Tigard Business Meeting
AGENDA

Tigard City Council

Meeting Date and Time:	October 27, 2026 - 5:30 p.m. Study Session & 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.
- 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
- Individuals wishing to provide public testimony should plan to speak for no more than 2 minutes. If there are a large number of speakers, the Mayor or Presiding Officer may reduce the time per speaker to 1 minute and may limit the number of speakers in order to allow as many people as possible an opportunity to be heard.

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 Lindsay Bartholomew at 503-718-2417 / lindsay.bartholomew@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.

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Meeting Location:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

5:30 p.m.

1. Study Session

   A. Tigard Chamber of Commerce Quarterly Update **5:30 p.m. estimated time**

   B. Tigard Downtown Alliance Quarterly Update **5:35 p.m. estimated time**

   C. River Terrace 2.0 System Development Charges (SDCs) **5:40 p.m. estimated time**

6:30 p.m.

2. Business Meeting

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

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

3. Public Comment **6:35 p.m. estimated time**

   A. Public Comment – Written

B. Public Comment – In Person

C. Public Comment – Phone-In or Video

4. City Manager Report **6:45 p.m. estimated time**

5. Tigard High School Envoy **6:50 p.m. estimated time**

6. Tigard Police Department Report **6:55 p.m. estimated time**

7. Consent Agenda: (Tigard City Council) The Consent Agenda is used for routine items including approval of meeting minutes, contracts, or intergovernmental agreements. Information on each item is available on the city's website in the packet for this meeting. These items may be enacted in one motion without separate discussion. Council members may request that an item be removed by motion for discussion and separate action. **7:05 p.m. estimated time**

A. Approval of City Council Meeting Minutes

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

8. Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) Project Update **7:10 p.m. estimated time**

9. River Terrace 2.0 Development Code Update **7:50 p.m. estimated time**

10. Non-Agenda Items

11. 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.

12. Adjournment **8:50 p.m. estimated time**

AIS-6284 **1. C.**

Business Meeting

Meeting Date: 10/27/2026

Length (in minutes): 30 Minutes

Agenda Title: River Terrace 2.0 System Development Charges (SDCs)

Authored By: Brittany Gada

Presented By: Assistant Director of Community Development Warren

Item Type: Update, Discussion, Direct Staff

Information

Explanation of Issue

Staff will provide Council with an update on System Development Charges (SDCs) and the River Terrace 2.0 finance strategy, ahead of the November 17, 2026 Council meeting. At the November 17, 2026 meeting, staff will request policy direction from City Council on SDCs.

Action Requested

Staff asks Council to receive the update and provide any questions and comments that can be addressed at the November 17, 2026 meeting, which will aid Council in providing policy direction.

Background Information

The Equitable Finance Strategy is one element of the River Terrace 2.0 Community Plan project. Work on this element began in mid-2025. It assesses how capital infrastructure to support the full build out of River Terrace 2.0 will be delivered, the total cost of the improvements, and a plan to fund the improvements. An SDC methodology is also completed in accordance with state law to determine supplemental River Terrace 2.0 parks and transportation SDC rates per unit based on assessed impacts to the parks and transportation systems. To support equity and housing goals, the finance strategy recommends scaling parks and transportation SDCs based on unit size in both River Terrace 2.0 and citywide.

Dates of Previous and Potential Future Considerations

On March 24, 2026, staff provided Council with an overview of the River Terrace 2.0 Equitable Finance Strategy and an update on the work completed to date. During that meeting, City Council voiced support for tiering supplemental parks and transportation SDCs by unit size in River Terrace 2.0. Council also expressed interest in exploring options to tier citywide parks and transportation SDCs to help support housing affordability and development feasibility.

On September 1, 2026, the Council was presented with a recommendation from staff to proceed with preparing a tiered SDC methodology based on unit square footage, along with a redistributed policy discount. The Council concurred with that recommendation and directed staff to proceed with preparing a detailed proposal.

Tonight's materials include a final detailed proposal with two alternatives for policy discount redistribution. Policy direction on the finance strategy, including SDCs, will be requested during the November 17, 2026, City Council meeting. City Council will consider adoption of the River Terrace 2.0

equitable finance strategy and a fees and charges schedule alongside all other elements of the River Terrace 2.0 Community Plan project, which is planned for a public hearing in May 2027.

Alternatives & Recommendation

The recommendation of staff and leadership from Finance, Public Works, and Community Development is to apply tiered SDCs, with a redistributed policy discount as shown in **Scenario B** of the attached report.

Additional Resources

N/A

Attachments

Report - Equitable Funding Strategy Overview

DATE:	October 12, 2026
TO:	Brittany Gada and Schuyler Warren, City of Tigard
FROM:	Becky Hewitt, Kaitlin La Bonte (ECO)
SUBJECT:	River Terrace 2.0 Equitable Funding Strategy Overview

Introduction

As part of the implementation planning for River Terrace 2.0 (RT2.0), ECOnorthwest and Galardi Rothstein Group (GRG) are supporting the City of Tigard in developing an Equitable Infrastructure Funding Strategy that identifies how capital improvements to serve the area will be funded and built. This memorandum summarizes the proposed approach to funding needed improvements for transportation, parks, water, sanitary sewer, and surface water management, including proposed new fees on development.

Preliminary Funding Strategy

Overview

The infrastructure improvements for RT2.0 are largely expected to be funded and delivered through a mixture of developer contributions for local infrastructure and the local-equivalent cost of larger facilities and System Development Charges (SDCs). The SDC component will include existing SDCs administered by the City and other service providers and two proposed new SDC overlays specific to RT2.0—one for transportation and one for parks. The city is considering scaling City transportation and parks SDCs (citywide and the RT2.0 overlay component) to account for reduced impact from smaller housing units. In addition, the City is exploring adjusting existing policy discounts to provide a greater discount for small units.

Transportation

Funding Approach and Sources

Transportation improvements are generally assumed to be delivered by developers with cost-sharing for oversizing through existing Tigard Transportation System Development Charges (TSDCs), Washington County Transportation Development Tax (TDT), and a proposed new River Terrace 2.0 TSDC overlay. Exhibit 1 summarizes the estimated costs and expected funding sources for the identified transportation improvements needed for RT2.0.

Exhibit 1. RT2.0 Transportation Funding Assumptions

CATEGORY OF IMPROVEMENTS	EXPECTED DELIVERY	EST. TOTAL COSTS (2026$)	DEVELOPER SHARE	OTHER FUNDING SOURCES
Arterial Improvements *(sidewalks, bike lanes, planters, and intersection improvements)*	TBD	$35.6m	Sidewalks & planters	TDT credit (bike lanes & intersections)[1]
Collector Roads	Private	$66.3m	Local road equivalent cost	TDT and Citywide TSDC for oversizing (50/50 split of oversizing costs[2])
Neighborhood Routes	Private	$41.4	Local road equivalent cost	RT2.0 TSDC credits for oversizing (e.g., a portion of multi-use paths and stream crossings[3])
RT2.0 Local Roads	Private	*Not estimated*	Full cost	N/A
Roy Rogers Bike/Ped Undercrossing	TBD	$2m	N/A	RT2.0 TSDC (RT2.0 proportionate share); RT1 TSDC or other City sources (remainder)
Offsite Intersection Improvements	TBD	$3.3m	Proportionate share	Other County sources

Source: Project costs provided by DKS Associates

[1] County TDT credit policies state that "Sidewalk / Planter is not eligible for credit if it has the same dimensions as local street standard. It is assumed that landscaping is not required to be built larger or with greater capacity for the arterial." However, "bike lanes, and other features specific to an arterial and not features of local streets would be eligible for credit." Assumes that the bike lane-specific costs would be TDT-credit eligible while other costs would be developer responsibility.
[2] Collectors not identified on the TDT list are eligible for TDT credit for 50% of oversizing costs. This assumes projects would not be added to the TDT list.
[3] Stream crossings tend to be expensive and are typically only necessary for roads that connect neighborhoods or larger areas and thus can reasonably be considered "oversizing" costs that increase the system capacity by increasing multimodal connectivity.

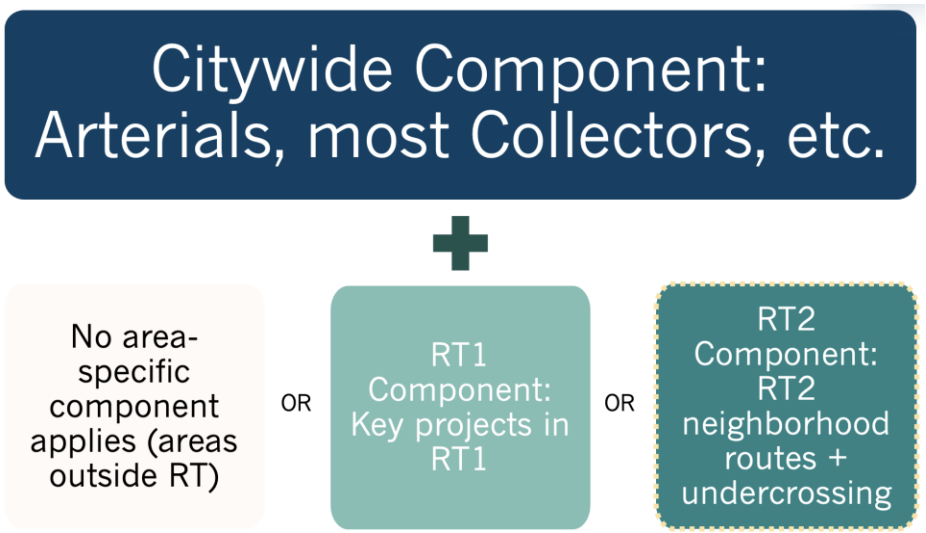
Cost Estimate Assumptions

Transportation infrastructure cost estimates reflect typical costs based on the planned cross-sections and lengths of new and improved roads. Costs account for construction, right-of-way, design and administration expenses, and a 15 percent contingency. Where public vs. private delivery is to be determined, costs assume typical public sector delivery costs. Where private delivery is assumed, costs have been adjusted down by 30 percent to account for potential cost-savings associated with private construction.

RT2.0 Supplemental TSDC

Existing transportation SDCs include a citywide component and a component specific to the existing River Terrace area (RT1). There is no area-specific component for areas of the city outside RT1. Development in RT2.0 would pay a RT2.0 specific component in addition to the citywide component. This is illustrated in Exhibit 2.

Exhibit 2. Illustration of City Transportation SDC Components by Geography



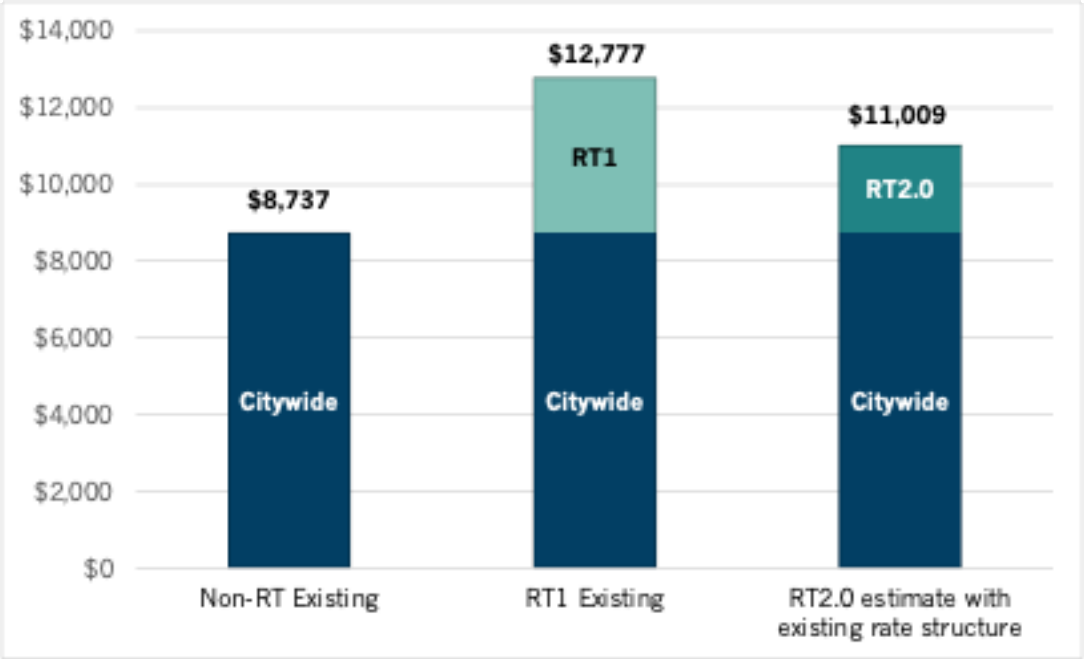
The RT2.0 supplemental TSDC is intended to provide a cost-sharing mechanism among developers within the area for some of the more expensive road components, particularly for Neighborhood Routes, that are not eligible for credits from existing sources (TDT and citywide TSDC). All oversizing costs that are eligible for existing sources are assumed to be covered by those sources to keep the supplemental fee as low as possible. The fee amount may be able to be reduced further if construction costs are adjusted to reflect typical cost savings associated with private-sector delivery.

Estimated Fees: Based on the approach and cost estimates listed above and the estimated buildout of RT2.0 at 18 dwelling units per acre (plus some commercial development), the

average RT2.0 TSDC Supplemental Fee would be approximately **$1,990 per dwelling unit**. See Scaling Residential Fees below for how this fee is proposed to be scaled by unit size.

For comparison, supplemental TSDCs in RT1.0 are $4,040 for a single family detached dwelling and $2,357 for other residential dwellings. For ease of comparison to existing rates, Exhibit 3 shows how the fee amount would compare to existing Transportation SDCs in RT1 and the rest of the city if the city were to retain the existing residential fee structure. The comparison uses the single-family residential rate as an example.

Exhibit 3. Existing Transportation SDCs and Estimated RT2.0 Transportation SDC for Single-Family Using Existing Residential Rate Structure



Source: ECOnorthwest calculations and existing City SDC rates

Parks

Funding Approach and Sources

All parks costs are assumed to be funded through either the improvement fee component of existing City Parks SDCs[4] or a proposed new RT2.0 Parks SDC overlay as shown in Exhibit 4.

Exhibit 4. RT2.0 Parks Funding Assumptions

CATEGORY OF IMPROVEMENTS	EXPECTED DELIVERY	EST. TOTAL COSTS (2026$)	FUNDING SOURCE ASSUMPTION
Neighborhood Parks (7 parks)	Private	$14.3m	RT2.0 Parks SDC credits
Community Park (1 park)	Public/Private*	$9m	Citywide Parks SDCs and Credits
Linear Greenway Parks**	Private	$1.1m	Citywide Parks SDC credits

Source: Project costs calculated by ECOnorthwest using data provided by the City of Tigard and park acreages provided by Walker Macy

* Similar to River Terrace 1, a community park may be delivered through a partial developer dedication (compensated through SDC credits) and a partial supplemental purchase. The City may need to make improvements using SDCs if the cost will exceed the SDCs owed by the development.

** Linear greenway parks would encompass recreational trail corridors (outside street rights-of-way) and small amenity areas with benches, viewing areas, etc. along the trail. City standards for linear greenway parks (as currently proposed) would allow these facilities to be located inside protected natural resource areas when made publicly accessible by easement or dedication to the City.

Cost Estimate Assumptions

Cost estimates for parks include both land acquisition and construction costs.

- **Construction costs** are based on recently constructed parks in River Terrace 1, including Sabrina Park for neighborhood parks and Blueberry Hill Park for the community park. Costs were derived from the SDC credit forms for these developments and indexed to 2025 dollars. Both parks were built by developers, so costs reflect private-sector delivery.
- **Land acquisition costs** are based on assumptions from the City of Tigard Parks and Recreation System Plan, indexed to 2025 dollars. Buildable land is valued at the full acquisition cost, while constrained land (where eligible to meet identified park

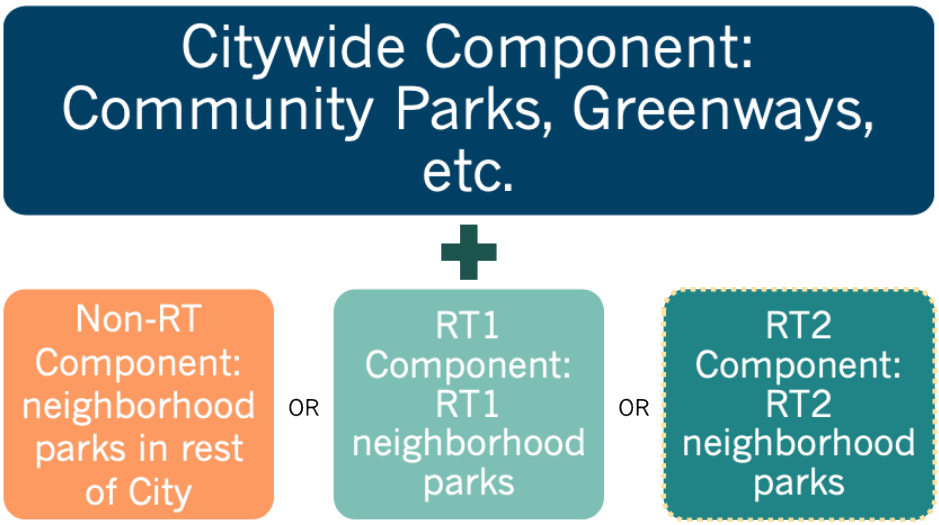
[4] The Citywide Parks SDC includes both a reimbursement component that covers available capacity from previously built community parks and open space and an improvement fee component that covers new community parks, open space, linear parks, and trails.

needs) is assumed to be acquired at a discounted cost. The cost estimates assume that community parks consist of 100 percent buildable land, neighborhood parks consist of 60 percent buildable land and 40 percent constrained land, and linear greenway parks consist of 25 percent buildable land and 75 percent constrained land.

RT2.0 Parks Supplemental SDC

The existing Parks SDCs include a citywide component and area-specific components for River Terrace 1 and for the rest of the city outside River Terrace, as shown in Exhibit 5. Development in RT2.0 would pay a RT2.0 specific component in addition to the citywide component. It would not pay the component of the non-RT rate that funds parks in the rest of the city outside River Terrace.

Exhibit 5. Illustration of City Parks SDC Components by Geography

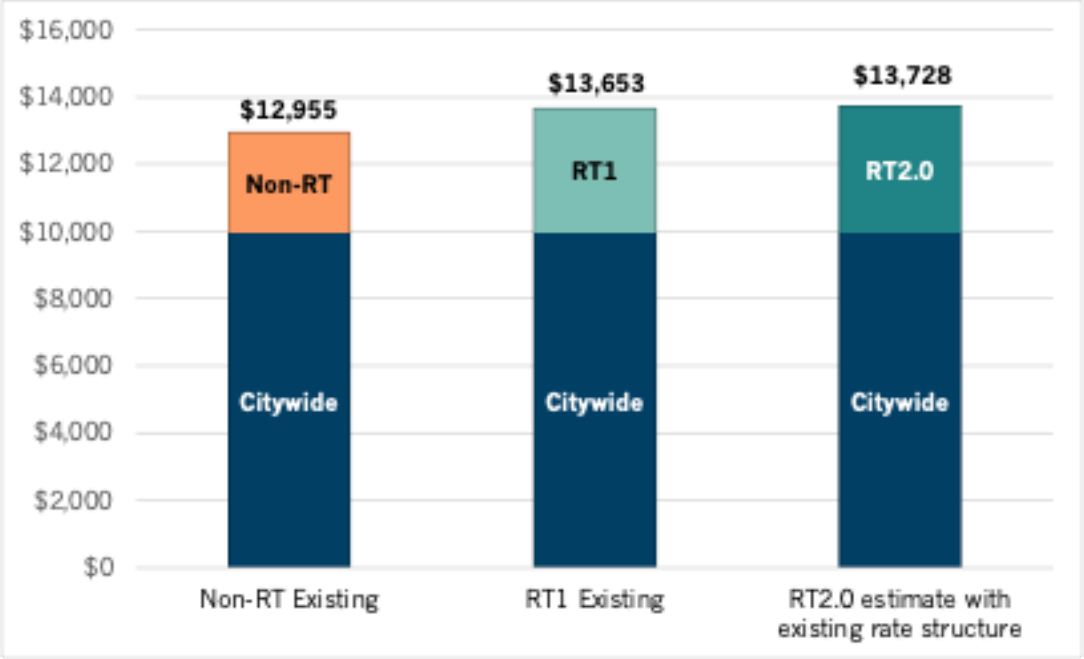


The RT2.0 Parks Supplemental SDC is intended to provide a cost-sharing mechanism among developers within RT2.0 for neighborhood parks, which are not eligible for Citywide SDC credits. The community park and linear greenway park costs are eligible for Citywide SDC credits, which keeps the supplemental fee as low as possible. Reducing the fee further would make it more difficult for the City to fully compensate developers who dedicate and/or improve neighborhood parks as part of their development.

Estimated Fees: Based on the approach and cost estimates listed above and the estimated buildout of RT2.0 at 18 dwelling units per acre, with no neighborhood park costs attributed to commercial development, the RT2.0 Parks Supplemental SDC Fee would be approximately **$1,480 per capita**.

Translating this into per-unit fees based on average persons per household by unit size, as proposed, would mean a range from roughly $1,950 for the smallest units to a little over $4,700 per unit for the largest units for the RT2.0 supplemental fee. See Scaling Residential Fees below for more information on how this fee is proposed to be scaled by unit size. For ease of comparison to existing rates, Exhibit 6 shows how the fee amount would compare to existing Parks SDCs in RT1 and the rest of the city if the city were to retain the existing residential fee structure. The comparison uses the single-family residential rate as an example. Note that the existing Parks SDCs include a policy discount that was applied to the citywide and area-specific improvement fees. The estimated fee for RT2.0 assumes the citywide component of the fee would retain the existing policy discount applicable throughout the city but does not assume a policy discount for the RT2.0 overlay.

Exhibit 6. Existing Parks SDCs and Estimated RT2.0 Parks SDC for Single-Family Using Existing Residential Rate Structure



Source: ECOnorthwest calculations and existing City SDC rates

Water

As shown in Exhibit 7, drinking water infrastructure within RT2.0 is assumed to built by developers with SDC credits for oversizing. Storage and supply improvements are assumed to be built by the City using SDCs. No new fees or funding sources are expected to be necessary. The tiered residential rate structure under consideration for parks and transportation SDCs is not proposed to apply to water SDCs at this time; however, the City may conduct a water-specific tiering analysis at the time that the water SDC methodology is next updated.

Exhibit 7. RT2.0 Water Funding Assumptions

CATEGORY OF IMPROVEMENTS	EXPECTED DELIVERY	EST. COST (2026$)	FUNDING SOURCE ASSUMPTION
Distribution lines (12'' or smaller)	Private	$16m	Developer
Distribution lines (>12'')	Private	$4.3m	Developer ($2.9m) + SDC credits ($1.4m)
Storage & Supply Improvements	Public	$21.6m	Citywide Water SDC

Source: Project costs provided by Carollo Engineers

Cost Estimate Assumptions

The cost for storage and supply improvements represents the estimated cost attributed to RT2.0 demand.

Stormwater

The stormwater plan for RT2.0 indicates that developers will typically provide on-site stormwater management facilities, including ponds, at the neighborhood or project site scale. These on-site facilities are typically built and paid for by developers.

Development that constructs on-site facilities is generally not required to pay Surface Water Management SDCs. If a development is required to pay CWS stormwater SDCs and builds qualifying stormwater quantity or quality, then the developer may be eligible for SDC credits.

Sanitary Sewer

As shown in Exhibit 8, sanitary sewer infrastructure within RT2.0 is largely assumed to built by developers. No new fees or funding sources are expected to be necessary.

Conveyance lines over 12” are eligible for SDC credits, but all gravity lines planned for RT2.0 are identified as 8-10” and would not be eligible for credits. CWS will most likely build the pump station and force main using SDCs. Alternatively, developers may build the pump station and force mains with 100 percent SDC credit eligibility.

Exhibit 8. RT2.0 Sanitary Sewer Funding Assumptions

CATEGORY OF IMPROVEMENTS	EXPECTED DELIVERY	EST. COST (2026$)	FUNDING SOURCE ASSUMPTION
Gravity Conveyance lines	Private	$24.0m	Developer
Pump Station & Force Mains	Public	$3.3m	CWS SDCs

Source: Project costs provided by Consor Engineering

Cost Estimate Assumptions

Costs include only main trunk lines. Costs for lines in local streets are not included but would be paid by developers.

Scaling Residential Fees

Overview and Approach

Scaling SDCs by unit size can reduce the burden of these fees on smaller units, which tend to have lower system impacts than larger units and be more affordable to future buyers. Scaling could be applied to SDCs throughout the City, including RT1 and non-River Terrace areas, using the same adjustment factors.

The City has identified draft residential unit size tiers based on alignment with City policy and patterns in the data. Adjustment factors for each size tier are based on differences in household size using data from Tigard and surrounding areas.[5] For Transportation SDCs, the adjustment factors include an additional reduction for units under 1,600 square feet to better align with the existing rate differences between single family detached and other residential, which are based on trip generation rates.

For multi-unit housing, ECOnorthwest recommends retaining a flat rate per unit for several reasons:

- The existing multiunit rate already accounts for overall smaller units and smaller household sizes in multiunit housing.
- A flat rate simplifies SDC calculations for both staff and developers and is more predictable for developers early on.
- A single rate avoids penalizing inclusion of family-size units in multi-unit development, given the need to expand the supply of this housing option.
- There is less need to align fee structures to support small multiunit housing, given that this is already being delivered frequently in the market.

[5] Data on persons per household by number of bedrooms comes from Census Public Use Microdata Samples (PUMS) for an area including Tigard, Tualatin, and Sherwood. The conversion from number of bedrooms to unit size tiers is based on unit sizes and bedroom counts from residential sales transactions in Tigard over the past 5 years for housing built since 2015. The adjustment factors reflect weighted average household sizes based on the mix of units by bedroom count in the data.

Potential Rates

Exhibit 11 and Exhibit 12 provide estimates of the parks and transportation SDCs, showing how rates could change if scaling is applied to existing fees and to RT2.0 using the estimated fee amounts described in this memo.

Parks SDCs

Exhibit 11: Parks SDC Residential Rates by Unit Type

UNIT TYPE	OUTSIDE RT (EXISTING)	RT 1 (EXISTING)	RT2.0 (TENTATIVE)
Single Family Residential	$12,955	$13,653	$13,728
Other Residential	$9,506	$10,032	$10,180

Exhibit 11: Parks SDC Residential Rates by Unit Size with Scaling

UNIT SIZE	OUTSIDE RT	RT 1	RT2.0 (TENTATIVE)
<=800	$6,617	$6,982	$7,037
801—1,200	$9,044	$9,543	$9,618
1,201—1,600	$10,806	$11,402	$11,491
1,601—2,000	$13,281	$14,014	$14,124
2,001—2,400	$14,709	$15,521	$15,642
2,401—2,800	$15,137	$15,973	$16,098
>=2,800	$16,042	$16,927	$17,060
MF (flat rate)	$8,997	$9,493	$9,568

Transportation SDCs

Exhibit 13: Transportation SDC Residential Rates by Unit Type

UNIT TYPE	OUTSIDE RT (EXISTING)	RT 1 (EXISTING)	RT2.0 (TENTATIVE)
Single Family Residential	$8,737	$12,777	$11,009
Other Residential	$5,096	$7,453	$6,422

Exhibit 14: Transportation SDC Residential Rates by Unit Size with Scaling

UNIT SIZE	OUTSIDE RT	RT 1	RT2.0 (TENTATIVE)
<=800	$3,729	$5,452	$4,698
801—1,200	$5,097	$7,453	$6,422
1,201—1,600	$6,089	$8,904	$7,673
1,601—2,000	$7,889	$11,536	$9,940
2,001—2,400	$8,737	$12,776	$11,009
2,401—2,800	$8,991	$13,148	$11,329
>=2,800	$9,529	$13,934	$12,006
MF (flat rate)	$5,097	$7,453	$6,422

The draft tiered rate structure would reduce SDCs for smaller detached homes and the smallest middle housing but would increase SDCs for larger detached homes and larger middle housing. The tiered structure may be adjusted based on feedback from the Tigard City Council, developers, and city staff.

Impact on Cost of Housing Development

Scaling residential SDCs makes the cost of the SDCs more uniform across housing units of different sizes. Under current rates, SDCs make up a smaller share of the typical sales price of larger, more expensive homes, as shown on Exhibit 13. While scaling City Transportation and Parks SDCs would not change the pattern for other SDCs (e.g., CWS's Sewer SDCs, Washington County's TDT, City Water SDCs), it would make the City Transportation and Parks component more equitable by unit size, as shown in Exhibit 14.

