notices provide a mapped description of the affected territory, the date, time, and place of the hearings, and the contact information for obtaining more information and the staff report.

3.09.045 Expedited Decisions
This proposed annexation is not being processed as an expedited decision, but Metro Code 3.09.050.D requires that the standards in Sections 3.09.045.D and 3.09.045.E be addressed.

D. To approve a boundary change through an expedited process, the city shall:
1. Find that the change is consistent with expressly applicable provisions in:
a. Any applicable urban service agreement adopted pursuant to ORS 195.065;

Finding: The Tigard Urban Service Agreement is between the City of Tigard, Washington County, Metro, and the service districts for water, sewer, public safety, parks, and transportation. The agreement outlines the role, provision, area, and planning/coordination responsibilities for service providers operating in the Tigard Urban Services Area. The Community Plan will include plans and funding mechanisms for all urban services and the same will be made available to the proposed annexation territory. The proposed annexation complies with the provisions of that agreement, which designates Tigard as the planning authority for urbanization of these lands.

The Urban Planning Area Agreement between the City of Tigard and Washington County provides coordination of comprehensive planning and development, defines the area of interest, and includes policies with respect to the active planning area and annexation. The applicable annexation policies include acknowledgements that the city is the ultimate planning, annexation, and urban services provider within the subject territory.

b. Any applicable annexation plan adopted pursuant to ORS 195.205;

Finding: There is no adopted annexation plan associated with this proposal. Therefore, this provision does not apply.

c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Finding: ORS 195.020(2) speaks to cooperative agreements between counties or Metro with each special district that provides an urban service within the boundaries of the county or the metropolitan district. Examples of special districts include those for utilities, police, fire, and schools. Upon approval of this proposed annexation, the City of Tigard will provide sewer and stormwater services to the site; the City of Tigard Police Department will provide public safety services, instead of the Washington County Sheriff's Office; and the subject site will be removed from the Washington County Urban Road Maintenance District. City of Tigard will continue to provide water services to the site, and Tualatin Valley Fire and Rescue (TVF&R) will continue to provide fire protection and emergency medical services to the site. The special districts serving this territory have been notified of this annexation and are participating

d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Finding: The City of Tigard Public Facility Plan was adopted in 1991, in compliance with Statewide Planning Goals and Guidelines, and Oregon Administrative Rules Chapter 660, Division 11. The city makes appropriate updates to the Public Facility Plan on a regular basis as part of the Periodic Review process as required by Oregon Administrative Rules Chapter 660, Division 25. The completion of the River Terrace 2.0 Community Plan will make further amendments to these plans and Goal 11 of the Tigard Comprehensive Plan.

e. Any applicable comprehensive plan;

Finding: There is not yet a Comprehensive Plan for this territory. The City is currently in the process of completing a Community Plan for this territory and it will be applied upon adoption. This standard is not applicable.

f. Any applicable concept plan; and

Finding: The properties in this territory are the subject of the River Terrace 2.0 Concept Plan, which supported the City's application to Metro for inclusion of this territory into the Urban Growth Boundary. Annexation of this territory will not conflict with the goals and vision of the Concept Plan, and will advance the work related to the Community Plan and the mutual goals of Metro and the City to expedite housing development to address regional housing need.

2. Consider whether the boundary change would:

a. Promote the timely, orderly and economic provision of public facilities and services;
b. Affect the quality and quantity of urban services; and
c. Eliminate or avoid unnecessary duplication of facilities or services.

Finding: The Concept Plan approved by Metro through its action to add the subject territory to the Urban Growth Boundary demonstrated that these areas could be added to the city's jurisdiction and urbanized in an orderly and timely manner, while providing for sustainable infrastructure funding. Urban services will be provided to the area in a similar manner to the current provision. The City of Tigard Police Department will provide public safety services, instead of the Washington County Sheriff's Office; and the subject site will be removed from the Washington County Urban Road Maintenance District. Clean Water Services will continue to provide stormwater and sewer service. Tualatin Valley Fire and Rescue will continue to provide fire protection and emergency medical services to the site. Library services will continue to be provided through the Washington County Cooperative Library Service. City of Tigard will add water service to the area.

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and outside the UGB.

Finding: The subject territory is not located outside the UGB.

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.
B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection(D) and includes the following information:

Finding: This staff report was made available to the public on October 16, 2025, more than 15 days prior to the public hearing before Planning Commission.

1. **The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;**

Finding: As addressed in the River Terrace 2.0 Concept Plan, infrastructural urban services can be provided to the territory with development. The Community Plan will include refined infrastructure system plans for implementing this service expansion.

2. **Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and**

Finding: The proposed annexation territory will remain within Washington County, but will be withdrawn from the Washington County Enhanced Sheriff's Patrol District, and the Washington County Urban Road Maintenance District upon completion of this annexation request.

3. **The proposed effective date of the boundary change.**

Finding: A public hearing regarding this annexation request will take place before Tigard City Council on December 2, 2025. Council will make a decision on this application, with a recommendation from Planning Commission. If Council adopts findings to approve Case No. ANX2025-0001, the effective date of this annexation will be upon filing with the Oregon Secretary of State, as outlined in ORS 222.180.

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

Finding: The proposed boundary change meets the applicable criteria, as demonstrated through the findings in this staff report.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Finding: The factors set forth in Metro Code Sections 3.09.045.D and 3.09.045.E have been previously addressed in this report.

<u>Conclusion</u>: Based on the foregoing, staff find that the applicable requirements of Metro Code 3.09 are met.

<u>CITY OF TIGARD COMPREHENSIVE PLAN</u>

Goal 1.1: Provide citizens, affected agencies, and other jurisdictions the opportunity to participate in all phases of the planning process.

The City of Tigard maintains an ongoing citizen involvement program. To ensure citizens were provided an opportunity to be involved in all phases of the planning process, city staff issued public notices for this proposed legislative annexation. City staff posted public hearing notices in seven public places on October 9,

2018 (Tigard City Hall, Tigard Permit Center, Tigard Public Works, and at four intersections around the subject site); city staff mailed public hearing notices to all interested parties, and neighboring property owners within 500 feet of the subject site on October 8, 2025; and the city published a public hearing notice in The Tigard Times for two successive weeks (with publish dates on October 23, and October 30, 2025) prior to the November 3, 2025 public hearing before the Planning Commission. Additionally, this staff report was made available to the public on October 16, 2025, more than 15 days prior to the public hearing before Planning Commission.

Goal 14.2: Implement the Tigard Urban Services Agreement through all reasonable and necessary steps, including the appropriate annexation of unincorporated properties.
Policy 1: The City shall assign a Tigard zoning district designation to annexed property that most closely conforms to the existing Washington County zoning designation for that property.

Finding: The City does not maintain a zoning district equivalent to the Future Development – 20 zoning designation currently applied to the subject properties. Washington County Zoning will continue to apply until the adoption of the River Terrace 2.0 Community Plan.

Policy 2: The City shall ensure capacity exists, or can be developed, to provide needed urban level services to an area when approving annexation.

Finding: The River Terrace 2.0 Concept Plan demonstrated that urban level services can be developed to serve the area. Refined urban services plans including infrastructure plans will be adopted with the River Terrace 2.0 Community Plan.

Policy 3: The City shall approve proposed annexations based on findings that the request:
A. Can be accommodated by the City's public facilities and services; and
B. Is consistent with applicable state statute.

Finding: The River Terrace 2.0 Concept Plan demonstrated that annexation and development of this area can be accommodated by the City's public facilities and services.. Refined urban services plans including infrastructure plans will be adopted with the River Terrace 2.0 Community Plan.

As addressed earlier in this report, staff finds the applicable provisions of ORS 222 have been met, consistent with this policy.

Policy 4: The City shall evaluate and may require that parcels adjacent to proposed annexations be included to:
A. Avoid creating unincorporated islands within the City;
B. Enable public services to be efficiently and effectively extended to the entire area; or
C. Implement a concept plan or sub-area master plan that has been approved by the Planning Commission or City Council.

The subject territory is bordered by areas that are either already annexed to the City of Tigard or other cities, are under the planning authority of other cities, or are undesignated lands or rural reserves ineligible to be annexed to the Urban Growth Boundary and the City.

<u>Conclusion</u>: Based on the foregoing, staff find that the applicable requirements of the Tigard Comprehensive Plan are met.

CITY OF TIGARD COMMUNITY DEVELOPMENT CODE (TITLE 18)

Chapter 18.710 Land Use Review Procedures
18.710.120 Type IV Procedure

Finding: A legislative annexation is processed through a Type IV Legislative Procedure, as governed by Chapter 18.710 of the City of Tigard Community Development Code (TCDC), using the approval criteria contained in TDC 18.720.030. City Council will make a decision on this application, with a recommendation from Planning Commission. Additionally, TCDC 18.710 requires two public hearings: one before Planning Commission (on November 3, 2025), and one before City Council (on December 2, 2025). City staff followed public noticing requirements, in accordance with TCDC Section 18.710.090, Metro Code Chapter 3.09, and ORS Chapter 222. City staff posted public hearing notices in four public places on October 9, 2025 (Tigard City Hall, Tigard Permit Center, Tigard Public Works, and at major intersections around the subject site); city staff mailed public hearing notices to all interested parties, and neighboring property owners within 500 feet of the subject site on October 9, 2025; and the city published a public hearing notice in The Tigard Times for two successive weeks (with publish dates on October 23, and October 30, 2025) prior to the November 3, 2025 public hearing before the Planning Commission.

Chapter 18.720 Annexations
18.720.030 Approval Process

A. A legislative annexation application is processed through the Legislative procedure, as provided in Section 18.710.120.

Finding: This application is for a legislative annexation and is being processed through a Type IV Procedure, as governed by TCDC 18.710, using the approval criteria contained in TDC 18.720.030. City Council will make a decision on this application, with a recommendation from Planning Commission.

18.720.030 Approval Criteria

A. Approval Criteria. The approval authority will approve or approve with modification an annexation application when all of the following are met:

1. The annexation complies with Metro Code 3.09; and

Finding: As demonstrated through the findings in this staff report, this proposed quasi-judicial annexation is in compliance with Metro Code Chapter 3.09. The specific sections of Metro Code Chapter 3.09 that apply to this application are addressed above.

2. The annexation is in the city's best interest.

Finding: As addressed under Metro Code Section 3.09.045.D.2 of this staff report, this proposed annexation will help to promote the timely, orderly and economic provision of City of Tigard public facilities and services; affect the quality and quantity of urban services; and eliminate or avoid unnecessary duplication of facilities or services. Additionally, the addition of these lands will help the City, the region, and the State of Oregon to meet their housing goals, including the provision of undersupplied housing types.

Conclusion: Based on the foregoing, staff find that the applicable requirements of the Tigard Community Development Code are met.

SECTION V. OTHER STAFF AND AGENCY COMMENTS

The City of Tigard Engineering Division, Police Department, and Public Works Department were sent copies of the applicant's proposal and had no objections.

Tualatin Valley Fire and Rescue was sent a copy of the applicant's proposal and had no objections.

SECTION VI. PUBLIC COMMENTS

City staff mailed public hearing notices to all interested parties, and neighboring property owners within 500 feet of the subject site on October 8, 2025. On October 10, 2025, staff received an email from Robin van der Hoest asking general questions of what was being proposed. On October 11, 2025, staff received an email from Raja Vellanki expressing concern about the urban growth boundary, asking questions about the urgency behind annexation, and expressing concern about planning for traffic and transportation. On October 29, staff received comments from Housing Land Advocates suggesting expanded Goal 10 findings. On October 31, staff received comments from Peng Li expressing concerns about traffic and infrastructure, environmental and natural areas, scale, timing, and risk, and neighborhood compatibility and community impact. Peng Li also provided recommendations. As of October 31, 2025, no other public comments were received.

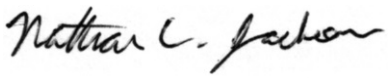
SECTION VII. CONCLUSION

The Planning Commission finds that the proposed annexation meets all applicable approval criteria, outlined in ORS Chapter 222, Statewide Planning Goal 10, Metro Code Chapter 3.09, Comprehensive Plan Goals 1 and 14, and Tigard Community Development Code Chapters 18.710 and 18.720. Therefore, the Planning Commission recommends approval of this annexation by City Council.



November 6, 2025

PREPARED BY: Schuyler Warren
Assistant Director of Community Development



Nathan Jackson, Planning Commission President

Dated this 12th day of November 2025.

Attachments:

Attachment 1: Map and Legal Description

Schuyler Warren

From: Robin van der Hoest <robin.van.der.hoest@gmail.com>
Sent: Monday, October 13, 2025 8:23 AM
To: Schuyler Warren
Subject: Re: River Terrace 2.0 annexation letter

You don't often get email from robin.van.der.hoest@gmail.com. Learn why this is important

Hi Schuyler,

Thanks for clarifying. Good to know no changes to current state.

Have a good week!

Sent from Gmail Mobile

On Mon, Oct 13, 2025 at 08:17 Schuyler Warren <SchuylerW@tigard-or.gov> wrote:

> Good morning Robin.
>
> The letter you received is regarding the annexation of lands near you. There is no action being taken related to the jurisdictional boundaries that apply to your property.
>
> For clarification, your property and all of the others on Clementine Street are within the City of Tigard, not the City of Beaverton.
>
> If you have further question, please don't hesitate to reach out.
>
> Thanks,
>
> Schuyler
>
> ---

Schuyler Warren (he/him)

Assistant Director

Community Development

City of Tigard

schuylerw@tigard-or.gov | 503.718.2437

From: Robin van der Hoest <robin.van.der.hoest@gmail.com>
Sent: Friday, October 10, 2025 5:18 PM
To: Schuyler Warren <SchuylerW@tigard-or.gov>
Subject: River Terrace 2.0 annexation letter

You don't often get email from robin.van.der.hoest@gmail.com. Learn why this is important

Hi Schuyler,

We received the notice letter of the annexation of river terrace 2.0.

We live on clementine street in the current river terrace community, which sits within the Beaverton boundary today.

Does the letter indicate that in the future our neighborhood is planning to fall within the Tigard boundary?

The included map is a bit confusing to me.

Thanks for clarifying.

Robin

Sent from Gmail Mobile

DISCLAIMER: E-mails sent or received by City of Tigard employees are subject to public record laws. If requested, e-mail may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law. E-mails are retained by the City of Tigard in compliance with the Oregon Administrative Rules “City General Records Retention Schedule.”

Schuyler Warren

From: Schuyler Warren
Sent: Monday, October 13, 2025 8:12 AM
To: 'Raja S V'
Subject: RE: Land use annexation -River Terrracd 2.0

Hello Raja,

Thank you for your comments and questions. I want to clarify that the notice you are responding to does not involve an Urban Growth Boundary decision. The Urban Growth Boundary was amended through a land swap by Metro in February of 2023.

The land involved in that land use action is currently the subject of a Community Plan. There is no development currently happening on the land and there won't be until planning is complete.

The Community Plan considers infrastructure and roads along with other policy matters such as funding.

You can get more information about the planning here: https://www.tigard-or.gov/your-government/departments/community-development/planning/projects/river-terrace-2-0

If you would like the applications for annexation, please file a public records request here: https://www.tigard-or.gov/community-support/public-records/public-records-request-form

Thanks,
Schuyler

Schuyler Warren (he/him)
Assistant Director
Community Development
City of Tigard
schuylerw@tigard-or.gov | 503.718.2437

From: Raja S V <rajasekharv@yahoo.com>
Sent: Saturday, October 11, 2025 10:00 PM
To: Schuyler Warren <SchuylerW@tigard-or.gov>
Subject: Land use annexation -River Terrracd 2.0

You don't often get email from rajasekharv@yahoo.com. Learn why this is important

The primary purpose of Urban Growth Boundary (UGB) to separate urban and rural lands, and by using planning tools and forecasts to guide future development in a sustainable and strategic way.

There is lot of money to be made by a few parties based on the decisions related to UGB.

The land swaps should be made only under extremely rare circumstances. Otherwise this can lead to corruption.

There are lot of homes already being built in the opened up land. What is dire urgency for bringing the proposed land also for development? What are the disadvantages of not annexing the land for now? I am concerned that there is too much development happening at a rapid space with out proper planning of roads and infrastructure. Where there any studies as far as traffic patterns if this land swap is made?

How can I get access to alll of the applications for Annexation?

Regards,
Raja Vellanki

Schuyler Warren

From: Mathew Hogan from Fair Housing Council of Oregon <mathew.jamesfhco@gmail.com>
Sent: Wednesday, October 29, 2025 8:40 AM
To: Schuyler Warren
Subject: ANX2025-0001

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Schuyler,
I have reviewed the staff report for ANX2025-0001 from the City's website. It's a great amendment, I think the board here would just like to see a section addressing Goal 10 and to be a bit specific.
It currently says, "*As addressed under Metro Code Section 3.09.045.D.2 of this staff report, this proposed annexation will help to promote the timely, orderly and economic provision of City of Tigard public facilities and services; affect the quality and quantity of urban services; and eliminate or avoid unnecessary duplication of facilities or services. Additionally, the addition of these lands will help the City, the region, and the State of Oregon to meet their housing goals, including the provision of undersupplied housing types*. ."
How, specifically, will ANX2025-0001 meet the city's housing goals? Many cities make reference to Housing Needs Assessment (HNA) or their Buildable Lands Inventory (BLI).
This may be helpful to you, Findings Guidance. Let me know if I can help in some way, we would love to submit a positive letter in support of this amendment for the hearing on 11/3/25.

Powered by HubSpot.

Schuyler Warren

From: Peng Li <lipengit@gmail.com>
Sent: Friday, October 31, 2025 10:49 PM
To: Schuyler Warren
Subject: Strong Opposition to River Terrace 2.0 Annexation (ANX2025-0001)

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from lipengit@gmail.com. Learn why this is important

Dear Members of the Planning Commission:

I am writing to express my strong opposition to the proposed annexation identified as ANX2025-0001 (commonly known as River Terrace 2.0) and to urge the City of Tigard to carefully reconsider whether this project, in its current form and at its proposed scale, is appropriate. My concerns revolve around traffic and infrastructure impacts, environmental sustainability and natural-area preservation, and the ability of the City and region to absorb the scale of development rather than rely solely on ambitious planning documents.

1. Traffic, Transportation & Infrastructure Strain
The proposed annexation would bring major new development to the area between Scholls Ferry Road and Roy Rogers Road. Given the existing traffic conditions on those corridors and neighboring cities (including Beaverton, where I reside), adding a large number of new units—and presumably new vehicle trips—risks exacerbating congestion, increasing travel times, and placing undue burden on our transportation network.

Beyond traffic, there is my concern about whether utilities (water, sewer, storm-water) and public service infrastructure (fire, schools, parks) are sufficiently planned and funded. The Housing Plan for River Terrace 2.0 anticipates ~20 dwelling units per net acre and at least 3,000 units in the area. Achieving such density will require massive infrastructure investment. I ask: who bears the risk if costs escalate or development timelines are delayed? What assurances exist that infrastructure will keep up with growth, not lag behind it?

2. Environmental and Natural Areas / Urban Growth Boundary (UGB) Considerations
The annexation involves land in the urban reserve and UGB expansion area. Converting greenfield land to high-intensity residential development carries environmental risks: loss of natural habitats, increased impervious surface and runoff, potential strain on downstream drainage systems, and diminished buffer zones between developed areas and open space. Given the priority that our region places on sustainability, climate adaptation, and preserving natural systems, I believe the City needs to provide stronger guarantees that these factors will be addressed proactively.

While the Housing Plan document mentions climate-resilient development, green infrastructure, and natural area integration, it also candidly notes that “implementing a bold, innovative vision … will require both thoughtful regulations and intentional support outside the zoning code” and that “new greenfield contexts … are particularly challenging.” That phrasing suggests risk. I believe that annexation should not proceed until those risks are mitigated and infrastructure and service commitments are fully guaranteed and transparent.

3. Scale, Timing & Development Risk
The scale of this proposed annexation and neighborhood development is considerable. The project references roughly 500 acres of land for future neighborhoods. The opportunity—and challenge—is that such large-scale planning requires long-term commitment, phasing, and flexibility for market fluctuations. If market conditions shift, the community might be left with unfinished infrastructure, piecemeal development, or less than envisioned public amenities.

The question for the City and for stakeholders like myself is: are we ready to commit to the full build-out and do we have assurances—not just aspirational statements—that public benefits (parks, affordable housing, transit access) will

materialize, not be deferred indefinitely? The Planning Commission should ensure that annexation approvals include enforceable conditions and timelines, not just conceptual commitments.

4. Neighborhood Compatibility and Community Impact
As a resident of the broader metro area, I value stable, livable neighborhoods with amenities, green space, and comfortable transitions—not sudden dense infill without context. The annexation area should ensure compatibility with adjacent neighborhoods, minimize adverse impacts on quality of life, ensure adequate public services, and maintain green buffers. I worry that without robust safeguards, the newly annexed area could place stress on nearby existing communities—not only in Tigard but across boundary lines (including Beaverton).

Recommendations
Given my concerns, I respectfully request the following actions before proceeding with annexation:

1. Require a detailed phasing and infrastructure delivery plan, with defined triggers for each development phase (e.g., roads, utilities, parks, schools).
2. Assure financial accountability: identify who pays for off-site infrastructure, storm‐water mitigation, transit enhancements, and ensure that costs are not deferred or passed onto existing neighborhoods or future taxpayers without full transparency.
3. Guarantee environmental protections, including conservation of natural areas, adequate buffers, low-impact development standards, and clear monitoring and enforcement.
4. Maintain commitment to community benefits that are concretely defined (parks, trails, affordable housing, transit access) with timelines and binding agreements—not vague intentions.
5. Ensure engagement with adjacent jurisdictions and neighborhoods (including Beaverton) so that regional impacts are assessed, and the project is not siloed within Tigard’s boundary but considers cross-border effects.

In conclusion, I believe that annexation of the River Terrace 2.0 area has potential—but only if the City of Tigard proceeds with caution, transparency, and rigorous commitments. As currently proposed in ANX2025-0001, I remain unconvinced that the necessary infrastructure, phasing safeguards, and community benefit assurances are sufficiently robust. I urge the Planning Commission to either delay approval until these issues are resolved or require stronger conditions tied to annexation.

Thank you for the opportunity to provide comment and for your careful consideration of these matters. I hope the City will ensure that growth is equitable, sustainable, and respectful of existing neighborhoods and natural systems.

Sincerely,
Peng Li

600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

December 1, 2025

Schuyler Warren, Assistant Director of Community Development
City of Tigard
13125 SW Hall Blvd
Tigard, OR 97223

RE: Annexation Application ANX2025-0001

Dear Schuyler:

This application proposes to annex to the city the nearly 500-acre "River Terrace 2.0" ("RT2.0") area added to the regional urban growth boundary (UGB) in 2023 by Metro Council Ordinance No. 23-1488. The subject territory is already entirely within Metro's service district boundary. Ongoing comprehensive urban planning by the city, including development of a habitat protection program, is being supported by a Metro 2040 Planning and Development Grant. Metro staff are excited about the progress the city is making toward completion of this planning work, which will create opportunities for thousands of new housing units in region and for the protection of valuable resources.

Section 3.07.820 of the Metro Code requires that "an amendment to a comprehensive plan or land use regulation" be sent to Metro at least 35 days in advance of the first evidentiary hearing. Additionally, sections 3.09.020 and 3.09.030 require notice of public deliberations on proposed annexations be provided to Metro 20 days in advance. The first evidentiary hearing on this annexation application may have been on November 3. However, our records show that Metro was first notified of this application, and of the past and scheduled Planning Commission and City Council deliberations, only last week, on November 25.

Therefore, **Metro staff respectfully request that further consideration of this application be postponed until at least December 16** so that we have more time to review the proposal and consider with you and our other regional partners the important related issues below.

<u>Possible Removal of Inventoried Regionally Significant Habitat</u>
Metro was recently informed that multiple acres of logging/vegetation clearing may have occurred within the RT2.0 area earlier this year. It is not yet fully known to Metro what the extent of this logging/clearing was (if any) or whether land use approvals from Washington County were required and obtained for this alleged activity.

However, Metro understands that the logging/vegetation clearing might have been in or near locations that have been formally inventoried and mapped as regionally significant riparian and upland wildlife habitat since 2005 and that may have been subject to important protection and restoration requirements adopted by Washington County in compliance with Title 13 of Metro Code chapter 3.07. Washington County CDC section 422: regulates vegetation removal within defined Significant Natural Resource Areas, which include the inventoried regionally significant habitat in the UGB; limits habitat removal; and has retention and restoration requirements.

Clearing of protected habitat without prior county approval may have been a violation of these provisions, which are required by law to be consistent with the protection and restoration requirements of Title 13. Prior to a decision on this annexation application, **Metro staff requests that the record include available information on any regionally significant habitat removed following the area's addition to the UGB and the measures the city and/or other parties will take towards habitat restoration in annexed areas.** Any available aerial imagery, arborists' reports, and Oregon Department of Forestry (ODF) logging records might be useful documentation.