Exhibit 13: SDCs as a Percent of Housing Sales Price or Value for Current Fees and Estimated RT2.0 Fees Using Current Rate Structure



* Apartments assume 50% 750sf and 50% 1,000sf units.
Source: ECOnorthwest analysis

Exhibit 14: SDCs as a Percent of Housing Sales Price or Value for Scaled Fees



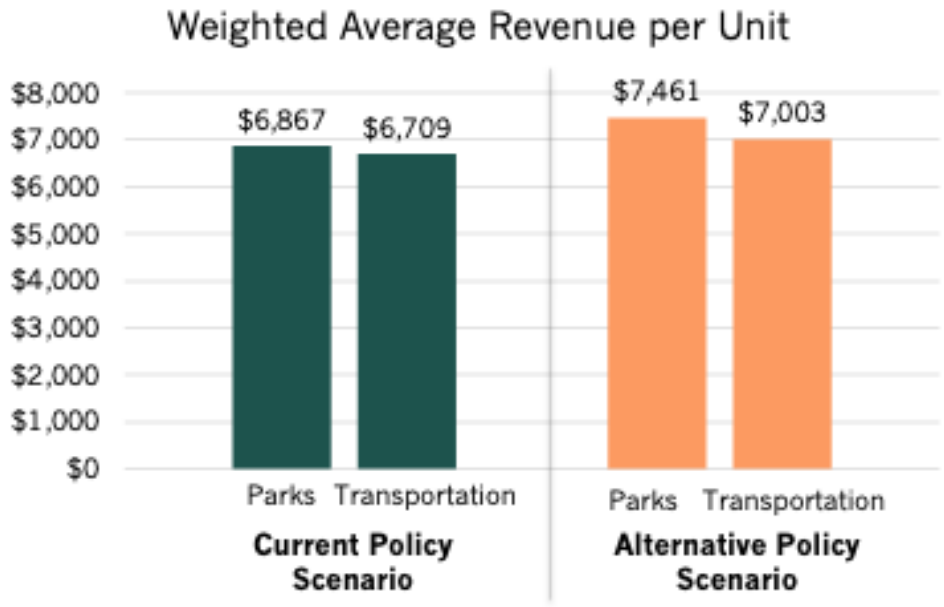
* Apartments assume 50% 750sf and 50% 1,000sf units.
Source: ECOnorthwest analysis

Revenue Impacts

ECOnorthwest analyzed potential impacts to SDC revenues based on the distribution of housing development by size and type built over the last 10 years and the expected distribution in RT2.0.

Continuing recent trends would mean a scaled SDC would be likely to increase revenue. The weighted average revenue per unit citywide is projected to be higher with scaled fees than with the current fee structure, as shown in Exhibit 15 (looking only at the citywide improvement fee portion of the rates).

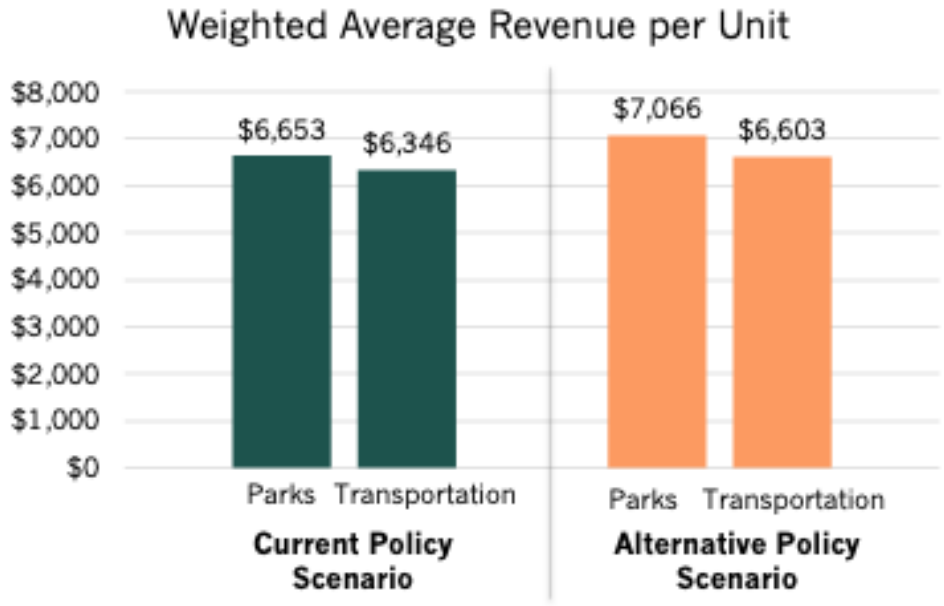
Exhibit 15: Weighted Average Revenue per Unit for Citywide Parks and Transportation Improvement Fees, 10-Year Development Trends, Current Rates vs. Scaled Rates



Source: ECOnorthwest analysis

The analysis also considers adjusted trends that account for slowing development in RT1 and a greater shift towards multiunit housing and middle housing in non-River Terrace areas. Even with these adjusted trends, scaling is still projected to be roughly policy neutral, as shown in Exhibit 16.

Exhibit 16: Weighted Average Revenue per Unit for Citywide Parks and Transportation Improvement Fees, Adjusted Development Trends, Current Rates vs. Scaled Rates



Source: ECOnorthwest analysis

Policy Discount Adjustments

Overview and Approach

Council has discretion to charge less than the maximum amount justified under the SDC methodology. The City's existing Transportation and Parks SDCs include broad policy discounts that apply equally to all residential development. These discounts apply only to the citywide improvement fee components of each SDC. The existing policy discount for the Transportation SDC is substantial, reducing the citywide improvement fee to just 30 percent of the maximum allowable rate. In contrast, the Parks SDC includes a relatively small discount, reducing the citywide improvement fee to 85 percent of the maximum rate.

The City can consider adjusting these discounts to be more targeted towards policy goals related to supporting small housing units, provided all rates remain below the maximum justifiable level. (Note that the City also offers a targeted policy exemption for qualifying affordable housing. This discount is assumed to remain in place.)

ECOnorthwest analyzed two scenarios that build on the residential scaling structure discussed above. Both scenarios were calibrated to be approximately revenue neutral compared to the existing rate structure and policy discounts. As in the current rates, the

policy discounts apply only to the citywide improvement fee component of the rates, and do not affect RT1 or RT2.0 overlays.

- **Scenario A** provides a moderate increase in the policy discount for smaller units, while leaving the policy discount as-is for larger units. This scenario is possible because the scaled rates are expected to result in slightly higher revenue compared to current rates.
- **Scenario B** provides a more pronounced discount for smaller units and reduces the discount for larger units. Even with the larger adjustment, it keeps all units within the maximum justifiable rate and retaining a policy discount for most units for parks and all units for transportation.

Potential Discounts and Rates

Exhibit 17 shows the existing policy discounts as a percentage of the maximum SDC rate for existing rates, Scenario A, and Scenario B. Cell shading indicates where there is a change relative to current discounts, with darker greens indicating a larger reduction and oranges indicating an increase.

Exhibit 17: Discounts: Percent of Maximum Justifiable Rate by Scenario

UNIT SIZE (SF)	SCALED, NO CHANGE TO POLICY DISCOUNT		SCENARIO A: MODERATE ADJUSTMENT		SCENARIO B: HIGH REDISTRIBUTION	
	Parks	Transport-ation	Parks	Transport-ation	Parks	Transport-ation
<=800	85%	30%	76%	28%	40%	20%
801—1,200	85%	30%	76%	28%	65%	20%
1,201—1,600	85%	30%	76%	28%	70%	25%
1,601—2,000	85%	30%	80%	28%	85%	30%
2,001—2,400	85%	30%	85%	30%	95%	35%
2,401—2,800	85%	30%	85%	30%	100%	40%
>=2,800	85%	30%	85%	30%	100%	42%
MF (flat rate)	85%	30%	77%	28%	65%	20%

Source: ECOnorthwest analysis

Exhibit 18 shows how total Parks and Transportation SDC rates in RT2.0 would affected with the difference in policy discounts. Note that the policy discount is applied only to the citywide improvement fee, not to the RT2.0-specific fees. The RT2.0 combined rates are shown to illustrate the magnitude of the change in aggregate. Cell shading indicates where there is a change relative to scaled rates with no adjustment of policy discounts, with darker greens indicating a larger reduction and oranges indicating an increase.

Exhibit 18: RT2.0 Rates by Discount Scenario *(discount not applied to RT2.0 component)*

HOUSING TYPE	UNIT SIZE (SF)	PARKS			TRANSPORTATION		
		Scaling only	Scenario A	Scenario B	Scaling Only	Scenario A	Scenario B
Single-Detached Home	1,500	$11,475	$10,764	$10,290	$7,676	$7,270	$6,660
	1,900	$14,103	$13,618	$14,103	$9,944	$9,418	$9,944
	2,200	$15,620	$15,620	$16,694	$11,013	$11,013	$12,470
	2,500	$16,074	$16,074	$17,733	$11,334	$11,334	$14,332
	3,000	$17,035	$17,035	$18,793	$12,011	$12,011	$15,188
Middle Housing	800	$7,026	$6,591	$4,851	$4,700	$4,451	$3,457
	1,200	$9,604	$9,010	$8,283	$6,425	$6,085	$4,725
	1,600	$11,475	$10,764	$10,290	$7,676	$7,270	$6,660
	2,000	$14,103	$13,618	$14,103	$9,944	$9,418	$9,944
Apartments	875	$9,554	$9,028	$8,239	$6,425	$6,085	$4,725

Source: ECOnorthwest analysis

Impact on Cost of Housing Development

Exhibit 17 and Exhibit 18 illustrate how the policy adjustments in Scenario A and B, respectively, would affect the share of sales price or value represented by Parks, Transportation, and other SDCs for various sizes and types of housing. Scenario A results in the Parks and Transportation SDCs accounting for a slightly smaller share of the value of small units, though the share of sales price or value represented by all SDCs combined continues to be higher for smaller units. In Scenario B, the share represented by Parks and Transportation SDCs is generally lower for smaller units, which comes close to evening out the share of sales price or value represented by all SDCs combined across the unit sizes, though the total is still slightly higher for the smallest units. Scenario B increases the share of sales price or value represented by all SDCs for larger units compared to scaling alone and compared to Scenario A.

Exhibit 17: SDCs as a Percent of Housing Sales Price or Value for Estimated RT2.0 Total Fees Using Scenario A Policy Discounts



Source: ECOnorthwest analysis

Exhibit 18: SDCs as a Percent of Housing Sales Price or Value for Estimated RT2.0 Total Fees Using Scenario B

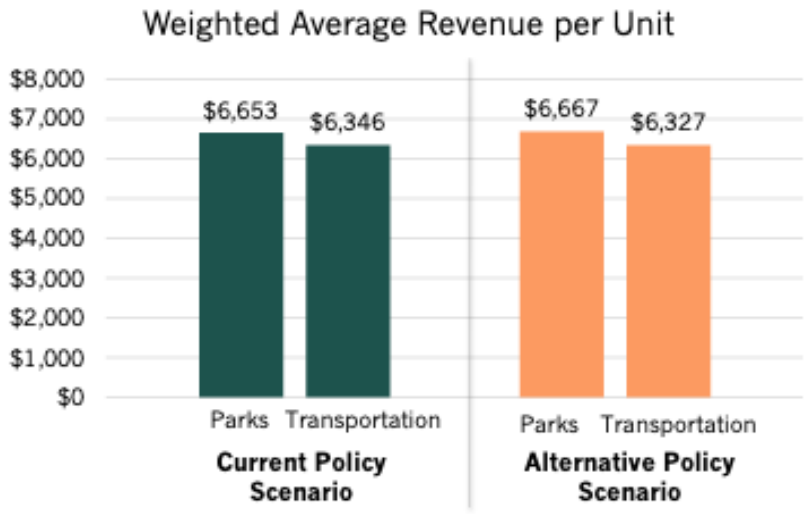


Source: ECOnorthwest analysis

Revenue Impacts

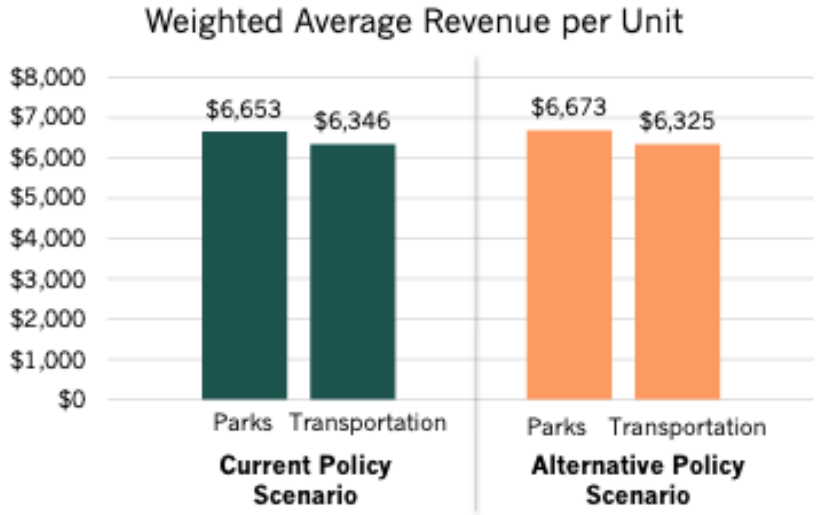
Using the adjusted development trends discussed above (the more conservative assumptions from a revenue change perspective), Exhibit 21 and Exhibit 22 show how the weighted average revenue per unit would compare to revenues under current rates (without scaling or policy discounts) for Scenario A and B, respectively. Both roughly maintain revenue neutrality.

Exhibit 21: Weighted Average Revenue per Unit for Citywide Parks and Transportation Improvement Fees, Adjusted Development Trends, Current Rates vs. Scenario A



Source: ECOnorthwest analysis

Exhibit 22: Weighted Average Revenue per Unit for Citywide Parks and Transportation Improvement Fees, Adjusted Development Trends, Current Rates vs. Scenario B



Source: ECOnorthwest analysis

Conclusion

Scaling Parks and Transportation SDCs using impact-based adjustment factors provides a more even and equitable rate for housing of various sizes and better responds to the increasingly blurry line between single-detached housing and middle housing as state definitions and local codes evolve. However, even with this adjustment, SDCs still place a comparatively heavier burden on smaller housing units, especially when looking at all SDCs together. Redistributing existing policy discounts through either Scenario A or B further reduces the burden on small units while roughly maintaining revenue neutrality. Scenario B better reduces the burden on the smallest units but results in greater increases for large units, while Scenario A maintains or increases the policy discount for all unit sizes while providing slightly lower rates for all units under 2,000 square feet. Either of these options is legally defensible.

AIS-6269 **7. A.**

Business Meeting

Meeting Date: 10/27/2026

Length (in minutes): Consent Item

Agenda Title: Approval of City Council Meeting Minutes

Authored By: Lindsay Bartholomew

Presented By: City Recorder Bartholomew

Item Type: Motion Requested

Information

Explanation of Issue

Previous meeting minutes are submitted to Council on the Consent Agenda for approval.

Action Requested

Consider approval of minutes.

Background Information

Minutes for the following meetings are presented for Council approval:

September 1, 2026
September 8, 2026

Alternatives & Recommendation

Recommend approval of minutes, with or without revisions.

Additional Resources

N/A

Attachments

Meeting Minutes - 09/01/2026
Meeting Minutes - 09/08/2026

City *of* Tigard
City Council Business Meeting Minutes
September 1, 2026

1. Study Session

At 5:30 p.m. Mayor Hu called the Study Session to order.

A. Town Center Development Agency (TCDA): Briefing on the Request for Qualifications (RFQ) for the Cinema Site

Redevelopment Manager Farrelly provided an update on the status of the Request for Qualifications (RFQ) for the redevelopment of a portion of the Cinema site. The Agency has four major goals for the site: (1) Provide the Tigard Triangle's first neighborhood park to serve a fast-growing area. (2) Build out necessary street and trail infrastructure to increase connectivity and pedestrian safety. (3) Restore Red Rock Creek, which flows through the property, including new stormwater and sewer facilities. This work is currently underway and will be completed in the fall of 2026. (4) Redevelop the portion of the property not being used for a park.

Director Wolf asked what questions have been received. Redevelopment Manager Farrelly said that they have mostly received clarifying questions. One question was if we would consider more than one developer, and the answer was yes; however, one developer would need to be the primary developer. Some of the other questions were about the concept plan and the flexibility of the locations of the street connections.

Chair Hu asked when we will have final park designs. Redevelopment Manager Farrelly said that the plan is to do it concurrently and we will have to go out for an RFP (Request for Proposal) to hire a park designer engineer.

Director Shaw asked if the council liaisons on the RFQ Review Committee will also review the park portion. Redevelopment Manager Farrelly said that the park portion isn't intended to be a part of the work of this committee. Chair Hu said that it could be decided later.

The Board selected Director Shaw and Director Schlack as the council/board liaisons on the RFQ Review Committee.

B. Feasibility of Establishing a Senior Advisory Board

Assistant to the City Manager Hendrix shared that as part of City Council discussion about bylaw standardization, Council members expressed interest in the potential establishment of a Senior Advisory Board to provide a formal avenue for seniors to advise the Council on issues. She shared the avenues that Tigard staff use to engage with and support senior residents. Staff do not currently have the capacity to support a new senior advisory board or committee.

Councilor Shaw said that a lot of seniors are not on social media, and they feel left out because they don't hear about events or opportunities. She suggested adding a senior to the Committee for Community Engagement (CCE) committee. Assistant to the City Manager Hendrix said that she would follow up with our communications team to see what other avenues there are for communication, other than social media. She said that the prior conversation about having a senior representative on each board brought up the question of if we would then have a representative from all different ages and how to make sure representation is equal.

Council President Wolf asked if the Tigard Senior Center has an advisory board. Assistant to the City Manager Hendrix said that she is not aware of one and will find out.

Councilor Schlack agreed with the questions raised so far. He supported proceeding with the staff recommendation of having seniors called out as part of the CCE process and suggested bringing it back to Council in a year to see if needs are being addressed. He suggested partnering with the Senior Center to have a community group that can help solicit feedback.

Councilor Anderson said that getting information out is key and serving on a committee is a big commitment for people.

Councilor Ghoddusi expressed support for the staff recommendation and said that most seniors receive their Tigard news from Tigard Life because it comes to their homes.

Council President Wolf added that AARP (American Association of Retired Persons) has the age friendly program and has a great framework that we could leverage or partner with as part of this conversation.

Mayor Hu expressed support in piloting one year of the staff recommendation to build opportunities for senior advocacy by asking the CCE to include seniors as a demographic that should be represented in their equity evaluation of each agenda item. He asked if we could have a senior representative act as an envoy and give Council a quarterly update.

C. Board and Committee Liaison Reports

Councilors reported on their city board and committee and regional liaison assignment meetings.

The session ended at 6:06 p.m.

2. Business Meeting

A. Call to order – At 6:30 p.m. Mayor Hu called the Tigard City Council & Local Contract Review Board meeting to order.

B. Roll Call – Acting City Recorder Bartholomew called the roll.

	Present	Absent
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	
Councilor Ghoddusi	✓	

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

3. Public Comment

A. Public Comment – Written:

3 written public comments were submitted by the Monday noon deadline, and all 3 comments were about River Terrace 2.0 planning.

A copy of written comments can be found in the packet for this meeting.

B. Public Comment – In Person:

8 in-person comments were received. Topics included: concerns with the Housing Survey not being easy to find on the city website, River Terrace 2.0 concerns and suggestions, concerns with ICE (Immigration and Customs Enforcement) in Tigard, concerns with the process and timeline to get a permit in Tigard, and noise and health concerns with their neighbor's animals.

A record of who spoke in person can be found in the packet for this meeting.

C. Public Comment – Phone-In or Video:

1 person gave comment over the phone, about River Terrace 2.0.

4. City Manager Report

City Manager Rager shared that September is National Preparedness Month, which is a good reminder that being prepared doesn't have to be complicated, and our Community Emergency Response Team (CERT) helps residents learn practical skills and ways to prepare for emergencies. The City's website has resources to help residents get started and learn more about emergency preparedness.

He shared that September is also Library Card Signup Month, which is a great time to remind our community of all that the library has to offer. This summer alone, over 3,400 people have participated in the Tigard Public Library summer reading program, showing how much our community values opportunities to read, learn, and connect. The value of a Tigard Library card really adds up, in 2025, the estimated value of what a card holder could access was just over $500.

5. Consent Agenda (Tigard City Council and Local Contract Review Board)

A. Consider Approval of an Updated Intergovernmental Agreement (IGA) with Clean Water Services

B. Consider Amendment to Contract for Pavement Management Program Slurry & Crack Seal Services

Councilor Schlack moved to approve the Consent Agenda as presented. Council President Wolf seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

	Yes	No
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	
Councilor Ghoddusi	✓	

6. Update from Washington County Sheriff's Office

Undersheriff John Koch and Chief Deputy Erroll McCrea highlighted the work of the Washington County Sheriff's Office, including leveraging technology with body worn cameras for patrol and jail staff, exploring AI for report writing, celebrating that the county jail is now fully open, and their goal of transitioning people out of jail.

Council President Wolf asked what the Sheriff's office is doing to protect the community from their information being shared in a way that puts the community at risk. Undersheriff Koch said that, with any technology that they implement, they are transparent, have safeguards in place, and are not sharing data with federal agencies or outside sources.

Mayor Hu shared a concern with the AI report writing that the Sheriff's office is using and wanted to flag the potential AI bias. He asked how the community can learn more about the difficulty and challenges the county is facing with jail capacity. Undersheriff Koch said that there is information on their website and that this will be a multi-year project.

7. Check in with Commissioner Snider

Washington County Commissioner Snider and Director of Housing Services Rogers provided an update focused on the County's role in providing services and support for houselessness. The presentation was focused on answering the questions that Council sent to the County in advance.

Council President Wolf asked if the SHS (Supportive Housing Services) dollars are generated from annual income taxes, as opposed to bonds. Director of Housing Services Rogers said that the bond dollars are typically used for capital and those were dedicated to affordable housing projects only. For the first few years of the program, they spent more resources towards building the infrastructure for homeless facilities.

Mayor Hu asked how it was determined that two people share the outreach work for Tigard, Sherwood, and Tualatin. Director of Housing Services Rogers said that she would defer to Megan Cohen, as the county relies on our Houselessness Liaison to calibrate the right number of outreach people and Tigard is one of six outreach programs.

Councilor Shaw asked where the three additional access center locations will be located. Director of Housing Services Rogers said that the first access center is in Tigard and three more are being brought to Hillsboro, Cornelius, and Beaverton.

Councilor Shaw asked if the critical incident reports and performance metrics are publicly available. Director of Housing Services Rogers said that she would need to check with their attorney about maintaining privacy, but the county can help with reports of aggregating certain data.

Council President Wolf expressed appreciation for the updates and advocated for opportunities to bring resources locally to Tigard. As the only access center right now, it takes a lot of resources locally. Commissioner Snider said that conversation is happening right now and the representatives of the Mayor's Consortium are doing a good job at communicating the local needs.

8. River Terrace 2.0 Finance Strategy & System Development Charges (SDC) Update

Senior Planner Gada presented options for the SDC rate structure for River Terrace 2.0 and citywide. A methodology for assessing SDCs associated with development is one component of the River Terrace 2.0 Equitable Finance Strategy, which assesses how capital infrastructure, which is needed to support anticipated development, will be funded and built.

Councilors Anderson, Schlack, and Wolf expressed general support for a tiered SDC rate structure and a redistributed policy discount citywide.

Councilor Shaw expressed concern about the potential unintended consequences of this rate structure encouraging developers to build homes with less units and that impacting multigenerational families that need more bedrooms in a home.

Councilor Ghoddusi agreed with Councilor Shaw's concerns. He said that we know River Terrace 2.0 will require significant infrastructure. If we are reducing fees, he asked where the money will come from for the new infrastructure.

Councilor Robbins expressed support for the structure to be citywide. She said that it is reassuring that this structure has been budget neutral in other cities and asked at what point would this structure not be budget neutral, if we encourage development of smaller homes with the lower SDC rates.

Mayor Hu shared support for continuing to develop a tiered SDC rate approach. He asked what budget neutral means, what assumptions are being made, and how we can course correct if needed. He agreed with the concerns Councilors Ghoddusi and Shaw shared about multigenerational housing. He brought up a public comment that was received on this topic, and he asked how we measure if the discounts actually produce the desired housing type that we are seeking.

Senior Planner Gada thanked Council for their comments and said she would address them in the November presentation to Council. She shared that the budget neutrality analysis is being prepared by our consultant ECONorthwest. Our consultant will be looking at what development we have seen in Tigard over the last 10 years, what we think will be built in River Terrace 2.0, what we are trying to incentivize, and what that would look like for SDC revenue. In response to the public comment that Mayor Hu mentioned, she said that lowering SDC fees for developers does not ensure that housing affordability will be improved and there is no direct mechanism to make sure that happens. There are tools, through the Tigard Housing Plan and the Housing Production Strategy, that the City will primarily look at to find ways to lower the costs of housing.

Councilor Schlack asked if the budget neutrality being discussed is specifically for the SDC funds that would be impacted by the rate structure changes. Senior Planner Gada said yes. Becky Hewitt from ECONorthwest confirmed that they will only be looking at how changing the fee structure would impact the SDC revenue, which is separate from other sources that go to the General Fund.

Senior Planner Gada explained that apartments need to be treated separately to prevent a disincentive for larger units. She shared the staff recommendation to add a flat rate option for apartments to support family-sized units.

Councilor Shaw asked, in reference to the example on slide 25, if both Development 1 and Development 2 would pay the same fee with the flat rate option. Senior Planner Gada said yes and added that Development 1 would pay less if we used the tier rate for apartments. Councilor Shaw said that she supports the staff recommendation of the flat rate. She added that multigenerational wealth is often produced by acquiring property and an apartment is a nice first step but oftentimes more challenging.

Council expressed support for the staff recommendation for the apartment policy addendum.

9. Non-Agenda Items – None

10. Executive Session – None

11. Adjournment

Mayor Hu announced the meeting adjourned at 8:16 p.m.

_____
Lindsay Bartholomew, City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

City *of* Tigard
City Council Business Meeting Minutes
September 8, 2026

1. Business Meeting

A. Call to order – At 6:31 p.m. Mayor Hu called the Tigard City Council meeting to order.

B. Roll Call – Acting City Recorder Bartholomew called the roll.

	Present	Absent
Councilor Ghoddusi	✓	
Mayor Hu	✓	
Councilor Robbins		✓
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

2. Public Comment

A. Public Comment – Written:

1 written public comment was submitted by the Monday noon deadline, with concerns about citizen participation at City Council meetings.

A copy of written comments can be found in the packet for this meeting.

B. Public Comment – In Person:

2 in-person comments were received. Topics included: concerns with natural areas impacting their property and code compliance concerns.

A record of who spoke in person can be found in the packet for this meeting.

C. Public Comment – Phone-In or Video:

1 person gave comment over the phone, sharing the Climate Action Tigard mission.

3. City Manager Report

City Manager Rager shared that the Downtown Tigard Street Fair is coming up on September 12, 2026, from 10:00 a.m. to 6:00 p.m. Admission to the event is free and it will feature over 100 local artisan vendors, music, and food. The community is encouraged to enjoy the event and support local businesses.

He shared that the Tigard Senior Center is temporarily closed due to roof construction from August 31st to September 20th. We appreciate everyone's patience while this necessary work is completed. Activities will be cancelled during this time, but the Meals on Wheels delivery service will continue.

4. Consent Agenda (Tigard City Council)

A. Consider Resolution to Approve the Comcast Cable Franchise Agreement Renewal

Resolution No. 26-29 - A RESOLUTION GRANTING A NON-EXCLUSIVE CABLE FRANCHISE TO COMCAST OF OREGON II, INC.

Councilor Schlack moved to approve the Consent Agenda as presented. Councilor Ghoddusi seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

	Yes	No
Councilor Ghoddusi	✓	
Mayor Hu	✓	
Councilor Robbins	–	–
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	

5. Quasi-Judicial Public Hearing: Consider Approval of Summer Creek Bridge Stabilization Comprehensive Plan Map Amendment and Sensitive Lands Review

A quasi-judicial public hearing was held to consider adoption of an ordinance to approve a comprehensive plan map amendment and sensitive land review, associated with emergency repairs to the SW 121st Avenue Bridge and Summer Creek bank stabilization. Associate Planner McGinnis gave the staff report and applicant Project Manager Bowling testified.

One person provided public comment over the phone, with questions and concerns about the project. Project Manager Bowling shared the steps that have been taken to protect wildlife around the project, and that the project began before this hearing because of the timing and urgency of the work. Associate Planner McGinnis clarified that the amendment to the comprehensive plan is specific to this development and a new amendment would be needed for any additional changes outside of this project.

Mayor Hu asked why the work started before this hearing. Project Manager Bowling shared that the work began before this hearing due to the urgency of the road guard rail and erosion. We have a limited in-water work window that runs from July 15th to September 30th. If we don't finish the work within that window, the work is effectively postponed to the next in-water work window, which would be next year. It was too large of a safety risk to wait. Full permitting was received for the project.

Councilor Anderson asked if the project is expected to be done by September 30th. Project Manager Bowling said yes, depending on the weather.

Council President Wolf moved to approve Ordinance No. 26-14. Councilor Shaw seconded the motion. There was no further discussion. Acting City Recorder Bartholomew conducted a roll call vote and the motion passed unanimously.

ORDINANCE NO. 26-14 – AN ORDINANCE APPROVING COMPREHENSIVE PLAN MAP AMENDMENT, CMA2026-0001/C-SLR2026-0001, TO REMOVE GOAL 5 PROTECTION FROM 0.03 ACRE OF LOCALLY SIGNIFICANT WETLANDS FROM THE "TIGARD WETLAND AND STREAM CORRIDOR MAP" INVENTORY ASSOCIATED WITH EMERGENCY REPAIRS TO THE SW 121ST AVENUE BRIDGE AND SUMMER CREEK BANK STABILIZATION

	Yes	No
Councilor Ghoddusi	✓	
Mayor Hu	✓	
Councilor Robbins	–	–
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	

6. Public Hearing: Consider Ordinance for Street Name Changes – Postponed

This Public Hearing was postponed to the Council meeting on October 6, 2026.

7. Photo Enforcement Program Update

Lieutenant Clarson and Sergeant Doughty provided an update on the Photo Enforcement Program. With multiple years of data, they showed that the program is reducing crashes in the specified intersections. They shared visual examples of violations that the cameras catch. The goal of the program is to improve safety, and they recommended that council consider expanding the program in the future.

Councilor Shaw asked if the data from the vendor highlights if there are repeat offenders. Sergeant Doughty said no, but it is a feature that they asked the vendor to add. Councilor Shaw asked if there are traffic reports from ODOT (Oregon Department of Transportation) that show if there has been an increase in traffic in Tigard, which might be causing the increase in violations. Lieutenant Clarson said that he doesn't have it but thinks that data is tracked. From his experience driving throughout the day, Tigard roads are crowded and congested. Councilor Shaw asked if we have an educational or communications campaign to let people know the location of the three enforcement cameras. Lieutenant Clarson said that every major entrance to Tigard has signs and there was extensive outreach to the community when the cameras were added six years ago.

Council President Wolf asked if anything would be missed by replacing sworn officers with non-sworn staff for reviewing violation footage. Lieutenant Clarson said that the non-sworn staff would be well trained and may be better at it since they will be focused on this one task.

Mayor Hu asked what they are thinking so far for program expansion. Lieutenant Clarson said that they have several locations in mind in which adding cameras could reduce crashes.

Mayor Hu mentioned the concerns with the brightness of the camera flash, that were received early on with the new vendor and asked if this has been addressed. Lieutenant Clarson said yes and explained that the flashing was the system calibrating within the safety guidelines.

8. Photo Enforcement Program Financial Update

Finance Director Kang provided an update on the financial side of the Photo Enforcement Program. In Fiscal Year 2025-2026 (FY26) operations improved after the August 2025 vendor transition, however the accumulated cost of the program is still $715,000 more than the revenue from the program. The financial goal is for this program to pay for itself and be financially sustainable long term.

Councilor Schlack asked if there are any constraints on how the revenues from the Photo Enforcement program are budgeted to be used. Finance Director Kang confirmed that there are not any legal requirements for these funds. Councilor Schlack asked if we would start talking about how to use the revenue from this program after the program is out of deficit and can pay for itself consistently. Finance Director Kang said that there is no requirement to repay the deficit and that it is tracked for internal purposes. For this program specifically, there was a lot of upfront capital that is being captured in the accumulated deficit.

Council President Wolf asked what risks and expenditures we should be concerned about. Finance Director Kang said that a significant portion of the operating cost for this program is fixed, which is our contract with the vendor. The costs we can modify are personnel related. One risk that we have seen was when one camera was taken out by a driver and was down for several months, which was outside of the City's control.

Councilor Shaw asked if, since this program started several years ago, it makes sense for this Council to reaffirm the purpose of this program. She said that, in her mind, the goal is safety and to reduce the deficit of the program. Mayor Hu agreed that we want safety to be a priority.

9. Public Hearing: Proposed Fee Resolution on Credit Card

A public hearing was held to consider adoption of a resolution to amend the citywide Fees and Charges Schedule. Council was asked whether the City should (1) continue absorbing merchant processing costs for credit cards, (2) pass those costs through to customers using higher-cost payment methods, or (3) use a hybrid approach that passes through credit card costs while maintaining no-fee payment alternatives. Finance Director Kang provided the staff report.

Councilor Schlack asked what the communication plan looks like to notify rate payers of the change and options to avoid paying the credit card fees. Finance Director Kang said that the change would be implemented as soon as administratively feasible and we would start an information campaign with flyers, bill inserts, and emails to give customers as much lead time as possible.

Mayor Hu suggested refunding the credit card fee for the first few months, if customers ask for a refund.

Council President Wolf asked if the $300,000 in savings with the hybrid option is an assumption. Finance Director Kang said yes, it is an estimate with the assumption that all customers who use credit cards would transition to another electronic payment method.

Mayor Hu asked for clarification on the PowerPoint slide that shows the card user pass-through fee as $4.83 verses if we keep it as is, the City will only pay a fee of $4.03. Finance Director Kang said that both of those fees are decided by the credit card merchant and the merchant receives the funds. If Council decides to pass through the fee to customers and if a customer chooses to pay with credit card, that customer will be charged the fee directly. As opposed to the current process where the City and essentially all customers are paying the fee for the customer that paid with credit card.

Council expressed support for the hybrid option.

One in-person comment was received, opposing credit card fees being charged to rate payers.

Finance Director Kang reiterated that the intent of the staff recommendation is to change customer behavior to use the lower cost methods, to save the utility system approximately $300,000 annually. We will perform a rate study soon and this change could have a direct influence on what rates look like over the next couple of years. We are cognizant in recognizing that we need to provide payment options without fees, such as payments via e-check.

Councilor Shaw asked for confirmation that this is not a rate increase, and customers will only pay the fee if they decide to pay their utility bill with a credit card. Finance Director Kang said yes, if someone uses a credit card to pay their utility bill, the credit card company will collect the fee. The city does not collect revenue from the credit card fees.

Councilor Shaw moved to approve Resolution No. 26-30. Council President Wolf seconded the motion. There was no further discussion. Acting City Recorder Bartholomew conducted a roll call vote and the motion passed unanimously.

> Resolution No. 26-30 – A RESOLUTION AMENDING THE CITYWIDE FEES AND CHARGES SCHEDULE TO AMEND CONVENIENCE FEES WHICH WAS ADOPTED UNDER RESOLUTION NO. 26-19

	Yes	No
Councilor Ghoddusi	✓	
Mayor Hu	✓	
Councilor Robbins	–	–
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	

10. Discussion on Public Works Level of Service (Requested by Mayor Hu & Councilor Schlack)

Asset Manager Rico provided an overview of the 11 divisions of Public Works, including their core services, what determines the level of service, and how the level of service could be adjusted. The divisions include Street Maintenance, Water, Sanitary Sewer System, Stormwater System, Surface Water Management, Parks & Natural Areas, Recreation, Fleet Maintenance, Facilities (Property Management), Engineering, and Public Works Administration. The work that these divisions do is guided by the needs of the community, industry standards and best practices, and asset management.

Council President Wolf requested information on how this system reflects in dollars. It would help Council to see an analysis of the fee adjustment, system demand, asset efficiency, and what decisions we have to make around appropriate rates.

Mayor Hu requested clearer service level and trade off options, including long-term consequences. He would like to have a better understanding of the decision-making process.

Councilor Schlack requested information on the forecasts for growth and maturity, and how we expect the levels of service to change overtime.

11. Non-Agenda Items – None

12. Executive Session

The Tigard City Council met in an Executive Session called under ORS 192.660(2)(i) to discuss the performance review of a public officer or employee.

13. Adjournment

Mayor Hu adjourned the meeting when the Executive Session ended at 9:18 p.m.

_____
Lindsay Bartholomew, City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

AIS-6251 **8.**

Business Meeting

Meeting Date: 10/27/2026

Length (in minutes): 40 Minutes

Agenda Title: Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) Project Update

Authored By: Amber Gomez

Presented By: Associate Planner Gomez

Item Type: Update, Discussion, Direct Staff

Information

Explanation of Issue

Staff will provide a summary of the Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) project, engagement efforts to date, and present updated policy approach recommendations.

Action Requested

Planning staff are providing Council with a summary of community engagement efforts, asking for approval to use the Community Engagement Report to fulfill grant requirements, and requesting feedback on recommended policy approaches.

Background Information

The community engagement plan for Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) kicked off in June 2025. Engagement was split into three phases. The first phase went from June through October 2025 and gathered input on the types of amenities, shops, and services that residents want in Tigard neighborhoods. The second phase went from November 2025 through June 2026 and focused on residents' preferred building forms and locations for new neighborhood shops and services. The third phase took place from July to August 2026 and sought feedback on recommended policy approaches based on the first two phases of community engagement. In total, staff engaged over 1,300 community members across 34 different events. After completing all phases of community engagement, staff drafted the Tigard HOME Final Community Engagement Report to summarize the feedback received and events completed. The report must be submitted to Metro to meet grant funding requirements.

Overall, the majority of community members expressed support for the project and excitement about the potential to walk, bike, or roll to more commercial options in their neighborhoods. Engagement participants shared issues that currently act as barriers to using active transportation to reach services — including a lack of continuous sidewalk networks and bike lanes, vehicles moving at high speeds, and long distances. Some of the most popular types of businesses residents would like to see in their neighborhoods are those that serve food or drinks, such as coffee shops, restaurants, and bakeries. Residents liked the idea of supporting neighbors and small local businesses, as well as having access to corner stores. There was no strong preference among those engaged for neighborhood businesses to occupy a specific type of building form, as long as it is consistent with the neighborhood scale. For location, many residents liked the idea of co-locating commercial options near other destinations like schools, parks, and trails, and limiting commercial activity on quieter local streets. Some of the concerns expressed by residents were the potential for noise, traffic, parking issues, security, and

safety, in particular the feasibility of walking safely given the existing limited sidewalk network.

This briefing will provide a summary of the community engagement findings, present updates to recommended policy approaches based on the engagement efforts, and receive Council feedback on the Final Community Engagement Report and policy approaches. The recommended policy approaches address distinctions between different business types allowed in neighborhoods, the types of uses that would be allowed as neighborhood-scale commercial businesses, and where these businesses would be allowed to operate within residential zones.

Dates of Previous and Potential Future Considerations
Previous Considerations:
May 17, 2022: Introduction to the Tigard HOME project.
November 2022: Adoption of urban livestock regulations.
July 15, 2025: Briefing to reintroduce Tigard HOME and early community engagement efforts.
February 10, 2026: Briefing on summer 2025 through winter 2026 engagement efforts.
July 7, 2026: Briefing on spring 2026 engagement efforts and recommended policy approaches.

Future Considerations:
2027: Staff to bring recommended code changes for Council adoption.

Public Involvement
Robust and effective community engagement is the foundation of the Tigard HOME project and critical to its success. Engagement efforts focused on Tigard residents, with extra effort aimed at ensuring engagement reflected the diversity of our community. The goal was for HOME solutions to be truly built by all community members, not just those who speak English or feel naturally comfortable being part of government processes. Grant funding from Metro and the city's committed funding supported creative engagement with Tigard community members who typically do not have their voice heard.

The engagement plan used multiple strategies to connect with our community. These strategies included:

1. Hosting tables at events and locations throughout the city where residents were encouraged to answer brief project-related questions. This activity helped staff introduce the HOME project to the community in a welcoming and approachable way and direct interested residents to the project's webpage for additional information and opportunities to engage.
2. Pop-up events in neighborhoods, where staff hosted interactive and creative engagement activities. This approach met community members where they are, and the pop-up events provided an opportunity to demonstrate what activating a residential neighborhood with new uses could look and feel like.
3. Targeted outreach by partnering with Community Based Organizations (CBOs) with established ties in the community were instrumental in reaching voices not typically heard.
4. Community dinners that encouraged residents to talk to staff about the Tigard HOME project.

Since June 2025, staff engaged the community at six targeted outreach events, 20 tabling events, four community dinners, and four pop-up events, with over 1,300 active participants in engagement activities. In July, we attended the Community Preparedness Fair with an activity to confirm the types of businesses residents would like to see in their neighborhoods, and we had more than 90 participants. We also held a pop-up event outside the Greenburg Oaks apartment complex and interacted with 50 active participants. In August, we held the last community dinner at the library, as well as a focus group with members of the local Tigard business community.

The final community engagement report provides a description of the engagement plan and events carried out, as well as a summary of key takeaways. The key takeaways are categorized under amenities, barriers, desired types of businesses and services, building forms and design, and location. The report appendices include a full list of engagement events as well as the graphics products developed by one of the project consultants.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
The HOME project will allow for greater community-building and complete neighborhoods throughout Tigard. Significant engagement identified top community priorities to ensure specific solutions will be built with community members in mind. Ultimately, this project should allow for:

1. Community gatherings, amenities, services, and activities at a neighborhood scale.
2. Safe connections for all mobility types.
3. Generating activities closer to residents to make walking/biking/rolling more attractive.
4. Empowering homeowners and renters to use their property/home as they see fit while anticipating and mitigating negative impacts for neighbors.

This project delivers on Community Promises for equity, engagement, and the environment.

Policy Alignments and Plans:

- Tigard HOME supports **Council Goal 1:** "Creating housing opportunities for current and future residents." The Tigard HOME project will analyze the current residential zoning code and consider changes to increase the variety of housing types, while balancing community input and the infrastructure capacity needs of the city.
- The Tigard HOME project addresses **Council Goal 2:** "Elevate economic opportunities for current and future residents." By providing opportunities to expand the city's economic base by bringing needed goods and services to neighborhoods as well as jobs in residential areas. Tigard HOME will also reduce vehicle miles traveled (VMT), resulting in enhanced environmental sustainability and resilience.
- Increased housing, economic, and community-building opportunities will align with City **Council Goal 3:** "Cultivate Tigard as a great place to live, work, and play." The tangible deliverable of this project is a set of policy and development code amendment recommendations to be considered by City Council for adoption. Any final policy changes are at the discretion of the City Council.

Alternatives & Recommendation
Staff is asking Council to provide direction on two points:

1. Does City Council approve the use of the Community Engagement Report as the final report to fulfill Metro grant requirements?
2. Should staff proceed with developing regulations based on the updated policy approach recommendations?

Additional Resources
The Final Community Engagement Report and Appendices A through G are attached. Appendix A is included within the report document. Appendices B through G contain graphics developed by the storyteller consultants to be used at engagement events. Please note some of the files are quite large and can take a long time to load.

Attachments

Presentation
Tigard HOME Final Community Engagement Report & Appendix A
Tigard HOME Final Community Engagement Report Appendix B
Tigard HOME Final Community Engagement Report Appendix C
Tigard HOME Final Community Engagement Report Appendix D
Tigard HOME Final Community Engagement Report Appendix E
Tigard HOME Final Community Engagement Report Appendix F
Tigard HOME Final Community Engagement Report Appendix G



TIGARD HOME

Housing, Opportunity, Mobility, & Enterprise

Presented by Amber Gomez, Associate Planner | October 27, 2026

Questions to Consider

- Does City Council approve the use of the Community Engagement Report as the final report to fulfill Metro grant requirements?
- Should staff proceed with developing regulations based on the updated policy approach recommendations?

Project Timeline

- **June 2025**: Engagement plan kicked off
- **August 2026**: Community engagement completed
- **Fall 2026**: Present Final Tigard HOME Community Engagement Report findings to Planning Commission and City Council
- **2027**: Adoption hearings to Planning Commission and City Council

Engagement Events

- 20 tabling events
- 6 community-based organization targeted outreach events
- 4 community dinners
- 4 pop-up events
- Over 1,300 community members directly engaged



Participants at a community dinner engage with a mapping activity.

Key Takeaways - Amenities

- Public green spaces, parks, trails, and outdoor family amenities
- Continuous sidewalk networks, separation of bike lanes from traffic, and more direct transit connections
- Colorful benches, public art and Little Free Libraries
- Protection of natural resources and open space



Participants at a pop-up event near the Pathfinder-Genesis trail.

Key Takeaways - Barriers

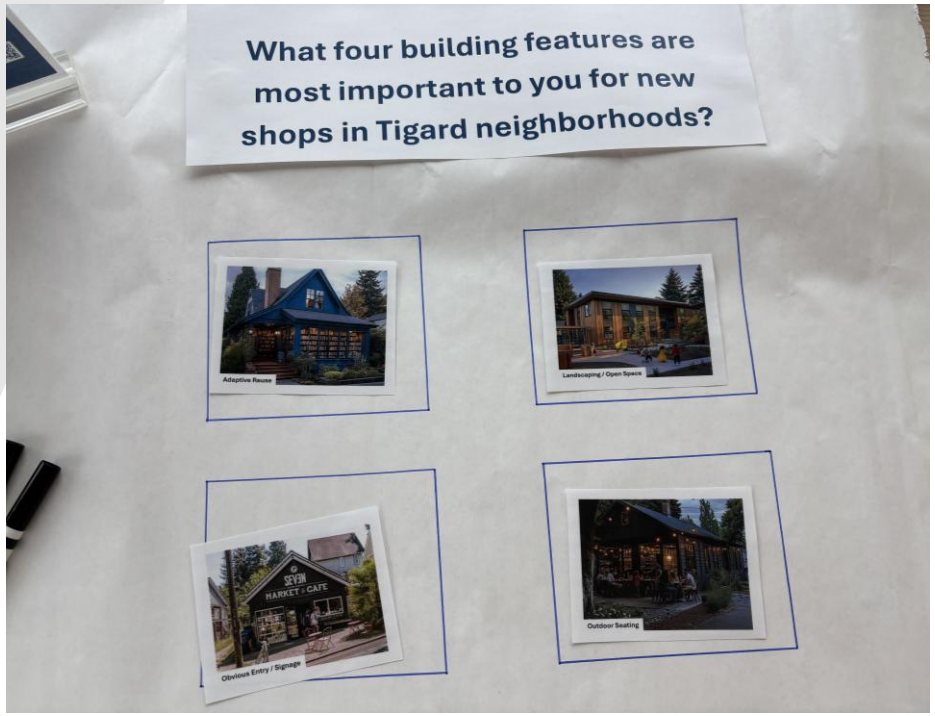
- Disconnected sidewalk networks and bike lanes, high car speeds, long distances, and steep hills
- Trimet network gaps
- Hall Blvd, Bull Mountain Rd, Gaarde St, Greenburg Rd, and Tiedeman Ave identified as barriers



Community feedback from the Summerfield Estates pop-up event.

Key Takeaways – Building Forms & Design

- No strong consensus on building form
- Traditional/craftsman style architecture, Pacific Northwest-inspired designs, and more modern aesthetics
- Storefronts with windows and outdoor seating
- Housing diversity and affordability are priorities



Participant feedback from a tabling event about desired building features.

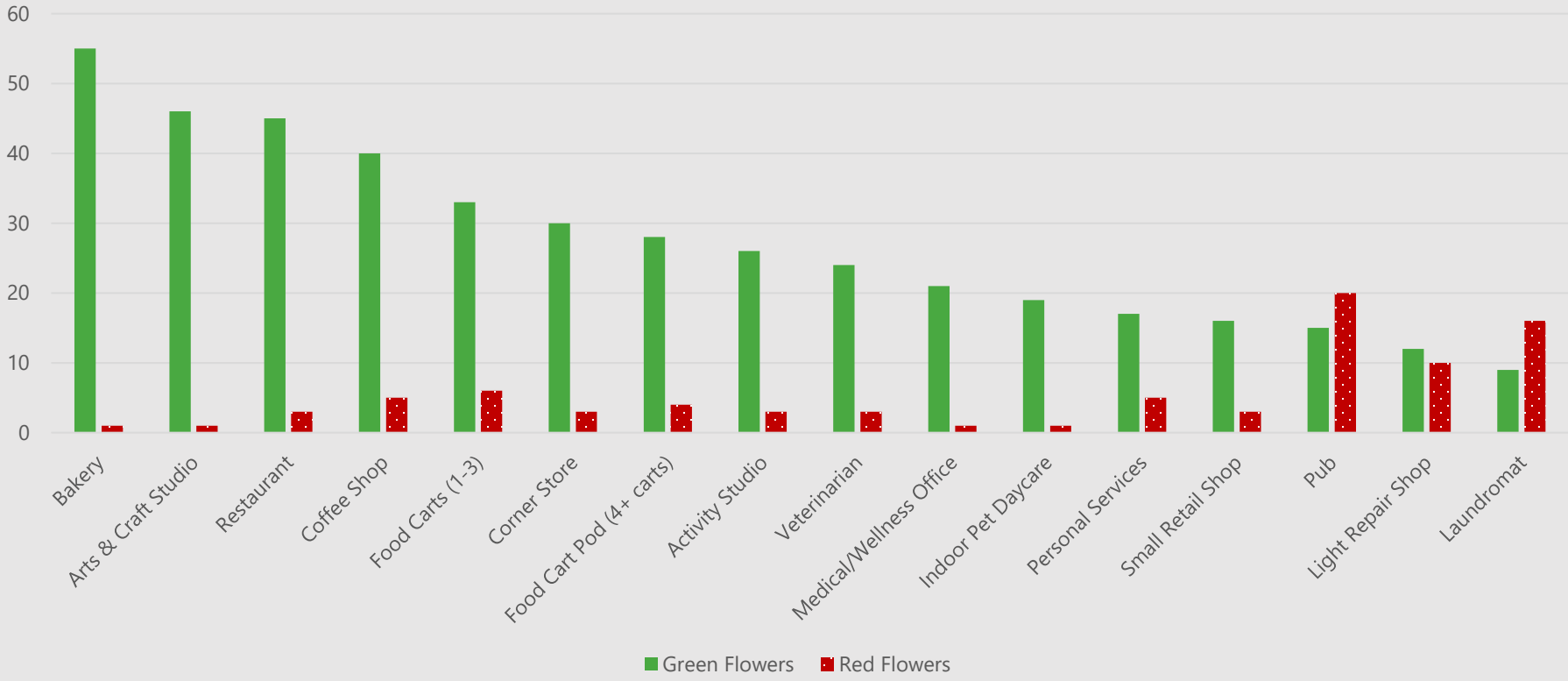
Key Takeaways – Desired Business Types

- Food-related businesses were most popular
- Small retail, some services & office uses
- People want to support local businesses and build community
- Mixed opinions on businesses serving alcohol



A visualization of what a neighborhood commercial business could look like.

Key Takeaways – Desired Business Types



Key Takeaways – Location

- Preference for commercial on higher-classification streets
- Support for locating businesses near other destinations
- Need & desire for shops and services differ by neighborhood
- Some concerns about noise, perceived risk of increased traffic and parking shortages, neighborhood character and safety



Visualization showing a neighborhood commercial business located on a corner lot.

Recommended Standards Framework

	Home Occupations (Allowed by Right)	**Home Businesses** (Type I Review)	**Neighborhood-Scale Commercial** (Type II Review)
Employees	Not allowed	Restricted	Unrestricted
Customers	Not allowed	**Restricted (Max. 10 per day)**	Unrestricted
Outdoor Activity	Minimal	Restricted	Restricted
Operating Hours	Unrestricted	Restricted	Restricted
Building standards	None	Minimal	Most
Site design standards	None	Minimal	Most
Location Restrictions	None	None	Restricted
Signs	None	Restricted	Restricted

Recommended Allowed Uses

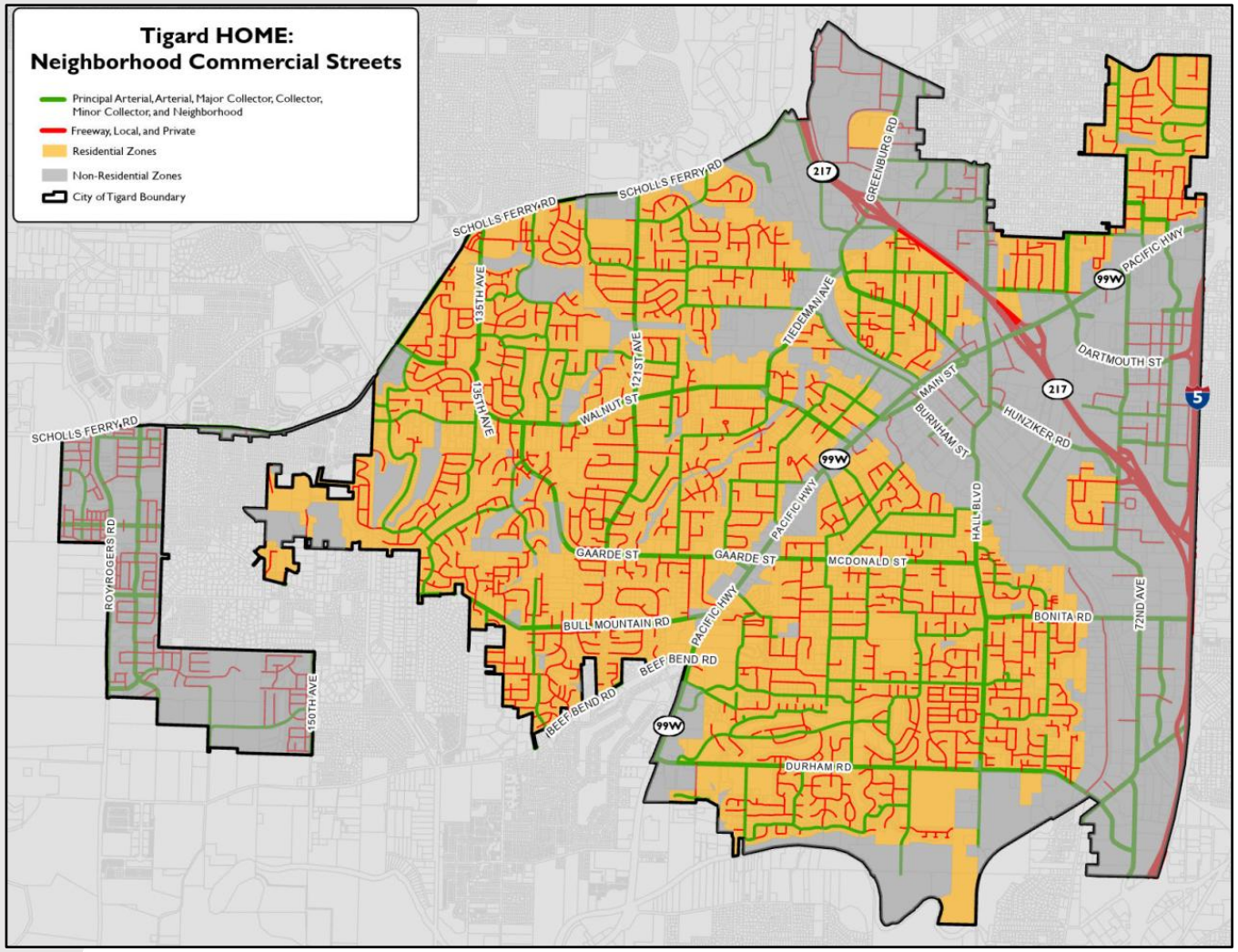
- **Indoor Sales & Services**
  - Eating & Drinking Establishments
  - Small Grocery Stores/Corner Stores
  - Activity Studios (yoga, music classes, martial arts, etc.)
  - Personal Services (nail salon, barber, tailor)
  - Retail
  - Light Repair Shops (bicycle or furniture repair)
  - Limited Pet Daycare
- **Office**
  - Medical & Dental Offices
  - Veterinarians
- **Artisan Manufacturing**
- **Mobility Hub**

Recommended Uses Not to Allow

- **Indoor Sales & Services**
  - Appliance & furniture sales
  - Postal & printing services
  - Laundromat/dry cleaners
  - Banks
  - Liquor stores
  - Weapons sales
  - Commercial daycare
  - Bowling alleys, ice rinks, etc.
- **All other Office uses**
- **Motor Vehicle-related uses**
- **Marijuana facilities**

Recommended Business Location Restrictions

- **Allow neighborhood-scale commercial businesses on the following road classification types in residential zones:**
  - All arterial classifications
  - All collector classifications
  - Neighborhood roads
- **Require neighborhood-scale commercial businesses to have adequate infrastructure on their frontages**



Questions to Consider

- Does City Council approve the use of the Community Engagement Report as the final report to fulfill Metro grant requirements?
- Should staff proceed with developing regulations based on the updated policy approach recommendations?

CITY OF Tigard

TIGARD HOME

Final Community Engagement Report



October 2026

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What kind of housing do you want to see in Tigard?
¿Qué tipo de viviendas te gustaría ver en Tigard?
What would
or bike in y
¿Qué facilit
en bi
16
39
51
42
15
38
Places to Live
more outdoor seating
Affordable Single family homes
Street lights
More modern
Lights beautiful


HOME
Tigard
build your dream
rd neighborhood!
vision on our community board.
create vibrant neighborhoods where it's easy for everyone
eeds, to access homes, shops and services.
nos a construir el vecindario
de tus sueños en Tigard!
te tu visión en nuestro tablero comunitario
CITY OF
Tigard

Executive Summary

This report summarizes the engagement efforts undertaken for the Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) project. Tigard HOME is a long-range planning project that aims to make it easier for everyone, regardless of mobility needs, to access homes, shops, and services in Tigard's existing residential neighborhoods. The engagement plan kicked off in June 2025 and the last event was completed in August 2026. The engagement efforts aimed to get feedback from Tigard residents about barriers to using active transportation modes; the types of shops, services, and amenities they would like to have in their neighborhoods; where they would like to see these new shops and services; and how they would want the shops to look. During the engagement phase, over 1,300 community members were directly engaged across 34 events.