To be sure, Metro Code chapter 3.07 requires cities and counties to limit removal of vegetation in regionally significant habitat areas. It also requires cities and counties to ensure mitigation of vegetation removal in order to restore the ecological functions that were lost or damaged by the removal. With additional information on what, if any, habitat may have been removed, Metro staff are willing to advise on what constitutes appropriate restoration.

City vs. County Land Use Authority in Annexed Territory

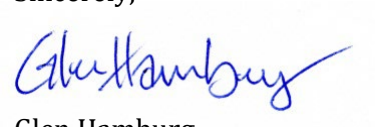
The city has yet to adopt a comprehensive land use plan and implementing regulations for the area proposed for annexation, but is working diligently to complete that work by February of 2027. An October 2025 staff report to the Planning Commission states that the subject territory will retain Washington County zoning and remain under the county's "land use authority" until the city adopts the necessary land use plan and regulations.

It is unclear how the county will retain land use authority over areas annexed to the city, and whether the county or the city will be enforcing county code in the subject territory until the city adopts its land use plan and implementing regulations. It is also unclear how any unmitigated county code violations that may have occurred prior to annexation will be resolved after or as a condition of annexation, particularly if the land use laws are not practically changing by way of the proposed annexation.

Metro staff therefore recommend the following be identified:

- The specific land use laws, particularly those governing protection of regionally significant habitat, that will apply after annexation;
- The process, submittal requirements, approval criteria, and review authority for permits to encroach in (e.g., log) or otherwise disturb regionally significant habitat;
- The entity/entities who will be responsible for enforcing land use laws in the annexed area; and
- How continuity in county habitat protection and restoration requirements will be maintained following annexation.

Sincerely,



Glen Hamburg
Senior Regional Planner
Department of Planning, Development and Research, Metro

CC: Eryn Kehe, Urban Policy and Development Manager, Metro
Roger Alfred, Senior Assistant Attorney, Metro

Brittany Gada

From: Lindsey Obermiller <ObermillerL@CleanWaterServices.org>
Sent: Monday, December 1, 2025 11:44 AM
To: Brittany Gada
Cc: Schuyler Warren; Sambo Kirkman
Subject: RE: Logging Activity in RT2.0

Some people who received this message don't often get email from obermillerl@cleanwaterservices.org. Learn why this is important

Good morning, Brittany and team,

Hope you all had a nice holiday.

Regarding the recent logging activity at 17576 SW Bull Mountain Rd, Washington County, which is also in the process of annexation, please consider the following Clean Water Services comments:

1. Below is the language that has been consistently used when Cities are processing annexations to include concurrent annexation to CWS jurisdiction:

   "Pursuant to ORS 199.510(2)(c), the property is also being annexed into the boundaries of Clean Water Services for the provision of sanitary sewer, storm and surface water management."

   The concurrent annexation process is efficient from a process and timing perspective. If the property is not annexed to CWS concurrent with the City, then there is a separate process to annex to CWS which is managed by the County.

2. CWS design requirements necessitate all development activities be evaluated by the CWS to prevent or reduce adverse impacts to Water Quality Sensitive Areas (Sensitive Areas) and Vegetated Corridors, including tree and native vegetation removal. Such evaluation requires a site delineation of the limits of Sensitve Areas and mapping of the adjacent Vegetated Corridor to a variable width up to 200 feet which is dependent on the existing topography and resulting slope analysis of steep slopes. Additionally, enhancement of the resulting onsite Vegetated Corridor and protection of the Vegetated Corridor and Sensitive Area in perpetuity through easement is required. In combination with other state, federal, and local laws and ordinances, these requirements are intended to protect the beneficial uses of waters within the Tualatin River Basin.

Please let me know if there are any questions.

Warmly,

Lindsey Obermiller (she, her) | Senior Environmental Plan Reviewer
Clean Water Services | Planning & Development Services
2550 SW Hillsboro Hwy | Hillsboro OR 97123
o 503.681.3653 | **email:** obermillerl@cleanwaterservices.org
engage news | facebook | twitter

From: Brittany Gada <brittany.gada@tigard-or.gov>
Sent: Tuesday, November 25, 2025 9:56 AM
To: Lindsey Obermiller <ObermillerL@CleanWaterServices.org>

AIS-6081 **6.**

Business Meeting

Meeting Date: 02/24/2026

Length (in minutes): 30 Minutes

Agenda Title: Receive Briefing on Findings and Recommendations related to Kingston Terrace Addendum to 2020 Water System Plan

Authored By: Ross Horton

Presented By: Senior Project Engineer Horton

Item Type: Update, Discussion, Direct Staff

Information

EXPLANATION OF ISSUE

Staff will provide a briefing to Council on the findings and project recommendations of the Kingston Terrace addendum to the 2020 Water System Plan.

ACTION REQUESTED

Briefing only. No action requested.

BACKGROUND INFORMATION

In 2020, the City of Tigard updated its Water System Plan (WSP). The WSP is a comprehensive study of the City's drinking water system, addressing water supply capacity needs and guiding water system infrastructure improvements in the Tigard Water Service Area. The WSP is scheduled to be updated again in Fiscal Year 2027. Major changes to the Tigard water system in between Water System Plan updates are addressed as addendums. In March 2024, King City annexed Urban Reserve Area (URA) 6D through their adoption of the Kingston Terrace Master Plan. This area of western King City is known as Kingston Terrace. Per the 2014 intergovernmental agreement between Tigard and King City, Tigard is obligated to supply water to King City, including areas annexed into the King City limits.

The 2020 WSP did account for future water supply requirements in URA 6D using assumed housing development densities. However, it did not address how water service would be delivered to the area. Additionally, the housing development densities in the Kingston Terrace Master Plan are different than those assumed in the 2020 WSP. The attached Kingston Terrace Addendum to the 2020 WSP (KT Addendum) addresses those issues. The KT Addendum found that Tigard can serve the Kingston Terrace area by expanding the 410-foot pressure zone. The City's current water supply and storage infrastructure are sufficient to meet the initial water demands of Kingston Terrace. However, supply and storage improvements are needed in order to supply water to the Kingston Terrace area at its expected full buildout, which are summarized in Section 6 of the KT Addendum. Cost summaries of these improvements are included in Section 7 of the KT Addendum. Because the 2020 WSP included preliminary assumptions for serving Kingston Terrace, the required capital improvement projects related to storage and supply are already included in the Capital Improvement Plan.

Dates of Previous and Potential Future Considerations

This is the first time this issue has been brought to Council. Staff will ask council to approve a resolution to adopt the Kingston Terrace Addendum to the 2020 WSP at the 3/10/2026 Council meeting.

The Water Advisory Board (WAB) was briefed on the Kingston Terrace WSP Addendum at the 1/8/2026 WAB meeting, and will provide a recommendation to the Council to adopt the Addendum at the 2/11/2026 WAB meeting.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
Results from the KT Addendum will be incorporated into the 2027 WSP update. After the 2027 WSP update is complete, A System Development Charge Analysis will be completed to ensure adequate funding for required water system improvements.

ALTERNATIVES & RECOMMENDATION

Alternatives
Council could choose not to adopt the KT Addendum, though Tigard would still be obligated to provide water to Kingston Terrace. Not adopting the KT Addendum could affect the 2027 Water System Plan and subsequent System Development Charge Analysis.

Recommendation
Staff recommends Council review the KT Addendum for further discussion at the 3/10/2026 Council meeting.

ADDITIONAL RESOURCES
N/A

Fiscal Impact

Cost:	$58,144
Budgeted (yes or no):	Yes
Where Budgeted (department/program):	Water Capital Improvement Project #96062

Additional Fiscal Notes:
Water Capital Improvement Project #96062 "Water System Plan Addendums." The Kingston Terrace Addendum to the 2020 WSP was completed for $58,144. Total CIP project budget is $315,496 and includes funds for future River Terrace 2.0 WSP Addendum.

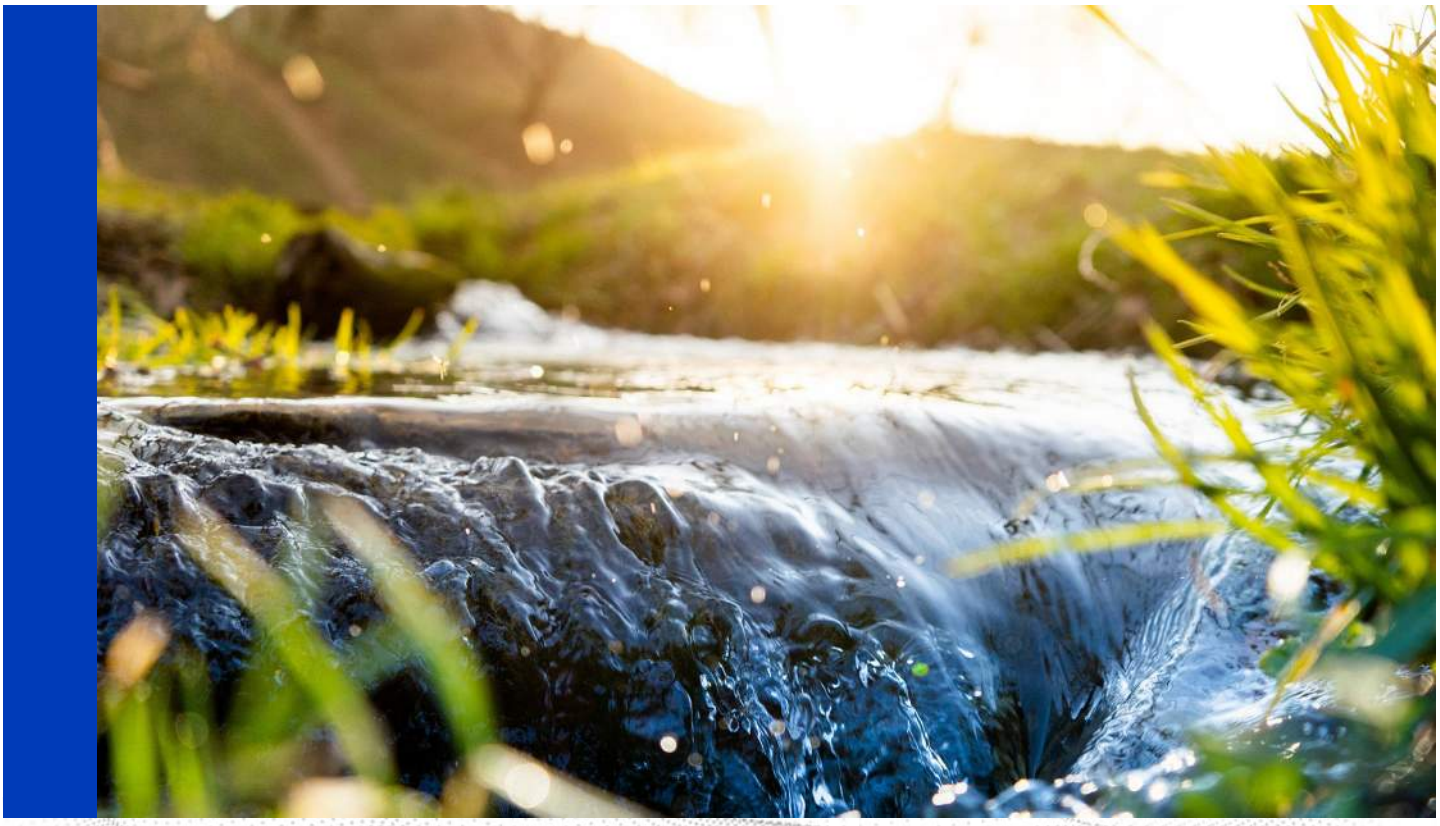
Attachments

Kingston Terrace WSP Addendum, Redacted

KT WSP Addendum Council Briefing Presentation

CITY OF TIGARD

Kingston Terrace Water System Plan Addendum



Addendum to 2020 Water System Plan

FINAL / July 2024

REDACTED COPY

Certain portions of this document that locate or describe critical drinking water system infrastructure have been redacted for security purposes in accordance with ORS 192.355(33).

carollo

CITY OF TIGARD

Kingston Terrace Water System Plan Addendum

Addendum to 2020 Water System Plan

FINAL / July 2024



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Abbreviations

2020 WSP	City of Tigard's 2020 Water System Master Plan
ADD	average day demand
ASR	aquifer storage and recovery
City	City of Tigard
EPS	extended period simulation
FF	fire flow
fps	feet per second
gpd	gallons per day
gpm	gallons per minute
HGL	hydraulic grade line
King City	City of King City
LF	linear feet
LOT	Lake Oswego Tigard Partnership
MDD	maximum day demand
MG	million gallons
mgd	million gallons per day
PHD	peak hour demand
PRV	pressure reducing valves
psi	pounds per square inch
PZ	pressure zone
URA	Urban Reserve Area
WTP	water treatment plant

SECTION 1 INTRODUCTION

This document is an addendum to the City of Tigard's (City) 2020 Water System Master Plan, now referred to as the 2020 Water System Plan (WSP).

Since the City adopted the WSP in 2020, the City of King City (King City) has launched the Kingston Terrace Master Plan, an effort to guide future growth and development in the 528-acre Kingston Terrace area. The City currently supplies water to King City, and the Kingston Terrace area, which will be within King City, will also be served by the City.

This addendum documents the development of demand projections for Kingston Terrace, analysis of pumping, supply, and storage capacity, and the recommendations for a pipeline network to serve the area.

This addendum does not update the 2020 WSP for any part of the water system outside Kingston Terrace.

1.1 Kingston Terrace Overview

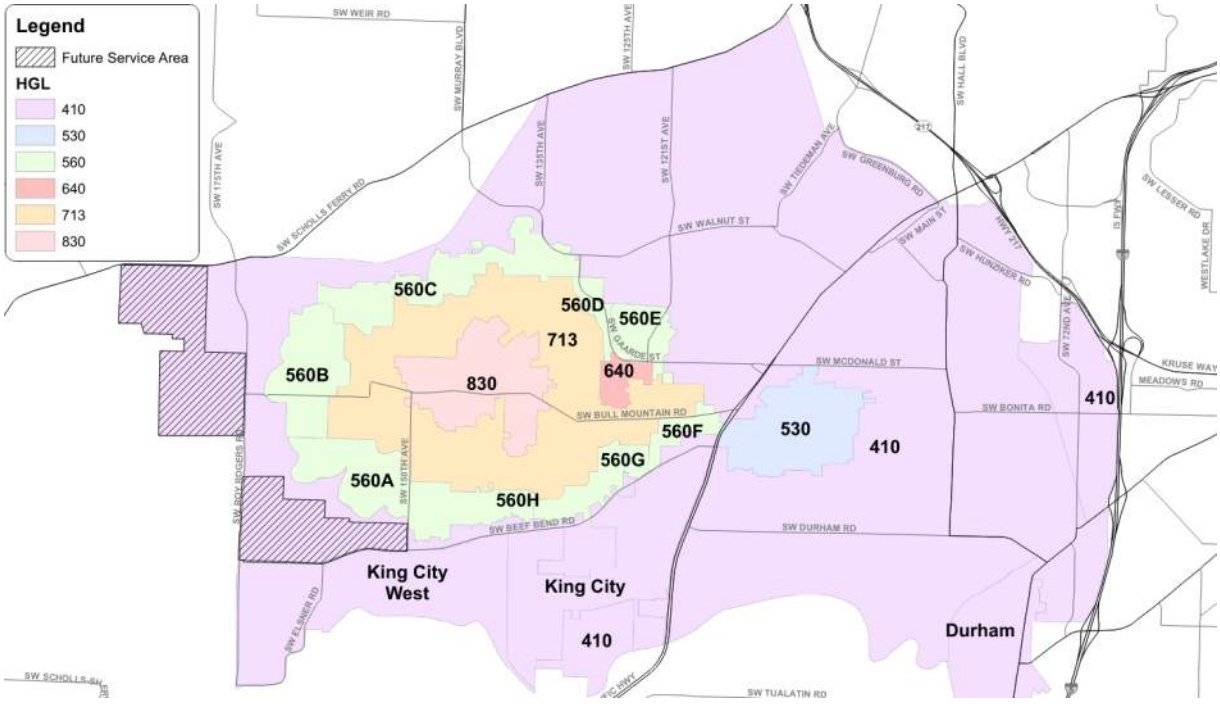
In the 2020 WSP, the Kingston Terrace area is identified as King City West (Urban Reserve Area [URA] 6D), as shown in Figure 1 (Figure 1-1 from the 2020 WSP). The area is bounded by the current King City limits to the east, Beef Bend Road on the north, the Tualatin River/Elsner Road on the south, and Roy Rogers Road to the west.

The City's service area is split into pressure zones (PZ) to serve customers at different hydraulic grade lines (HGL) as shown in Figure 2 (Figure 1-3 from the WSP). Kingston Terrace will be part of the City's 410 pressure zone.

King City and its consultants have provided the City with detailed plans for developing the Town Center, in the northwest portion of Kingston Terrace, and general development characteristics for the remaining area.



Figure 1 Water Service Area Map



Source: 2020 WSP

Figure 2 Pressure Zones

SECTION 2 PLANNING CRITERIA

This section summarizes the planning criteria outlined in the 2020 WSP, including storage, pumping, fire flow (FF), and future pipeline requirements, which will be used to evaluate providing water service to Kingston Terrace.

2.1 Storage Requirements

The City's 2020 WSP defines criteria for assessing adequate storage capacity in each of the pressure zones in the following four storage components:

- Operational storage: volume of water between the on and off set points for the supply sources under normal conditions.
- Equalizing storage: volume of water dedicated to supplying demand fluctuations throughout the day.
- Fire suppression storage: volume of water stored to meet the single most severe FF demand within each pressure zone.
- Emergency Storage: volume of water stored to supply water during emergencies such as pipeline failures, equipment failures, power outages, or natural disasters.

Table 1 summarizes the requirements for each storage component.

Table 1 Storage Component Requirements

Storage Component	Volume Requirement
Operational Storage	Based on tank level set points.
Equalizing Storage	25 percent of MDD
Fire Suppression Storage	Required FF times flow duration - 3,000 gpm for 3 hours, or 0.54 MG for the 410 PZ
Emergency Storage	2 times ADD

Notes:
ADD - average day demand; gpm - gallons per minute; MDD - maximum day demand; MG - million gallons.

2.2 Supply Requirements

The City's 2020 WSP defines the supply system criteria as having supply capacity to provide MDD to the system. The supply system must also be capable of providing ADD plus water for aquifer storage recovery (ASR) recharge from only the Lake Oswego Tigard Partnership (LOT) Water Treatment Plant (WTP) during the off-peak seasons (late January to mid-May).

2.3 Pumping Requirements

The City's pumping capacity requirements vary depending on pressure zone infrastructure. The pumping requirement applicable to the 410 PZ from the 2020 WSP is the "pumping to storage requirement", where the firm pumping capacity should be equal to the pressure zone's MDD. Firm pumping capacity is defined as a pump station's pumping capacity with the largest pump out-of-service. When there are multiple pump stations serving the same zone, firm capacity is considered as the combined capacity with only the largest pump out-of-service, rather than the largest pump at each station out-of-service.

2.4 Fire Flow Requirements

As outlined in the 2020 WSP, the City's FF requirements are based on land use type as summarized below:

- Single family and duplex residential: 1,500 gpm for two hours.
- Medium density residential, neighborhood, and community services: 2,500 gpm for two hours.
- High-density residential, commercial, industrial., and institutional: 3,000 gpm for three hours.

2.5 Future Pipeline Requirements

The 2020 WSP states that the City's acceptable service pressure range under normal operating conditions (ADD) is 40 to 80 pounds per square inch (psi). However, due to ground elevations in some pressure zones, some customers receive service pressures outside this range. Service pressures should maintain a minimum pressure of 30 psi under peak hour demand (PHD) conditions. Where mainline pressures exceed 80 psi, services are equipped with individual pressure reducing valves (PRV) to maintain their static pressures at no more than 80 psi.

During an FF event or emergency, the minimum service pressure is 20 psi as required by Oregon Health Authority, Drinking Water Program regulations.

The pressure requirements evaluated in this addendum are summarized below:

- Maximum pressure during ADD: 80 psi.
- Minimum pressure during PHD: 30 psi.
- Residual pressure during MDD + FF: 20 psi.

The 2020 WSP also states the velocity requirement for distribution mains as not to exceed 10 feet per second (fps) during PHD or FF. Any new water main distribution mains should be at least 8 inches in diameter to supply minimum FFs.

SECTION 3 DEMAND PROJECTIONS

The water demand projections developed for this addendum follow the demand projection methodology outlined in the 2020 WSP. The water demand projection assumptions from the 2020 WSP used to estimate demands for Kingston Terrace are summarized in Table 2.

Table 2 Water Demand Projection Assumptions from 2020 WSP

Component	Assumption
Water use per person	90 gallons per capita per day
Persons per household(1)	2.46
Irrigation demand	5 percent of residential water demand
Water use per commercial customer	1,125 gallons per day (gpd)
Non-revenue water	8 percent of water
MDD:ADD peaking factor	1.96
PHD:MDD peaking factor	2

Notes:
(1) The 2020 WSP provided a range of persons per household from 2.39 to 2.46. The value 2.46 was selected as it is the most conservative assumption.

3.1 Residential Densities and Buildout Development Assumptions

King City and its consultant provided information that was used to estimate the number of residential, commercial, and municipal units in Kingston Terrace. The following documents can be found in Appendix A:

- Site Plan and Phasing Plan for Kingston Terrace Town Center.
- Planned residential densities for areas outside the Town Center (draft code amendments for Kingston Terrace).
- Buildout Development Assumptions.
- Water Concept Plan for Kingston Terrace Town Center.
- Future Streets Plan.

3.2 Kingston Terrace Buildout Units

The number of residential units for the Town Center were provided on the Site Plan and Phasing Plan for Kingston Terrace Town Center. The number of commercial and municipal customers were estimated based on building size.

King City and its consultant provided minimum net densities and the minimum number of units that must be accommodated by each neighborhood outside the Town Center, which are summarized in Table 3. Table 3 also includes the percent of land in each neighborhood that was assumed to be developed (to approximately meet the buildout development assumptions).

Table 3 Residential Assumptions

	Town Center	Beef Bend	Central	Rural Character
Minimum net density assigned to each development (units/acre)	22.6	22	17	13
Minimum number of units that must be accommodated by each neighborhood	1,913	1,315	370	435
Percent of land assumed developed(1)	85%	75%	30%	30%

Notes:
(1) The percent of land assumed developed varies based on neighborhood and was estimated to approximately meet the buildout development assumptions for number of residential units.

The Kingston Terrace Town Center was split into Phases 1 through 4.5 for development on the Phasing Plan for Kingston Terrace Town Center. The remaining areas in Kingston Terrace were split into phases, based on the neighborhood outlines and assumptions for development order, as shown in Figure 3.

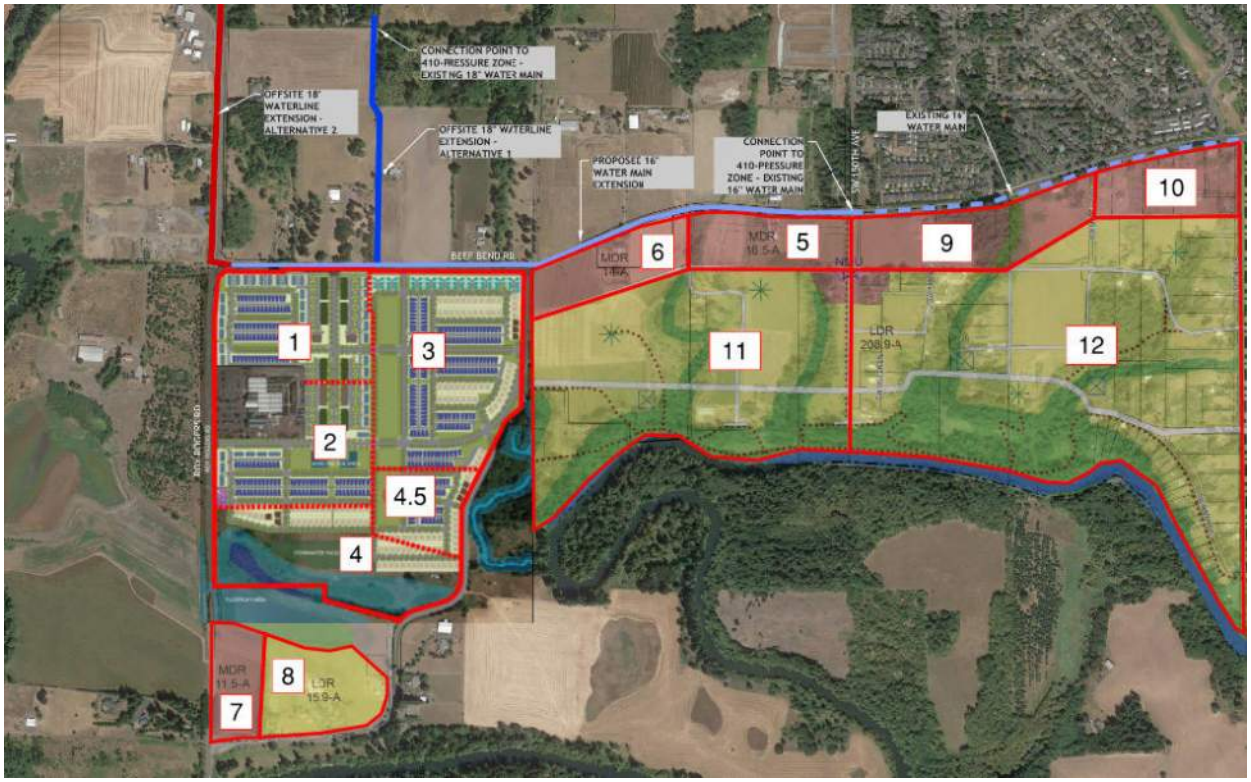


Figure 3 Kingston Terrace Phases

Table 4 outlines each development phase, the estimated number of residential units, commercial customers, and municipal customers, and the year the development phase is assumed to be online.