Overall, the community expressed support for the project and excitement about the potential to walk, bike, or roll to more commercial options in their neighborhoods. Engagement participants shared that a lack of continuous sidewalk networks and bike lanes, high car speeds, and long distances currently act as barriers to using active transportation to reach services. Some of the most popular types of businesses residents would like to see in their neighborhoods are those that serve food or drinks, such as coffee shops, restaurants, and bakeries. Residents liked the idea of supporting neighbors and small local businesses, as well as having access to corner stores. There was no strong preference among those engaged for neighborhood businesses to occupy a specific type of building form, as long as it is neighborhood scale. For location, many residents liked the idea of collocating commercial options near other destinations like schools, parks, and trails, and limiting commercial activity on quieter local streets. Some of the concerns expressed by residents were the potential for noise, traffic, parking issues, security, and safety, in particular the feasibility of walking safely given the existing limited sidewalk network.

The following sections of this report describe the project background, the engagement plan, a summary of the community input received, an overview of events, and next steps for the project. The appendices contain a comprehensive list of the engagement events and the graphics products created by the storyteller consultant that were used in the engagement activities.


WOODARD PARK
SW WALNUT ST
SW 121ST AVE
SW 124TH AVE
SW MOUNTAIN RD


Tigard 홈 포커스 그룹
WE WANT TO HEAR FROM YOU!

Project Background

Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) is a long-range planning project that aims to increase economic activity at a neighborhood-appropriate scale, enhance economic mobility, and reduce climate impacts through a reduction of vehicle miles traveled (VMT) in Tigard's residential neighborhoods. The project came about largely due to two factors. First, the 2021 Economic Opportunities Analysis identified Tigard as severely employment land constrained, with few opportunities in the city for small-scale economic development. Second, there are large residential areas that are underserved by commerce. This has led to a strong desire in the community for more shops and services in neighborhoods that residents can walk, bike, or roll to. Tigard HOME focuses on facilitating vibrant neighborhoods where housing, economic activity, and entertainment options are easily accessible to a variety of mobility types. The study area of the project includes all residential areas of the city, but does not include plan district areas such as River Terrace, Downtown, Washington Square, and the Tigard Triangle.

Initial engagement efforts for the Tigard HOME project began in 2023, during which the project team identified the need for grant funds to engage in an equitable and meaningful way with the community. The project was awarded grant funds by Metro in February 2024 to support its community engagement efforts and officially kicked off in May 2025. Following the community engagement kickoff event in June 2025, engagement steadily continued, with the final event wrapping up in August 2026.

The outcome of the Tigard HOME project will be a set of policy and development code amendment recommendations to be considered by City Council for adoption. These recommendations will be informed by best practices and the input received during the community engagement process.


CITY OF
Tigard



Engagement Plan

Robust community engagement is at the core of the Tigard HOME project. To assist with carrying out the community engagement efforts for the project, the City of Tigard contracted with two consultants: an engagement consultant, Zan Associates, and a visual storytelling consultant, First Forty Feet. City staff worked with Zan Associates to develop an engagement plan for the project.

The engagement plan divided community engagement efforts for the project into three phases. The first phase went from June through October 2025, and gathered input on the types of amenities, shops, and services residents want in Tigard neighborhoods. The second phase went from November 2025 through June 2026 and focused on residents' preferred building forms and locations for these new shops and services. The third and final phase went from July through August 2026 and sought feedback on the recommended policy approaches based on the first two phases of community engagement.

The goal of engagement efforts was to ensure Tigard HOME policy proposals are truly built by all community members, not just those who have the easiest access to typical methods of community engagement. To ensure engagement reflected the diversity of our community, the engagement plan aimed to reach people who may not have been engaged in previous government planning processes, including people who don't speak English, have inflexible work schedules, and cannot travel around the city easily.

To reach different members of the community, four types of engagement events were utilized throughout the three phases of engagement: targeted outreach events, community dinners, pop-up events, and tabling events. These event types allowed the Tigard HOME team to reach under engaged community groups, meet people where they're at, and accommodate children.

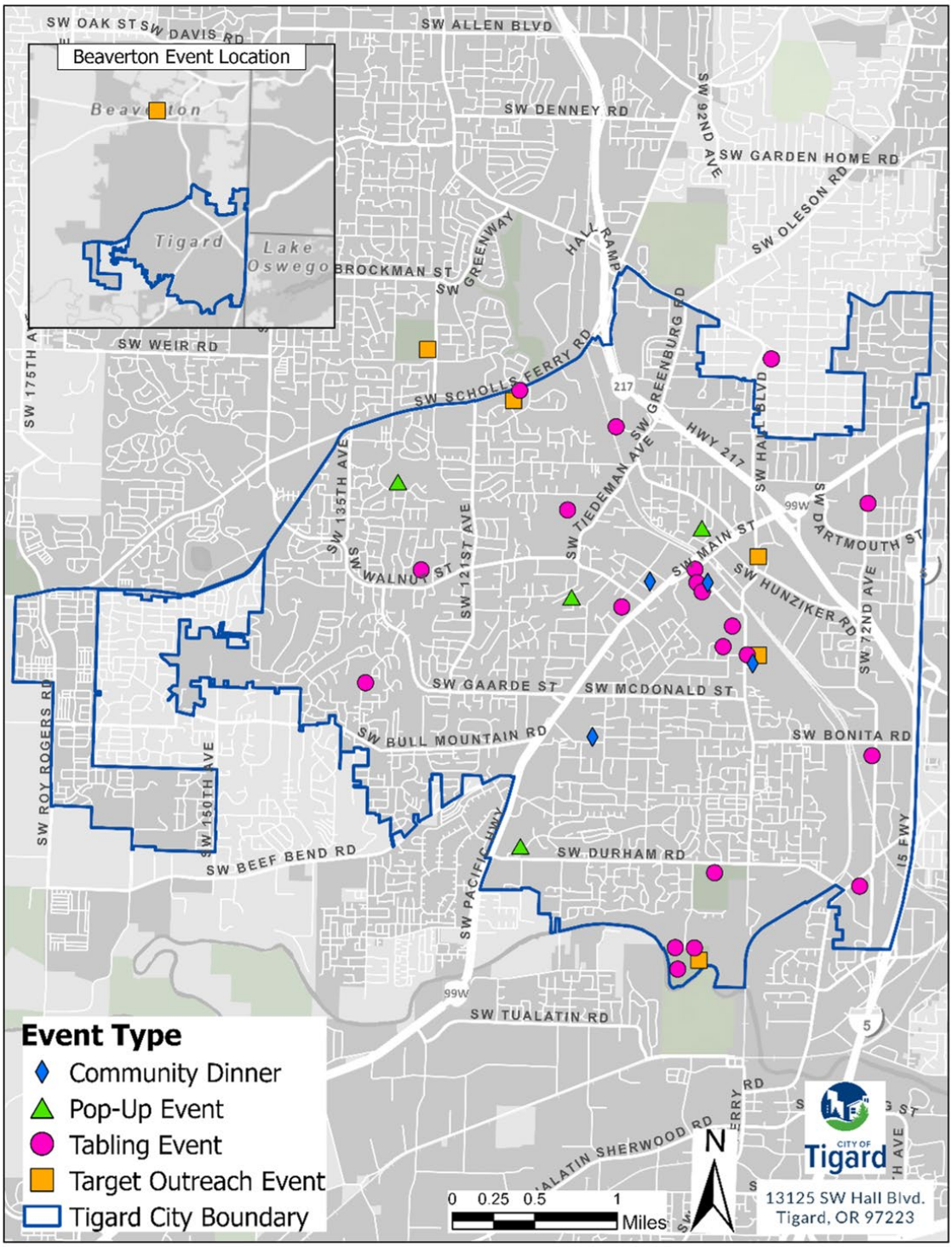
- Targeted outreach events involved the engagement consultant, Zan Associates, partnering with Community-based Organizations (CBOs) to develop an engagement event suited to each community group. These included both focus groups and tabling at existing CBO events.

- Community dinners were events staged in different venues around Tigard that provided a free meal to participants and interactive activities to participate in. Community dinners primarily involved engagement consultant support from First Forty Feet.
- Tabling events featured project staff at existing community events or high-traffic areas, typically with an activity and incentives to participate.
- Pop-up events were staged at high-traffic locations throughout the city, with food and interactive displays to attract participants. Engagement activities were designed in collaboration with the engagement and storytelling consultants.

Between June 2025 and August 2026, the Tigard HOME team hosted six targeted outreach events, four community dinners, four pop-up events, and twenty tabling events. Across all phases of the project, staff directly engaged with over 1,300 community members. The Tigard HOME team also hosted events in a variety of locations across the city to make it easier for residents in different neighborhoods to attend. Figure 1 below shows the locations of Tigard HOME engagement events. In general, the team aimed to hold as many events in the study area (Tigard's residential zones) as possible, though some were held in other parts of the city due to their central location (such as Tigard Public Library and Universal Plaza) and the lack of suitable spaces in residential areas. Three events were held outside of the city either to accommodate CBO focus group participants, or because they were locations that Tigard residents frequent.

A table summarizing all events by event type, title, date, location, and number of activity participants is included in Appendix A. This information is also available in a table for each phase in the Engagement Events section of this report, which breaks down the events by engagement phase and describes the events in detail. Please note, the events detailed in Phase 1 and part of Phase 2 were also included in the Summer and Winter Community Engagement Reports. They are included again here to summarize all project engagement in one document.

Figure 1: Map of Tigard HOME Engagement Event Locations



Community Input Summary

This section summarizes the key takeaways from community input received during all three phases of engagement. Overall, most community members engaged were supportive of the project and improving neighborhood access to services by allowing certain types of businesses in residential areas. They liked the idea of being able to walk or bike to meet their daily needs, connect more with their community, and support neighbors' small businesses. Understandably, a number of participants expressed concerns about neighborhood businesses that they would like to see mitigated through permit requirements and enforcement. These concerns are included in the key takeaways below. Finally, there was a small portion of those engaged that did not support neighborhood-scale businesses in any capacity and instead preferred to keep commercial businesses in commercial zones.

The key takeaways are summarized below and divided into five categories:

1. **Amenities**: Physical features residents would like to see in their neighborhoods to enhance their community and promote walkability.
2. **Barriers**: Obstacles that currently prevent residents from walking, biking, and rolling in their neighborhoods.
3. **Desired types of businesses and services**: The kinds of commercial uses residents would like to see in their neighborhoods.
4. **Building forms and features**: The types of buildings and features residents would like neighborhood scale commercial development to include.
5. **Location**: Where residents would like to see neighborhood scale commercial within their neighborhoods.

Amenities

- **Residents want to see community services and creative spaces**, such as swimming pools, community gardens, spaces for community arts programs, or a cultural museum. Participants currently travel out of Tigard to places like Beaverton for pool access.

Community gardens provide tactile learning opportunities for children that contrast with typical park activities.

- **Public green spaces, parks, trails, and outdoor family amenities are valued** as places for play, recreation, and community connection. Water features, trees, playgrounds, and multi-use walking paths like the Fanno Creek Trail were highlighted as working well and needed in more places. These green spaces and trails are seen as cornerstones of livability and connection in Tigard.
- **Some community members expressed a desire to focus on protecting existing natural resources**, expanding open space and wildlife corridors, and preserving the character of creeks, wetlands, and wooded areas, rather than on increasing access to shops and services.
- **Artistic elements, murals, and colorful streetscapes would make Tigard feel more vibrant and less monotonous.** Participants want community identity markers and interesting architecture integrated into walls and infrastructure, noting they rarely see creative pieces and want to "walk outside and enjoy what I'm seeing." Adding color with plants, flowers, paint, and bright materials could make public spaces more attractive to young people and, when decorated, get them excited about using infrastructure like sidewalks and bike lanes.
- **Elements like Little Free Libraries, colorful benches, and sidewalk art add fun and interest** to places that might not otherwise appear welcoming or "fun." They also offer a space to spend time outside and a community resource accessible to all. These could also include community shelves for food sharing and provide small-scale gathering points with benches.
- **Grade-separated bike lanes, paved, car-free trails, and complete sidewalk networks are essential for safety**. Many areas lack sidewalks and participants don't feel comfortable biking on streets, especially with children. Participants like Fanno Creek but think it could use width upgrades and flood prevention measures.

Barriers

- **Lack of continuous sidewalk networks and bike lanes, high car speeds, and long distances to services are ubiquitous barriers** for people walking and biking to more destinations as well as connecting with their neighbors. Participants expressed strong desire for bike paths that are separated from cars and better street lighting to make walking and biking safer and more accessible.
- **Nearby shopping in Tigard still often requires walking along busy or uncomfortable roads, even when destinations are geographically close.** While increasing proximity to services can be helpful, there should also be focus on amending the pathways and spaces between services and where people live to make them safer and more comfortable for pedestrians.
- **People want to feel more connected and less reliant on cars in their daily lives**, but they first need their surroundings to make it safe and easy.
- **The Trimet bus system is an essential and heavily used service, though there are gaps in the network** requiring travelers to walk far distances to reach their destination from bus stops. The bus provides consistency, safety, and a primary mode of transportation for many people, making it a critical partner in boosting service access.
- **Sidewalk conditions require improvement in some places**; changes in elevation and knicks/holes can make it hazardous for all types of travelers but especially those who are older or using mobility devices.
- **Hall Boulevard, Bull Mountain Road, Gaarde Street, Greenburg Road, and Tiedeman Avenue in particular were identified as barriers** to active transportation. Residents have concerns about unsafe crossings and a lack of continuous sidewalk on these streets.
- **Need to ensure safe routes to schools, parks, shops, and future neighborhood commercial businesses**. If people are going to walk to these destinations, they need to feel safe doing so.
- **Steep hills can be an obstacle to walking and biking**, particularly in the neighborhoods west of Pacific Highway.

Desired Types of Businesses and Services

- **Food-related businesses were the most popular** among activity participants, particularly bakeries, coffee shops, restaurants, and corner stores.
- **Community spaces and "third places" are highly desired**, including venues, bookstores, community centers with youth programming, and neighborhood cafés where people can gather. Gathering spaces with outdoor seating, lighting, and greenery resonated strongly with participants.
- **People want more services close to home, especially services that meet basic needs** such as a grocery store or small corner market, year-round farmer's market, community center with class offerings, and indoor fitness or recreation centers.
- **People also want more varied entertainment** such as a neighborhood dessert spot (specifically, ice cream!), studio with art classes, food carts, small music venue, and more restaurants.
- **Overall strong community support for small scale indoor sales and services uses** as well as mobility hubs as infrastructure to support bicycling.
- **Strong desire to support local businesses**. Residents like the idea of supporting their neighbors by shopping at local businesses. They generally do not want to see chain and corporate-owned businesses in neighborhoods. They want to see businesses that help build a unique Tigard identity.
- **Residents want to encourage small farm and baked goods stands in their neighborhoods.** Many residents commented on their support for these types of small enterprises.
- **People want more late-night, family-friendly gathering spaces**. Participants noted how there are few non-bar establishments open after sunset.
- **There is a need for teen-focused hangouts and places for youth to gather safely**. There is a large population of young folks south of Pacific Highway that could benefit from a youth center.

- **Clear preference to avoid more self-storage facilities locating in the area**. There is a desire to shift toward neighborhood-serving uses rather than low-intensity single-use development.
- **Opinions on businesses serving alcohol were mixed.** Some residents really liked the idea of a neighborhood brewpub, and noted that it could even be family-friendly, while others stated they did not want alcohol sold in neighborhoods.
- **A common concern about new neighborhood businesses was noise**. Residents don't necessarily want to find themselves suddenly living next to a bustling business with lots of people coming and going, constant music, or late hours. They also don't want to see types of businesses that produce a lot of noise, such as metal working.

Building Forms and Design

- **No strong consensus on preferred building form.** Some participants like how "cute" and "quaint" the stand-alone commercial and adaptive reuse examples were, and felt they might support small local businesses well. Others thought the mixed-use options were needed to accommodate density, housing, and commercial space, but some thought these buildings looked too "downtown" and had concerns the commercial spaces might sit empty. Many participants commented that they liked all the building form examples. Residents that like the character of their neighborhood as-is expressed interest in infill commercial, garage conversion development, and accessory commercial units.
- **Natural building materials, including wood and brick combinations, help residents feel connected to Oregon's regional identity**. Participants want visual variety and diverse building types rather than "bland universal design," with strong preference for smaller-scale development over tall buildings that block views.
- **Creative, colorful, and beautiful design matters to the community**. Participants expressed desire for more public art, colorful buildings and homes, modern aesthetics, and attractive spaces that enhance neighborhood character.
- **Storefronts that have a lot of windows, passable openings, and/or places for customers to hangout outside are appealing** as they offer the ability to clearly see what's

happening inside; participants associated these types of buildings as being "walkable storefronts" since they seem easily accessible and integrated with the streetscape. Outdoor seating was a highly requested feature that residents identified is missing from existing dining options in Tigard.

- **Mixed-use buildings, repurposed homes as businesses, and live/work lofts were seen as positive additions** to the urban fabric. While people support density and mixed-use neighborhoods, they want it delivered at a scale that feels compatible with existing residential character.
- **Housing diversity and affordability are priorities**, with interest in affordable single-family homes, 55+ communities, multifamily dwellings with private entrances, updated older apartments, and removal of purchasing barriers to increase housing accessibility. Some community members expressed support for neighborhood businesses as long as they did not lead to a reduced housing supply or decrease in affordability.

Location

- **Many participants supported the idea of neighborhood businesses being allowed more along "main roads" than local streets and cul-de-sacs**. This would provide easy access and visibility to businesses while reducing potential traffic and commercial activity on quieter streets. The most common streets identified by participants as "main roads" were arterials and collectors like Hall Boulevard, Durham Road, Walnut Street, 121st Avenue, Tiedeman Avenue, and Bull Mountain Road. When shown a map identifying these roads as well as lower-classification neighborhood roads, a number of participants supported neighborhood businesses locating on any of these options.
- **While some residents liked the idea of having businesses clustered together, others thought this would feel too much like a downtown** and not a neighborhood. These residents would prefer businesses to be spread out and incorporated within the neighborhood.
- **Many residents supported the idea of neighborhood businesses near recreation facilities**, noting placement of complementary services (coffee shops near parks, family

restaurants) would reduce car dependency. Some destinations mentioned were Woodard Park, Summerlake Park, Cook Park, the library, trailhead intersections, and near schools, particularly Tigard High School. Stand-alone destinations that only meet one need per trip discourage walking even short distances. However, a smaller but not insignificant portion of residents want to keep businesses away from natural areas, preferring these spaces to feel quiet and tranquil.

- **The need and desire for neighborhood shops and services differed by neighborhood**. Participants identified a lack of restaurants, cafes, and convenience stores in the neighborhoods east of Pacific Highway. The area south of Durham Road, near Cook Park, as well as Greenburg were highlighted as missing desired shops and services. Residents close to Downtown were often supportive of the project, but noted they already have services within walkable distances. Bull Mountain was seen as a neighborhood where residents would like to see these services, but they were doubtful of the feasibility. Summerlake had some of the most residents that deeply value many aspects of the way their neighborhood is currently, and were not in favor of introducing businesses.
- **Neighborhood businesses present a perceived risk of increased traffic and parking shortages**. Perhaps the most common concern regarding businesses in neighborhoods is the potential for increased traffic. Some neighbors reported parking issues in their neighborhoods that they think could be worsened by business patrons. Even if the businesses are meant to be neighborhood-serving, some people worried about impacts from businesses that become very popular. Residents still want to feel safe walking and having kids play outside in neighborhoods.
- **Some residents have a strong desire to preserve neighborhood quietness, character, and safety**. Some of the strongest opposition came from residents worried that allowing neighborhood businesses could increase crime, make the area look "cheaper," or bring high levels of noise.

Engagement Events

This section provides summaries of each engagement phase and its associated events.

Phase 1

As noted above, Phase 1 went from June through October 2025, and gathered input on the types of amenities, shops, and services residents want in Tigard neighborhoods. During Phase 1, the Tigard HOME team held three targeted outreach events, one community dinner, and five tabling events, engaging a total of 683 community members. Table 1 below provides details on the event logistics.

Table 1: Phase 1 Tigard HOME Engagement Events

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Targeted Outreach	Just Compassion Focus Group	8/25/2025	Just Compassion Resource Center	6
Targeted Outreach	El Tigre Fest	10/4/2025	Cook Family Park	150
Targeted Outreach	Conestoga Parks & Rec Halloween Silly Walk	10/18/2025	Conestoga Recreation & Aquatic Center	300
Community Dinner	Universal Plaza CD Get Together	6/18/2025	Universal Plaza	70
Tabling Event	Pride Parade & Festival	6/28/2025	Tigard High School	52
Tabling Event	Community Preparedness Fair	7/26/2025	Cook Family Park	18
Tabling Event	Tigard Downtown Street Fair	9/14/2025	Tigard Main Street	35
Tabling Event	PD & PW Family Fun Day	9/20/2025	Tigard Police Department & Public Works	27
Tabling Event	MET 10th Anniversary Picnic	9/21/2025	Muslim Educational Trust	25

TARGETED OUTREACH EVENTS

Just Compassion Focus Group

Just Compassion provides emergency shelter, housing support, and case management for people who are unhoused or at imminent risk of becoming unhoused. This event consisted of a focus group with six people currently utilizing Just Compassion services. Participating community members were given gift cards for their time. The engagement method used in this meeting was a guided discussion that started with participants looking at a set of 75 precedent images to help them envision what their community could look like, then asking them what they like, don't like, need more of, and would change to make Tigard more livable. See Appendix C for the precedent images used for this and other events.

El Tigre Fest

El Tigre Fest is Tigard's annual Hispanic Heritage Month celebration. It is a free family-friendly cultural event with authentic Latin American food, arts and crafts, dancing, live music and children's activities. It took place on October 4, 2025, from 11 AM – 7 PM at Cook Family Park. There were an estimated 2,600 attendees and over 70 vendors featuring Latino-owned businesses, artisanal crafts, and food, and a youth fútbol tournament. The project team had a tent at El Tigre Fest with a community vision board activity. The activity asked people to look through the precedent images and add ones they like to the board, along with comments and dots to support images already on the board (see Figure 2). A Spanish language interpreter from the Immigrant and Refugee Community Organization (IRCO) joined staff during this event.

Figure 2: Popular Images Discussed During El Tigre Fest




Community Café
Cafetería Comunitaria
Come chat with us about the project and receive a $10 gift card to a local business!


TIGARD
CITY OF TIGARD

Halloween Silly Walk

The project team had a table at the Halloween Silly Walk family event organized by Tualatin Hills Park & Recreation District. This was a kid-focused event with many children participating, as well as accompanying family members. The activity was the same community vision board activity used at El Tigre Fest (see Figure 3). Feedback gathered during other summer engagement events indicated that because there is not a community center located in Tigard, many community members with young families visit the community centers in neighboring areas. The project team chose to expand our outreach efforts to this neighboring community center during an event with broad reach to gain feedback from this demographic.

Figure 3: Popular images discussed during the Halloween Silly Walk



COMMUNITY DINNER

The city hosted a Community Development Get Together (a City of Tigard Community Development Department event) focused on the Tigard HOME project on June 18, 2025 from 5-7 PM at Universal Plaza. The event featured:

- A welcome table,
- Project overview station with a demographic and mapping exercise,
- Rojas Blocks station with tabletop maps and supplies for participants to design a dream neighborhood facilitated by Zan Associates,
- A visual preference survey station with a sticker dot exercise facilitated by urban design consultant First Forty Feet (see Appendix B), and


When you think about your perfect neighborhood, what does it include? /
Cuando piensa en un vecindario perfecto para usted ¿qué incluye?


Skittles
Karlan
EXPLORE DOWNTOWN TIGARD

- A community café station where people could engage in a one-on-one conversation about the project with Tigard Community Development staff, including the Community Development Director, Economic Development Manager, Senior Planner & River Terrace 2.0 Project Manager, and Community Engagement Coordinator.

The project team provided the first 75 community members with a meal ticket to purchase dinner from one of the three Launch Pod Food Carts located in Universal Plaza. There was overwhelming support for this event, and attendance exceeded expectations. About 90 attendees participated in engagement activities kicking off the Tigard HOME project. An article about the CD Get Together was published in the Valley Times and can be found here.

TABLING EVENTS

Across the five tabling events held during Phase 1, the project team featured three different activities. Each activity was selected based on the set-up and purpose of the event. Table 2 summarizes which activity was used at each event.

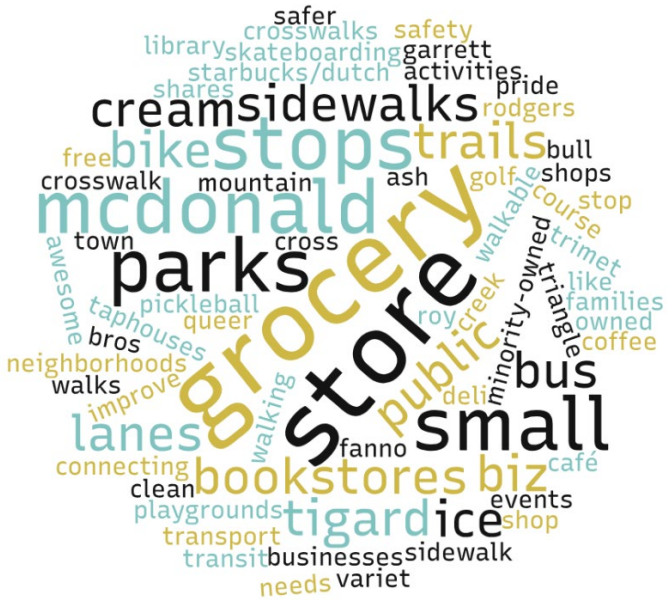
Table 2: Tigard HOME Tabling Events and Activities

EVENT	EVENT ACTIVITY
Pride Parade & Festival	Share Your Tigard Home Vision
Community Preparedness Fair	Design Your Dream Neighborhood
Tigard Downtown Street Fair	Preference Survey Jars
Tigard Police Department & Public Works Family Fun Day	Design Your Dream Neighborhood
Muslim Educational Trust Picnic	Design Your Dream Neighborhood

Share Your Tigard HOME Vision

The first activity asked participants to share their Tigard HOME vision, where they could write on notecards what types of shops, services, and amenities they would like to see in Tigard neighborhoods. The notecards were then pinned to a string to display across the table canopy (Figure 4). If participants agreed with an existing notecard, they had the option to add a sticker to indicate support. This activity was used while tabling at the Pride Parade & Festival on June 28, 2025, at Tigard High School.

Figure 4: A Word Cloud of Participant Responses from the Pride Parade and Festival Tabling



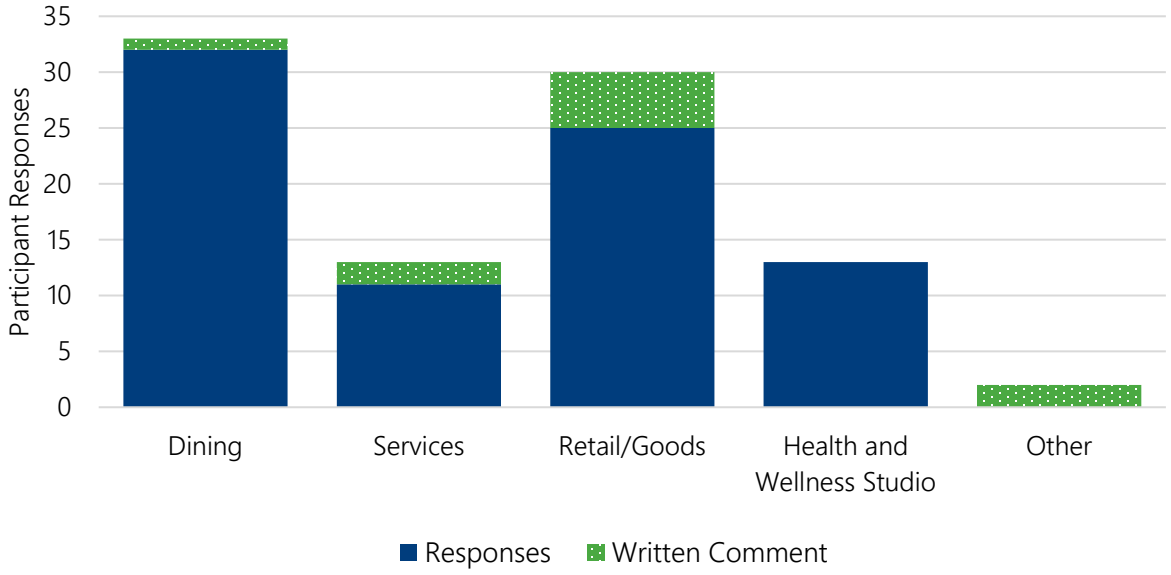
Design Your Dream Neighborhood

The second activity, "Design Your Dream Neighborhood," is a "James Rojas" style tabletop activity. Crafting supplies and toys were provided on a laminated mat where participants were asked to use the supplies to respond to prompts such as "What store, service, or social place do you wish you could walk to in your neighborhood?" and "What would make it easier to walk or drive to these services in your neighborhood?". This activity was utilized during the Community Preparedness Fair, Police Department & Public Works Family Fun Day, and the Muslim Educational Trust Picnic.