Table 4 Kingston Terrace Development Phase Assumptions

Phase	Neighborhood	Number of Residential Units	Number of Commercial Customers	Number of Municipal Customers	Assumed Year Online
1	Town Center	469	36	0	2024
2	Town Center	277	12	40	2028
3	Town Center	289	0	0	2030
4	Town Center	55	0	0	2032
4.5	Town Center	66	0	0	2033
5	Beef Bend	281	4	0	2038
6	Beef Bend	413	0	0	2043
7	Town Center	225	0	0	2048
8	Town Center	311	0	0	2048
9	Beef Bend	413	4	0	2048
10	Beef Bend	223	0	0	2048
11	Central	485	0	0	2053
12	Rural	495	0	0	2053

3.3 Summary of Water Demand Projections

Using the water demand projection assumptions outlined in Table 2 and the number of units from Table 4, water demands were projected for Kingston Terrace. Note, the water use per municipal customer was assumed to be the same as water use per commercial customer (1,125 gpd).

Table 5 shows the projected Kingston Terrace water demands for 2043 and buildout. Note, the projections for 2043 were included to match the year provided in the buildout development assumptions table (Appendix A). The buildout water demands for Kingston Terrace are projected to approximately 780 gpm for ADD and 1,530 gpm for MDD.

The projected ADD, MDD, and PHD for Kingston Terrace by planning year are summarized in Table 6.

Table 5 Kingston Terrace Demand Projections

Component	By 2043	Buildout
Residential Units	1,840(1)	4,000(2)
Commercial and Municipal Customers	96	96
Residential ADD Projection	284 gpm	615 gpm
Commercial and Municipal ADD Projection	72 gpm	75 gpm
Total ADD Projection(3)	400 gpm	778 gpm
Total MDD Projection	784 gpm	1,526 gpm

Notes:
(1) Buildout development assumptions from King City estimate 1,788 total residential units by 2043.
(2) Buildout development assumptions from King City estimate 3,576 total residential units by buildout.
(3) Includes irrigation demand and non-revenue water.

Table 6 Summary of Kingston Terrace Demands by Planning Year

Demand	2025	2030	2035	2040	2050	Buildout
ADD (gpm)	112	255	276	328	608	778
MDD (gpm)	220	499	541	643	1,191	1,526
PHD (gpm)	440	998	1,081	1,286	2,382	3,051

SECTION 4 HYDRAULIC MODEL UPDATES AND NEW SCENARIOS

The City's hydraulic model was developed using Innovyze's InfoWater Pro software for the 2020 WSP. The model was calibrated to 2018 demand and operation conditions, using FF tests for steady state calibration and data from the City's Supervisory Control and Data Acquisition system for extended period simulation (EPS) calibration.

4.1 Hydraulic Model Updates

The City's hydraulic model was updated for this addendum, but no additional calibration was completed. Pipeline installed in the City's system between 2018 and 2022 was added to the hydraulic model, as highlighted in Figure 4. Note, Figure 4 also shows the pipeline on SW 121st Avenue between SW Walnut Street and SW Fonner Street as a 24-inch-diameter pipeline. This pipeline and the PRV a [redacted] were installed in 2023. Operational data, including PRV settings and pump controls, was then confirmed in the model.

The City's hydraulic model also included pipeline and junctions with demands to serve URA 6D. These pipelines were deactivated, and the demands were replaced with demands developed for the Kingston Terrace Addendum.



Figure 4 Hydraulic Model Updates
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4.2 New Model Scenarios

After the model was updated, scenarios were created to evaluate service to Kingston Terrace for the 2030 and 2040 planning years to match the existing model scenarios. Pipelines were added to the model to serve Kingston Terrace based on the phases that would be online by planning year 2030 and planning year 2040. Demand projections for Kingston Terrace were allocated to junctions for the planning years. Finally, FF requirements for Kingston Terrace were added based on the proposed land use.

New model scenarios were also added to evaluate Kingston Terrace buildout conditions. Because the City's model only includes scenarios up to 2040, Kingston Terrace buildout conditions were added to the 2040 system conditions (i.e., the model was run under 2040 demand and operational conditions for the rest of the system and buildout pipeline and demands for Kingston Terrace).

The new scenarios created for system analysis, and the purpose of each scenario, are as follows:

- Kingston Terrace 2030 ADD: identify maximum pressures above 80 psi.
- Kingston Terrace 2040 PHD: identify minimum pressure below 30 psi and maximum velocities greater than 10 fps.
- Kingston Terrace 2040 MDD + FF: identify residual pressures below 20 psi.
- Kingston Terrace Buildout PHD: identify minimum pressure below 30 psi and maximum velocities greater than 10 fps.
- Kingston Terrace Buildout MDD + FF: identify residual pressures below 20 psi.

The 2030 ADD, 2040 PHD, and Buildout PHD scenarios were set to run for seven days in an EPS. The 2040 MDD + FF and Buildout MDD + FF scenarios were set to run in a steady state simulation using the FF analysis model function.

SECTION 5 SYSTEM ANALYSIS

This section summarizes the storage, pumping, and hydraulic analyses for serving water to Kingston Terrace.

5.1 Storage Analysis

The storage analysis compared the available storage in the 410 PZ and the required storage components outlined in Section 2.1. Table 7 summarizes the total volume and operational storage for each reservoir in the 410 PZ. Since the 2020 WSP, the City has taken Reservoirs 9-1 and 9-2 offline.

Table 7 Existing Available Storage in the 410 PZ

	Reservoir 1-1	Reservoir 1-2	Reservoir 2	Reservoir 3-1	Reservoir 3-2	Reservoir 4	Reservoir 10	Reservoir 13	410 PZ Total
Total Volume (MG)	1.0	1.0	0.3	0.8	2.5	1.0	10.0	3.5	**19.8**
Available Storage (MG)	1.0	1.0	0.25	0.75	2.32	0.71	10.0	3.5	**19.5**
Operational Storage (MG)	0.28	0.28	0.05	0.27	0.08	0.34	2.30	0.35	**3.95**

The City is planning to take Reservoir 2 offline in 2025 and Reservoirs 1-1, 1-2, and 4 offline in 2027. To maximize the City's existing storage, two storage scenarios were evaluated:

- Scenario A: Continue with existing plan for reservoirs offline.
- Scenario B: Keep all remaining reservoirs online through the planning period.

The storage analyses for Scenarios A and B are summarized in Tables 8 and 9, respectively. Note, the storage analysis was performed for Kingston Terrace buildout, which is assumed by 2053. Because the 2020 WSP only includes demand projections up to 2050, Kingston Terrace buildout conditions were added to the 2050 demand projections to create the "Kingston Terrace Buildout" year.

Table 8 Storage Analysis – Scenario A

Planning Year	Reservoirs Online	Available Storage (MG)	Required Storage (MG)					Surplus/ (Deficit) (MG)
			Operational	Equalizing	Emergency	Fire	Total	
Existing	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	2.1	8.4	0.54	15.0	**4.5**
2025	1-1, 1-2, 3-1, 3-2, 4, 10, 13	19.3	3.9	2.8	11.3	0.54	18.5	**0.8**
2030	3-1, 3-2, 10, 13	16.6	3.0	3.1	12.5	0.54	19.2	**(2.6)**
2035	3-1, 3-2, 10, 13	16.6	3.0	3.3	13.5	0.54	20.4	**(3.8)**
2040	3-1, 3-2, 10, 13	16.6	3.0	3.6	14.5	0.54	21.6	**(5.1)**
2050	3-1, 3-2, 10, 13	16.6	3.0	4.0	16.7	0.54	24.2	**(7.7)**
Kingston Terrace Buildout(2)	3-1, 3-2, 10, 13	16.6	3.0	4.1	17.1	0.54	24.7	**(8.1)**

Notes:
(1) Scenario A: Continue with existing plan for reservoirs taken offline (Reservoir 2 offline in 2025; Reservoirs 1-1, 1-2, and 4 offline in 2027).
(2) The Kingston Terrace Buildout year includes buildout demand projections for Kingston Terrace and 2050 demand projections for the rest of the system.

Table 9 Storage Analysis – Scenario B

Planning Year	Reservoirs Online	Available Storage (MG)	Required Storage (MG)					Surplus/ (Deficit) (MG)
			Operational	Equalizing	Emergency	Fire	Total	
Existing	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	2.1	8.4	0.54	15.0	**4.5**
2025	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	2.8	11.3	0.54	18.6	**1.0**
2030	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	3.1	12.54	0.54	20.1	**(0.6)**
2035	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	3.3	13.5	0.54	21.3	**(1.8)**
2040	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	3.6	14.5	0.54	22.6	**(3.1)**
2050	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	4.0	16.7	0.54	25.2	**(5.6)**
Kingston Terrace Buildout(2)	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	4.1	17.1	0.54	25.7	**(6.1)**

Notes:
(1) Scenario B: All remaining reservoirs are kept online through the planning period.
(2) The Kingston Terrace Buildout year includes buildout demand projections for Kingston Terrace and 2050 demand projections for the rest of the system.

5.1.1 Storage Analysis Conclusions

With the City's current schedule for decommissioning reservoirs, new storage would be needed by 2027 to meet the storage requirements in the 410 PZ. If the City does not decommission any other reservoirs before Kingston Terrace buildout, additional storage would not be needed until 2029. Table 10 outlines the year new storage is needed to meet requirements and the volume of additional storage needed by Kingston Terrace buildout for the two scenarios with and without Kingston Terrace online.

Table 10 Storage Analysis Summary

Scenario	Description	Year new storage is needed to meet requirements	Additional storage needed by Kingston Terrace Buildout (or planning year 2050)
Scenario A	Reservoir 2 offline in 2025; Reservoirs 1-1, 1-2, and 4 offline in 2027	2027	8.1 MG
Scenario B	All reservoirs remain online through planning period	2029	6.1 MG

5.2 Supply and Pumping Analysis

5.2.1 Supply Analysis

The supply analysis compared the ADD and MDD to the system firm supply capacity. As stated in the City's 2020 WSP, the firm system supply capacity is the total supply of all the wells and LOT WTP with the largest producing ASR well out of service.

Table 11 summarizes the City's supply capacity.

Table 11 Existing Supply Capacity

Pump	Capacity (mgd)
LOT WTP	14.0
Well 2	0.58
ASR 1	1.44
ASR 2	2.00
ASR 3(1)	2.00
Total Supply Capacity	**20.0**
Total Firm Supply Capacity(2)	**18.0**

Notes:
(1) ASR 3 is planned to be online in summer 2024.
(2) Capacity with the largest producing ASR Well (ASR 2) out-of-service.
ASR - aquifer storage and recovery; mgd - million gallons per day.

The system supply capacity was evaluated for each planning year, as summarized in Table 12. Note, the supply analysis was performed for Kingston Terrace buildout, which is assumed by 2053. Because the 2020 WSP only includes demand projections up to 2050, Kingston Terrace buildout conditions were added to the 2050 demand projections to create the "Kingston Terrace Buildout" year.

Table 12 Supply Analysis

Planning Year	Off-Peak Season Supply Analysis			Firm Supply Analysis		
	Available Off-Peak Season Supply Capacity(1) (mgd)	Requirement – Total ADD (mgd)	Surplus/ (Deficit) (mgd)	Firm Supply Capacity(2) (mgd)	Requirement – Total MDD (mgd)	Surplus/ (Deficit) (mgd)
2025	14.0	8.2	**5.8**	18.0	16.4	**1.6**
2030	14.0	8.9	**5.1**	18.0	18.1	**(0.1)**
2035	14.0	9.5	**4.5**	18.0	19.3	**(1.3)**
2040	14.0	10.1	**3.9**	18.0	20.6	**(2.6)**
2050	14.0	11.5	**2.5**	18.0	23.4	**(5.6)**
Kingston Terrace Buildout	14.0	11.7	**2.3**	18.0	23.9	**(6.1)**

Notes:
(1) LOT WTP Capacity.
(2) Total supply of all the wells and LOT WTP with the largest producing ASR well out of service.

New supply capacity is needed by 2030 when the total MDD with Kingston Terrace is projected to exceed the total firm supply capacity of 18 mgd. By Kingston Terrace buildout, approximately 6 mgd of additional firm supply capacity is needed to meet the system supply requirements.

The City has sufficient off-peak season supply capacity to meet the system ADD through the planning horizon.

5.2.2 Pumping Analysis

The pumping analysis compared the required pumping for the 410 PZ to the available pumping capacity. Because supply to the upper zones is pumped through the 410 PZ, the total system MDD was compared to the total system firm capacity for the pumping analysis.

Table 13 summarizes the total and firm pumping capacity.

Table 13 Existing Pumping Capacity

Pump	Capacity (mgd)
PS 5: Pump 1	3.67
PS 5: Pump 2	3.67
PS 5: Pump 3	3.67
PS 5: Pump 4	3.67
PS 5: Pump 6	4.51
Well 2	0.58
ASR 1	1.44
ASR 2	2.00
ASR 3	2.00
Total Pumping Capacity	**25.2**
Total Firm Capacity(1)	**20.7**

Notes:
(1) Capacity with the largest pump (PS 5: Pump 6) out-of-service.

The pumping capacity of the 410 PZ was evaluated for each planning year, as summarized in Table 14. Note, the pumping analysis was performed for Kingston Terrace buildout, which is assumed by 2053. Because the 2020 WSP only includes demand projections up to 2050, Kingston Terrace buildout conditions were added to the 2050 demand projections to create the "Kingston Terrace Buildout" year.

Table 14 Pumping Analysis

Planning Year	Total Firm Capacity(1) (mgd)	Maximum Pumping Requirement Total MDD (mgd)	Surplus/(Deficit) (mgd)
2025	20.7	16.4	**4.3**
2030	20.7	18.1	**2.6**
2035	20.7	19.3	**1.4**
2040	20.7	20.6	**0.1**
2050	20.7	23.4	**(2.7)**
Kingston Terrace Buildout	20.7	23.9	**(3.2)**

Notes:
(1) Capacity with the largest pump (PS 5: Pump 6) out-of-service.

New pumping capacity is needed by 2041 when the total MDD with Kingston Terrace is projected to exceed the total firm pumping capacity of 20.7 mgd. By Kingston Terrace buildout, approximately 3.2 mgd of additional firm pumping capacity is needed to meet the pumping requirements.

5.3 Hydraulic Model Analysis

The hydraulic model analysis was performed to review system pressures and velocities and confirm the pipeline network. This section summarizes the results from each model scenario and the overall model analysis conclusions.

The alignments for the pipeline networks follow the proposed streets in Kingston Terrace. A more detailed street plan was provided for the Town Center, so a more detailed pipeline network was developed for the Town Center (Phases 1 to 4.5).

5.3.1 Kingston Terrace 2030 ADD

The Kingston Terrace 2030 ADD model scenario was used to review maximum pressures under 2030 ADD conditions with the following assumptions:

- Kingston Terrace Phases 1-3 online with 255 gpm in water demands allocated (the existing diurnal pattern was assigned to the model junctions).
- The Lake Oswego Tigard Partnership Water Treatment Plant (WTP) is the only source online.
- Two storage assumptions were modeled:
  - Scenario A: Reservoirs 1-1, 1-2, 2, 4, 9-1, and 9-2 are offline.
  - Scenario B: Only Reservoirs 9-1 and 9-2 offline.
- No new storage reservoir is online.

Figure 5 shows the proposed pipeline network for the 2030 planning year and the model predicted maximum pressures at each junction in Kingston Terrace under 2030 ADD condition for storage scenario B. Note, the modeled pressure results were similar for storage scenario A and fall in the same pressure categories as shown in Figure 5, so only one results figure is included.

As shown in Figure 5, the model predicts that all junctions in Kingston Terrace will have pressures above 80 psi under 2030 ADD conditions meaning that all service connections will require individual PRVs to be compliant with Oregon Plumbing Specialty Code.

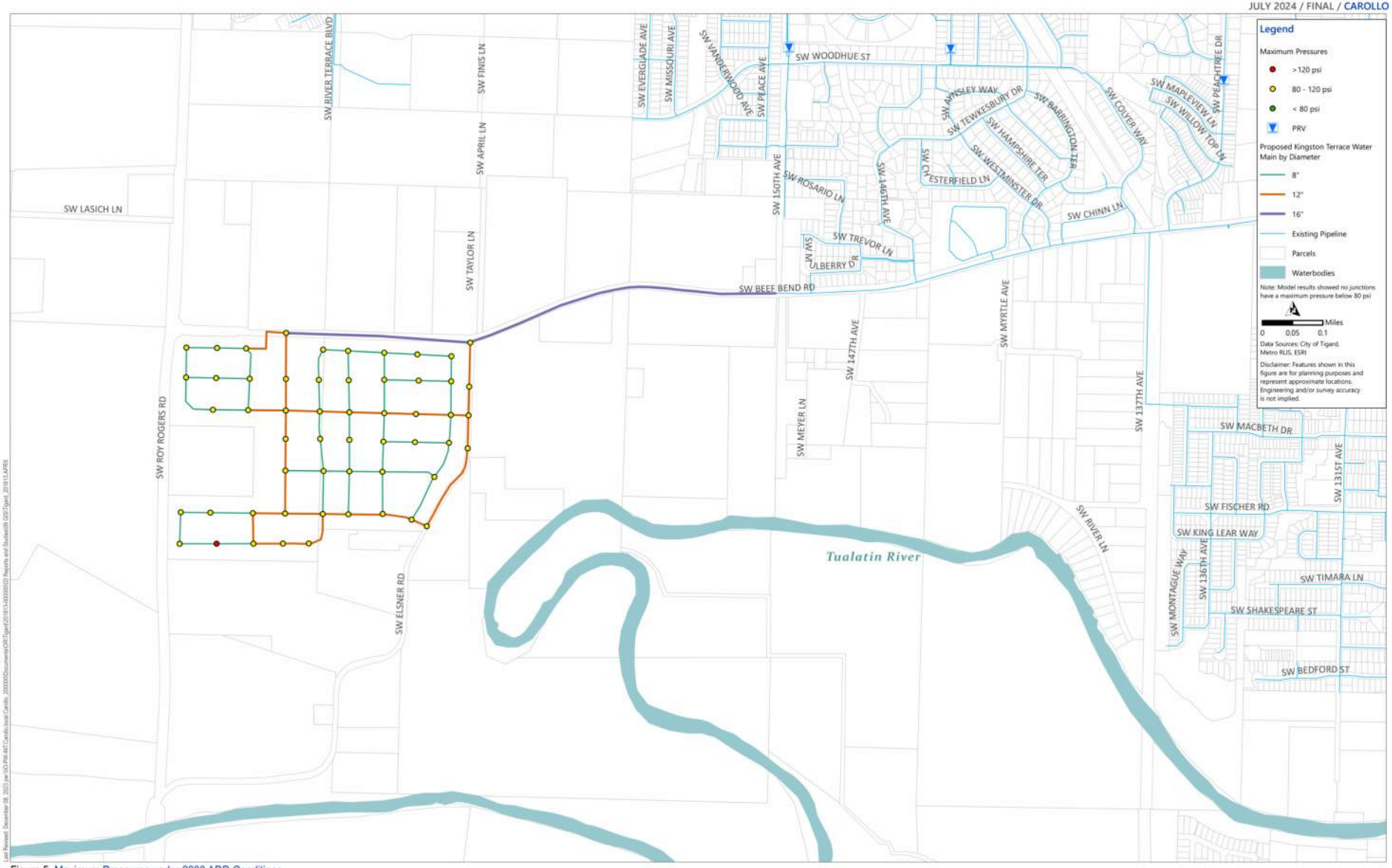


Figure 5 Maximum Pressures under 2030 ADD Conditions
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5.3.2 Kingston Terrace 2040 PHD

The Kingston Terrace 2040 PHD model scenario was used to review minimum pressures and maximum velocities under 2040 PHD conditions with the following assumptions:

- Kingston Terrace Phases 1-5 online with 643 gpm in water demands allocated (the existing diurnal pattern was assigned to the model junctions).
- The WTP, ASR 1, ASR 2, ASR 3 and Well 2 are online.
- Two storage assumptions were modeled:
  - Scenario A: Reservoirs 1-1, 1-2, 2, 4, 9-1, and 9-2 are offline with a new Reservoir 19 (located near the intersection of SW 150th Avenue and SW Woodhue Street) online with a capacity of approximately 1.5 MG.
    - Note, additional storage was needed to stabilize the HGL in the 410 PZ under 2040 PHD conditions for storage scenario A so Reservoir 19, as modeled for the 2020 WSP, was activated and the volume was adjusted.
  - Scenario B: Only Reservoirs 9-1 and 9-2 offline.

Figure 6 shows the proposed pipeline network for the 2040 planning year and the model predicted minimum pressures at each junction in Kingston Terrace under 2040 PHD conditions for storage scenario B. Note, the modeled pressure results were slightly higher for storage scenario A, so only results for storage scenario B are included as the more conservative results.

As shown in Figure 6, the model results show that no junction pressures are below 30 psi under the stated conditions.

The model results show that no pipelines in Kingston Terrace have velocities that exceed 3 fps under 2040 PHD conditions.

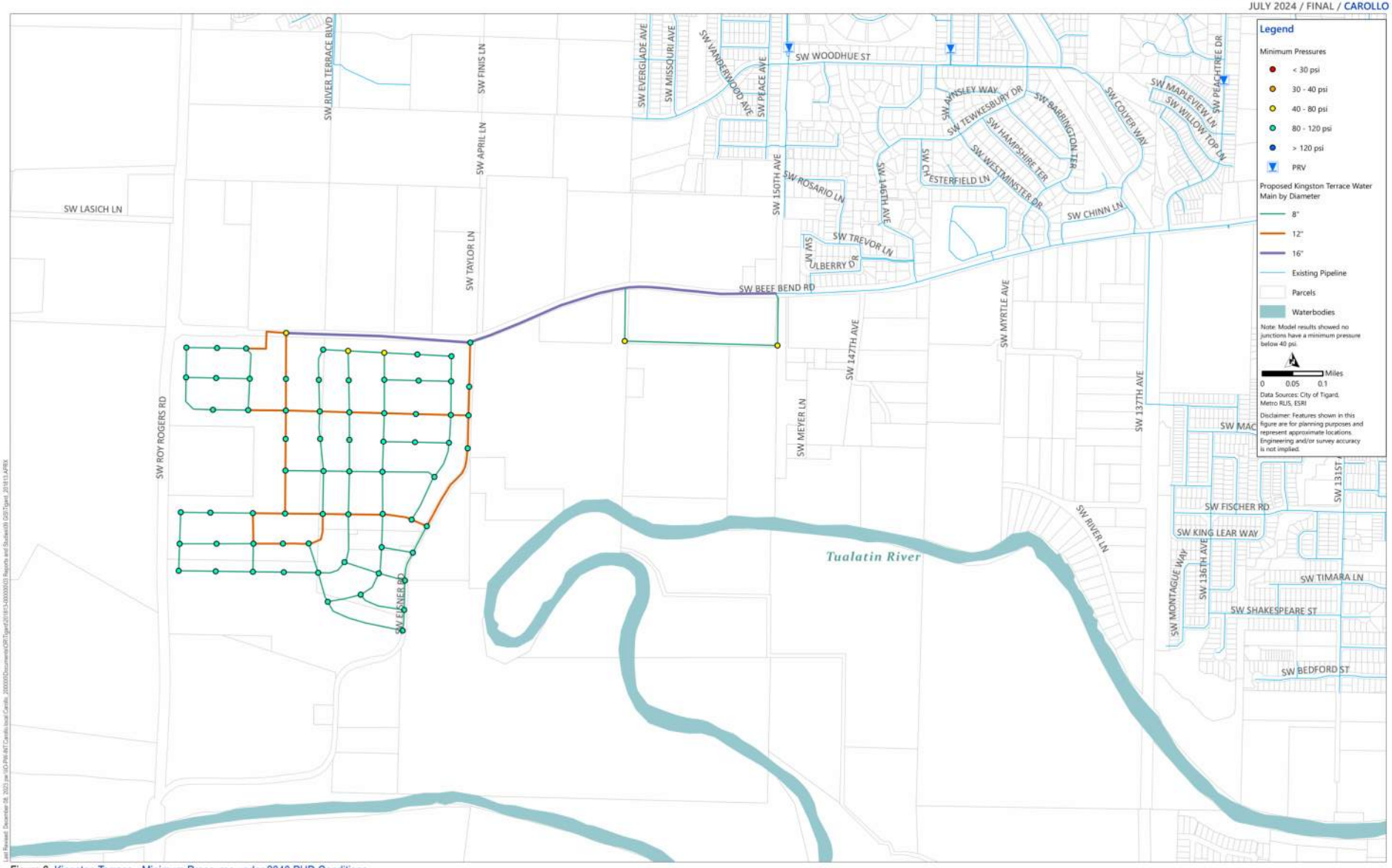


Figure 6 Kingston Terrace - Minimum Pressures under 2040 PHD Conditions
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5.3.3 Kingston Terrace 2040 MDD + FF

The Kingston Terrace 2040 MDD + FF model scenario was used to review residual pressures under 2040 MDD + FF conditions with the following assumptions:

- Kingston Terrace Phases 1-5 are online with 643 gpm in water demands allocated set to run as steady state (no diurnal pattern).
- FF requirements, based on land use, as shown in Figure 7.
- The WTP, ASR 1, ASR 2, ASR 3, and Well 2 are online.
- Two storage assumptions were modeled:
  - Scenario A: Reservoirs 1-1, 1-2, 2, 4, 9-1, and 9-2 are offline with a new Reservoir 19 (located near the intersection of SW 150th Avenue and SW Woodhue Street) online with a capacity of approximately 1.5 MG.
  - Scenario B: Only Reservoirs 9-1 and 9-2 offline.