Preference Survey Jars

The third activity featured preference survey jars, where participants could place up to four pom-poms into a jar to indicate if they would like to be able to walk to dining, services, retail/goods, and/or health and wellness studios in their neighborhood. In addition to pom-poms, participants could also place written comments on a notecard into a jar. For example, a participant added a notecard that said "small grocery store" into the retail/goods jar. This activity was utilized during the Downtown Tigard Street Fair, which highlighted businesses within Tigard. Figure 5 shows the results from this tabling event.

Figure 5: Distribution of survey Responses to the Question "What Store, Service, or Social Place Do You Wish You Could Walk To In Your Neighborhood?" from the Downtown Tigard Street Fair Tabling



Phase 2

Phase 2 of the engagement plan went from November 2025 through June 2026, and focused on gathering input on preferred building forms and locations for these new shops and services. Events carried out in Phase 2 are listed in Table 3. In addition to the engagement events, the Tigard HOME team also opened two online surveys during Phase 2, which are detailed in the following section.

Table 3: Phase 2 Tigard HOME Engagement Events

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Targeted Outreach	Muslim Educational Trust Focus Group	11/3/2025	Muslim Educational Trust	8
Targeted Outreach	Asian Health & Service Center Focus Group	3/5/2026	Asian Health & Services Center	11
Community Dinner	St. Anthony Community Dinner	1/12/2026	St. Anthony Catholic Church	13

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Community Dinner	Rise Church Community Dinner	5/19/2026	Rise Church	8
Pop-up Event	Summerfield Estates Pop-Up	4/11/2026	Summerfield Estates Retirement Community	20
Pop-up Event	Summerlake Park Pop-Up	5/5/2026	Summerlake City Park	40
Pop-up Event	Pathfinder-Genesis Trail Pop-Up	6/4/2026	SW 107th Ct & SW Pathfinder Way	30
Tabling Event	Holiday Tree Lighting	12/5/2025	Universal Plaza	80
Tabling Event	Tigard Public Library Tabling	12/18/2025	Tigard Public Library	13
Tabling Event	Senior Center Lunch	1/21/2026	Tigard Senior Center	5
Tabling Event	Black History Month Market & Celebration	2/22/2026	The Practice Facility	10
Tabling Event	Tigard Free Food Market	2/23/2026	Oregon Department of Human Services Self-Sufficiency	2
Tabling Event	Coffee Conversations	3/20/2026	Viewfinder Apartments	7
Tabling Event	State of the City	4/13/2026	Broadway Rose Theater	17
Tabling Event	Good Morning Tigard	4/16/2026	Habitat for Humanity ReStore	14
Tabling Event	Bull Mountain Park Tabling	5/28/2026	Bull Mountain Park	3
Tabling Event	Adult Kickball League	5/28/2026	Jack Park	8
Tabling Event	Tigard Farmer's Market	5/31/2026	Universal Plaza	63

TARGETED OUTREACH EVENTS

Muslim Educational Trust Focus Group

The Muslim Educational Trust (MET) is an organization that seeks to enrich the greater public's understanding of Islam, serves the local Muslim community's needs, and operates a Pre-K – 5th grade Islamic school in Tigard. This event consisted of a focus group with eight people, including six staff and two students at the school. Participating community members were given gift cards for their time. The engagement method used in this meeting was a guided discussion that started with participants looking at a set of 75 precedent images to help them envision what their community could look like, then asking them what they like, don't like, need more of, and would change to make Tigard more livable. Facilitators also specifically asked participants for their opinions on building types, materials, mixed-use buildings, and preferred locations for businesses.

Asian Health & Service Center Focus Group

Asian Health & Service Center (AHSC) is an organization that aims to reduce health inequity and improve health care quality for all Asian community members through the provision of community health and wellness services. The Tigard HOME team held a focus group at the AHSC Beaverton office attended by nine members of the Tigard community and two AHSC staff members. The majority of participants spoke Korean, and one of the AHSC staff members acted as an interpreter. The project team used a semi-structured, small group discussion in a familiar setting to ensure participants felt comfortable and more willing to share their ideas and stories. As part of the focus group, participants were able to walk on a giant floor map of the City of Tigard (see Appendix D) that highlighted the project areas, existing commercial development, landmarks, and major streets to help orient participants. Participants were given transparent discs and chalk markers to identify locations where they live and visit frequently, and where they would like to see (or not see) new shops and services, as well as sticky notes to provide additional context.





COMMUNITY DINNERS

St. Anthony Community Dinner

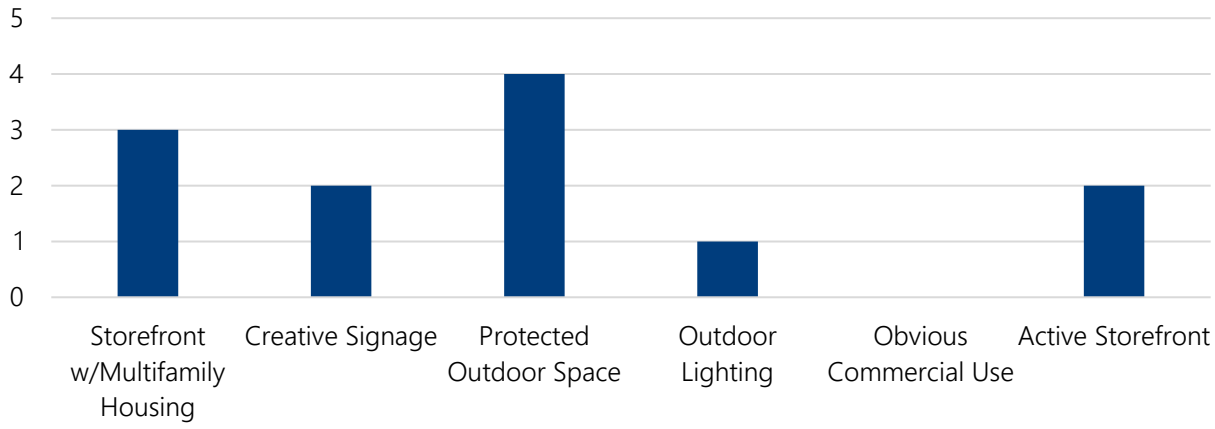
The city hosted a community dinner on January 12, 2026 from 6:30-8:30 PM at St. Anthony Catholic Church and School. St. Anthony is a central location in Tigard within a Medium-High Disparity area[1] and directly across from a High Disparity[2] and High Equity Need Area[3]. St. Anthony provides services in English, Spanish, and Vietnamese. It also operates an emergency food pantry and serves meals to anyone in need every Sunday.

The community dinner was held in the St. Anthony café, and coordinated through the church's Social Justice Coordinator. The city provided dinner for participants. The event was timed to coincide with a weekly meeting for a group that is interested in housing justice issues in Tigard, but it was open to everyone and flyers were distributed in English and Spanish to advertise the event. There were several attendees who were most comfortable speaking Spanish; the Social Justice Coordinator acted as a translator when needed, and while project staff were speaking, St. Anthony provided a device that delivered live translations to an app on participants' phones. Written materials were provided in both English and Spanish.

The urban design consultant, First Forty Feet, led the evening's activity, which utilized the large floor map that was also used at the AHSC Focus Group. There were also a few informational boards around the room explaining the Tigard HOME project, input received at previous engagement events, and activity instructions. Another board, which was also used at previous engagement events, gave participants an opportunity to use stickers to identify building features they would like to see incorporated with new shops and services. Results from the stickers on the board are shown in Figure 6. The boards from the event are included in Appendix E.

[1] According to the Oregon Statewide Equity Index.
[2] Ibid.
[3] According to the Tigard Safe Streets Action Plan.

Figure 6: Number Of Votes In Response To The Question: "Which Design Features Would Fit Well For Commercial Buildings In Tigard Neighborhoods? At the St. Anthony Community Dinner



Rise Church Community Dinner

The Tigard HOME team held a community dinner at Rise Church from 5 - 7 PM on Tuesday, May 19, 2026. Rise Church has several programs supporting food and housing insecurity in the community and is located near the Southview High Equity Need area[4]. The venue was chosen as one of few indoor spaces available in the Southview neighborhood. The dinner was advertised through city channels such as social media, on the city website, in the city newsletter, and the Tigard HOME email contact list, as well as through flyers distributed to houses in the neighborhood and given to the church.

Engagement activities at the event included the giant map activity used at the St. Anthony community dinner, the "Design Your Dream Neighborhood" tabletop activity, and a new set of poster boards developed by First Forty Feet (see Appendix F). These boards explained the concept of neighborhood-scale commercial, showed multiple visualizations for what these types of businesses could look like in Tigard, and asked several questions to prompt feedback from participants via sticky notes. The community land trust non-profit Proud Ground, which operates in Tigard, also had a table at the community dinner.

[4] Ibid.


NEIGHBORHOOD-SCALE COMMERCIAL
NEIGHBORHOOD-SCALE COMMERCIAL
NEIGHBORHOOD-SCALE COMMERCIAL
NEIGHBORHOOD-SCALE COMMERCIAL
WHAT WE'VE HEARD SO FAR


NEIGHBORHOOD-SCALE COMMERCIAL
GIVE US YOUR THOUGHTS!
CITY OF
igard

POP-UP EVENTS

Summerfield Estates Pop-Up

The first Tigard HOME pop-up event was held in the parking lot at the Summerfield Estates Retirement Community from 11 AM – 1 PM on Saturday, April 11. Summerfield Estates is an independent living facility and part of the larger Summerfield retirement community. This location was chosen because the community has been under engaged during previous planning efforts, and the facility had both indoor and outdoor options depending on the weather. The pop-up was advertised through social media, email contact lists, and Summerfield distributing the flyer to their community via email. The original plan was to have a food truck at all pop-up events, however it was very difficult to find any that were available. In lieu of a food truck, boxed sandwich meals were provided to participants. The engagement activity consisted of the same neighborhood-scale visualization poster boards that were used at the Rise Church community dinner.

Summerlake Park Pop-Up

The second pop-up event was held in a picnic shelter at Summerlake Park from 4 – 6 PM on Tuesday, May 5. Summerlake Park is one of the larger parks in Tigard, and the picnic shelter is visible from the street. The location was chosen due to the likelihood of high foot traffic and to broaden the geographic reach of engagement efforts. The pop-up was advertised primarily by distributing flyers throughout the neighborhood, which worked well as multiple attendees mentioned coming because of the flyer they had received. Boxed sandwich meals were also provided at this pop-up. The engagement activity included both the visualization poster boards as well as the giant map activity, which was popular among kids and teens at the event. Around 50 people attended the event, with 40 active participants.

Pathfinder-Genesis Trail Pop-Up

The final Phase 2 pop-up event was held in a public greenspace located in the southwest corner of SW Pathfinder Way and SW 107th Court from 5 – 7 PM Thursday, June 4. The Pathfinder-Genesis Trail passes through the greenspace. Similar to Summerlake, the location was chosen due to the potential for high foot traffic from the trail and to reach another area of the city. The advertising methods, engagement activities, and meals provided were all the same as the Summerlake pop-up. The event was successful, with around 30 active participants attending, and neighbors discussing the project and enjoying a meal together in the greenspace.

TABLING EVENTS

Across the eleven tabling events held during Phase 2, the project team featured three different activities. Each activity was selected based on the set-up and purpose of the event. Table 4 summarizes which activity was used at each event.

Table 4: Tigard HOME Tabling Events and Activites

EVENT	EVENT ACTIVITY
Holiday Tree Lighting	Preference Survey Jars
Tigard Public Library Tabling	Preference Survey Jars
Senior Center Lunch	Mapping Activity
Black History Month Market & Celebration	Mapping Activity
Tigard Free Food Market	Build Your Dream Neighborhood Shop
Coffee Conversations	Build Your Dream Neighborhood Shop
State of the City	Preference Survey Jars
Good Morning Tigard	Preference Survey Jars
Bull Mountain Park Tabling	Build Your Dream Neighborhood Shop
Adult Kickball League	Preference Survey Jars
Tigard Farmer's Market	Preference Survey Jars

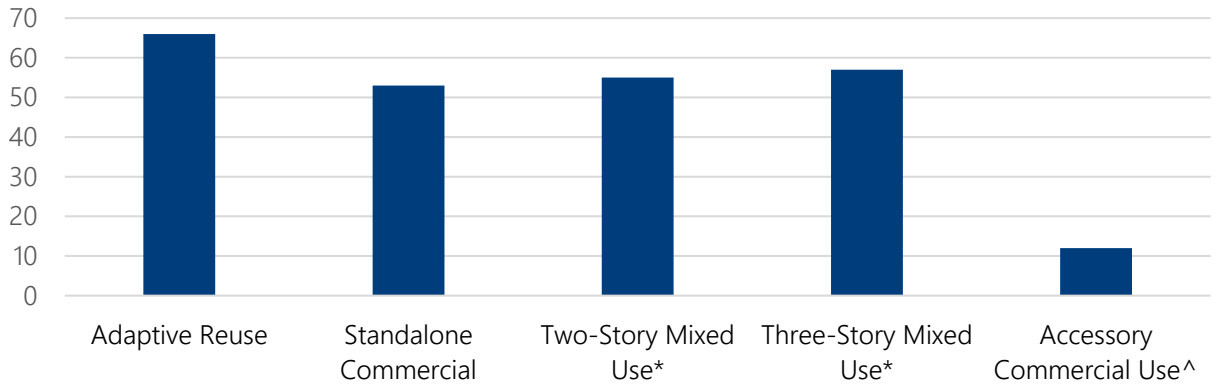
Preference Survey Jars

Like in Phase 1, this activity featured preference survey jars, where participants could place up to four pom-poms into a jar to indicate their preferences to a given question. The question varied by event. At the Holiday Tree Lighting and Tigard Public Library, participants were asked to place pom-poms based on their preferred building form for neighborhood commercial businesses. The options were adaptive reuse (a converted house), two-story mixed use, three-story mixed use, and a standalone building. Multiple examples of each were provided by the jars. The same question was asked at the Tigard Farmer's Market, but the options were adjusted to combine mixed-use into one category and include accessory commercial use as a new option.

At the State of the City, Good Morning Tigard, and Adult Kickball League events, participants were asked to describe what type of location they would like to see neighborhood-scale commercial. The options were along main roads, clustered at intersections, near parks/trails, and anywhere. The visualizations created by First Forty Feet were provided as a visual aid to go with the jars.

This tabling activity was used frequently because the colorful pom-poms attracted participants, it was quick to explain, and easy for people to participate in at fast-paced events with limited time to speak with folks. The combined results of the preference survey activity are provided in Figure 7 and Figure 8 below.

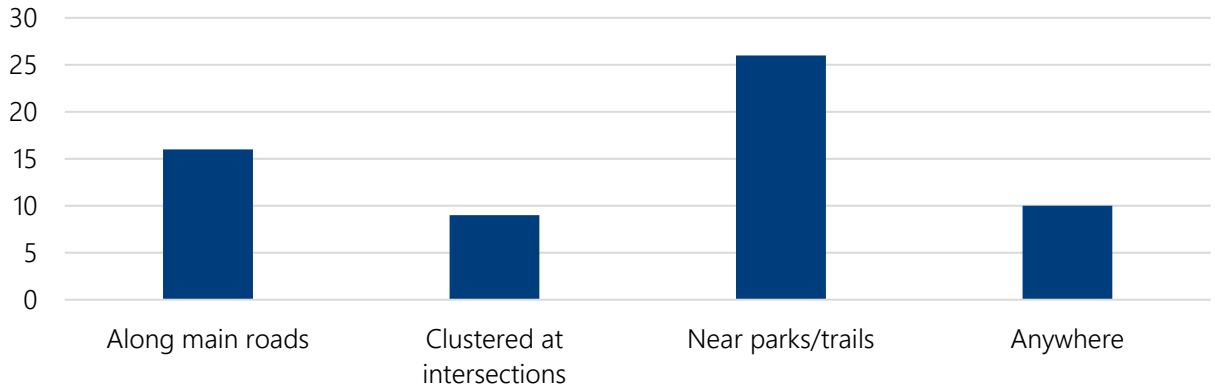
Figure 7: Survey Jar Responses For Preferred Neighborhood Commercial Building Forms



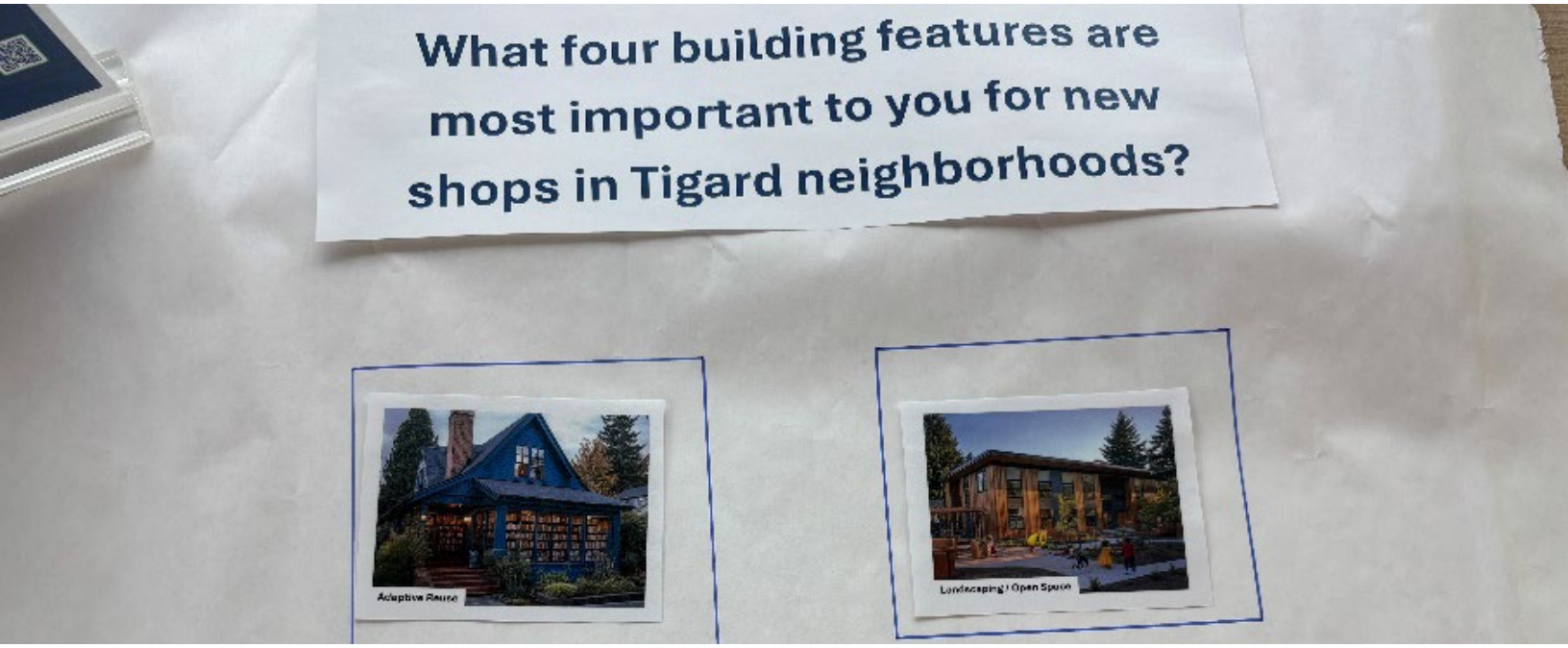
* Categories combined in third use of this activity. For the purposes of this graph, the total number of mixed use responses for that tabling event were divided evenly among the two categories.

^ Building form only used as an option during one tabling event. Of the four categories, it had the fewest responses at that event.

Figure 8: Survey Jar Responses For Preferred Neighborhood Commercial Location Types




TIGARD, OR
WASHINGTON SQUARE
SUNDIEL/LAKE CITY PARK
WOODARD PARK


What four building features are most important to you for new shops in Tigard neighborhoods?
Adaptive Reuse
Landscaping / Open Space

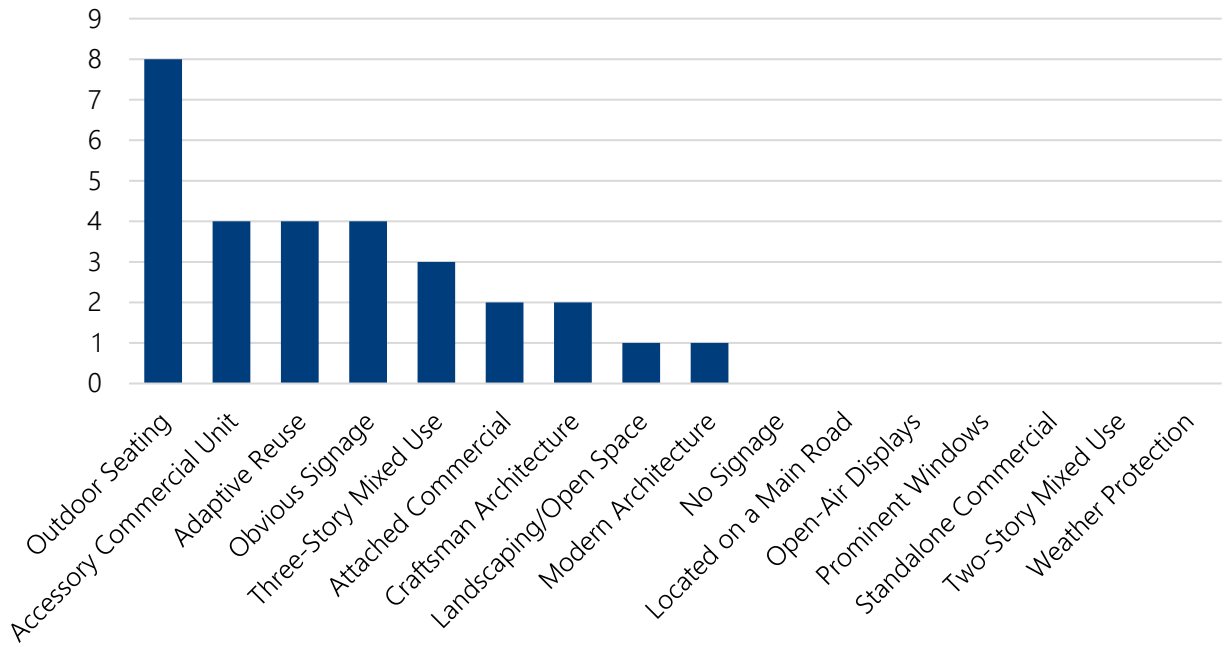
Mapping Activity

At the Senior Center Lunch and Black History Month tabling events, Tigard staff used a mapping activity to engage with participants. This activity consisted of a small version of the giant map created by First Forty Feet and used at community dinner and pop-up events. The small version was printed on a poster board, where participants could add mini sticky notes to locations where they would like to see neighborhood shops and services.

Build Your Dream Neighborhood Shop

Three of the tabling events consisted of an activity that encouraged participants to select building forms and features to build their dream neighborhood shop. The activity consisted of preference images used in previous engagement activities, labeled with certain characteristics such as outdoor dining, traditional architecture, and mixed use. Participants were asked to choose up to four images that represented their preferred characteristics, and place them on a mat. Figure 9 tallies the options chosen across the three times this activity was used. This activity worked better for slower-paced engagement events where participants had more time to consider and discuss their options.

Figure 9: Number Of Times Building Features Were Selected In The Build Your Dream Neighborhood Activity Across All Engagement Events



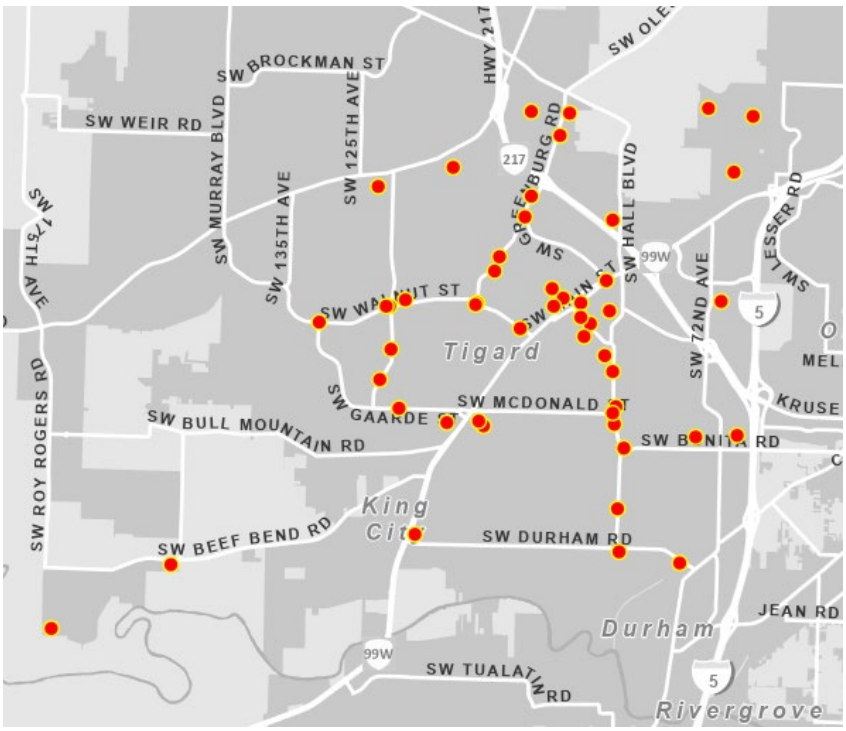
SURVEYS

During Phase 2 of engagement, the city launched two Tigard HOME surveys: one open to the general public, and another that was sent directly to individuals who have applied for home occupation permits at the city. Both surveys were available in English and Spanish. More information about the surveys are included below.

Public Survey

To reach Tigard community members who may not be able to provide feedback on the Tigard HOME project in person, the team launched a public survey on April 16, 2026 that was open until June 1, 2026. The survey featured questions similar to those that were asked at in-person events: types of locations where people would like to see neighborhood-scale commercial, preferred building forms and features, desired business types, and optional demographic questions. One of the questions allowed participants to place points on a map to indicate where they would like to see neighborhood scale commercial (see Figure 10). Unfortunately, despite sharing the survey widely, only 20 surveys were completed.

Figure 10: Where Public Survey Participants Would Like To See Neighborhood Scale Commercial



Home Occupation Survey

A separate survey was sent directly to anyone who included an email address in their application for a home occupation permit to run a business from their home in Tigard. The survey went out to 283 people with valid email addresses in the city's online system, and 20 surveys were completed. The survey asked questions to better understand how current home occupation requirements and the approval process work for folks with home businesses. Most survey respondents had businesses where no employees or customers come to their homes and felt that they could be successful in their business under their current permit requirements. Some respondents did note that restrictions on employees and allowed square footage negatively impacted their businesses. Most indicated that the permit application process was easy, while others noted it was cumbersome, especially compared to other jurisdictions where they have obtained similar permits.

Phase 3

Phase 3 of the engagement plan went from July through August 2026, and focused on getting feedback on recommended policy approaches for the project based on input from the previous two phases of engagement. Phase 3 engagement events are detailed in Table 5.

Table 5: Phase 3 Tigard HOME Engagement Events

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Targeted Outreach	Small Business Focus Group	8/28/2026	Tigard Public Library	3
Community Dinner	Tigard Library Community Dinner	8/11/2026	Tigard Public Library	50
Pop-up Event	Greenburg Oaks Pop-Up	7/28/2026	Greenburg Oaks Apartments	50
Tabling Event	Movie in the Park	7/10/2026	Dirksen Nature Park	46
Tabling Event	Metzger Park Tabling	7/14/2026	Metzger Park	10

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Tabling Event	Community Preparedness Fair	7/25/2026	Cook Family Park	94
Tabling Event	Concert in the Park	8/19/2026	Cook Family Park	17

TARGETED OUTREACH EVENT

Small Business Focus Group

The final focus group was made up of small business owners serving the Tigard community. The focus group was held on Friday, August 28 from 10 AM – 12 PM at the Tigard Public Library. Three participants representing two small businesses attended the focus group; more were invited and expected to attend but had last-minute conflicts and could not make it to the meeting. The participants that attended are also involved in the Los Empresarios de Tigard, a program designed to empower Latino entrepreneurs and strengthen Tigard's growing small business community. A Spanish interpreter was available at the focus group, and all printed materials were provided in English and Spanish. Focus group participants were provided gift cards for their time.