Figure 8 shows the model predicted residual pressures at each junction based on the assigned FF requirements under 2040 MDD plus FF conditions for storage scenario B. Note, the modeled pressure results were slightly higher for storage scenario A, so only results for storage scenario B are included as the more conservative results.

As shown in Figure 8, the model predicts that there are no residual pressures below 20 psi under 2040 MDD + FF conditions.

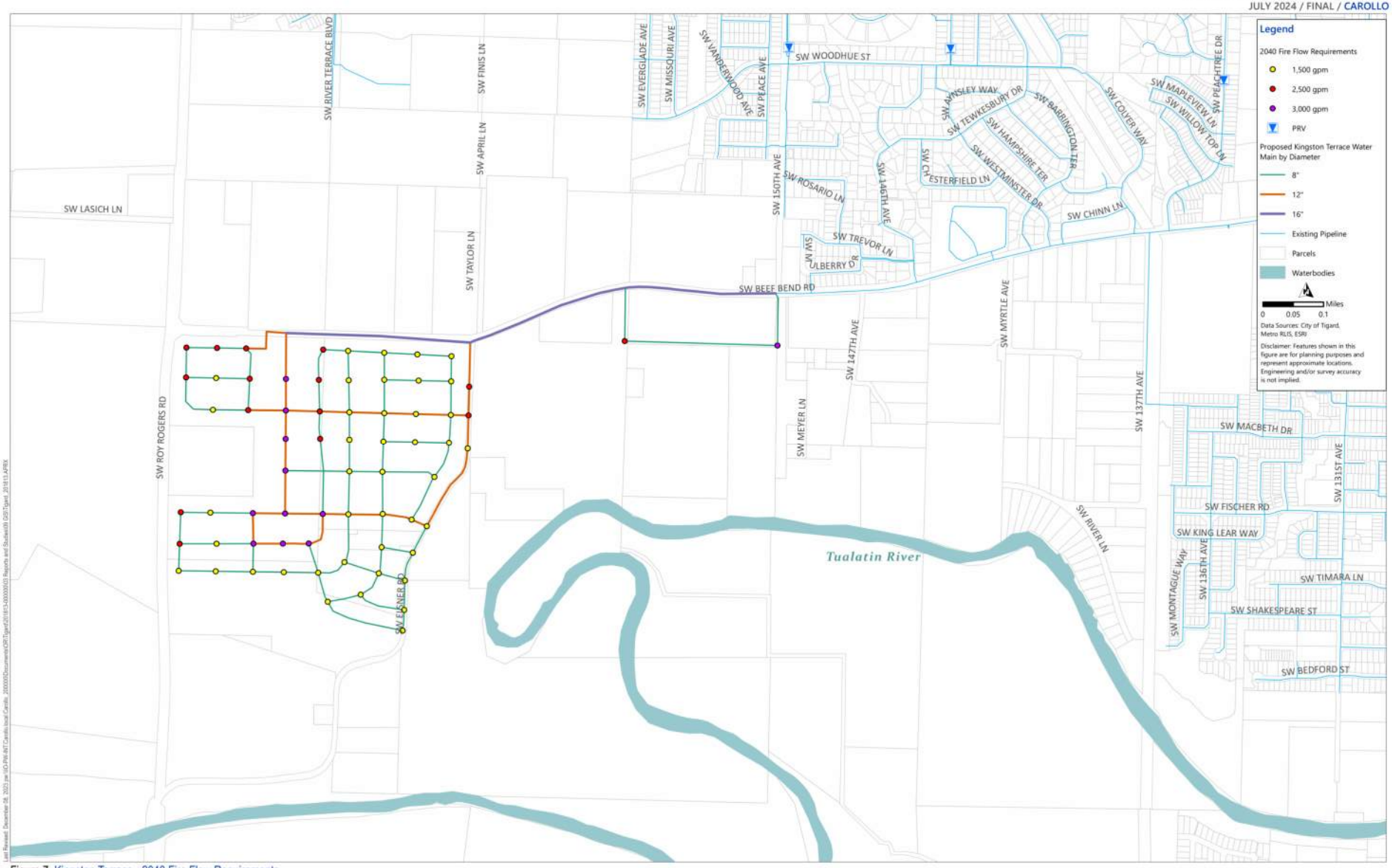


Figure 7 Kingston Terrace - 2040 Fire Flow Requirements
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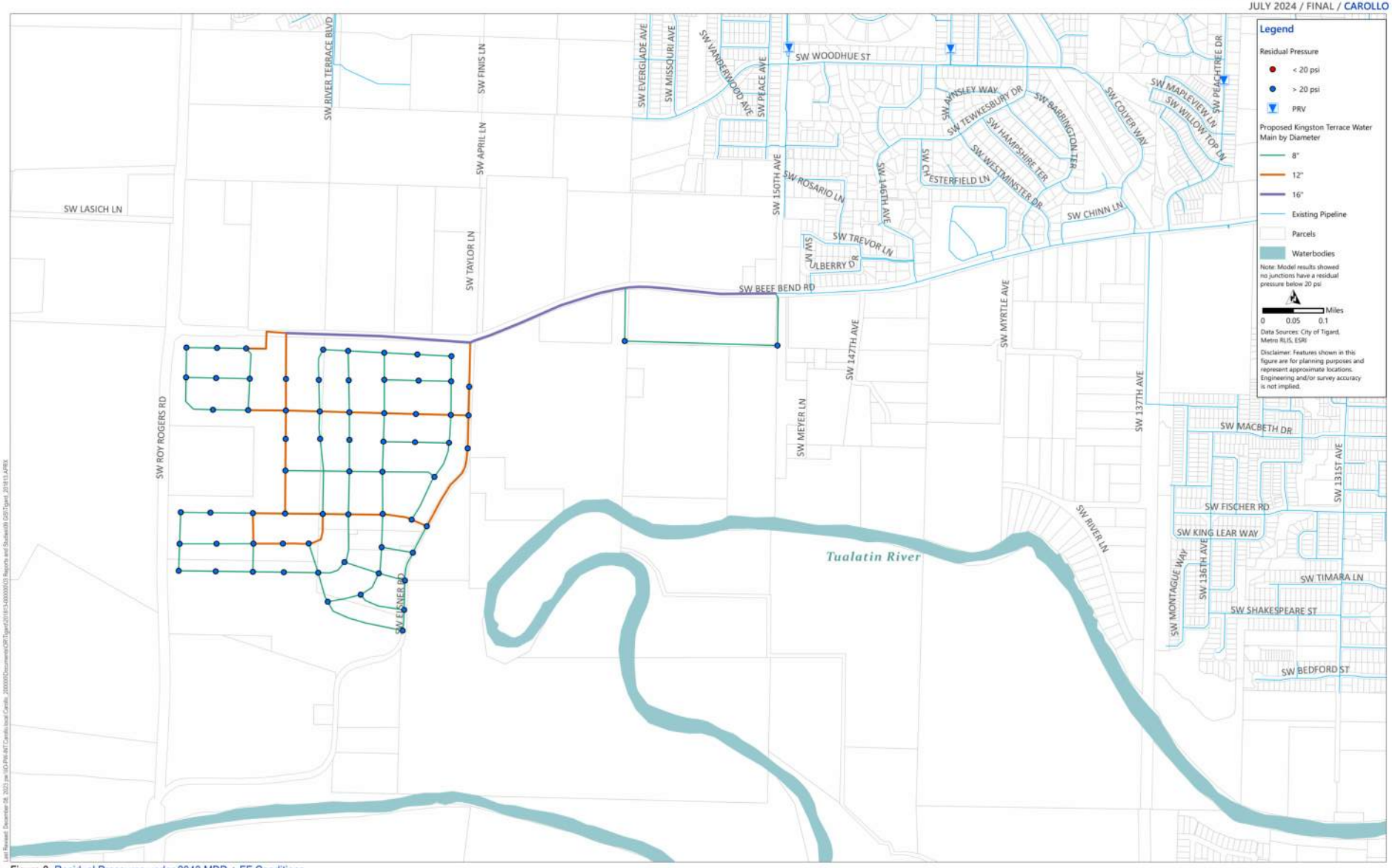


Figure 8 Residual Pressures under 2040 MDD + FF Conditions
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5.3.4 Kingston Terrace Buildout PHD

The Kingston Terrace Buildout PHD model scenario was used to review minimum pressures and maximum velocities under buildout PHD conditions for Kingston Terrace (2040 PHD conditions for the rest of the system) with the following assumptions:

- All Kingston Terrace Phases are online with 1,525 gpm in water demands allocated (the existing diurnal pattern was assigned to the model junctions).
- The WTP, ASR 1, ASR 2, ASR 3, and Well 2 are online.
- Two storage assumptions were modeled:
  - Scenario A: Reservoirs 1-1, 1-2, 2, 4, 9-1, and 9-2 are offline with a new Reservoir 19 (located near the intersection of SW 150th Avenue and SW Woodhue Street) online with a capacity of approximately 1.5 MG.
    - Similar to the Kingston Terrace 2040 PHD storage scenario A, additional storage was needed to stabilize the HGL in the 410 PZ under 2040 PHD conditions for storage scenario A so Reservoir 19 was activated, and the volume was adjusted.
  - Scenario B: Only Reservoirs 9-1 and 9-2 offline.

Figure 9 shows the proposed pipeline network for Kingston Terrace buildout and the model predicted minimum pressures at each junction in Kingston Terrace under buildout PHD conditions for storage scenario B. Note, the modeled pressure results were slightly higher for storage scenario A, so only results for storage scenario B are included as the more conservative results.

As shown in Figure 9, the model results show that no junction pressures are below 30 psi under the stated conditions.

The model results show that no pipelines in Kingston Terrace have velocities that exceed 3 fps under buildout PHD conditions.

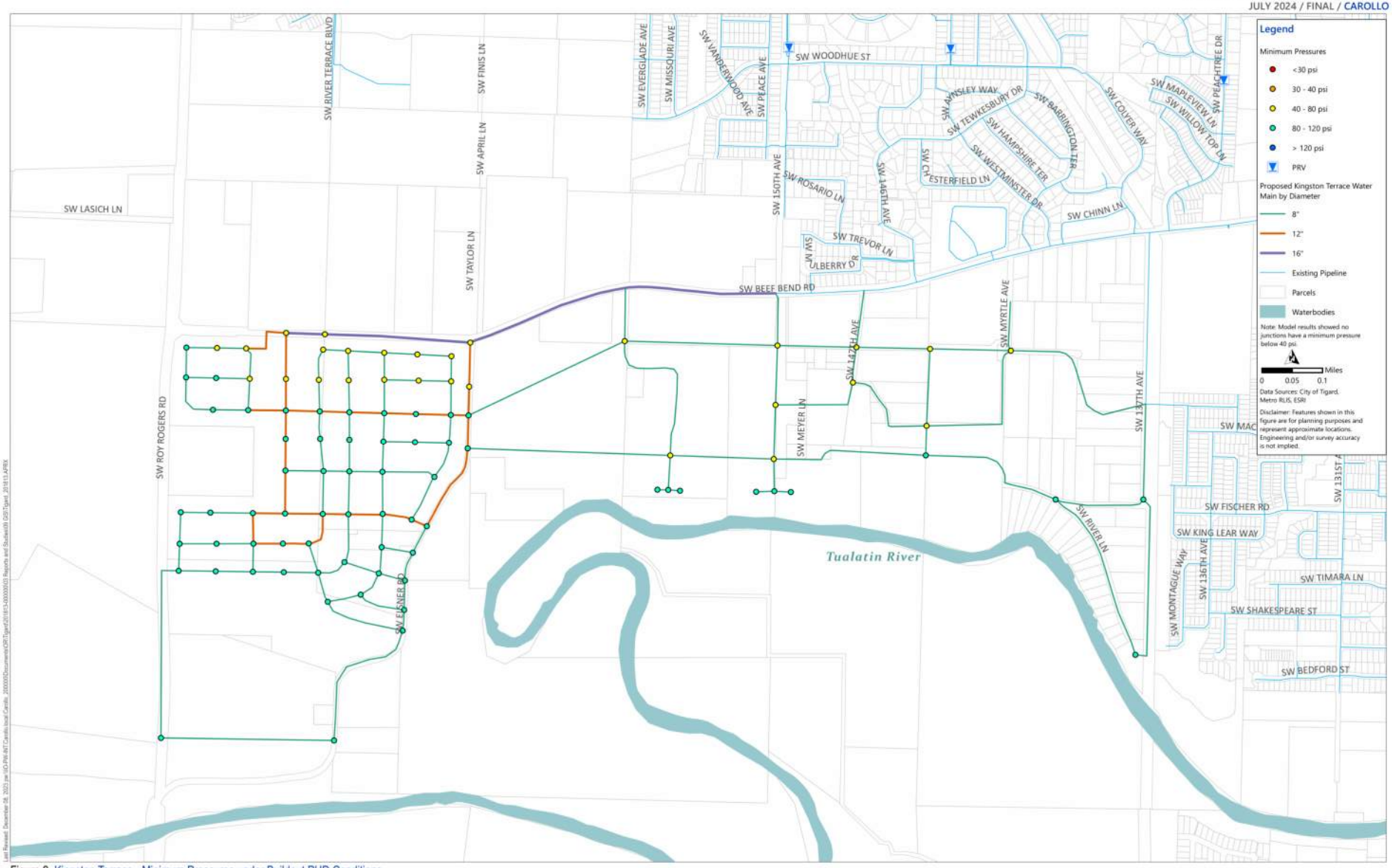


Figure 9 Kingston Terrace - Minimum Pressures under Buildout PHD Conditions
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5.3.5 Kingston Terrace Buildout MDD + FF

The Kingston Terrace Buildout MDD + FF model scenario was used to review residual pressures under buildout MDD+ FF conditions for Kingston Terrace (2040 MDD conditions for the rest of the system) with the following assumptions:

- All Kingston Terrace phases online with 1,525 gpm in water demands allocated set to run as steady state (no diurnal pattern).
- FF requirements, based on land use, as shown in Figure 10.
- The WTP, ASR 1, ASR 2, ASR 3, and Well 2 are online.
- Reservoirs 1-1, 1-2, 2, 4, 9-1, and 9-2 are offline.
- Two storage assumptions were modeled:
  - Scenario A: Reservoirs 1-1, 1-2, 2, 4, 9-1, and 9-2 are offline with a new Reservoir 19 (located near the intersection of SW 150th Avenue and SW Woodhue Street) online with a capacity of approximately 1.5 MG.
  - Scenario B: Only Reservoirs 9-1 and 9-2 offline.

Figure 11 shows the model predicted residual pressures at each junction based on the assigned FF requirements under Buildout MDD plus FF conditions for storage scenario B. Note, the modeled pressure results were slightly higher for storage scenario A, so only results for storage scenario B are included as the more conservative results.

As shown in Figure 11, the model predicts that there are no residual pressures below 20 psi under buildout MDD + FF conditions.

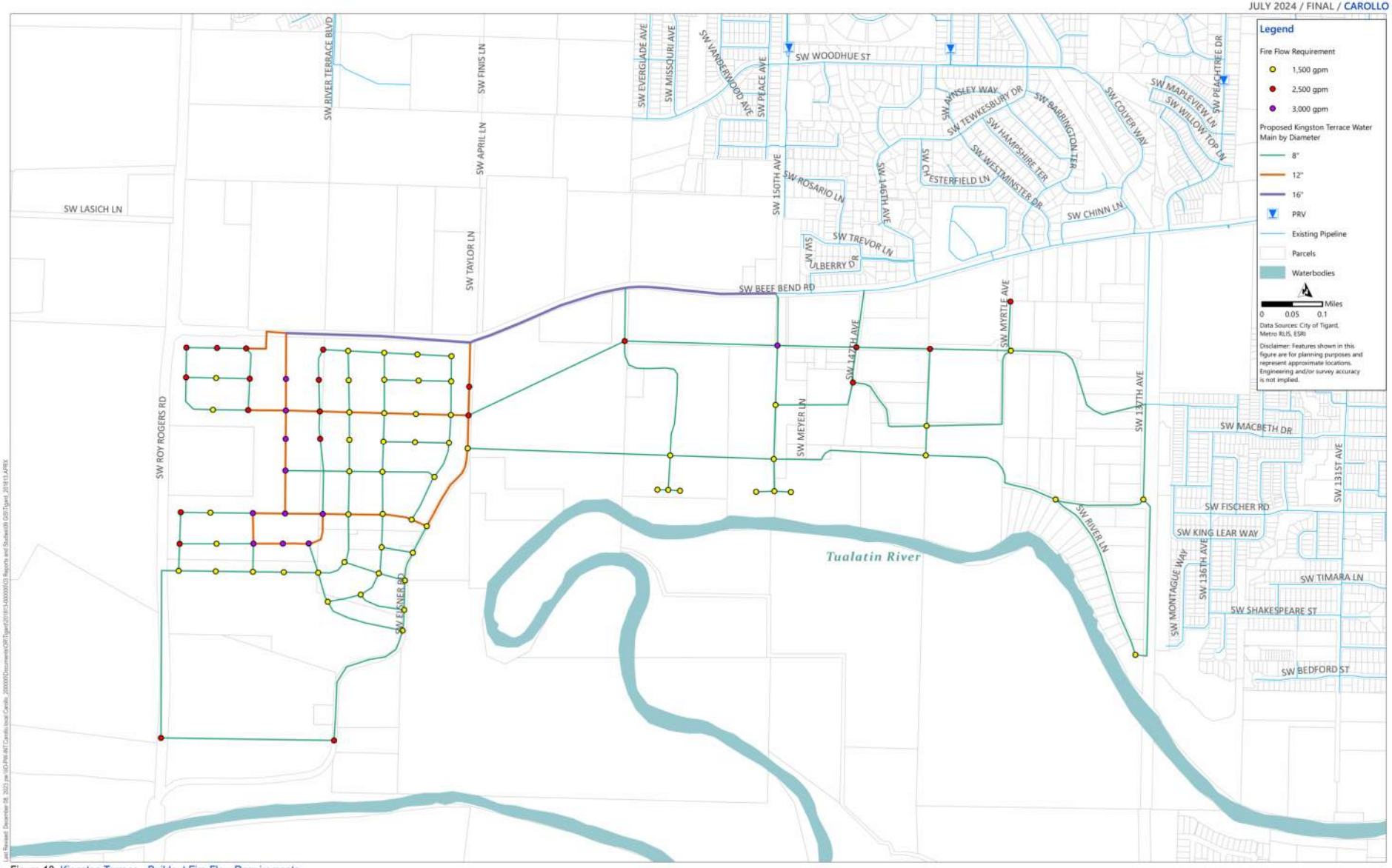


Figure 10 Kingston Terrace - Buildout Fire Flow Requirements
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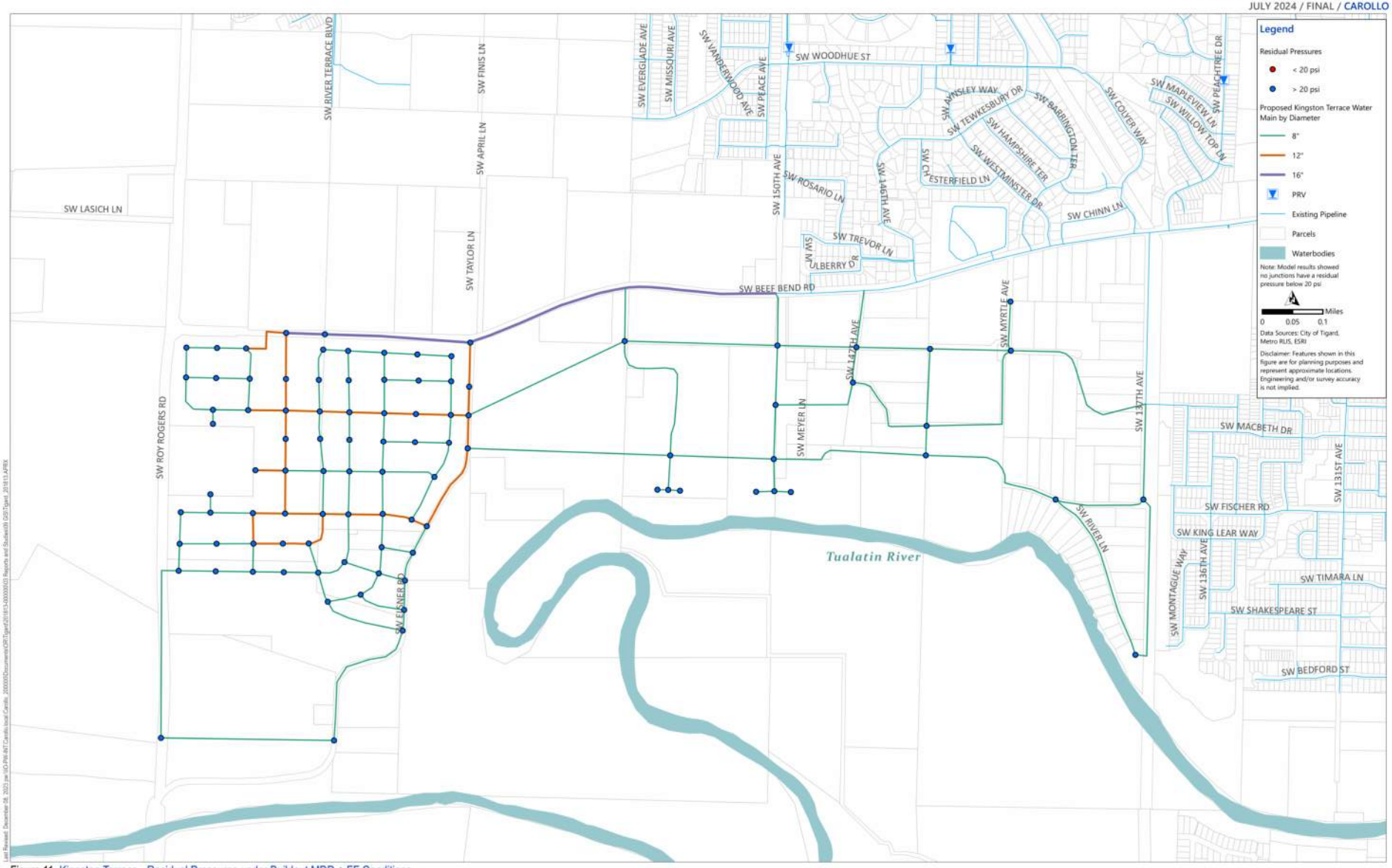


Figure 11 Kingston Terrace - Residual Pressures under Buildout MDD + FF Conditions
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5.3.6 Hydraulic Model Analysis Conclusions

The results of the hydraulic model analysis can be summarized as follows:

- The model predicts that pressures are generally higher than 80 psi in Kingston Terrace due to the low customer elevations relative to the HGL of the pressure zone. Individual PRVs will be required for compliance with the Oregon Plumbing Specialty Code.
- The model results show that the proposed 16-inch-diameter pipeline on SW Beef Bend Road is sufficient to meet pressure and velocity requirements, but a second connection from the north is recommended to provide redundancy to Kingston Terrace, specifically to the Town Center before additional areas are developed.
- The model results show that a 12-inch-diameter pipe loop through the Town Center is sufficient to serve commercial and municipal buildings in the area.
- The model results shows that an 8-inch-diameter pipe loop to serve Phases 7 and 8 south of the proposed Town Center is sufficient to meet pressure and velocity requirements. If any high-density residential, commercial, or municipal buildings (with FF requirements above 1,500 gpm) are planned for this area, a 12-inch-diameter pipe loop may be required.
- The model results show that 8-inch-diameter pipe looping is sufficient to meet pressure and velocity requirements in the Beef Bend, Central, and Rural character neighborhoods (Phases 5-6 and 9-12). If any high-density residential, commercial, or municipal buildings (with FF requirements above 1,500 gpm) are planned for the southern part of these neighborhoods, a 12-inch-diameter pipe loop may be required.
- During PHD, the model required additional storage in the 410 PZ to maintain HGL:
  - Approximately 1.5 MG for 2040 demands.
  - Approximately 2.0 MG for Kingston Terrace Buildout demands.

SECTION 6 RECOMMENDED IMPROVEMENTS

This section summarizes the improvements needed to meet storage, pumping, pressure, and velocity criteria in Kingston Terrace.

6.1 Storage

If Reservoir 2 is taken offline in 2025 and Reservoirs 1-1, 1-2, and 4 are taken offline in 2027 (storage scenario A), new storage is needed in 2027 to offset the storage taken offline. By Kingston Terrace buildout, approximately 8.1 MG of usable storage is needed to meet storage requirements in the 410 PZ. Approximately 2.0 MG of the volume is needed to serve Kingston Terrace, and the remaining volume (6.1 MG) is needed to meet growth in the rest of the 410 PZ and to offset the volume lost when 2.96 MG of storage is taken offline.

If Reservoirs 2, 1-1, 1-2, and 4 remain online (storage scenario B), new storage is needed by 2029. By Kingston Terrace buildout, approximately 6.1 MG of usable storage is needed to meet storage requirements in the 410 PZ. Approximately 2.0 MG of the volume is needed to serve Kingston Terrace, and the remaining volume (4.1 MG) is needed to meet growth in the rest of the 410 PZ.

6.2 Supply and Pumping

With the assumed timing of the development of Kingston Terrace, additional supply capacity is needed by 2030 to meet the total system firm supply capacity. To meet system supply requirements by the Kingston Terrace buildout, approximately 6.1 mgd of additional supply capacity is needed to meet a total system MDD of approximately 24 mgd. Of the 6.1 mgd additional required supply capacity, 2.2 mgd is needed to serve Kingston Terrace based on the demand projections.

With the assumed timing of the development of Kingston Terrace, additional pumping is needed by 2041 to meet the total system pumping requirements. To meet pumping requirements in the 410 PZ by the Kingston Terrace buildout, approximately 3.2 mgd of additional pumping capacity to the 410 PZ is needed, 2.2 mgd of which would be needed to serve Kingston Terrace.

The City's 2020 WSP outlines two new supply projects: S-1 LOT Supply Expansion and ASR 4. For project S-1, system improvements are needed to expand LOT supply from 14 mgd to 18 mgd, including a 50 percent cost share with Lake Oswego for adding a finished water pump at the LOT WTP, installation of approximately 5,600 LF of 36-inch-diameter pipeline from the Waluga Reservoir to SW Bangy Road, addition of a sixth pump at PS 5, and installation of approximately 250 LF of 24-inch-diameter pipeline across Fanno Creek.

Based on the existing supply, demand projections, and S-1, the capacity of ASR 4 would need to be approximately 2.1 mgd.

6.3 Pipeline Network

Figure 12 shows the recommended transmission pipeline network to serve Kingston Terrace at buildout based on the hydraulic model results. Figure 12 includes the recommended 18-inch-diameter second connection to Kingston Terrace from the south end of the existing 18-inch-diameter pipeline on SW River Terrace Boulevard.

The total length of pipe, by diameter for pipeline shown in Figure 12 larger than 12-inch diameter is summarized in Table 15.

Table 15 Summary of Pipeline Network to serve Kingston Terrace

Diameter (inches)	Length (feet)	Location
16	2,350	SW Beef Bend Road from SW 105th Avenue to SW Taylor Lane
18	2,000	From SW Beef Bend Road north to existing 18-inch-diameter pipeline on SW River Terrace Boulevard

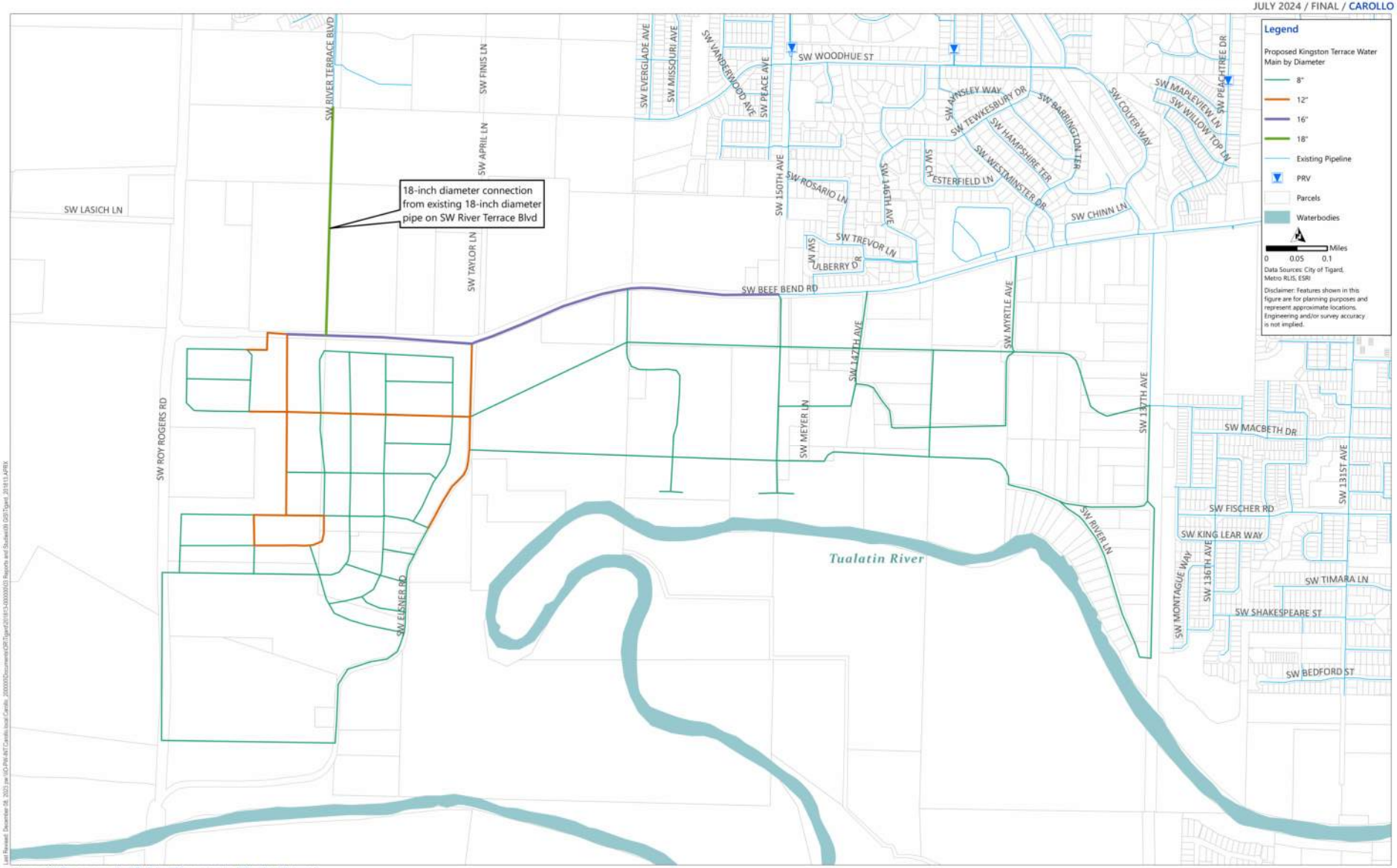


Figure 12 Recommended Buildout Transmission Pipeline Network
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TIGARD KINGSTON TERRACE WATER MASTER PLAN ADDENDUM

SECTION 7 COST ESTIMATES

Cost estimates were developed for improvements to serve Kingston Terrace based on the cost estimates from the 2020 WSP and ASR 3 costs from 2022. The cost estimates presented in this section are in 2023 dollars. The Handy-Whitman Index (H-W Index) of Public Utility Construction Costs for the Pacific Region for water utility construction was used to escalate costs from the 2020 WSP and the 2022 ASR 3 costs to 2023 dollars, as summarized in Table 16.

As stated in the 2020 WSP, Cost estimates represent opinions of cost only, acknowledging that final costs of individual projects will vary depending on actual labor and material costs, market conditions for construction, regulatory factors, final project scope, project schedule, and other factors. The Association for the Advancement of Cost Engineering International classifies cost estimates depending on project definition, end usage, and other factors. The cost estimates presented here are considered Class 4 with an end use being a study or feasibility evaluation and an expected accuracy range of -30 percent to +50 percent. As the project is better defined, the accuracy level of the estimates can be narrowed.

Total project costs from the 2020 WSP included the following indirect costs and contingencies:

- Construction contingency: 30 percent.
- Oregon Corporate Activity Tax: 1 percent.
- Engineering allowance: 20 percent.
- Permitting, inspections, and administration: 5 percent.
- City project management: 15 percent.

The cost estimates in this addendum include all indirect costs and contingencies outlined above.

All construction cost estimates from the 2020 WSP included the following assumptions:

- No property acquisition cost included.
- No easement or right-of-way cost included.
- Costs include arterial roadway resurfacing cost and does not include sidewalk or half- or full-street replacement cost.

Table 16 H-W Indices of Water Utility Construction in the Pacific Region

	January 2020 Index	January 2022 Index	January 2023 Index
Average for Water Utility Construction	932	1136	1270
Electrical Pumping Equipment	1374	1593	1801
Mains - Averall All Types	842	1000	1119

7.1 Storage Cost Estimates

The construction cost estimate for project R-2 (Reservoir 19) from the 2020 WSP included the following:

- Reservoir structure and appurtenances (AWWA D110 Prestressed circular concrete reservoir).
- Reservoir foundation and excavation.

- Yard piping.
- Site work and landscaping.
- Electrical and instrumentation and controls.
- 2,000 linear feet (LF) of 16-inch-diameter pipe.
- 2,000 LF of surface replacement.
- Mobilization, bonds, insurance, shop drawings.

The construction cost estimate was adjusted using the "average for water utility construction" H-W Indices from Table 16 and then scaled to match the proposed storage volumes in Table 10.

Table 17 summarizes the total construction cost estimate (including the 30 percent construction contingency) and the total project cost estimate (including all other indirect costs) for each storage scenario based on the 2020 WSP cost estimates. The total project cost estimate also includes $3.2M as an assumption for land acquisition for all reservoir sizes, which equals the estimate for land acquisition for Reservoir 19 in the City's CIP.

Table 17 Storage Project Cost Estimates

Scenario	Description	Storage Capacity(1)	Total Construction Cost Estimate	Total Project Cost Estimate
Scenario A	Reservoir 2 offline in 2025; Reservoirs 1-1, 1-2, and 4 offline in 2027	8.0 MG	$19,400,000	$30,700,000
Scenario B	All reservoirs remain online through 2050	6.0 MG	$14,600,000	$23,800,000

Notes:
(1) Storage capacity was rounded to the nearest 0.5 MG.

To serve Kingston Terrace for either storage scenario, approximately 2.0 MG of storage is needed in the 410 PZ, which equates to approximately $7.0 million based on the cost estimates provided in Table 17. This estimate does not include the cost for land acquisition.

7.2 Supply and Pumping Cost Estimates

CIP Project S-1 from the 2020 WSP is comprised of the following items:

- 5,600 LF of 36-inch-diameter pipe.
- 5,6000 LF of surface replacement for 36-inch pipe.
- 200 LF of 24-inch high-density polyethylene Pipe - auger drilling.
- 200 LF of carrier pipe and fittings.
- 50 LF of 24-inch-diameter pipe replacement.
- 50 LF of surface replacement.
- 250 horse-power pump.
- Pump Station site improvements.
- Mobilization, bonds, insurance, shop drawings.

The construction cost estimates for CIP Project S-1 LOT Supply Expansion from the 2020 WSP were escalated using the "Electrical Pumping Equipment" and "Mains - Average All Types" H-W Indices outlined

in Table 16. The total construction cost estimate (including the 30 percent construction contingency) and the total project cost estimate (including all other indirect costs and the LOT WTP pump cost share) for CIP Project S-1 is as follows:

- Total construction cost estimate: $4,400,000.
- Total project cost estimate: $6,900,000.

The project cost for ASR 3 includes following items:

- Mobilization, bonds, permitting, insurance; traffic control; erosion control and permitting; and construction survey.
- The ASR 3 facility.
- Asphalt concrete paving.
- Connections to existing pipe and existing structures.
- Driller.
- Engineering.
- Special inspections.

The total cost for ASR 3 in 2022 dollars were escalated using the "Average for Water Utility Construction" outlined in Table 16. The total project cost estimate for ASR 4 was assumed to be $7,700,000.

7.2.1 Pipeline Cost Estimates

The pipeline construction cost estimates from the 2020 WSP were escalated using the "Mains - Averall All Types" H-W Indices from Table 16.

Costs estimates from the 2020 WSP did not include an 18-inch-diameter pipeline, so the unit costs were scaled up to develop a cost for the 18-inch-diameter pipeline. Table 18 summarizes the total construction cost estimate (including the 30 percent construction contingency) and the total project cost estimate (including all other indirect costs) for the recommended transmission network for Kingston Terrace, as shown in Figure 12, for the pipeline larger than 12-inch diameter based on the 2020 WSP cost estimates.

Table 18 Pipeline Cost Estimates

Diameter (inches)	Length (feet)	Total Construction Cost Estimate	Total Project Cost Estimate
16	2,350	$900,000	$1,300,000
18	2,000	$800,000	$1,200,000
Total	**4,350**	**$1,700,000**	**$2,500,000**

7.2.2 Total Cost Estimates

Table 19 summarizes the total construction costs and total project costs for all recommended improvements. The storage cost included assumes the City takes Reservoirs 1-1, 1-2, 2, and 4 offline as planned (storage scenario A).

Table 19 Total Cost Estimates

	Total Construction Cost Estimate	Total Project Cost Estimate	Total Project Cost Directly Attributed to the Kingston Terrace Development
Storage Cost(1)	$19,400,000	$30,700,000	$7,000,000(2)
S-1	$4,400,000	$6,900,000	$3,450,000 to $7,700,000(3)
ASR 4	--	$7,700,000(2)	
Pipeline Cost	$1,700,000	$2,500,000	$2,500,000
Total Cost	**$25,500,000(4)**	**$47,800,000**	**$12,950,000 to $17,200,000**

Notes:
(1) Storage cost is for storage scenario A (8.0 MG reservoir).
(2) Cost does not include land acquisition.
(3) The supply and pumping cost attributed to the Kingston Terrace Development is half of the total cost of S-1, or 2 mgd of the 4 mgd supply expansion, or the total cost of ASR 4. Cost for new supply will depend on which project is completed first: S-1 or ASR 4.
(4) The total construction cost estimate does not include a total construction cost estimate for ASR 4.

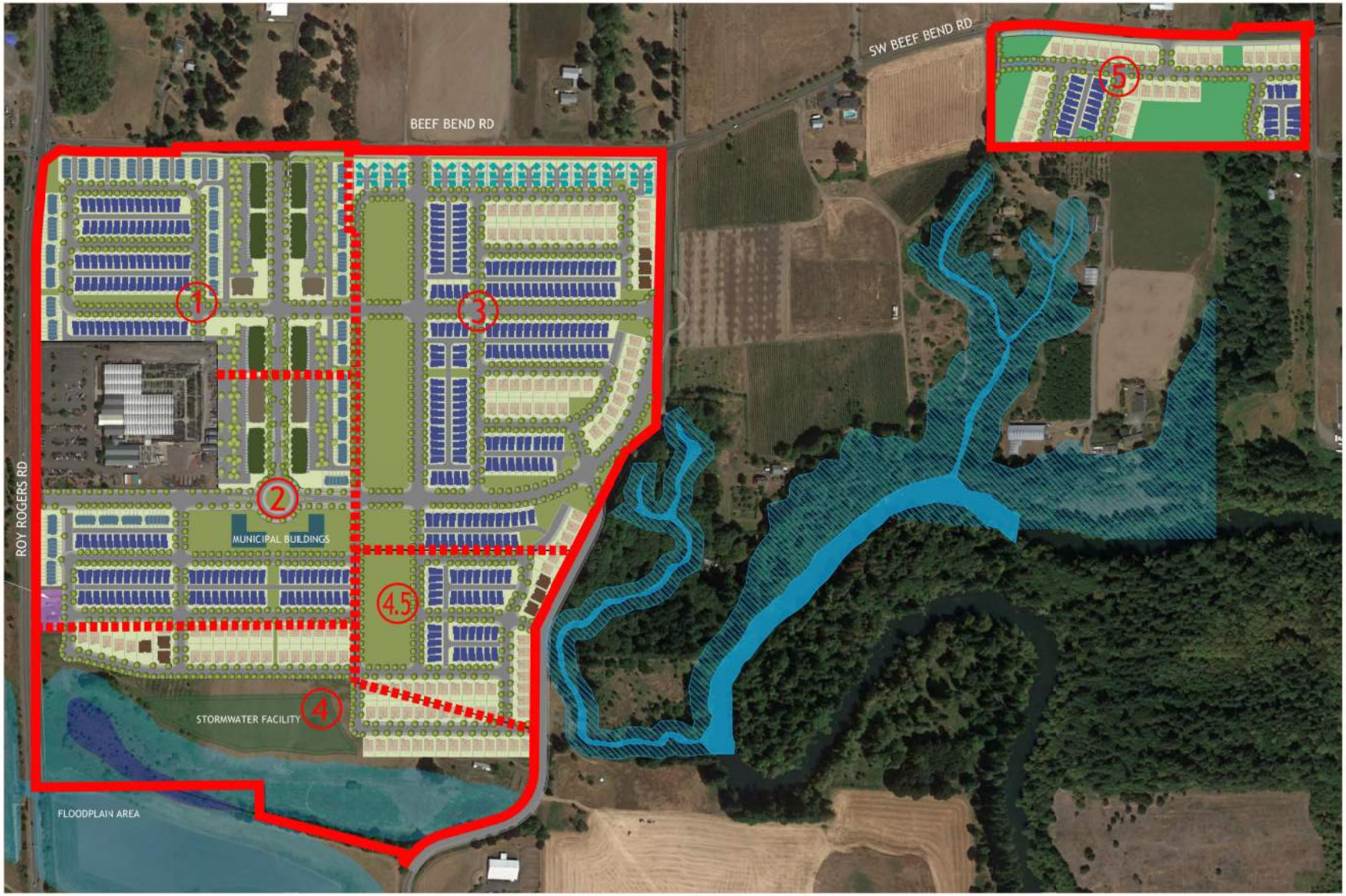
APPENDIX A

SUPPORTING DOCUMENTS FROM KING CITY AND CONSULTANT

SITE PLAN AND PHASING PLAN FOR KINGSTON TERRACE TOWN CENTER

Kingston Terrace Town Center

Phasing Plan



OVERALL SITE

Residential Units

Multi Family	= 394
Townhome	= 206
SF Detached - Alley Load	= 382
SF Medium	= 165
SF Standard	= 9
Cottage	= 60
Total Units	= 1,216

Commercial Space
8 Buildings at 4,100 sf = 32,800 sf

Site Information
Gross Area: 153.6 Acres
Net Area: 124.3 Acres
Net Density = 9.8 Units/Acre

PHASE 1 Residential Units

Multi Family	=254
Townhome	=143
SF Detached - Alley Load	= 72
SF Medium	= 0
SF Standard	= 0
Total Units	= 457

Net Area: 21.0 Acres

PHASE 2 Residential Units

Multi Family	=140
Townhome	= 63
SF Detached - Alley Load	= 74
SF Medium	= 0
SF Standard	= 0
Total Units	= 277

Gross Area: 23.3 Acres
Net Area: 21.0 Acres

PHASE 3 Residential Units

Multi Family	= 0
Townhome	= 0
SF Detached - Alley Load	=172
SF Medium	= 54
SF Standard	= 3
Cottage	= 60
Total Units	= 289

Gross Area: 45.5 Acres
Net Area: 41.0 Acres

PHASE 4 Residential Units

Multi Family	= 0
Townhome	= 0
SF Detached - Alley Load	= 0
SF Medium	= 52
SF Standard	= 3
Total Units	= 55

Gross Area: 33.1 Acres
Net Area: 11.9 Acres

PHASE 4.5 Residential Units

Multi Family	= 0
Townhome	= 0
SF Detached - Alley Load	= 0
SF Medium	= 27
SF Standard	= 33
Total Units	= 66

Gross Area: 11.6 Acres
Net Area: 11.6 Acres

PHASE 5 - KING CITY - EAST Residential Units

Multi Family	= 0
Townhome	= 0
SF Detached - Alley Load	= 27
SF Medium	= 33
SF Standard	= 0
Total Units	= 60

Gross Area: 14.5 Acres
Net Area: 13.2 Acres

SCALE
200 0 100 200
1 INCH = 200 FEET

PACIFIC COMMUNITY DESIGN

Kingston Terrace Town Center

Site Plan



Legend

- MULTI-FAMILY APARTMENTS - 106
- MIXED-USE APARTMENTS - 288
- ROWHOMES - 206
- ALLEY LOADED DETACHED HOMES - 382
- FRONT LOADED DETACHED HOMES (50' X 90') - 165
- FRONT LOADED DETACHED HOMES (60' X 90') - 9
- COTTAGE HOMES - 60

TOTAL UNITS = 1,216*

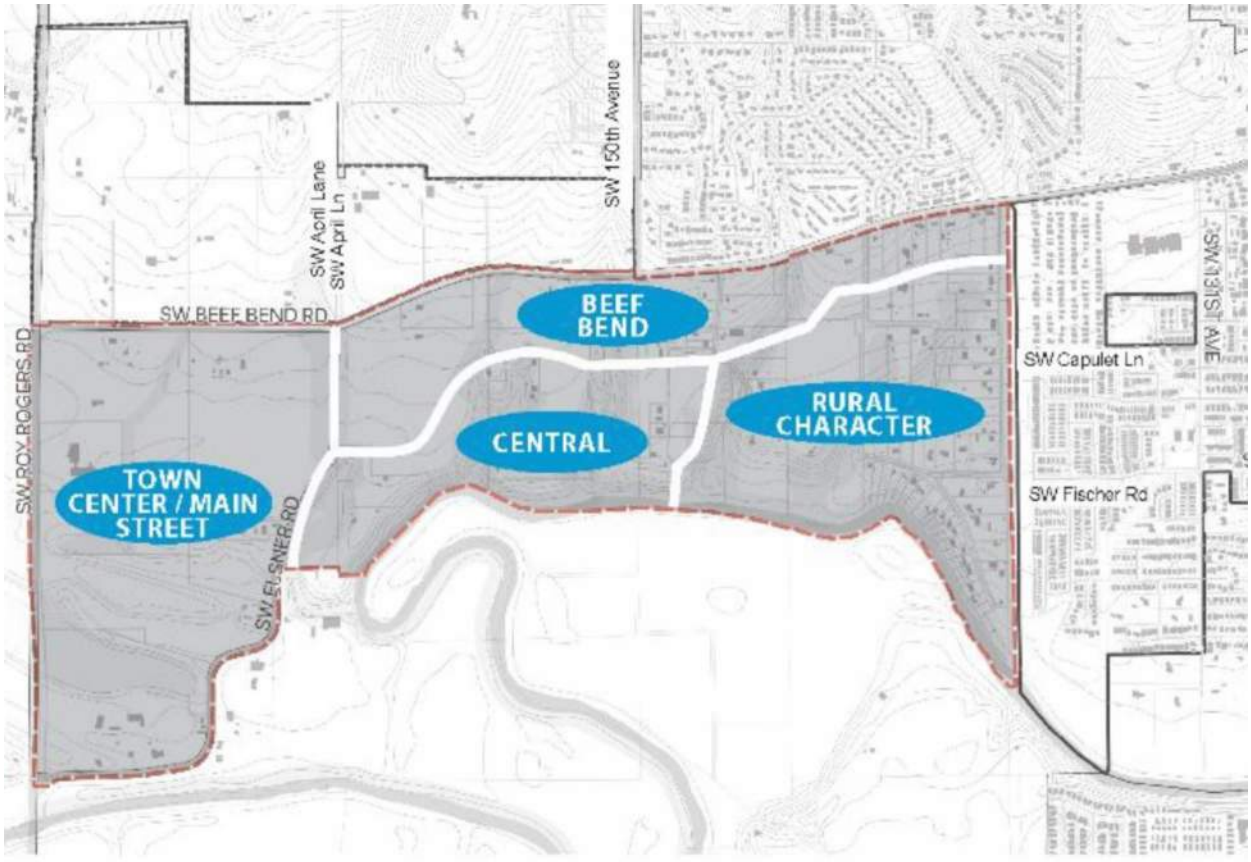
*TOTAL INCLUDES 60 UNITS FROM PHASE 5 (OFFSITE)
27 ALLEY LOADED
33 FRONT LOADED (50')

N

SCALE
150 0 75 150
1 INCH = 150 FEET

PACIFIC COMMUNITY DESIGN

PLANNED RESIDENTIAL DENSITIES FOR AREAS OUTSIDE THE TOWN CENTER AND BUILDOUT DEVELOPMENT ASSUMPTIONS



	Town Center	Beef Bend Neighborhood	Central Neighborhood	Rural Character Neighborhood
Minimum net density assigned to each development	22.6	22	17	13
Minimum number of units that must be accommodated by each neighborhood	1,913	1,315	370	435

Buildout Development Assumptons			
1,222	multi-family units		
560	SFA/townhomes/plexes		
1,794	SFD as folllows:		
		190	cottage units
		479	narrow lot units
		619	mid lot with ADU
		506	mid lot no ADU
86,000	SF		neighborhood commercial
Proj. New Development between 2023 and 2043*			
611	multi-family units		
280	SFA/townhomes/plexes		
897	single family detached		
Proj. Increase in Pop by 2043**			**PPDU**
1,528	multi-family		2.5
756	SFA/townhomes/plexes		2.7
2,691	single family detached		3.0
4,975	**Population**		
Proj. Peak Hour Vehicle Trip Forecast by 2043***			**PHVT**
312	multi-family		0.51
146	SFA/townhomes/plexes		0.52
843	single family detached		0.94
1,300	peak hour vehicle trips	(PHVT)	

Notes to table: SFD = reflects both single family detached homes and manufactured homes.