The format of the focus group was a casual conversation asking participants their opinions on if the proposed neighborhood commercial business framework would work well for small businesses, where they think these businesses should be allowed, and any challenges or concerns they had about the proposal.

COMMUNITY DINNER

Tigard Library Community Dinner

The last Tigard HOME community dinner was held from 5 – 7 PM on Tuesday, August 11 in the Tigard Public Library Community Room. This was the last large public event held as part of the community engagement plan. The dinner was advertised widely through city channels such as social media, on the city website, in the city newsletter, and on informational boards; through both the Tigard HOME email contact list as well as a contact list of people who have previously attended Community Development Get Together events; in a Tigard Life ad; and finally with flyers distributed to houses in

the neighborhood and available at the library. Dinner was provided at the event for attendees. The majority of materials were presented in both English and Spanish, and a Spanish interpreter was present at the event. Appendix G contains the new visualizations created by First Forty Feet featured at this event.

The event featured multiple stations for people to learn and provide feedback about different aspects of the project, including:

- A welcome station to orient attendees, which included a poster to share where in Tigard they were coming from, how they heard about the event, and optional demographic questions.
- Informational boards explaining the background of the project, some of the public feedback received, and the proposed business types framework.
- A "flowerpot" activity, which aimed to confirm the business types residents would like to see in their neighborhoods. The activity had 16 flowerpots representing different business types, and participants could place green flowers into pots for types they would like to have in their neighborhoods, and red flowers for those they would not like to have. There were also bug-themed stickers that participants could write additional comments on and stick them to the flowers.
- The giant map activity, updated to highlight and gather feedback on the roads being considered for allowing neighborhood-scale commercial: arterials, collectors, and neighborhood roads in residential zones. First Forty Feet developed stickers to represent the different business types as well as elements like sidewalks and bike lanes that participants could place on the map.
- The posters with the neighborhood-scale commercial visualizations on them, with updated questions for participants to provide feedback on.

A Tigard staff member also hosted a Tigard Housing Plan table at the dinner to talk to attendees about the separate but related planning effort.

50 people attended the event and were very interested in the project and engaged with the different activities.




CITY OF
Tigard

POP-UP EVENT

Greenburg Oaks Pop-Up

The last pop-up was held on the lawn outside the Greenburg Oaks apartment complex on Tuesday, July 28 from 5 – 7 PM. Greenburg Oaks is an affordable housing development operated by Community Partners for Affordable Housing (CPAH). It is located within the Greenburg Road/North Tigard High Equity Need Area, where almost half of residents identify as BIPOC, and 12% of households are living at or below the poverty line[5]. The lawn area where the event was held is located along 91st Ave, so it was easily accessible for non-residents to attend as well. The event was advertised through neighborhood flyers and notification to the apartment complex residents. For this pop-up, the project team was able to secure a food truck that provided free tamale dinners to participants, which proved to be a big draw.

The activities for the pop-up included the flowerpot activity and the giant map with updated roads and stickers. The map was especially popular among the many school-age children that attended the event. Materials were provided in both English and Spanish, and a Spanish interpreter was present. This pop-up was the most well-attended, with 50 active participants.

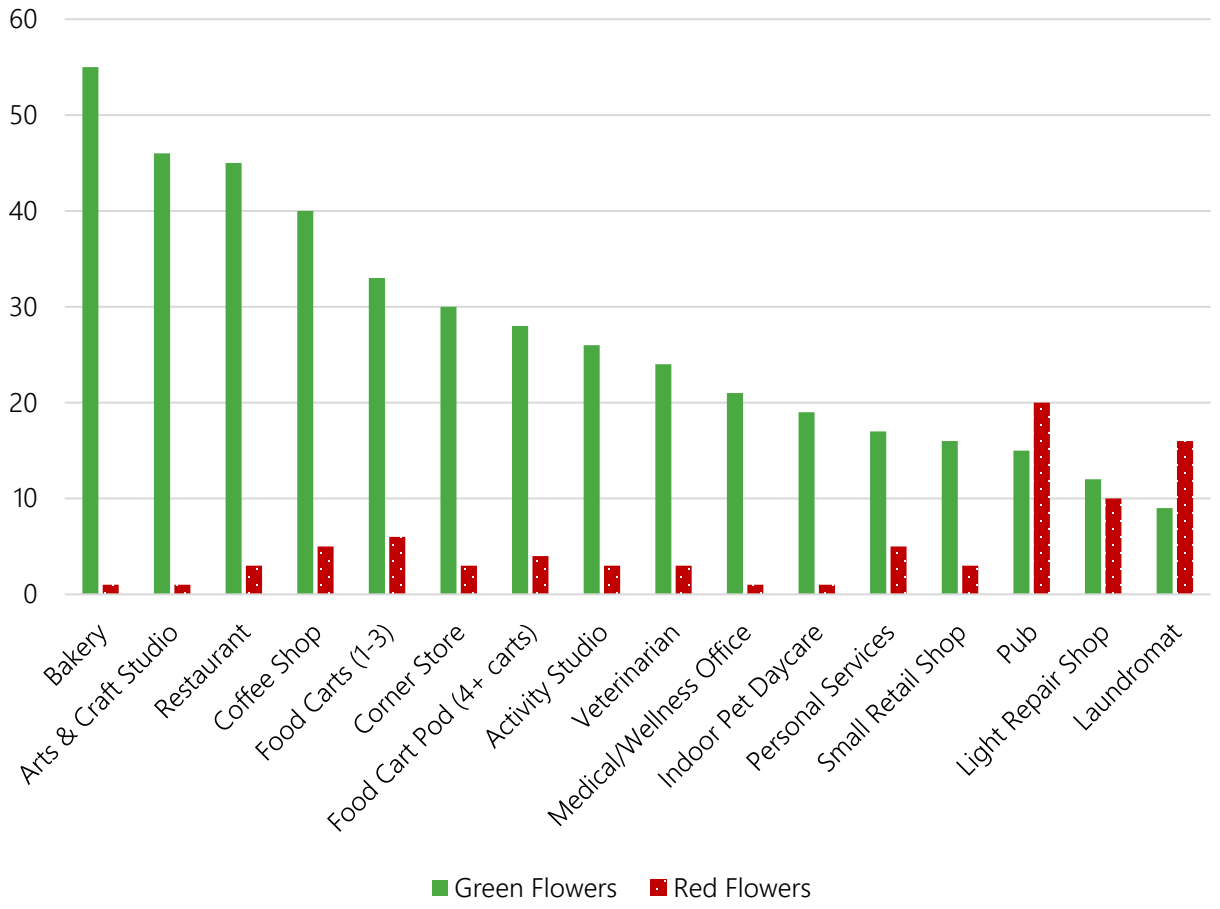
TABLING EVENT

Flowerpot Activity

At the Movie in the Park, Metzger Park, and Community Preparedness Fair tabling events, the flowerpot activity that was also featured at the community dinner and pop-up was used. This activity worked well for tabling as many participants were attracted by the interesting and unique set up. Final counts for the flowerpot activity across all events it was used at are included below in Figure 11. Bakeries were the most popular business type, while pubs received the most red flowers. Notably, many (but not all) of the red flowers for pubs came from children.

[5] Ibid.

Figure 11: Number Of Green And Red Flowers Per Use Category Across All Events



Mapping Activity

At the Concert in the Park event, staff brought a smaller version of the updated map highlighting different road classifications where neighborhood-scale commercial would potentially be allowed. Staff described the project to participants and asked for feedback on the roads being considered for allowing new businesses. Several participants mentioned Hall Boulevard and Durham Road as good options. Others mentioned 121st Ave and Bull Mountain Road. Some liked the idea but didn't have opinions on specific roads or road types. Two people mentioned only wanting shops along Pacific Highway, and another said they would like to see them anywhere except on Bonita Road. A few also mentioned having walkable and bikeable shops could be difficult in the residential areas west of Pacific Highway, as they can get hilly, particularly on Walnut Street.

Next Steps

The community engagement phase of the Tigard HOME project has been completed. The next step of the project is to draft policy and code recommendations based on the community feedback received and best practices. In particular, the project team will consider policy solutions that address community concerns outlined in the key takeaways to support community desires while mitigating potential impacts. Once drafted, these recommendations will be brought to Tigard Planning Commission and City Council to be considered for adoption.

Appendix A: All Tigard HOME Engagement Events

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Targeted Outreach	Just Compassion Focus Group	8/25/2025	Just Compassion Resource Center	6
Targeted Outreach	El Tigre Fest	10/4/2025	Cook Family Park	150
Targeted Outreach	Conestoga Parks & Rec Halloween Silly Walk	10/18/2025	Conestoga Recreation & Aquatic Center	300
Community Dinner	Universal Plaza CD Get Together	6/18/2025	Universal Plaza	70
Tabling Event	Pride Parade & Festival	6/28/2025	Tigard High School	52
Tabling Event	Community Preparedness Fair	7/26/2025	Cook Family Park	18
Tabling Event	Tigard Downtown Street Fair	9/14/2025	Tigard Main Street	35
Tabling Event	PD & PW Family Fun Day	9/20/2025	Tigard Police Department & Public Works	27
Tabling Event	MET 10th Anniversary Picnic	9/21/2025	Muslim Educational Trust	25
Tabling Event	Holiday Tree Lighting	12/5/2025	Universal Plaza	80
Tabling Event	Tigard Public Library Tabling	12/18/2025	Tigard Public Library	13
Tabling Event	Senior Center Lunch	1/21/2026	Tigard Senior Center	5
Tabling Event	Black History Month Market & Celebration	2/22/2026	The Practice Facility	10

EVENT TYPE	EVENT TITLE	DATE	LOCATION	# OF PARTICIPANTS
Tabling Event	Tigard Free Food Market	2/23/2026	Oregon Department of Human Services Self-Sufficiency	2
Tabling Event	Coffee Conversations	3/20/2026	Viewfinder Apartments	7
Tabling Event	State of the City	4/13/2026	Broadway Rose Theater	17
Tabling Event	Good Morning Tigard	4/16/2026	Habitat for Humanity ReStore	14
Tabling Event	Bull Mountain Park Tabling	5/28/2026	Bull Mountain Park	3
Tabling Event	Adult Kickball League	5/28/2026	Jack Park	8
Tabling Event	Tigard Farmer's Market	5/31/2026	Universal Plaza	63
Tabling Event	Movie in the Park	7/10/2026	Dirksen Nature Park	46
Tabling Event	Metzger Park Tabling	7/14/2026	Metzger Park	10
Tabling Event	Community Preparedness Fair	7/25/2026	Cook Family Park	94
Tabling Event	Concert in the Park	8/19/2026	Cook Family Park	17

WHICH TYPES OF BUSINESSES AND SERVICES DO YOU WISH WERE CLOSER TO YOUR HOME?

¿QUÉ TIPOS DE NEGOCIOS Y SERVICIOS DESEARÍA QUE ESTUVIERAN MÁS CERCA DE SU CASA?



HEALTH AND WELLNESS STUDIOS

ESTUDIOS DE SALUD Y BIENESTAR



DINING

RESTAURANTES



RETAIL/ SERVICES

COMERCIO MINORISTA/ SERVICIOS



MARKET/ CAFE

MERCADO/ CAFETERÍA



RETAIL/ GOODS

COMERCIO MINORISTA/ PRODUCTOS



CHILDCARE

CUIDADO INFANTIL

TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

FIRST FORTY FEET

WHICH IMPROVEMENTS WOULD MAKE YOU MORE LIKELY TO WALK OR BIKE IN YOUR NEIGHBORHOOD?

¿QUÉ MEJORAS HARÍAN QUE FUERA MÁS PROBABLE QUE USTED CAMINE O ANDE EN BICICLETA EN SU VECINDARIO?

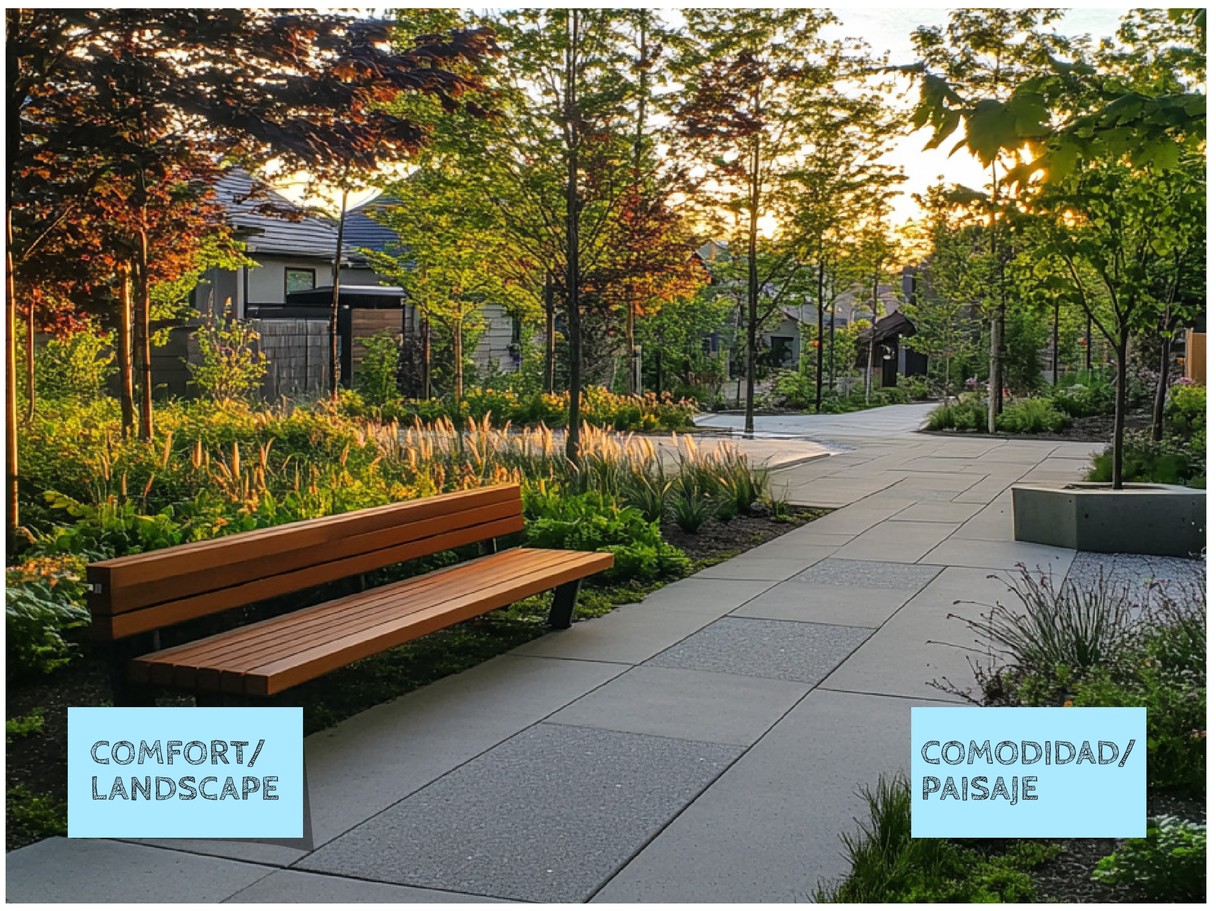












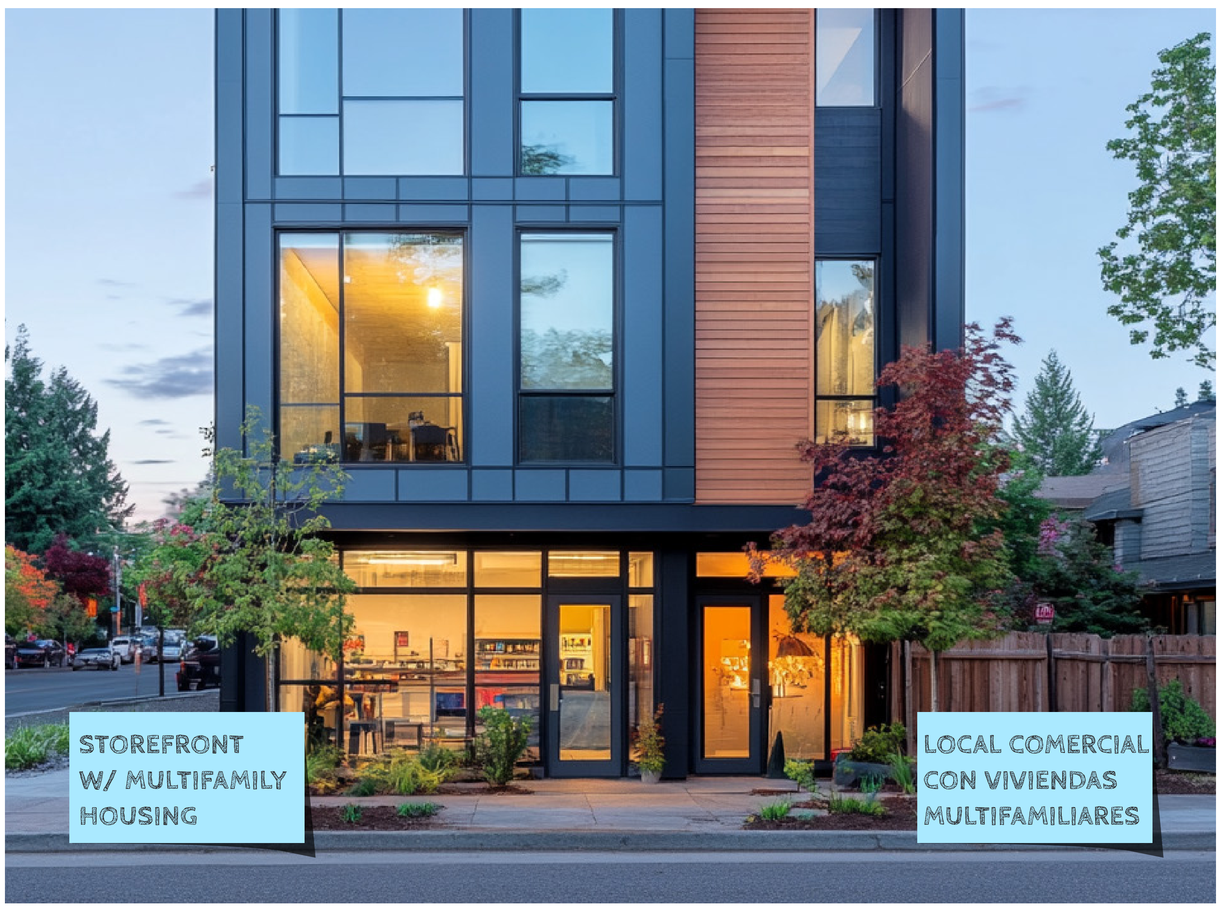
TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

FIRST FORTY FEET

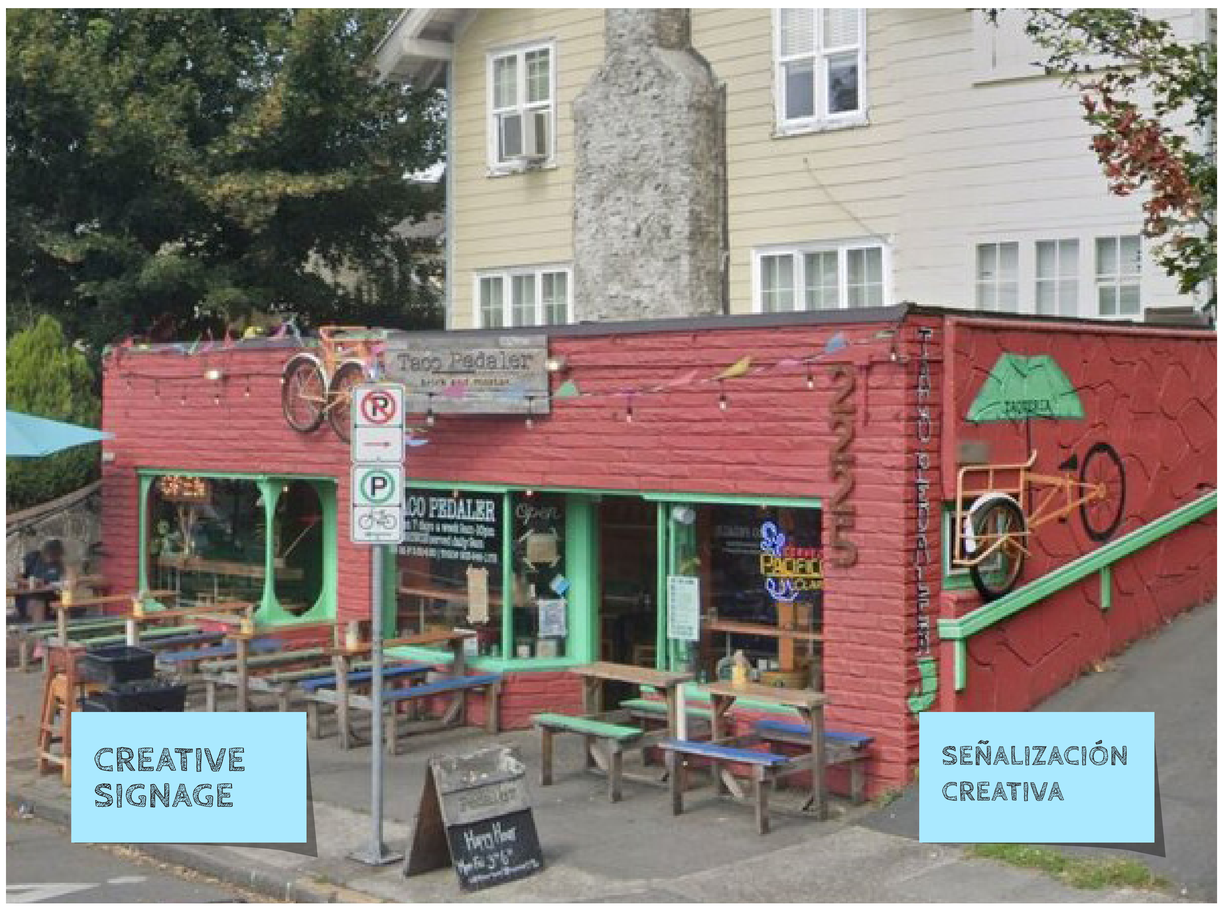
WHICH DESIGN FEATURES WOULD FIT WELL FOR COMMERCIAL BUILDINGS IN TIGARD NEIGHBORHOODS?

¿QUÉ CARACTERÍSTICAS DE DISEÑO ENCAJARÍAN BIEN EN LOS EDIFICIOS COMERCIALES DE LOS VECINDARIOS DE TIGARD?



STOREFRONT W/ MULTIFAMILY HOUSING

LOCAL COMERCIAL CON VIVIENDAS MULTIFAMILIARES



CREATIVE SIGNAGE

SEÑALIZACIÓN CREATIVA



PROTECTED OUTDOOR SPACE

ESPACIO EXTERIOR PROTEGIDO



OUTDOOR LIGHTING

ILUMINACIÓN EXTERIOR



OBVIOUS COMMERCIAL USE

USO COMERCIAL EVIDENTE



ACTIVE STOREFRONT

LOCAL COMERCIAL CON ESPACIOS EXTERIORES E INTERIORES PARA EL USO DE LOS CLIENTES

TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

FIRST FORTY FEET




SEVEN
COFFEE ROASTERS
MARKET & CAFE


COFFEE
TWO HANDS


ONLY
ROCKS


NOLA SQUI


BASEMENT
BASEMENT
Google






SEY.
3249
DAVIE RENOVATORY
TAILORS-CLEANERS
THEY ALL SELL
Nielsen's
BREAD
CAKES




1500


732


7AM-6PM
ANY TIME
Pink and Balayaged Salon


LittleFreeLibrary
ARTICLE 5
THE HUNGER GAMES
IAN MCEWAN ATONEMENT
DROWNING TUCSON