SFA = single family attached homes (2 to 4 units per structure)

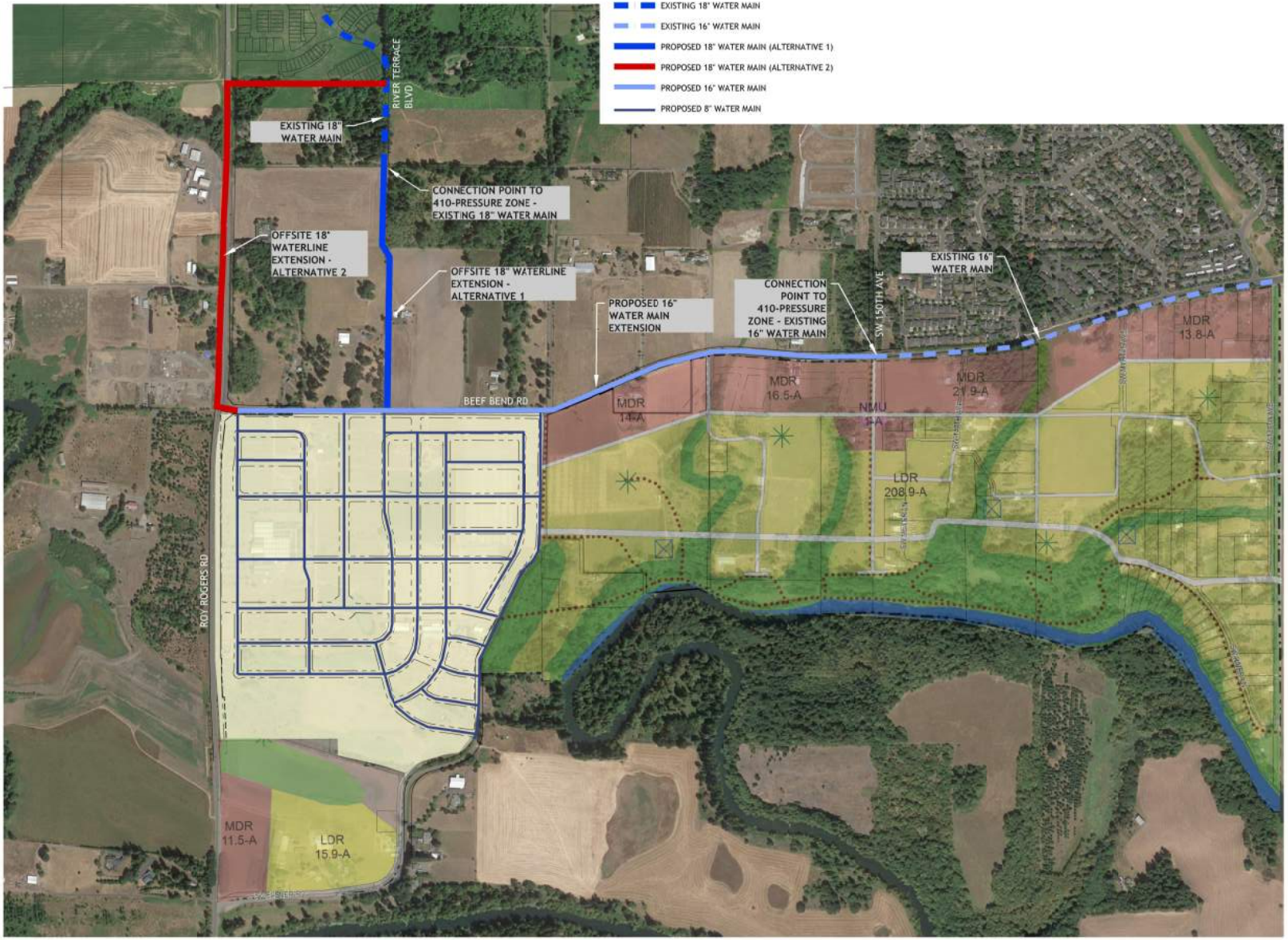
ADU = accessory dwelling units

Table 7.1. Kingston Terrace Development Assumption

WATER CONCEPT PLAN FOR KINGSTON TERRACE TOWN CENTER

Kingston Terrace Town Center

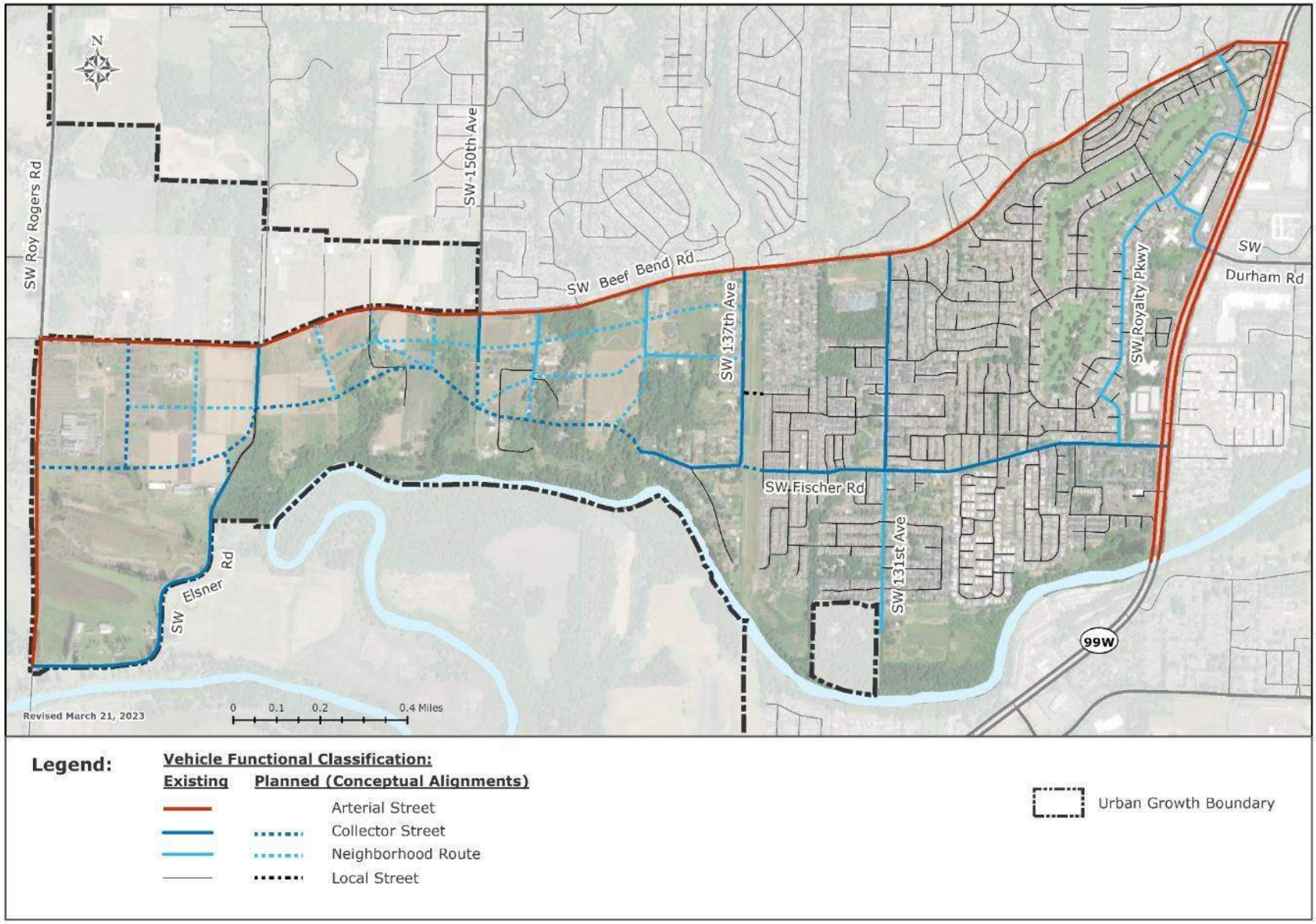
WATER CONCEPT PLAN



PACIFIC COMMUNITY DESIGN

FUTURE STREETS PLAN

FIGURE 25: STREET FUNCTIONAL CLASSIFICATIONS



Note: Routes west of 137th under supplemental review as part of the Kingston Terrace Master Plan.

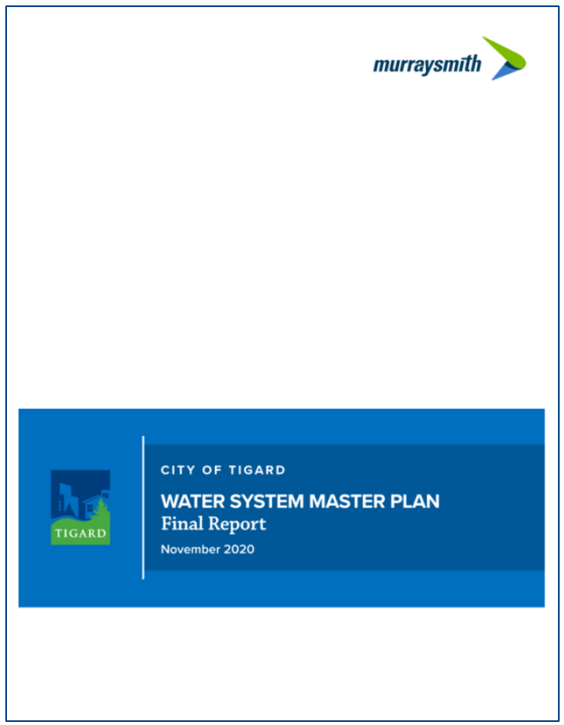
Kingston Terrace Addendum to 2020 Water System Plan

Council Briefing



February 24, 2026

Water System Planning



Water System Plan

- Reviews & Identifies:
  - Existing water system facilities and operational strategies
  - Current water system demands
  - Improvements to water system for operational optimization and future growth
  - Needed capital improvement projects
  - Complies Oregon Law regarding water system planning requirements
- Water System Plan Updated every 5-10 years
  - Next review in FY27. Project kickoff Q3 2026.
- Major water system changes between WSPs are handled as WSP Addendums
  - Last WSP Addendum was in 2014 for River Terrace 1.0

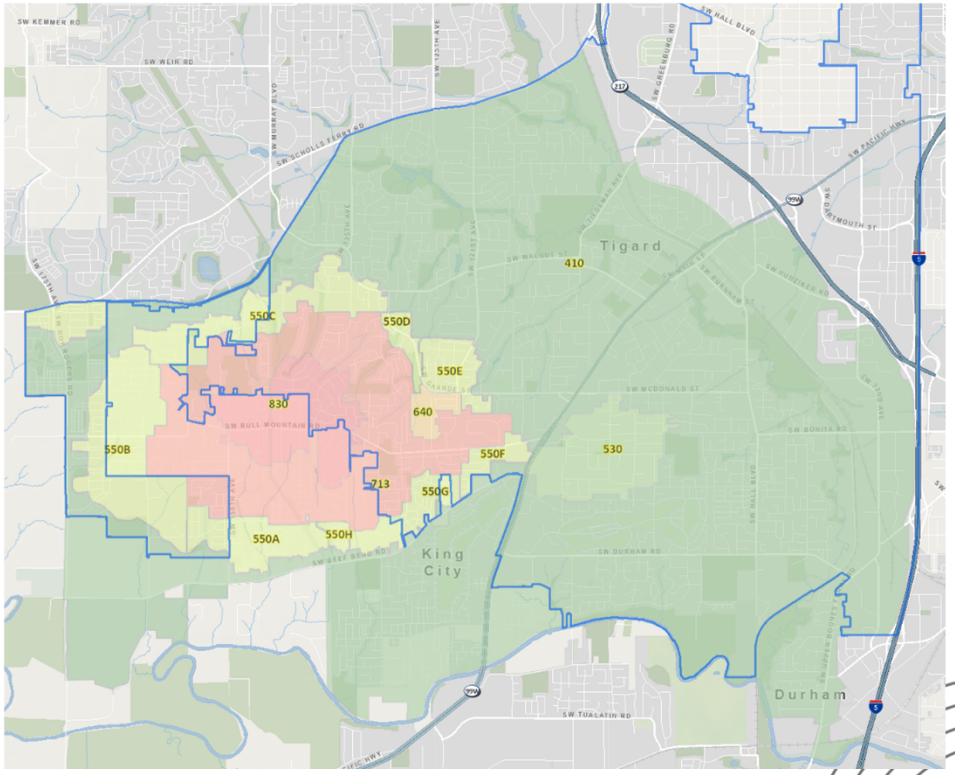
Water Supply Obligations

King City Intergovernmental Agreement

- Tigard is obligated to supply water to King City per Section VI of IGA

VI. ANNEXATION

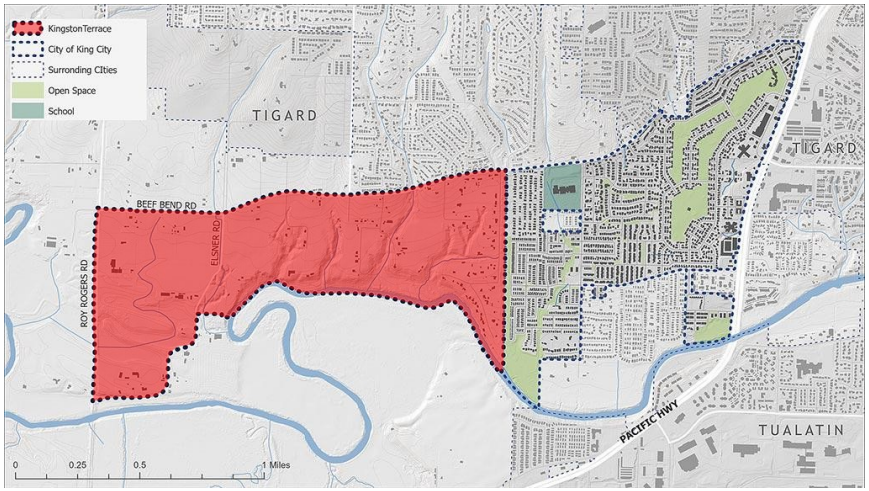
6.1 Service to Annexed Areas. Tigard has planned for and will provide water service according to anticipated densities under the applicable comprehensive plan and zoning codes of Tigard and King City. Tigard will also serve areas annexed to King City, areas added to the Urban Growth Boundary and any designated Urban Reserves where King City will ultimately be required to provide water service. Service will only be provided on annexation to King City or Tigard, unless the health hazard annexation statutory process compels Tigard to provide water service to the subject property(ies).



Kingston Terrace WSP Addendum

Kingston Terrace (KT) Master Plan

- Urban Reserve Area 6D incorporated into King City
- 528 Acres with ~4,100 dwelling units
- KT Town Center (north-westernmost area of KT) already being developed. Full KT Town Center development by 2033.
- Remainder of KT to be developed between ~2035 and 2053.



Water Planning Criteria

- KT WSP Addendum utilizes same planning criteria as 2020 WSP
  - Storage
  - Supply
  - Fire Flow
  - Pumping

Kingston Terrace WSP Addendum

KT Water Demands

- Demands based on housing densities outlined in Kingston Terrace Master Plan (~4,100 dwelling units, ~55 commercial customers)
- Demand Assumptions:

Component	Assumption
Water use per person	90 gallons per capita per day
Persons per household(1)	2.46
Irrigation demand	5 percent of residential water demand
Water use per commercial customer	1,125 gallons per day (gpd)
Non-revenue water	8 percent of water
MDD:ADD peaking factor	1.96
PHD:MDD peaking factor	2

- Entirety of KT served by 410 pressure zone
- KT will increase size of Tigard Water System by ~20%

KT Water Demands at Buildout	MGD
Average Daily Demand (ADD)	1.12
Maximum Daily Demand (MDD)	2.20
Peak Hour Demand (PHD)	4.39

- ADD: Average Daily Demand
  - Average daily water use across the whole year
  - Currently 6.45 MGD
- MDD: Maximum Daily Demand
  - Maximum water used in a single day (June/July)
  - Currently 12.67 MGD
- PHD: Peak Hour Demand
  - Maximum water used in a single hour

Kingston Terrace WSP Addendum

Water System Storage Analysis

Planning Year	Reservoirs Online	Available Storage (MG)	Required Storage (MG)					Surplus/ (Deficit) (MG)
			Operational	Equalizing	Emergency	Fire	Total	
Existing	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	2.1	8.4	0.54	15.0	**4.5**
2025	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	2.8	11.3	0.54	18.6	**1.0**
2030	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	3.1	12.54	0.54	20.1	**(0.6)**
2035	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	3.3	13.5	0.54	21.3	**(1.8)**
2040	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	3.6	14.5	0.54	22.6	**(3.1)**
2050	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	4.0	16.7	0.54	25.2	**(5.6)**
Kingston Terrace Buildout(2)	1-1, 1-2, 2, 3-1, 3-2, 4, 10, 13	19.5	4.0	4.1	17.1	0.54	25.7	**(6.1)**

Notes:
(1) Scenario B: All remaining reservoirs are kept online through the planning period.
(2) The Kingston Terrace Buildout year includes buildout demand projections for Kingston Terrace and 2050 demand projections for the rest of the system.

Kingston Terrace WSP Addendum

Water System Supply Analysis

Without LO-T Expansion Project

Planning Year	Off-Peak Season Supply Analysis			Firm Supply Analysis		
	Available Off-Peak Season Supply Capacity[1] (mgd)	Requirement – Total ADD (mgd)	Surplus/ (Deficit) (mgd)	Firm Supply Capacity[2] (mgd)	Requirement – Total MDD (mgd)	Surplus/ (Deficit) (mgd)
2025	14.0	8.2	**5.8**	18.0	16.4	**1.6**
2030	14.0	8.9	**5.1**	18.0	18.1	**(0.1)**
2035	14.0	9.5	**4.5**	18.0	19.3	**(1.3)**
2040	14.0	10.1	**3.9**	18.0	20.6	**(2.6)**
2050	14.0	11.5	**2.5**	18.0	23.4	**(5.6)**
Kingston Terrace Buildout	14.0	11.7	**2.3**	18.0	23.9	**(6.1)**

Notes:
(1) LOT WTP Capacity.
(2) Total supply of all the wells and LOT WTP with the largest producing ASR well out of service.

LO-T Expansion Project Completed in 2031

Planning Year	Off-Peak Season Supply Analysis			Firm Supply Analysis		
	Available Off-Peak Season Supply Capacity[1] (mgd)	Requirement – Total ADD (mgd)	Surplus/ (Deficit) (mgd)	Firm Supply Capacity[2] (mgd)	Requirement – Total MDD (mgd)	Surplus/ (Deficit) (mgd)
2025	14.0	8.2	**5.8**	18.0	16.4	**1.6**
2030	14.0	8.9	**5.1**	18.0	18.1	**(0.1)**
2035	18.0	9.5	**8.5**	22.0	19.3	**2.7**
2040	18.0	10.1	**7.9**	22.0	20.6	**1.4**
2050	18.0	11.5	**6.5**	22.0	23.4	**(1.4)**
Kingston Terrace Buildout	18.0	11.7	**6.3**	22.0	23.9	**(1.9)**

Notes:
(1) LOT WTP Capacity. LOT Expansion project completed in 2031 per current CIP schedule.
(2) Total supply of all the wells and LOT WTP with the largest producing ASR well out of service.

NOTE: KT WSP Addendum did not consider LO-T Expansion project, which will add 4 MGD of supply in ~2031 and onwards. Actual MDD supply deficit starts in ~2050.

Kingston Terrace WSP Addendum

Water System Pumping Analysis

Planning Year	Total Firm Capacity(1) (mgd)	Maximum Pumping Requirement Total MDD (mgd)	Surplus/(Deficit) (mgd)
2025	20.7	16.4	**4.3**
2030	20.7	18.1	**2.6**
2035	20.7	19.3	**1.4**
2040	20.7	20.6	**0.1**
2050	20.7	23.4	**(2.7)**
Kingston Terrace Buildout	20.7	23.9	**(3.2)**

Notes:
(1) Capacity with the largest pump (PS 5: Pump 6) out-of-service.

NOTE: KT WSP Addendum did not consider LO-T Expansion project, which will add 6th pump at Bonita PS with a capacity of 4.5 MGD. No pumping deficit within planning horizon

Water System Fire Flow Analysis

- Sufficient fire flow at MDD + FF conditions for entirety of Kingston Terrace

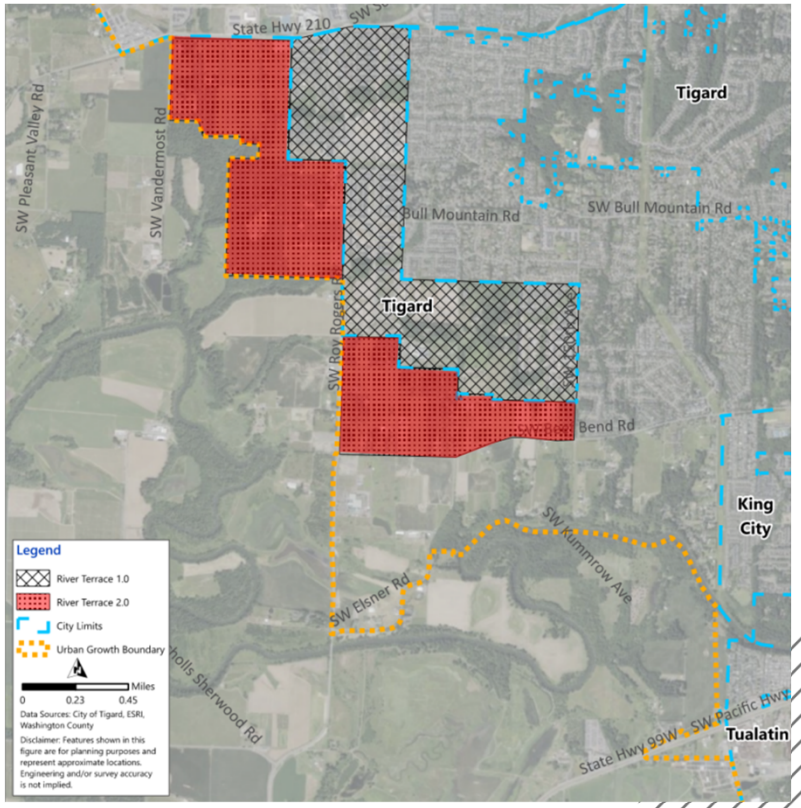
River Terrace 2.0

River Terrace 2.0 Concept Plan

- Urban Reserve Area 6C to be incorporated into City of Tigard
- 525 Acres total with 4,500 dwelling units
- Includes RT West and RT South areas
- RT 2.0 Community Plan and Water System Plan Addendum currently in development
- Plans will be presented to Council later in 2026

River Terrace 2.0 Water Demands

- Preliminary analysis indicates RT 2.0 will require additional
  - 1 MGD ADD
  - 2 MGD MDD
- RT 2.0 will increase size of Tigard water system by ~22%



Required Water System Improvements

Piping Upgrades

- New transmission and distribution pipelines to be installed during development.
- Plans reviewed by PW-Engineering for compliance with WSP Addendum conceptual piping networks.

Additional System Storage

- 7.5 MG Additional 410 PZ storage needed by 2050 (including RT 2.0 projections)

Additional Water Supply

- 4 MGD Additional Supply Required by 2050 (including RT 2.0 projections)



Capital Improvement Projects

- LO-T Expansion
  - Increase capacity of Bonita PS from 14 MGD to 18 MGD
  - Installation of 6th pump at Bonita PS in design.
  - Transmission main project to kickoff in Spring 2026, construction complete by 2031
- Reservoir 19
  - Construction of ~7.5 MG Reservoir on south side of Bull Mountain
  - Siting study complete. Land acquisition process to start in Spring 2026. Construction scheduled to start in 2030.
- Water System Plan & SDC Rate Study
  - Complete comprehensive evaluation of water system
  - Will include KT and RT 2.0 in planning
  - SDC Rate Study to fund newly identified CIPs
  - Kickoff in Q3 2026. SDC Rate Study to follow WSP completion.
- 560 East Pressure Zone Consolidation
  - Will develop preliminary plan for new ~4.5 MG reservoir at Site 1 (410' PZ). Reservoirs 1-1 and 1-2 already identified for replacement due to age.
  - Future CIP for Site 1 reservoir will be developed based on plan
  - Kickoff in Q1 2026
- ASR Expansion Feasibility Study
  - Existing ASR license allows for up to 5 wells. Identify locations of and drill test wells for 2 additional ASR wells.
  - ASR-4 and ASR-5 potential capacity: 3 to 4 MGD
  - CIP for new ASR(s) will be developed based on results of study.
  - Kickoff in Q3 2026

Review & Requested Council Action

- Tigard is obligated to provide water to Kingston Terrace
- Kingston Terrace will increase size of Tigard Water System by ~20%
- Kingston Terrace WSP Addendum
  - Has been developed in conjunction with and reviewed by City staff.
  - Identifies likely water system deficiencies and required improvements.
- Capital Improvement Plan
  - Projects are in place and currently funded to make water system improvements necessary to support expansion of Tigard Water Service Area.
- City Staff request the Council review the Kingston Terrace WSP Addendum. Resolution to adopt the KT WSP Addendum is on agenda for March 10, 2026 Council meeting.



THANK YOU!

Questions?

AIS-6027 **7.**

Business Meeting

Meeting Date: 02/24/2026

Length (in minutes): 40 Minutes

Agenda Title: Downtown Reimagined Alternatives Discussion

Authored By: Susan Shanks

Presented By: Senior Planner Shanks

Item Type:

Information

EXPLANATION OF ISSUE

The Downtown Reimagined Project is a long-range planning project to update the vision, policies, and regulations that govern development in Downtown Tigard. The first phase updated the vision for downtown and culminated in the adoption of Comprehensive Plan amendments in 2024. The current phase seeks to implement that vision by updating the regulations governing new and existing development. These regulations include, but are not limited to: land use, site design, building design, and street design standards.

ACTION REQUESTED

The Council expressed a few concerns and questions about the proposed regulatory framework from the first phase of the project in 2024. Since that time, staff has re-evaluated the original proposal and developed some possible alternatives. In this meeting, staff will review the original proposal, present the proposed alternatives, and request Council's feedback for the purpose of finalizing the regulatory framework. Staff will then use this feedback to begin drafting new land use and transportation regulations. These will be brought back to Council in a future work session and ultimately a public hearing.

BACKGROUND INFORMATION

In the 2024 hearing for the Comprehensive Plan amendments, Council supported the overall spirit of the Draft Land Use and Recommendation Report but not all the specifics. Below is a summary of Council's concerns and questions from 2024 and staff's proposed alternatives.

1. **Cyclist comfort and safety**, specifically the lack of dedicated bike facilities on some streets in combination with relatively high speed limits.

   Staff did a comprehensive re-evaluation of the original transportation network proposal. We initially analyzed the proposed location of each new street and path and how well they met the needs of cyclists and pedestrians, including their likely destinations. We then considered numerous interrelated factors such as topography, natural resources, block size and shape, lot size and shape, lot access, development patterns, property ownership, land use, and the environmental and financial impacts of requiring additional right-of-way. After extensive iterations, staff proposes the following strategic refinements to the original proposal. See **Attachments 1-4** for details.

   - Add dedicated bike facilities to an existing street (Ash Ave) and a proposed future east-west street between Hall Blvd and the Tigard Transit Center.

- Remove two paths between Burnham St and the Fanno Creek Trail to reduce sensitive lands impacts.
- Add one path between Burnham St and the Tigard Heritage Trail to: (1) reduce block size, and (2) improve active transportation connectivity.
- Add a one-way street between the RR tracks and Burnham Street to: (1) maximize connectivity for all modes, (2) increase on-street parking opportunities, (3) reduce block size and right-of-way impacts, and (4) improve visibility of Universal Plaza.
- Remove several street segments or convert them to paths to: (1) reduce right-of-way impacts while maintaining vehicle connectivity, (2) maximize active transportation connectivity, and (3) maximize redevelopment opportunities and the efficient use of land.

Regarding the issue of vehicle travel speed, staff began the lengthy process of petitioning the state to reduce posted speed limits in downtown soon after Council raised their initial concern in 2024. Staff is pleased to report that our efforts were successful. The following streets now have 20 mile-per-hour (mph) speed limits: Main St, Burnham St, and Commercial St. Additionally, speed limits on Scoffins St and Ash Ave are now 25 mph.

2. **Land use zoning**, specifically how downtown zoning will address the zoning map changes adopted as part of the Tigard MADE Project.

   Staff proposes to eliminate the Mixed-Use - Central Business District (MU-CBD) zone and use the new mixed-used zones developed by the Tigard MADE Project instead. These zones are as follows: Mixed-Use Commercial (MUC), Mixed-Use Residential (MUR), and Mixed-Use Employment (MUE). The standards associated with these zones will be tailored for Downtown Tigard through the use of a Plan District, which is how the city currently implements downtown's unique set of standards. See **Attachments 5-6** for details.

3. **Building height along Hall Blvd**, specifically the 6 – 12-story height range in the Hall Gateway land use area where a future light rail station is planned but on indefinite hold due to a significant regional funding gap.

   The status of the light rail project has not changed, and the land where a light rail station and operations and maintenance facility (OMF) are planned continues to be at low risk for redevelopment. If the light rail project were to return, the city would have adequate time to re-evaluate the height standards in this area. In the meantime, and based on the height of buildings being constructed in the Tigard Triangle, staff proposes to apply the same height standard throughout downtown (including Mixed-Use Employment (MUE) land east of Hall Blvd where light rail facilities are planned) to simplify implementation.

   New building height proposal:

   - Minimum height = 2 stories (with exceptions for small 1-story buildings)
   - Maximum height = 6 stories (with state-mandated height exceptions for housing)

Dates of Considerations

Previous:

- Jan 2024 - Metro 2040 Town Center Boundary Amendment (Legislative Hearing)
- July 2024 - Comprehensive Plan Text Amendments (Legislative Hearing)
- Sep 2025 - Project Overview & Next Steps (Memorandum)

Potential Future:

- Jun 2026 - Development Code Text & Map Amendments (Work Session)

- Sep 2026 - Development Code Text & Map Amendments (Legislative Hearing)

Public Involvement
A rough schedule of public involvement milestones is provided below.

- Mar–Apr 2026: Stakeholder Outreach
- May 2026: Draft Code Amendment & Zoning Map Proposal Posted
- Jun 2026: Public Notification & Comment Period
- Jul 2026: Final Code Amendment & Zoning Map Proposal Posted
- Aug–Sep 2026: Legislative Hearings

Outreach to stakeholders will be personal and direct, such as small group meetings and presentations, informational emails, and walking field trips. Stakeholders include, but are not limited to:

- Tigard Chamber of Commerce
- Tigard Downtown Alliance
- Town Center Advisory Commission (TCAC)
- Tigard Transportation Advisory Committee (TTAC)
- Tigard Planning Commission
- Potential Developers
- Downtown Businesses

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
There have been many efforts over the past 20 years to revitalize downtown including, but not limited to, creating a shared community vision, a tax increment financing district, and an infrastructure plan. Despite these efforts, there has been very little redevelopment in downtown over the past two decades that has occurred without some form of financial assistance from the city. The city needs more private investment from the development community to realize the community's vision for downtown, and the development community has been telling the city that some of its regulations are hampering or outright blocking redevelopment projects. The city can't overcome the existing market challenges that developers face today. However, it can evaluate and revise its development regulations to create more redevelopment opportunities in downtown while continuing to support the community's vision for downtown.

ALTERNATIVES & RECOMMENDATION

Staff recommends the alternative approaches proposed. Council may recommend modification of the proposed alternative or direct staff to prepare different alternatives.

ADDITIONAL RESOURCES

N/A

Attachments

Att 1 - Current Proposal - Transportation Network

Att 2 - Original Proposal - Transportation Network

Att 3 - Current Proposal - Bike Network

Att 4 - Current Proposal - Bike Network Street Design

Att 5 - Current Proposal - Land Use

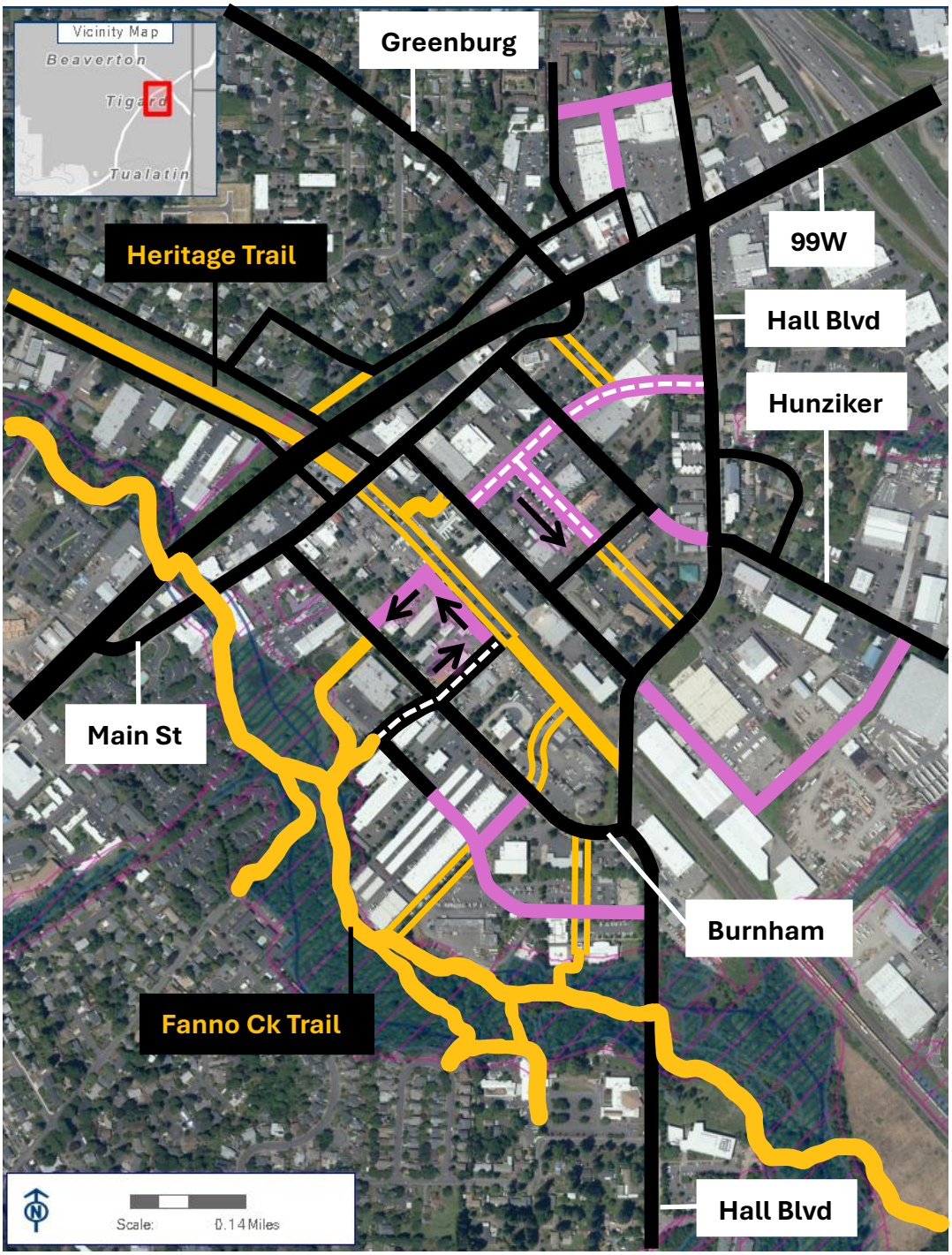
Att 6 - Original Proposal - Land Use

Presentation

CURRENT PROPOSAL | Transportation Network

MAP LEGEND

- Existing Street
- Existing Trail / Path
- Proposed Street
- Proposed Trail / Path
- Street w/ Proposed Bike Facility
- Proposed One-Way Street w/ Two-Way Ped/Bike Facility



ORIGINAL PROPOSAL | Transportation Network

The callout boxes describe staff's proposed refinements to the original transportation network concept.



CURRENT PROPOSAL | Bike Network

MAP LEGEND

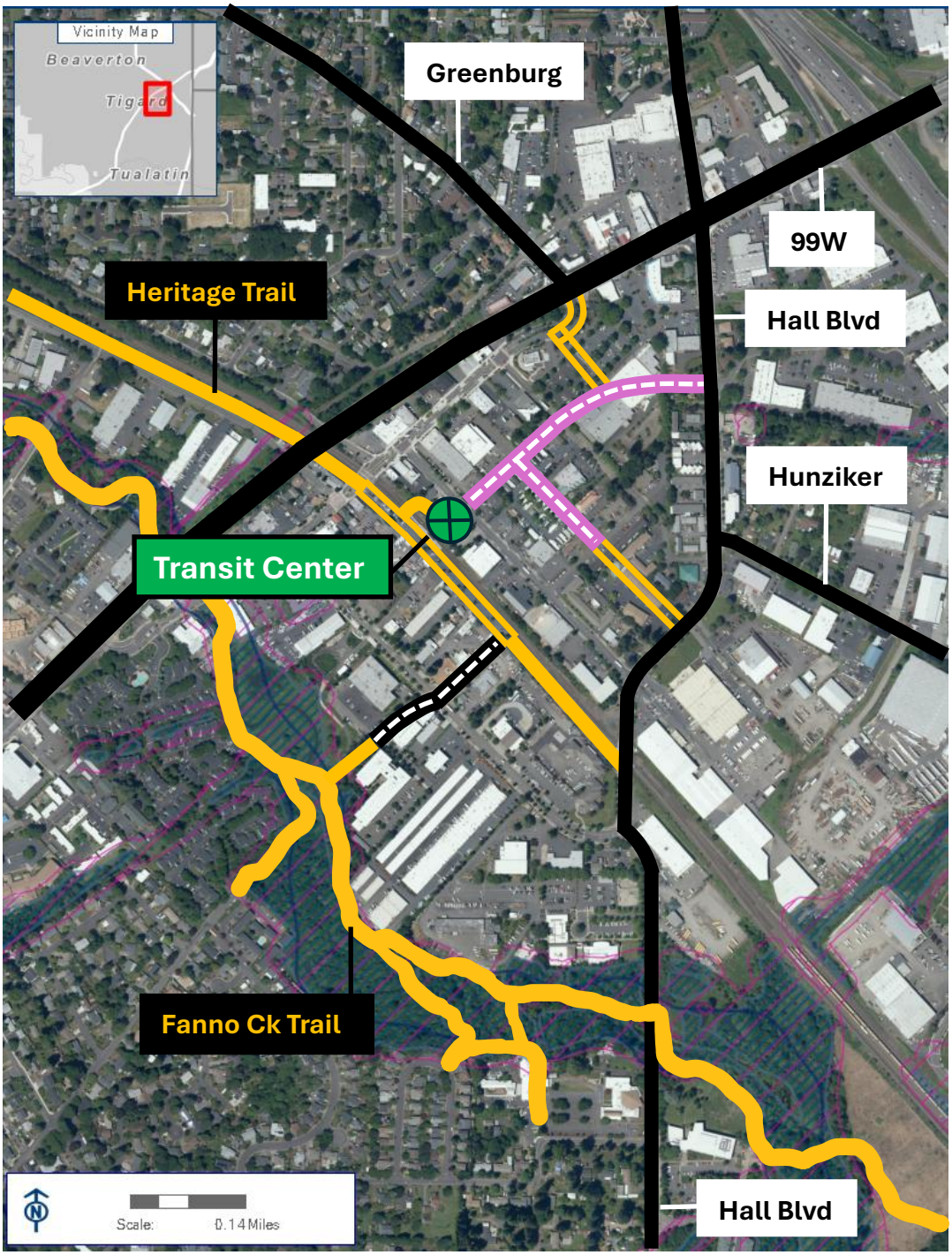
Existing **On-Street**[1] Bike Facility

Existing **Off-Street**[2] Bike Facility

Proposed **On-Street** Bike Facility

Proposed **Off-Street** Bike Facility

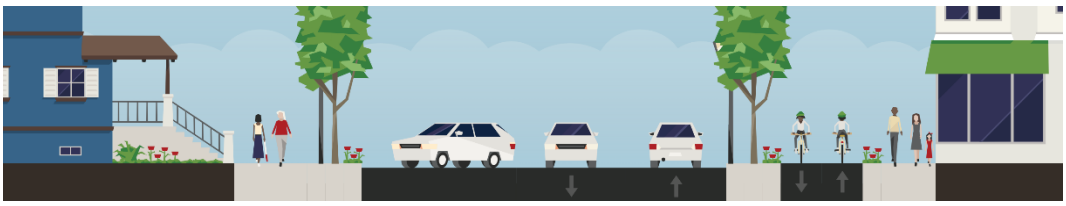
1) An example of an on-street facility is a bike lane on a street w/ cars in their own vehicle lanes.
2) An example of an off-street facility is a paved trail or path that does not allow cars.



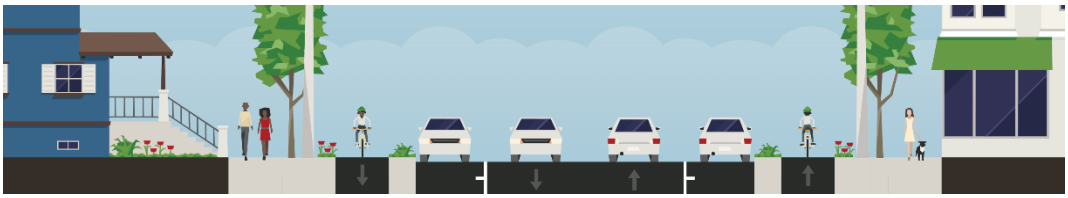
CURRENT PROPOSAL | Bike Network Street Design



Sample Cross Section – Angled Parking on One Side of the Street w/ Consolidated Bike Lanes



Sample Cross Section – Parallel Parking on Both Sides of the Street w/ Separate Bike Lanes



Property Impacts of Number & Type of On-Street Parking Spaces

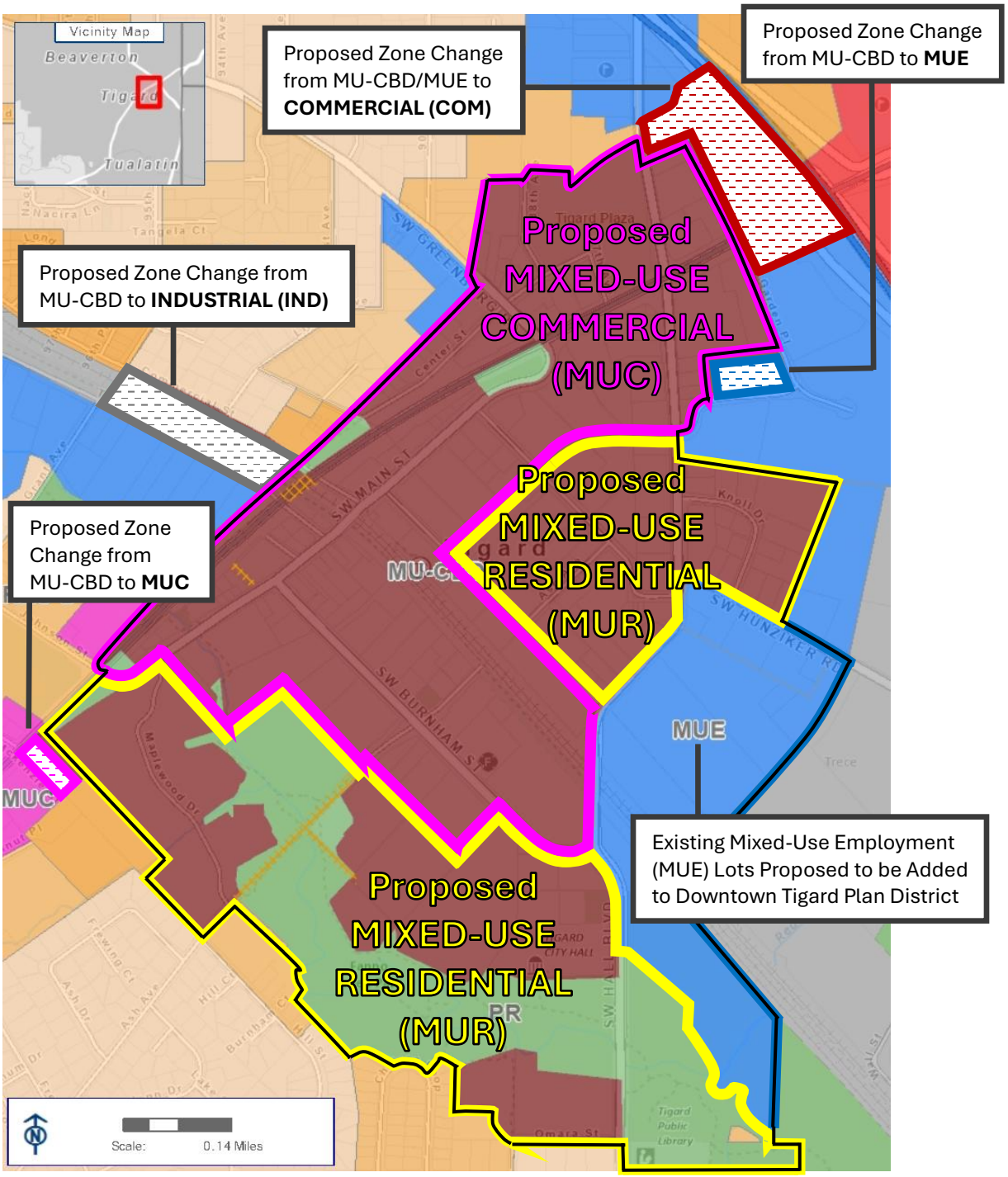
Street Cross Section	Right-of-Way Width	# of Parking Spaces
Baseline Cross Section w/ Bike Lanes	64 ft	0
+ Parallel Parking 1 side* **	**72 ft**	**45**
+ Parallel Parking 2 sides* **	**80 ft**	**90**
+ Angled Parking 1 side	81 ft	83
+ Angled Parking 1 side & Parallel Parking 1 side	89 ft	127
+ Angled Parking 2 sides	98 ft	166