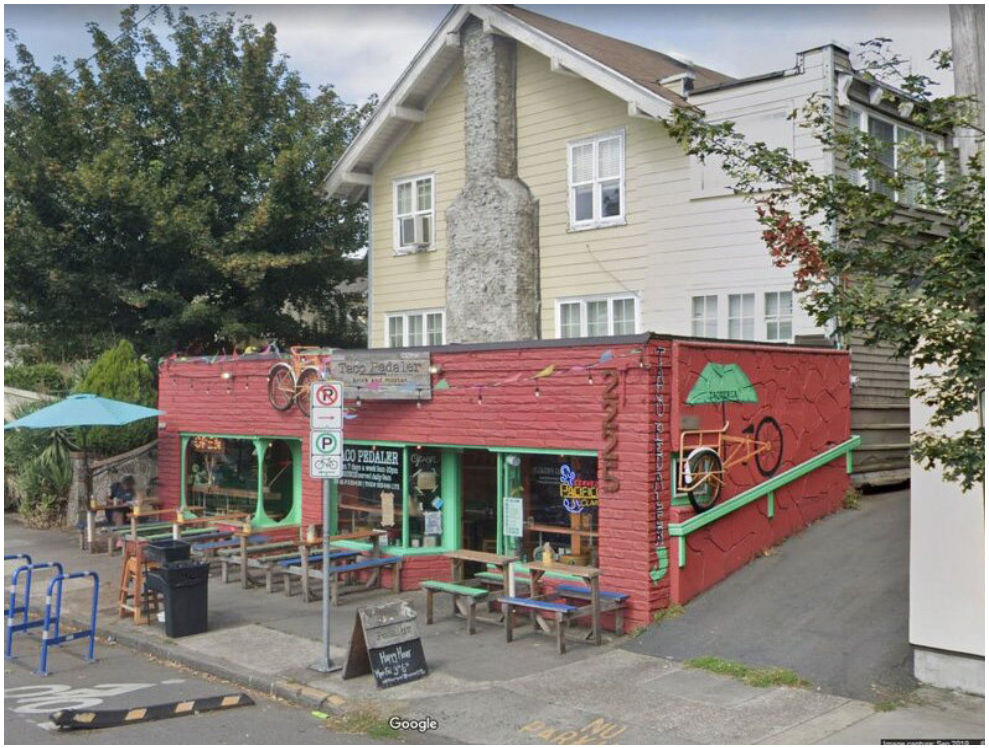





R R
3 TRACKS
NO TRAIN HORN


COLLEGE CYCLERY
MOUNTAIN BIKES
OPEN


COFFEE


Taco Pedaler
Google


TASTE TICKLER
PEPSI
NE 14th AV
Portland Tribune

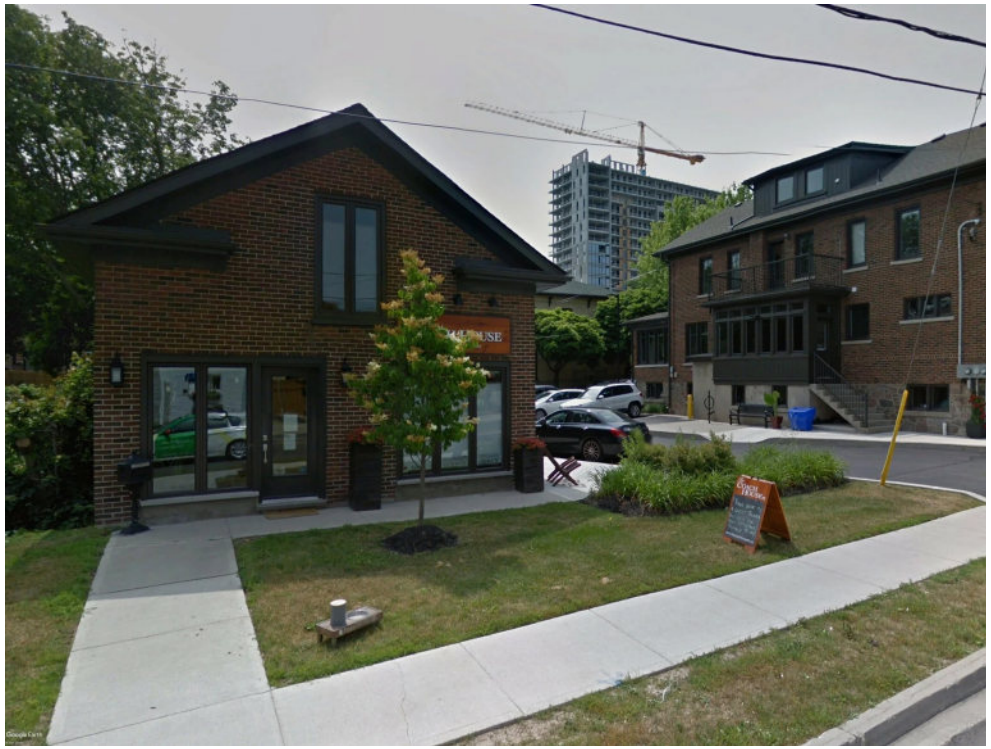



SOCRATES
DELIVERY PICKUP CATERING
DENTURE CLINIC










HEY, NEIGHBOR
Pizza House
1621


MOTHER LOVIN'
COFFEE
OPEN








KOMBUCHA
TAPROOM
SOMA




Thayer Little Free Library
































































LAKEVIEW PANTRY
3945


BEAST HAIR


COFFEE
COFFEE
COFFEE




AESTHETICS
01564 454000
193

TIGARD, OR

WASHINGTON SQUARE

FANNO CREEK TRAIL

ENGLEWOOD PARK

SUMMERLAKE CITY PARK

WOODARD PARK

JACK PARK

ASCENSION TRAIL PARK

BULL MOUNTAIN PARK

RIVER TERRACE

FANNO CREEK PARK

TIGARD TRIANGLE

BONITA PARK

SUMMERFIELD GOLF COURSE

COOK FAMILY PARK

BRIDGEPORT VILLAGE

SW 135TH AVE

SW 121ST AVE

SW HAWKS BEARD ST

SW WINTER LACE DR

SW MANZANITA ST

SW NORTH DAKOTA ST

SW SUMMER CREST ST

SW TIGARD ST

SW KATHERINE ST

SW MOPOVING VALLEY DR

SW WALNUT ST

SW FRONNER ST

SW GAARDE ST

SW MCDONALD ST

SW BULL MOUNTAIN RD

SW BONITA RD

SW DURHAM DR

SW ROYALTY PKWY

SW KABLE ST

SW SATTLER ST

SW BEAVERTON TIGARD FWY 217

SW GREENBURG RD

SW TEDMAN AVE

SW BURNHAM ST

PACIFIC HWY 99

SW HALL BLVD

INTERSTATE 5

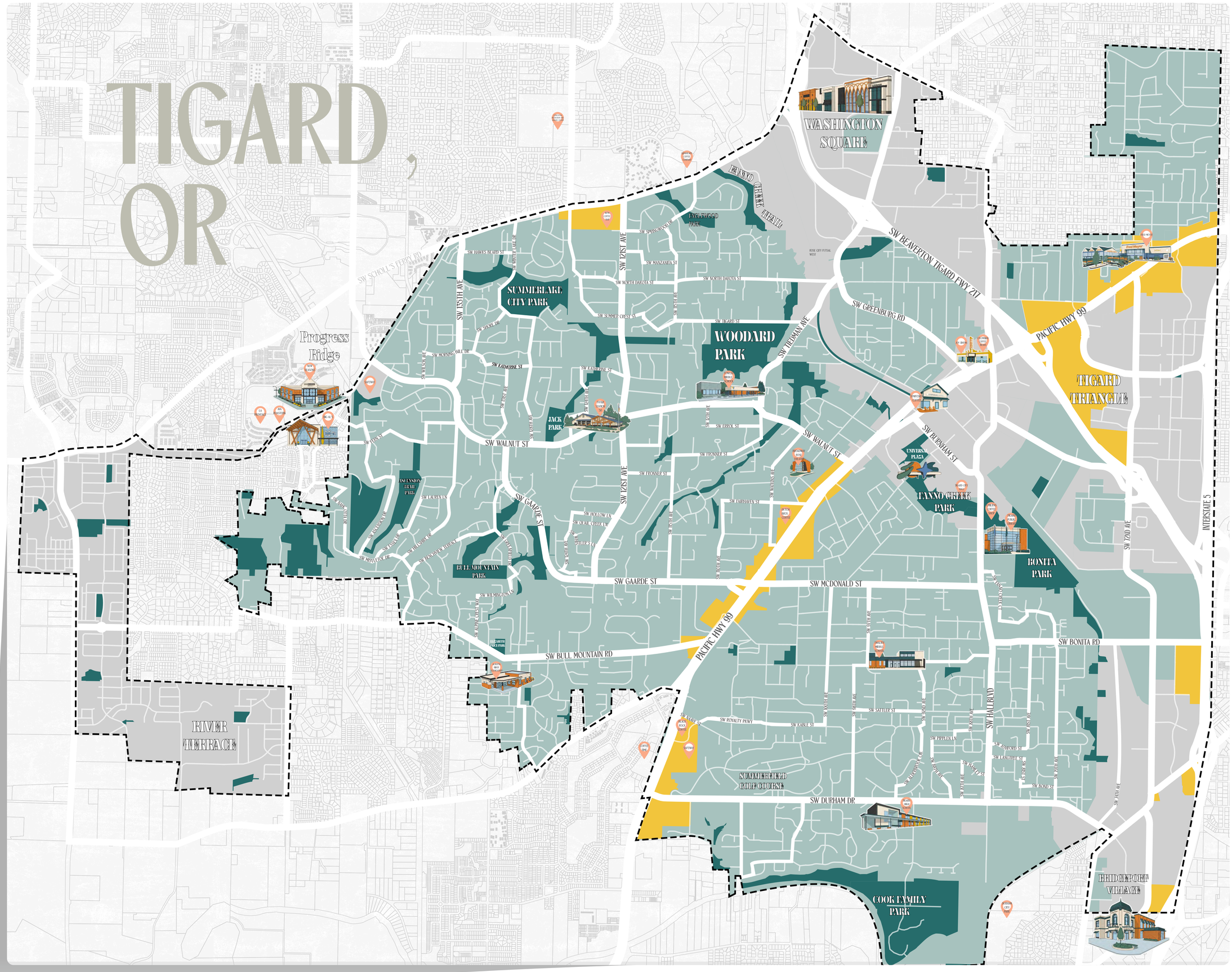
SW 72ND AVE

SW SCHOLLS FERRY RD

Progress Ridge

THE TIGARD HOME PROJECT

HELP SHAPE THE FUTURE OF TIGARD'S NEIGHBORHOODS



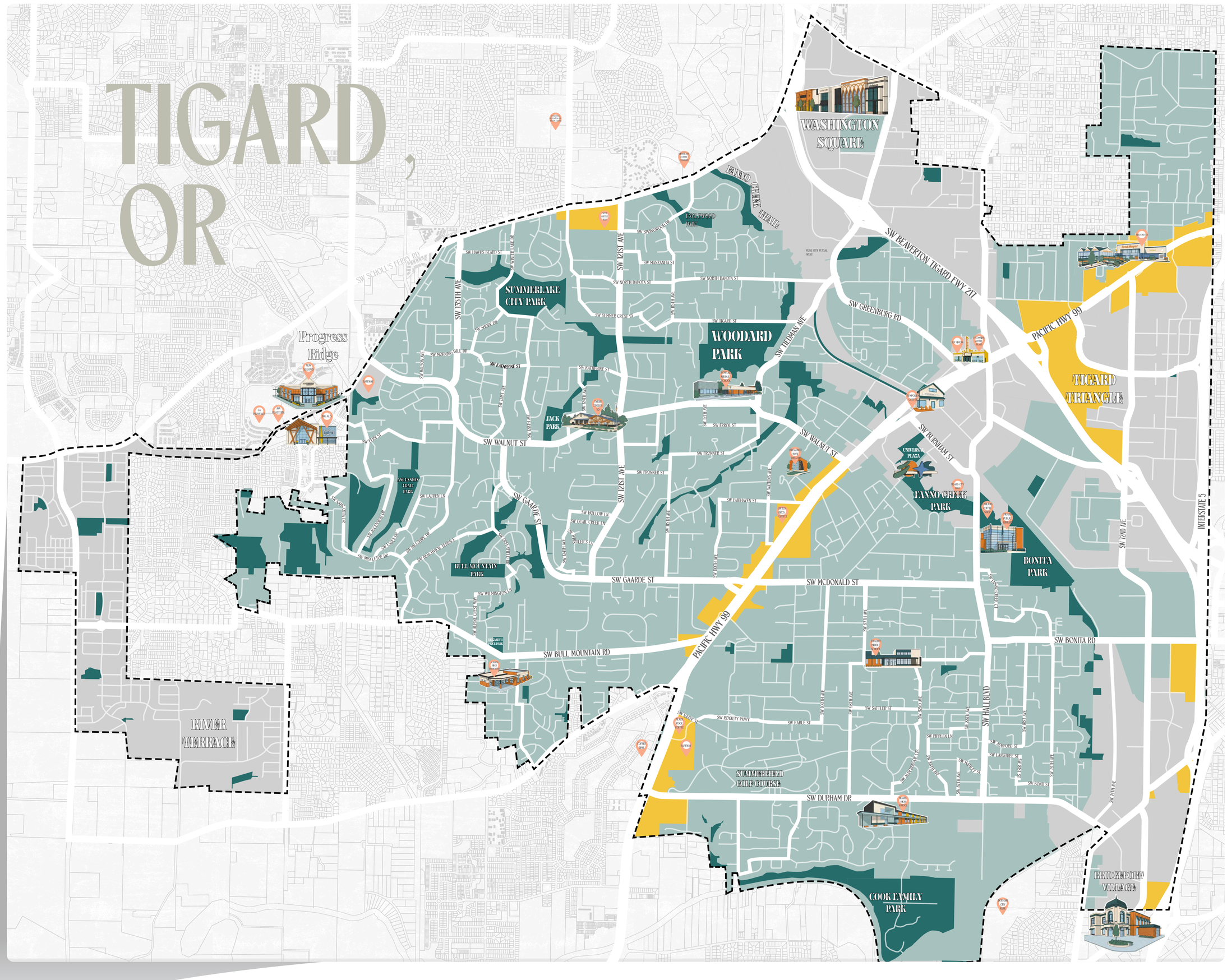
Purpose

Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) *is a long-range planning effort to expand choices for housing, jobs, local services, and places to gather. The project focuses on creating vibrant, walkable neighborhoods where people of all ages and abilities can easily access everyday shops and services.*

We're looking for your input *to help update the Tigard Development Code and guide where small-scale neighborhood businesses could be located.*

EL PROYECTO TIGARD HOME

AYUDE A DAR FORMA AL FUTURO DE LOS VECINDARIOS DE TIGARD



Propósito

Tigard HOME (Vivienda, Oportunidad, Movilidad y Empresa) *es un esfuerzo de planificación a largo plazo para ampliar las opciones de vivienda, empleo, servicios locales y lugares de encuentro. El proyecto se centra en crear vecindarios vibrantes y caminables, donde personas de todas las edades y capacidades puedan acceder fácilmente a tiendas y servicios cotidianos.*

Estamos buscando su opinión *para ayudar a actualizar el Código de Desarrollo de Tigard y orientar dónde podrían ubicarse pequeños negocios a escala de vecindario.*

WHAT WE'VE HEARD SO FAR

The following is a collection of community insights and inputs from engagements over the past 6 months.

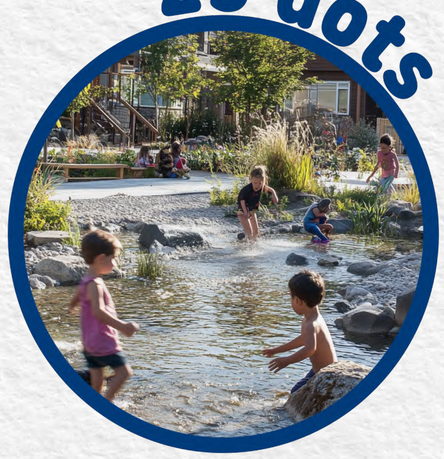
THE EL TIGRE FEST COMMUNITY EVENT

WHAT KINDS OF STORES, SERVICES, AND HOUSING OPTIONS YOU WOULD LIKE TO SEE IN YOUR NEIGHBORHOOD?















HALLOWEEN SILLY WALK COMMUNITY EVENT

WHAT KINDS OF STORES, SERVICES, AND HOUSING OPTIONS YOU WOULD LIKE TO SEE IN YOUR NEIGHBORHOOD?













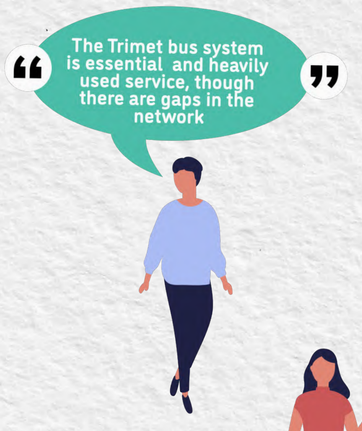






JUST COMPASSION FOCUS GROUP

COMMUNITY MEMBERS : KEY TAKEAWAYS











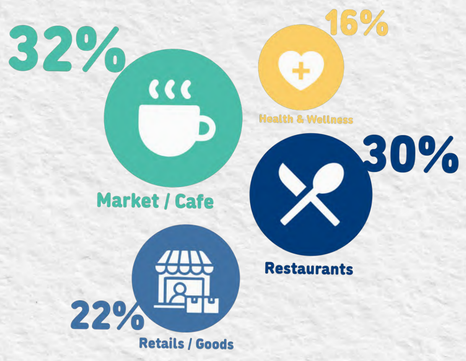




8/25/25

COMMUNITY DEVELOPMENT GET TOGETHER

WHAT TYPES OF BUSINESS AND SERVICES DO YOU WISH WERE CLOSER TO YOUR HOME?



WHICH IMPROVEMENT WOULD MAKE YOU MORE LIKELY TO WALK OR BIKE IN YOUR NEIGHBORHOOD?



WHAT DESIGN FEATURES WOULD FIT WELL FOR COMMERCIAL BUILDINGS IN TIGARD NEIGHBORHOOD?





LO QUE HEMOS ESCUCHADO

Lo siguiente es una recopilación de ideas y aportes de la comunidad obtenidos a través de las actividades de participación durante los últimos seis meses

¿QUÉ TIPOS DE TIENDAS, SERVICIOS Y OPCIONES DE VIVIENDA LE GUSTARÍA VER EN SU VECINDARIO?



EL EVENTO COMUNITARIO EL TIGRE

¿QUÉ TIPOS DE TIENDAS, SERVICIOS Y OPCIONES DE VIVIENDA LE GUSTARÍA VER EN SU VECINDARIO?



EVENTO COMUNITARIO DE CAMINATA DIVERTIDA DE HALLOWEEN

MIEMBROS DE LA COMUNIDAD: CONCLUSIONES CLAVE

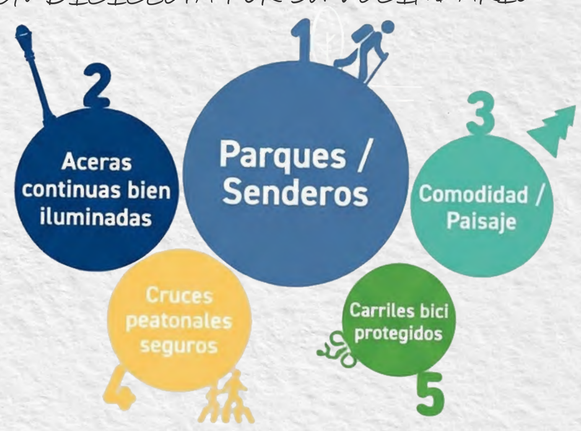


GRUPO DE ENFOQUE JUST COMPASSION

¿QUÉ TIPOS DE NEGOCIOS Y SERVICIOS LE GUSTARÍA QUE ESTUVIERAN MÁS CERCA DE SU CASA?



¿QUÉ MEJORA HARÍA QUE FUERA MÁS PROBABLE QUE CAMINARA O ANDUVIERA EN BICICLETA POR SU VECINDARIO?



¿QUÉ CARACTERÍSTICAS DE DISEÑO SERÍAN ADECUADAS PARA LOS EDIFICIOS COMERCIALES EN LOS VECINDARIOS DE TIGARD?





REUNIÓN DE DESARROLLO COMUNITARIO

TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

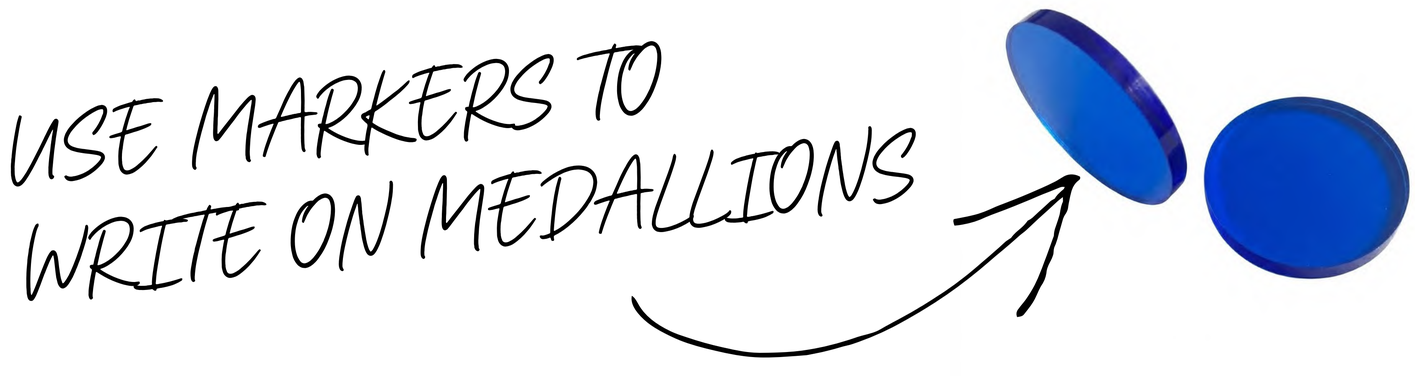
ZAN ASSOCIATES

FIRST FORTY FEET

WE WANT TO HEAR FROM YOU!

Let's explore your neighborhood — and imagine what it could become!

- **Select a medallion + choose a marker** - Select a medallion and choose a marker —add as many as you'd like to the map!
- **Find your spot** - Locate your neighborhood or a familiar area on the big Tigard map. Use parks, schools, or familiar streets to get oriented.
- **Explore Walk Distances** - Use the walk distance templates to see what's within a 5-minute walk. Take a quick "walk" on the map from your home to places you already visit — parks, schools, churches, libraries, shops, or community centers. Notice where distances overlap or reveal gaps in access.
- **Dream Up New Spots** - Place medallions where you'd love to see new or improved shops, services, or gathering places. Use sticky notes to add ideas or details — like "family-friendly," "local," "outdoor seating," or "better lighting."
- **Mark What to Protect** - Use sticky notes for streets or corners that should stay calm or residential, and add a note explaining why it matters to you
- **Share Your Thoughts** - Write a quick idea or story: "This would help because..."
- **Step Back & Compare** - See how everyone's ideas connect — find patterns, overlaps, and new possibilities!



¡QUEREMOS SABER DE USTED!

¡Exploremos su vecindario y imaginemos en qué podría convertirse!

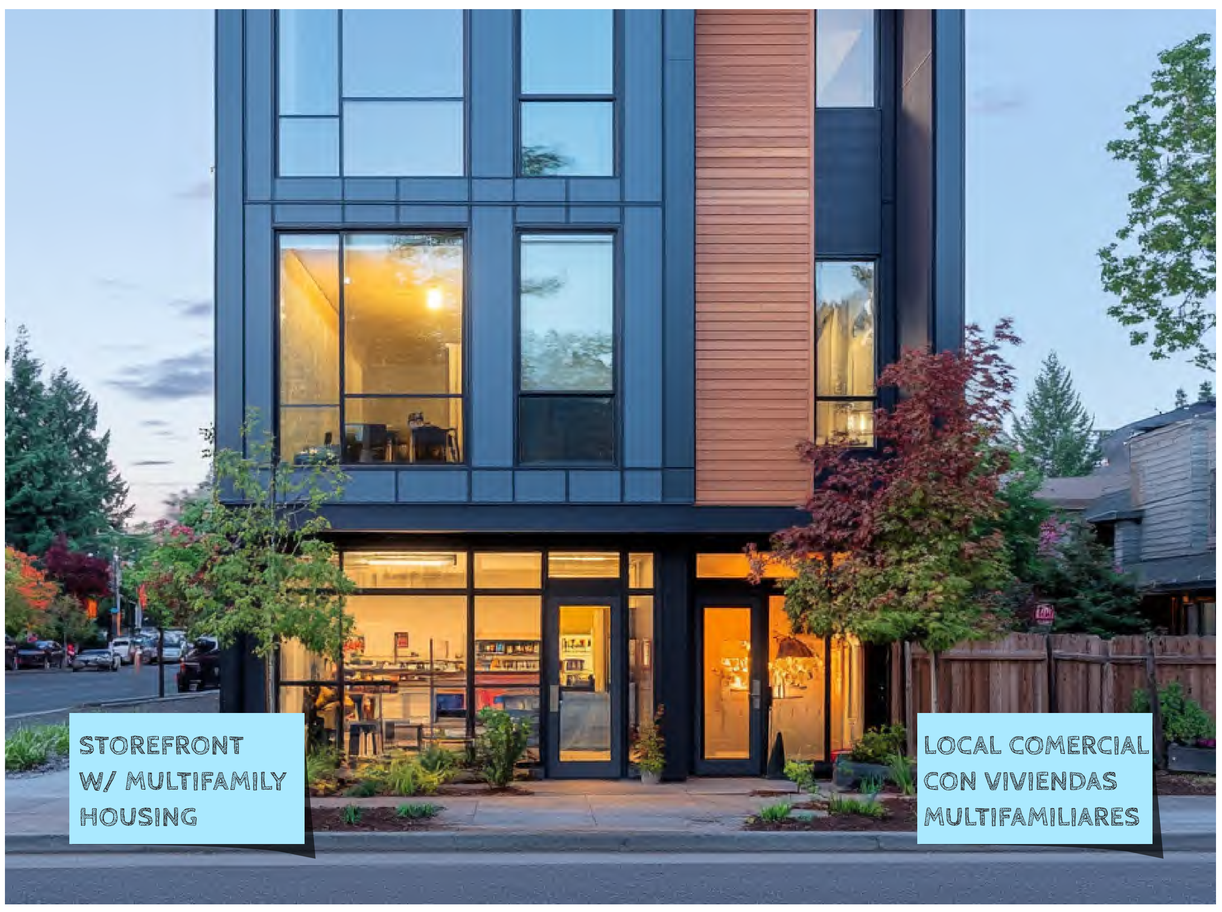
- **Seleccione un medallón y elija un marcador** — agregue tantos como desee al mapa!
- **Encuentre su lugar** - Ubique su vecindario o un área conocida en el gran mapa de Tigard. Use parques, escuelas o calles familiares para orientarse.
- **Explorar distancias a pie** - Use las plantillas de distancia a pie para ver qué está dentro de un recorrido de 5 minutos. Haga un "paseo" rápido en el mapa desde su casa hasta lugares que ya visita: parques, escuelas, iglesias, bibliotecas, tiendas o centros comunitarios. Observe dónde se superponen las distancias o se revelan brechas en el acceso.
- **Cree nuevos lugares** - Coloque medallones donde le gustaría ver nuevas tiendas, servicios o lugares de encuentro mejorados. Use notas adhesivas para agregar ideas o detalles, como "familiar," "local," "con asientos al aire libre" o "mejor iluminación."
- **Marque lo que desea proteger** - Use notas adhesivas para calles o esquinas que deberían mantenerse tranquilas o residenciales, y agregue una nota explicando porqué es importante para usted.
- **Comparta sus ideas** - Escriba una idea o historia breve: "Esto ayudaría porque..."
- **Retroceda y compare** - Vea cómo se conectan las ideas de todos: ¡encuentre patrones, coincidencias y nuevas posibilidades!



TIGARD HOME Housing, Opportunity, Mobility, & Enterprise
ZAN ASSOCIATES
FIRST FORTY FEET

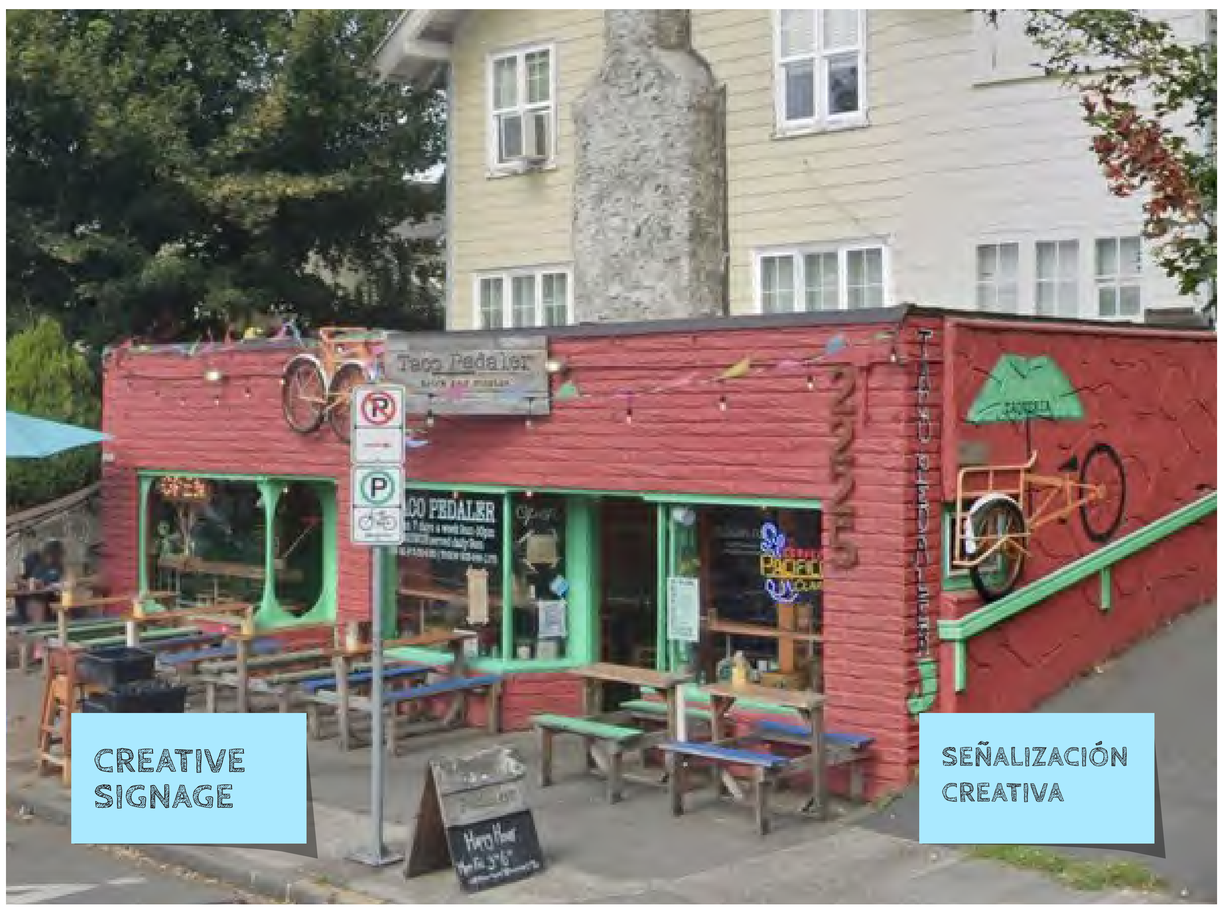
WHICH DESIGN FEATURES WOULD FIT WELL FOR COMMERCIAL BUILDINGS IN TIGARD NEIGHBORHOODS?

¿QUÉ CARACTERÍSTICAS DE DISEÑO ENCAJARÍAN BIEN EN LOS EDIFICIOS COMERCIALES DE LOS VECINDARIOS DE TIGARD?