***** Staff Recommendation**

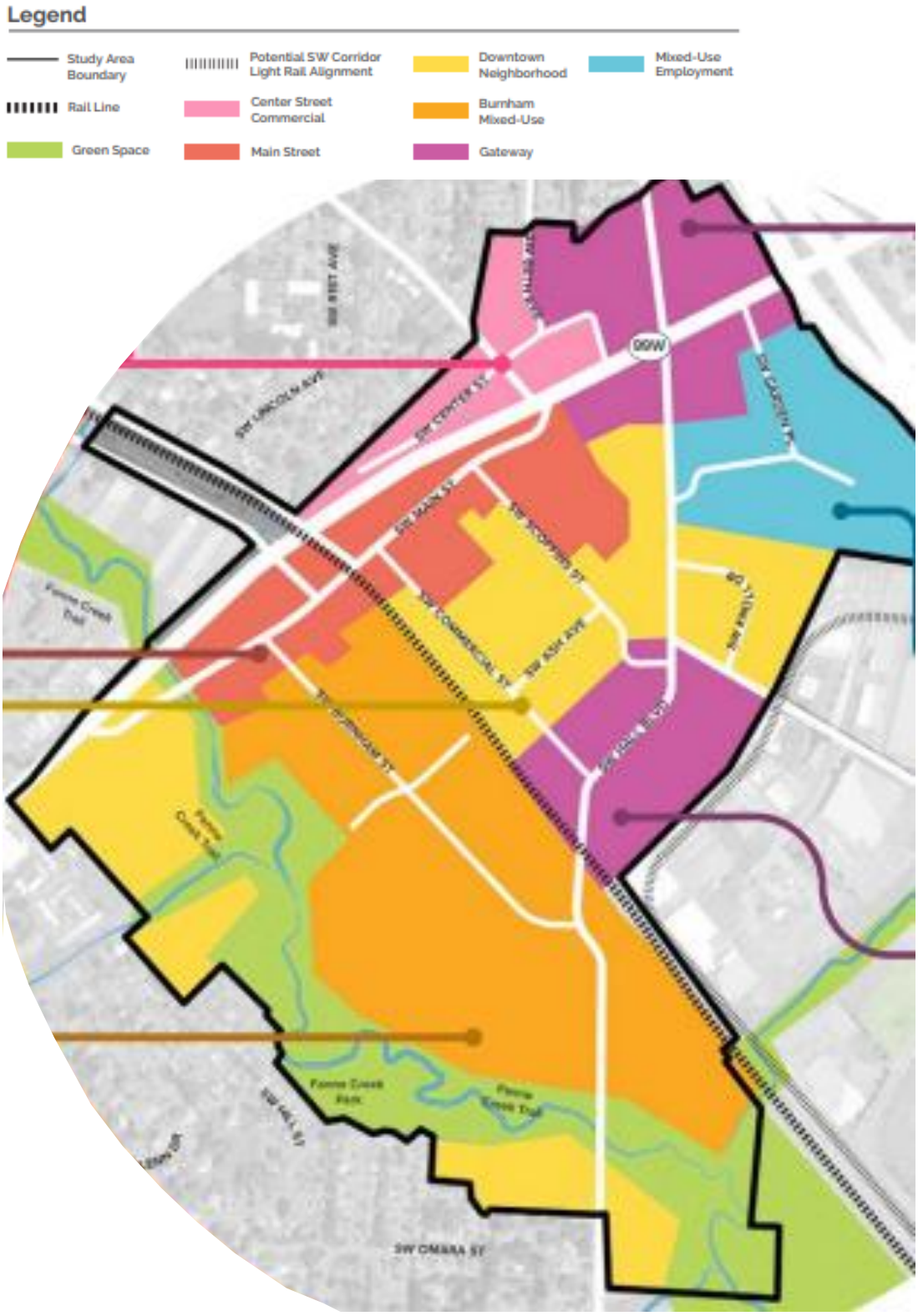
CURRENT PROPOSAL | Land Use

MAP LEGEND

- Existing Downtown Zone: Mixed-Use Central Business District (MU-CBD)
- Existing Lots Proposed to be Rezoned and Removed from Downtown Tigard Plan District
- Proposed Downtown Tigard Plan District Boundary



ORIGINAL PROPOSAL | Land Use Concept



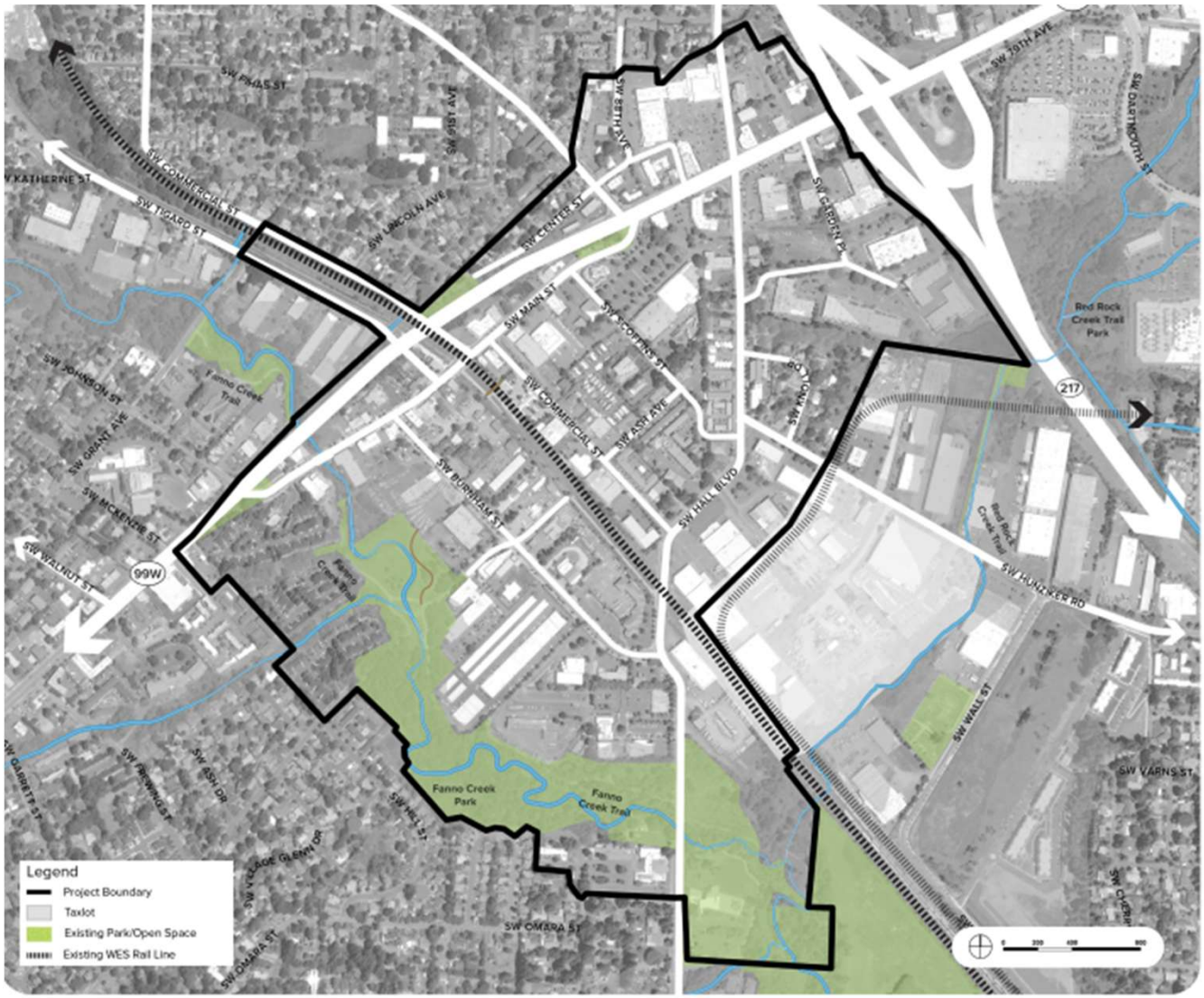


DOWNTOWN TIGARD REIMAGINED

Tigard City Council Briefing
Feb 24, 2026

Project Background

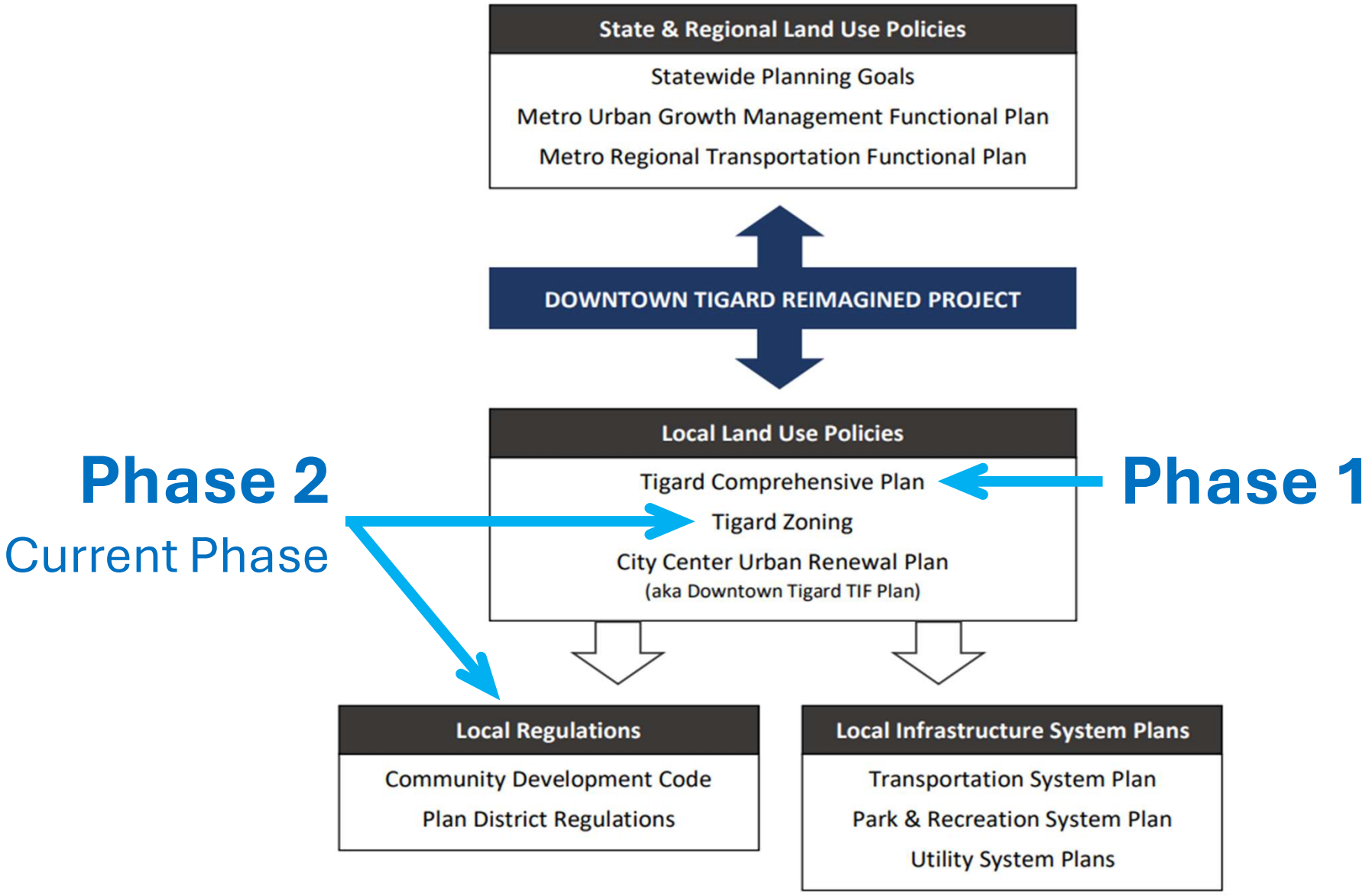
Study Area


Legend
Project Boundary
Taxlot
Existing Park/Open Space
Existing WES Rail Line
SW MAIN ST
SW COMMERCIAL ST
SW HALL BLVD
SW ASH AVE
SW BURNHAM ST
SW CENTER ST
SW LINCOLN AVE
SW TIGARD ST
SW PINE ST
SW 72ND AVE
SW WALNUT ST
SW MCKENZIE ST
SW GRANT AVE
SW JOHNSON ST
SW WALL ST
SW VARNS ST
SW HUNZIKER RD
SW DARTMOUTH ST
Fanno Creek Park
Fanno Creek Trail
Red Rock Creek Trail Park
99W
217


*Our vision of Downtown Tigard is a **vibrant, active, and welcoming** city center at the heart of our community. It provides transportation, recreational, residential and business opportunities that are **accessible to everyone.***

Downtown Tigard Vision 2020

DOWNTOWN TIGARD
Reimagined


State & Regional Land Use Policies
Statewide Planning Goals
Metro Urban Growth Management Functional Plan
Metro Regional Transportation Functional Plan
DOWNTOWN TIGARD REIMAGINED PROJECT
Local Land Use Policies
Tigard Comprehensive Plan
Tigard Zoning
City Center Urban Renewal Plan
(aka Downtown Tigard TIF Plan)
Phase 2
Current Phase
Phase 1
Local Regulations
Community Development Code
Plan District Regulations
Local Infrastructure System Plans
Transportation System Plan
Park & Recreation System Plan
Utility System Plans

Previous Council Feedback

- Concern about lack of dedicated bike facilities in combination with higher speed limits on some streets
- Ensuring alignment between downtown zoning and changes adopted as part of the Tigard MADE Project
- Minimum and maximum building heights along Hall Blvd. were too high.

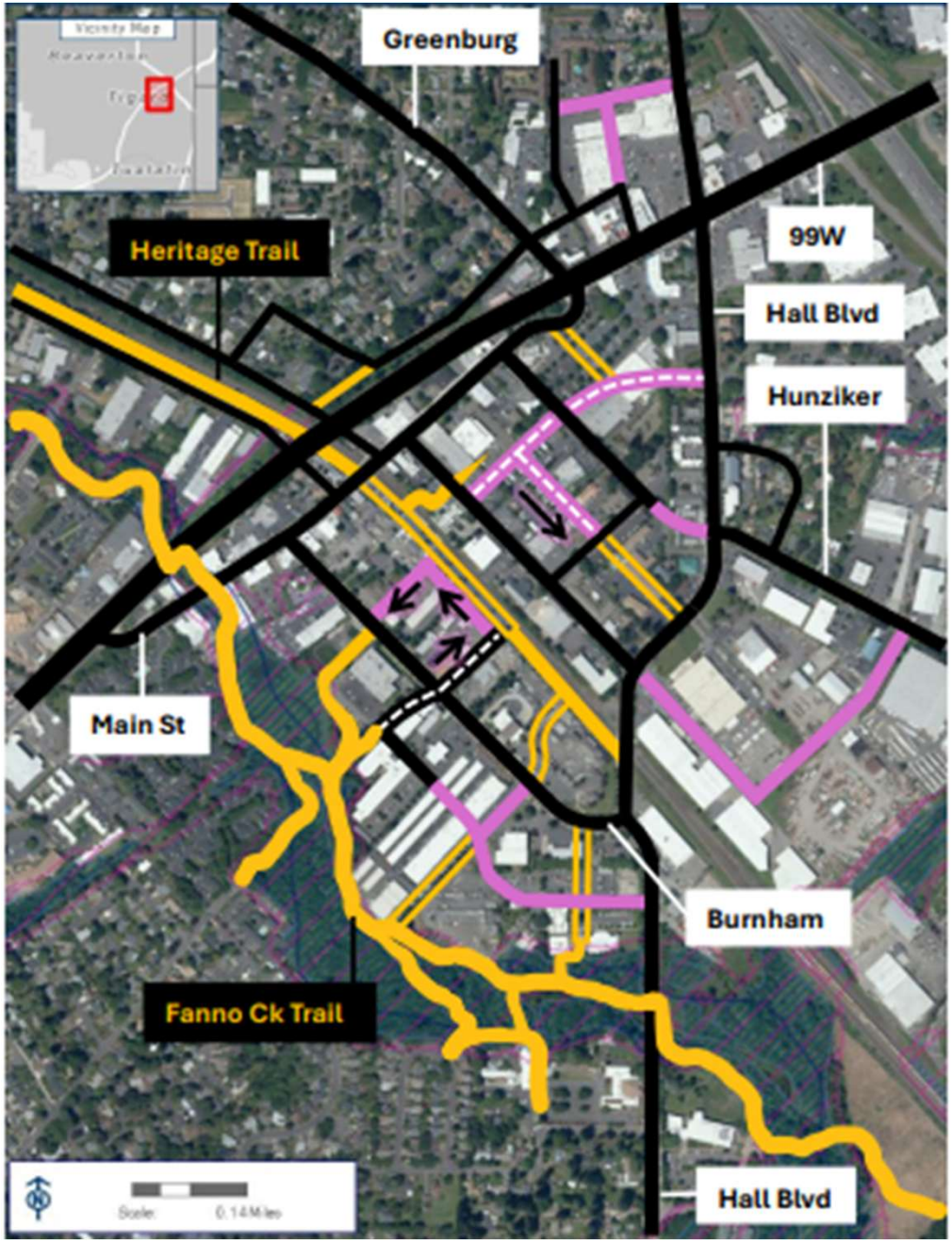
Alternatives



Original Proposal

Transportation Network

DOWNTOWN TIGARD Reimagined



Refined Proposal

Transportation Network

- Existing Street
- Existing Trail/Path
- Proposed Street
- Proposed Trail/Path
- Street w/ Proposed Bike Lanes
- Proposed One-Way Street w/ Two-Way Ped/Bike Travel

DOWNTOWN TIGARD Reimagined



Refined Proposal

Bike Network



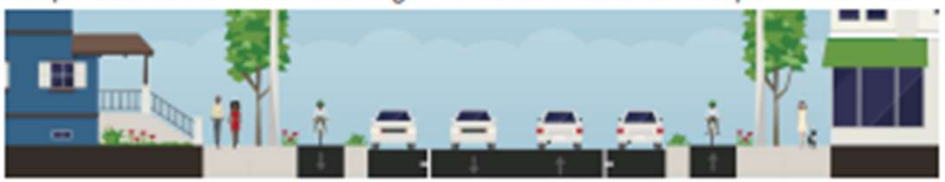
Refined Proposal

Bike Network

Sample Cross Section – Angled Parking on One Side of the Street w/ Consolidated Bike Lanes



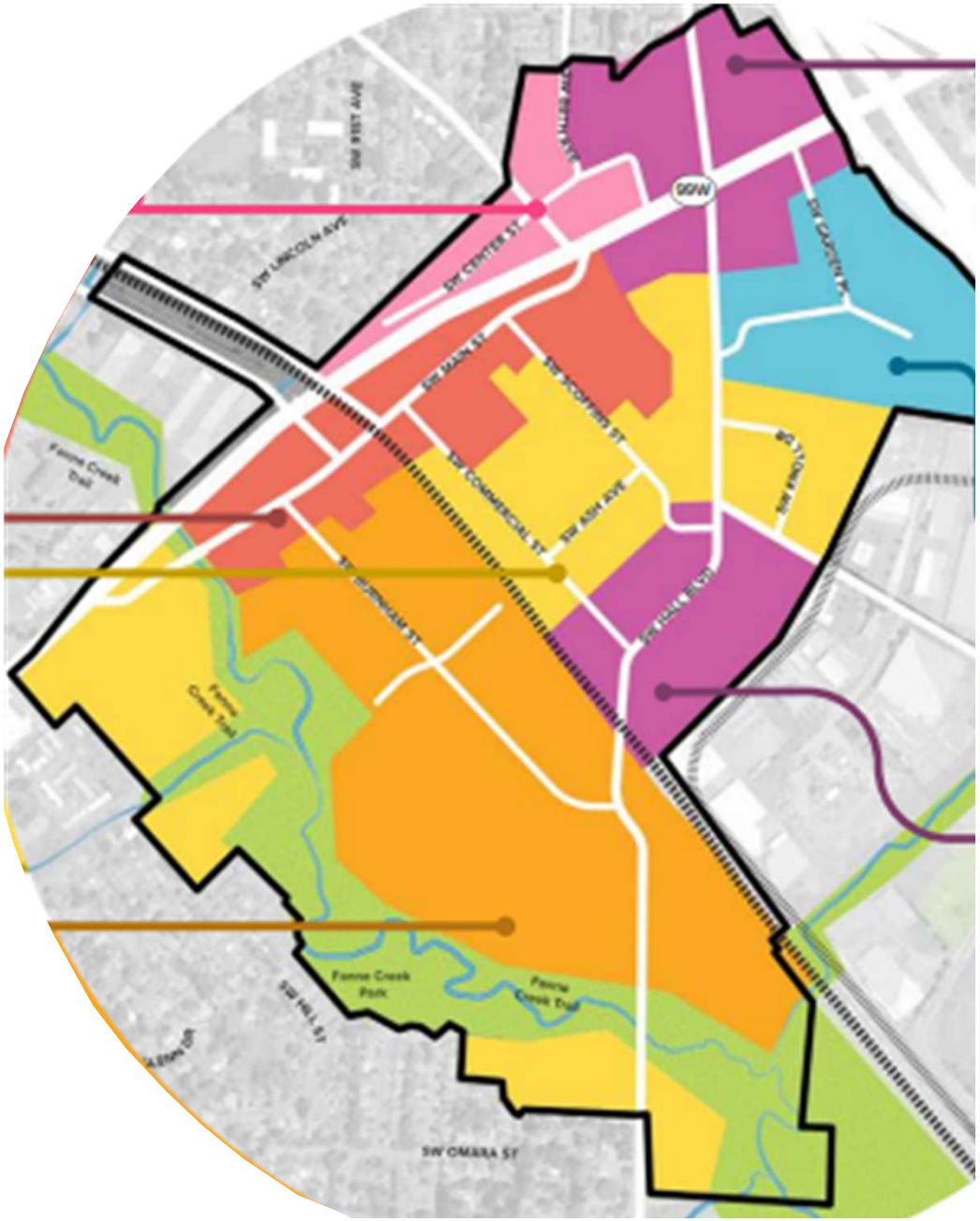
Sample Cross Section – Parallel Parking on Both Sides of the Street w/ Separate Bike Lanes



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*** Staff Recommendation

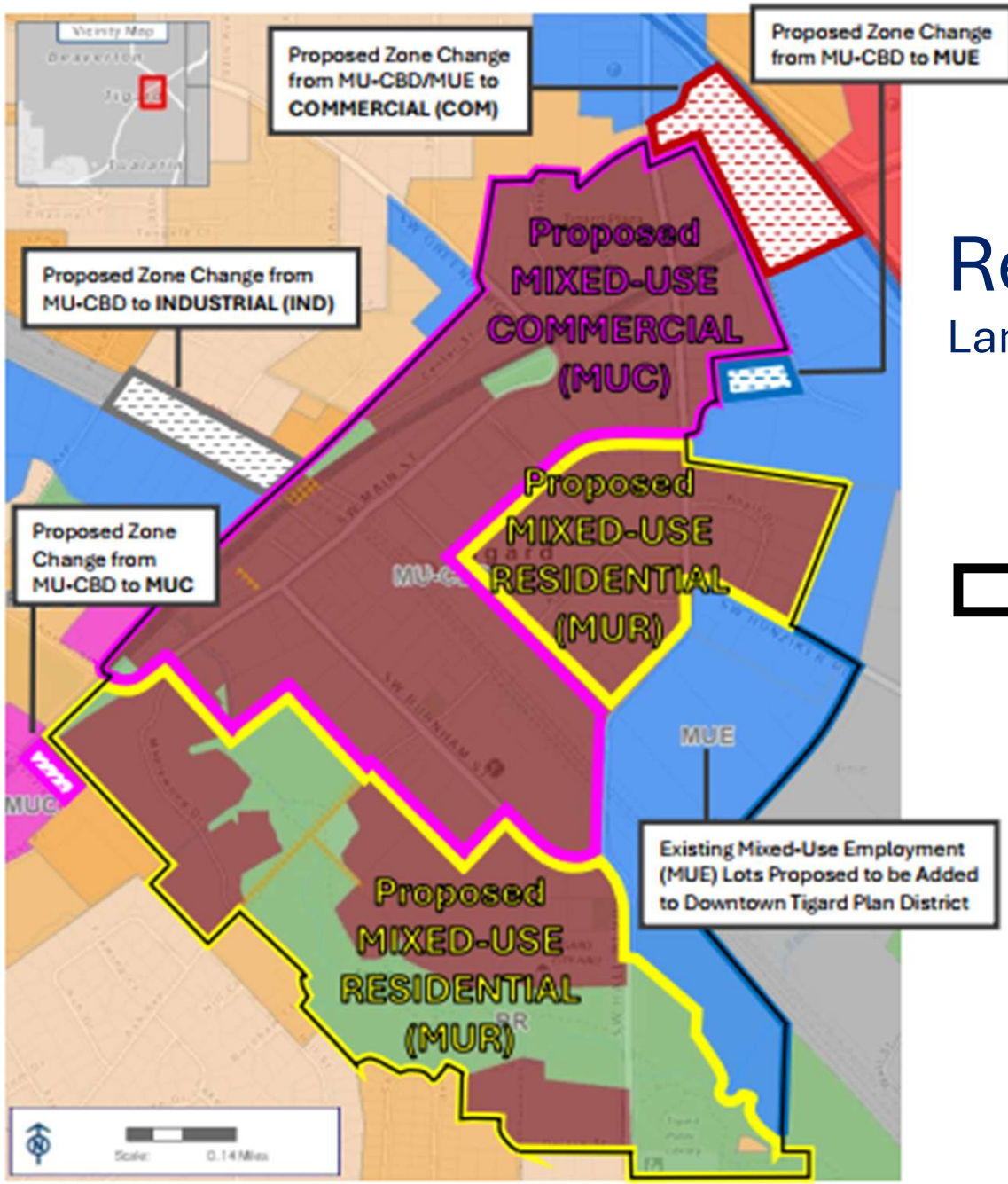


Original Proposal

Land Use

- Potential SW Corridor Light Rail Alignment
- Center Street Commercial
- Main Street
- Downtown Neighborhood
- Burnham Mixed-Use
- Gateway
- Mixed-Use Employment

DOWNTOWN TIGARD Reimagined



Refined Proposal

Land Use

Proposed Downtown Tigard Plan District Boundary

Next Steps

Next Steps

- Stakeholder Outreach — Mar – Apr 2026
- Draft Code Amendment Proposal Posted — May 2026
- Public Notification & Comment Period — Jun 2026
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Thank you!
Comments and Questions