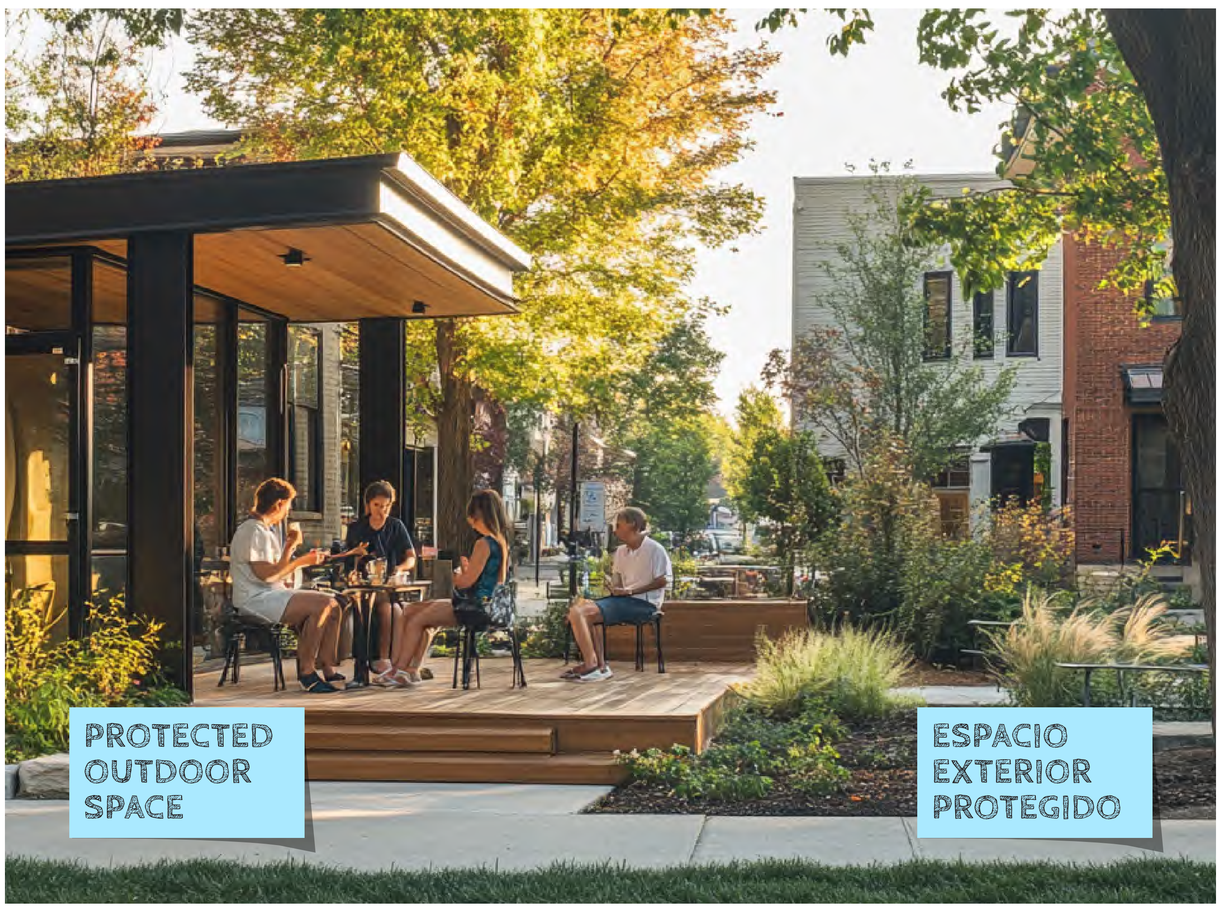
STOREFRONT W/ MULTIFAMILY HOUSING

LOCAL COMERCIAL CON VIVIENDAS MULTIFAMILIARES



CREATIVE SIGNAGE

SEÑALIZACIÓN CREATIVA



PROTECTED OUTDOOR SPACE

ESPACIO EXTERIOR PROTEGIDO



OUTDOOR LIGHTING

ILUMINACIÓN EXTERIOR



OBVIOUS COMMERCIAL USE

USO COMERCIAL EVIDENTE



ACTIVE STOREFRONT

LOCAL COMERCIAL CON ESPACIOS EXTERIORES E INTERIORES PARA EL USO DE LOS CLIENTES

TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

FIRST FORTY FEET

NEIGHBORHOOD-SCALE COMMERCIAL

01: INTRODUCTION

What is Neighborhood-Scale Commercial?

Neighborhood-Scale Commercial are small-scale commercial spaces located on residential lots. They allow neighborhood-serving businesses and services to operate within or alongside residential areas — creating more local access, vibrancy, and opportunity.



Examples of Neighborhood-Scale Commercial Uses

Coffee Shop
Grab a drink, connect with neighbors

Retail
Boutiques, specialty goods, and everyday essentials

Studio
Creative space for artists, makers, and small services

Wellness
Yoga, counseling, and personal care

Why is the City of Tigard exploring neighborhood-scale commercial?

Tigard residents have expressed desire for increased walkability and local access to services in neighborhoods. - Neighborhood scale commercial is a way to meet this need, as well as support small business incubation, activate residential areas without requiring full commercial rezoning, and provide long-term flexibility by allowing spaces to revert to residential use if needed.

Create More Possibilities

Increase Walkability
Daily needs and amenities closer to home

Support Small Business
Lower barriers for entrepreneurs to start and grow.

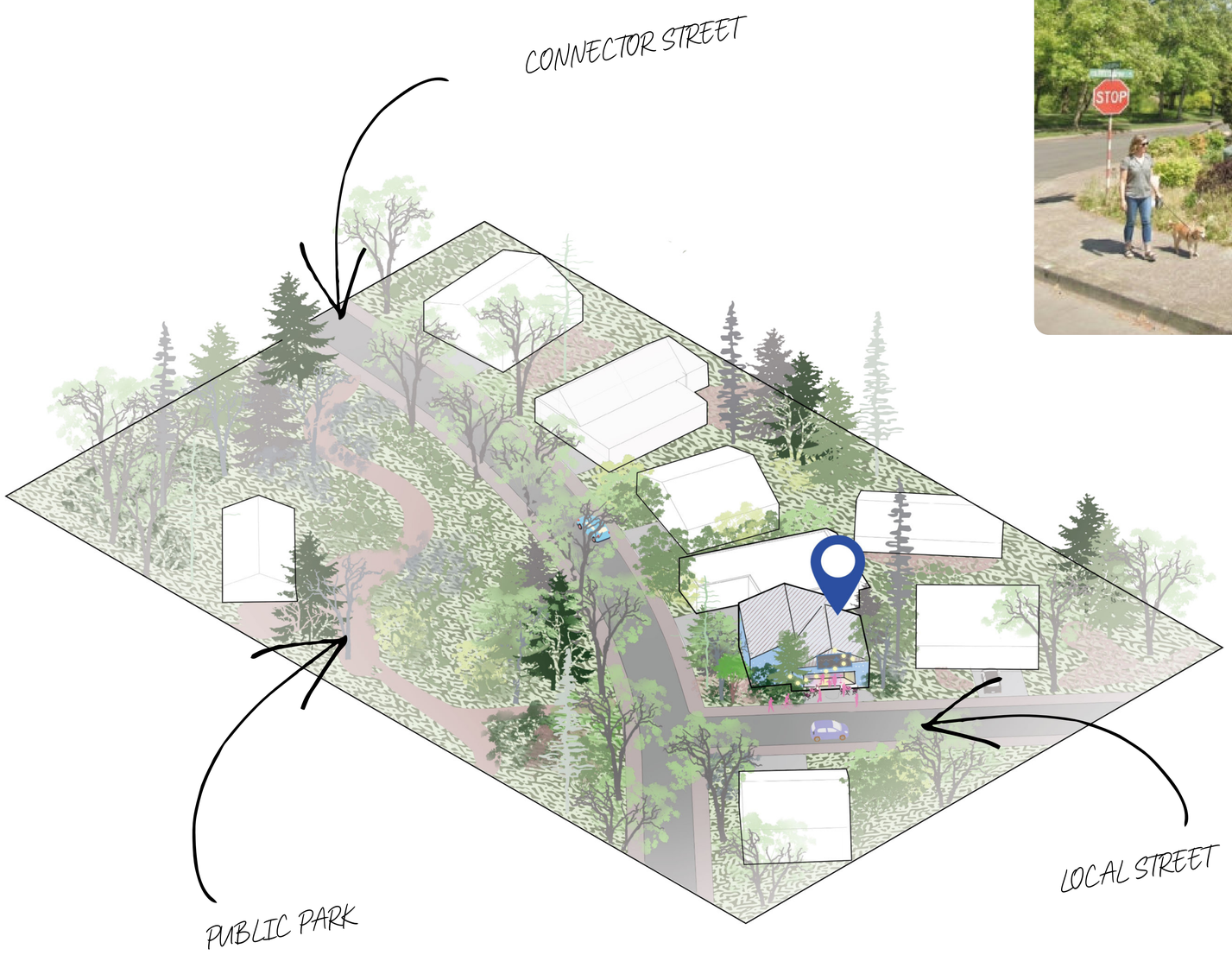
Activate Residential Without Full Commercial Rezoning
Brings life and activity to neighborhoods while preserving their residential character.

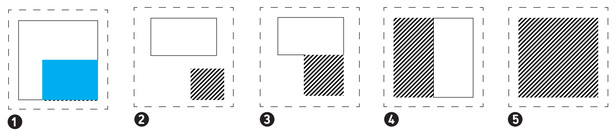
Flexibility Over Time
Spaces can revert to residential use if needed, offering long term adaptability.

NEIGHBORHOOD-SCALE COMMERCIAL

02: EXPLORING CONCEPT OPTIONS



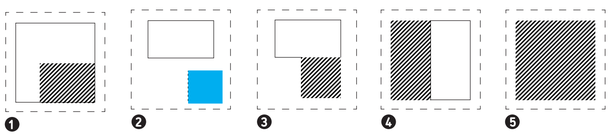




PARTIAL FLOOR (REPURPOSED)

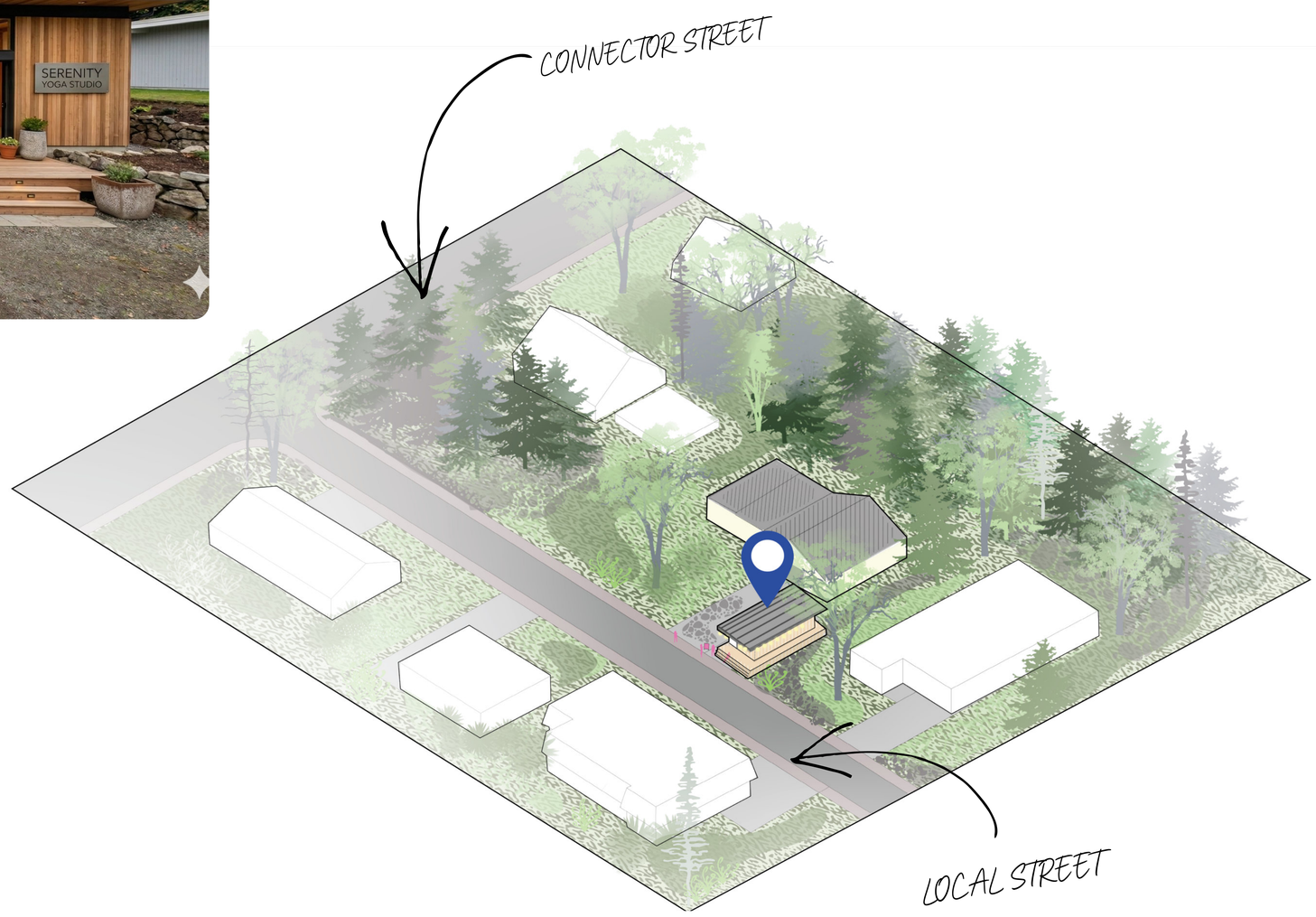
Eli turned their unused garage into a small café and bookstore, lining the walls with shelves and setting up a simple coffee counter.





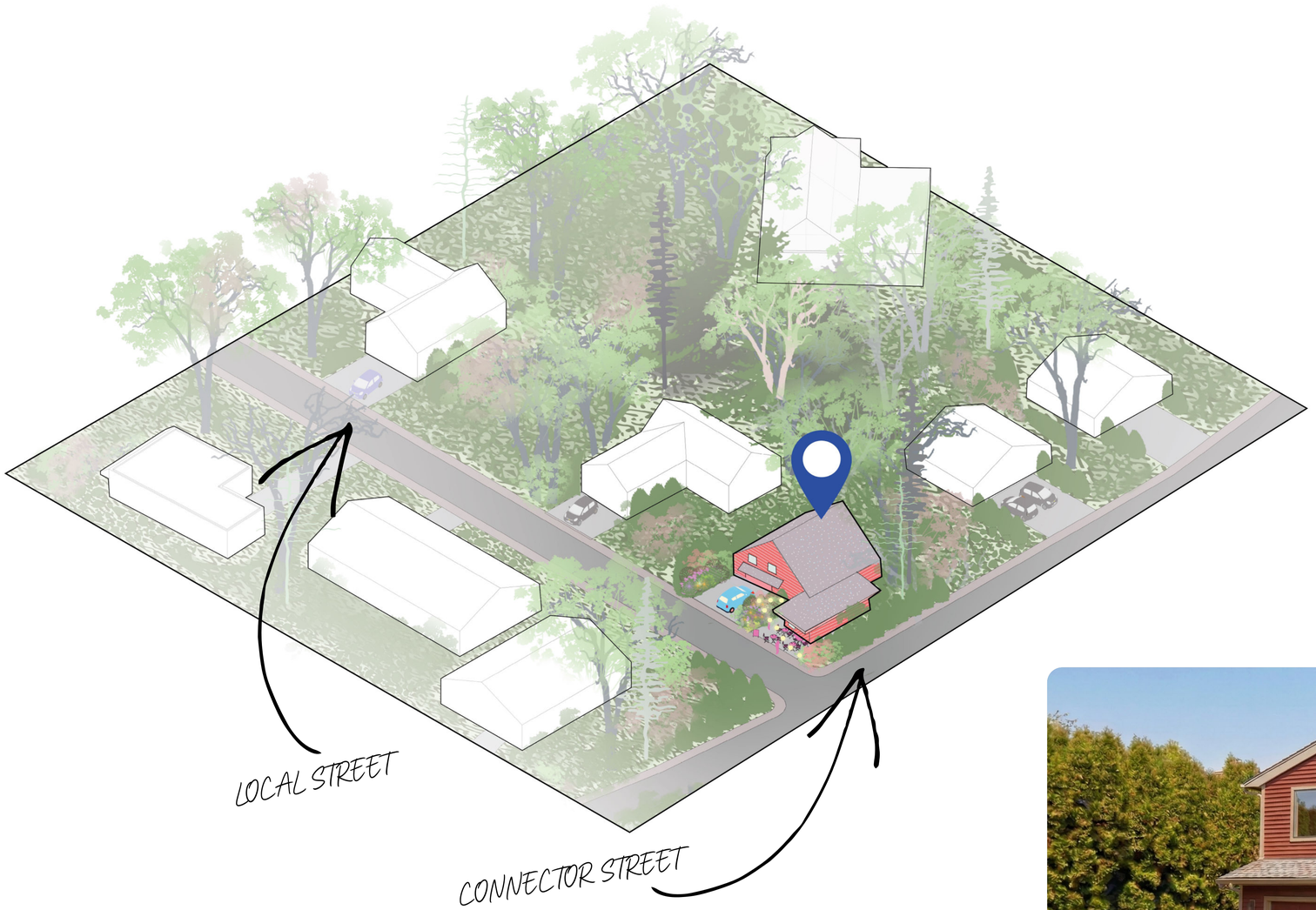
DETACHED

Maya wanted a yoga studio close to home, so she built a small, detached space in her front yard.



NEIGHBORHOOD-SCALE COMMERCIAL

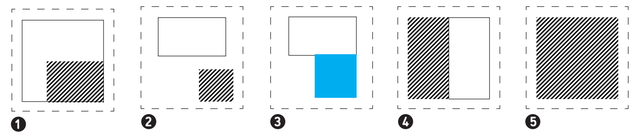
03: EXPLORING CONCEPT OPTIONS



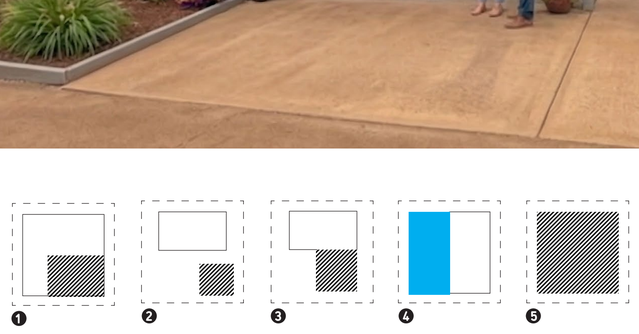
PARTIAL FLOOR (NEW CONSTRUCTION)

Lena missed having a coffee shop within walking distance, so she decided to create one at home.



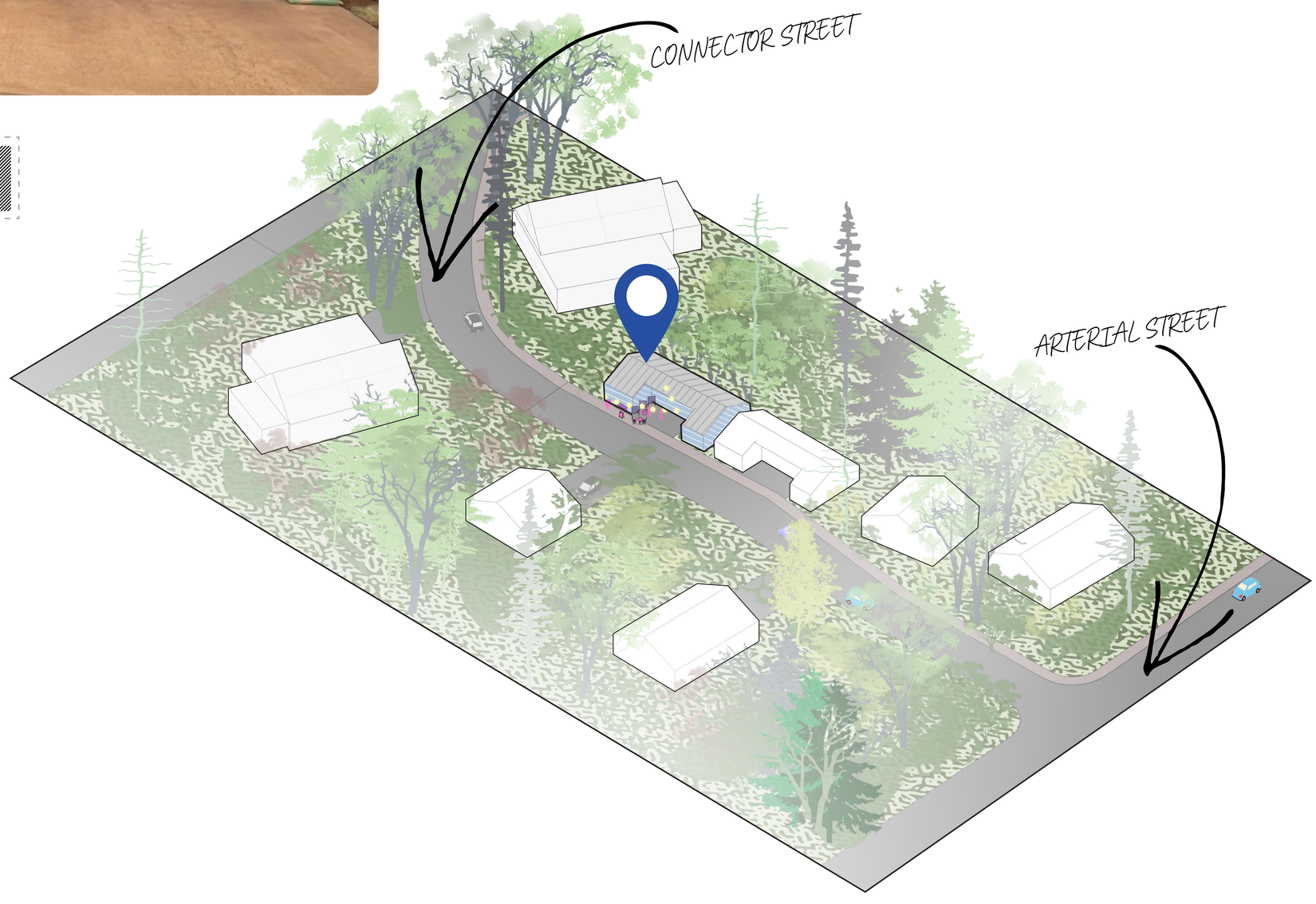






DUPLEX

Sara transformed her duplex into a mixed-use space, living on one side while opening a small flower shop on the other.



NEIGHBORHOOD-SCALE COMMERCIAL

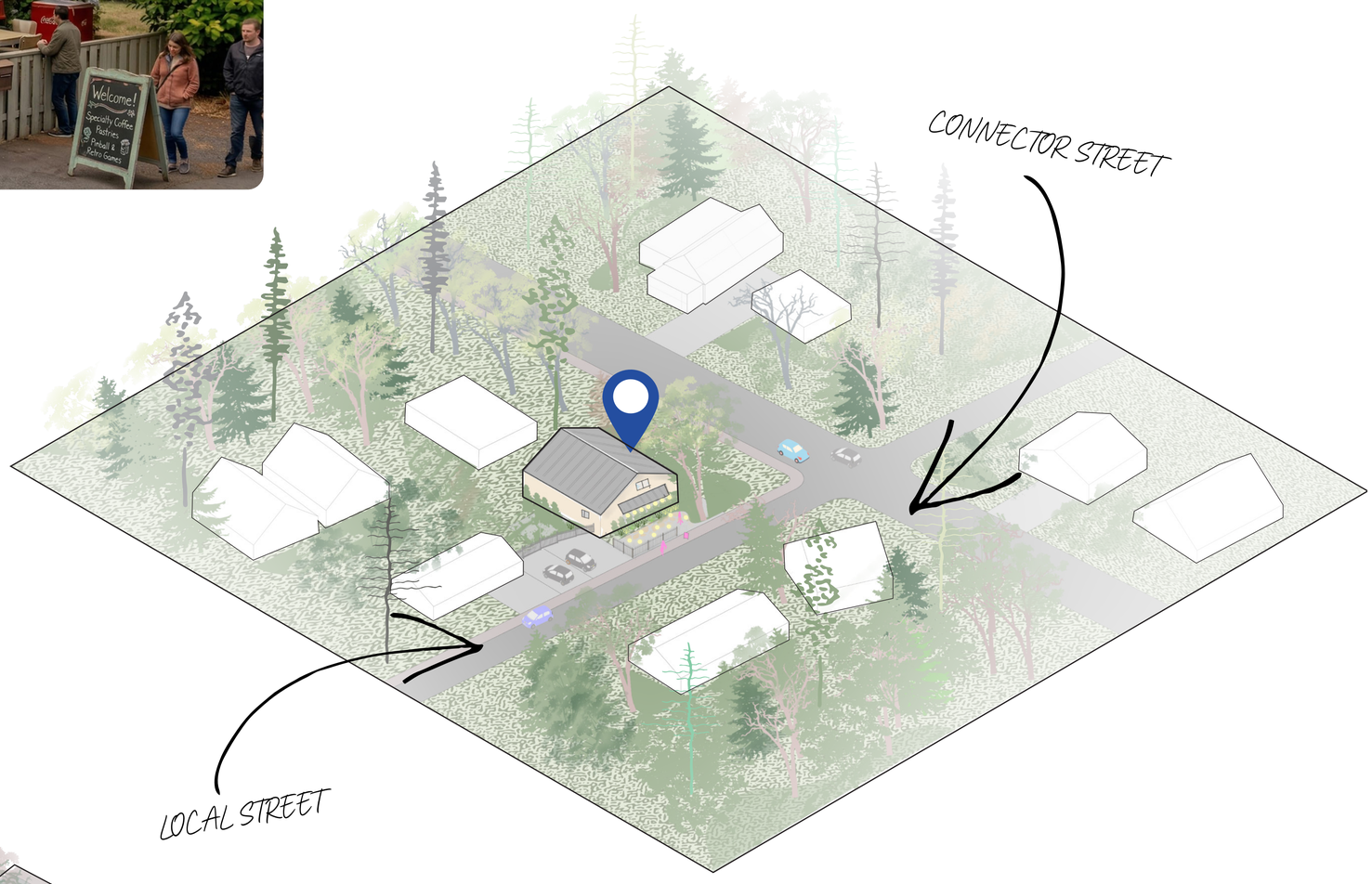
04: EXPLORING CONCEPT OPTIONS

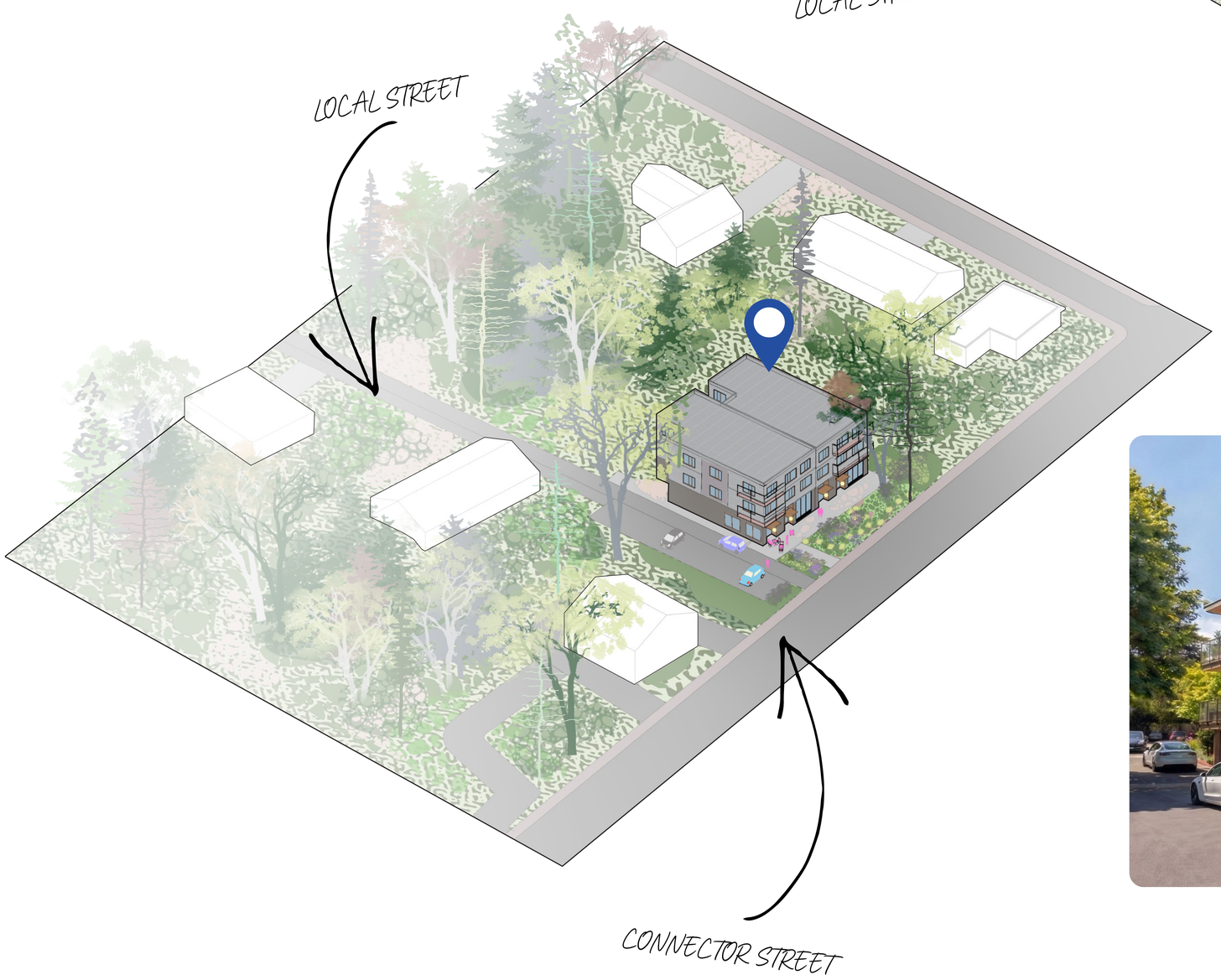




FULL FLOOR (REPURPOSED)

Wells transformed a quiet residential corner into a vibrant mixed-use destination where retro arcade gaming and community meet.





FULL FLOOR (NEW CONSTRUCTION)

Elias manages the wellness spa on the ground floor of this new three-story development. The modern design, warm wood, and expansive glass offers a bright, welcoming atmosphere.





GIVE US YOUR THOUGHTS!

05: COMMUNITY FEEDBACK



How do you feel about having neighborhood-scale commercial businesses in your neighborhood?

Which businesses or services would you like to have in your neighborhood?

Where would you like to see neighborhood-scale commercial?

What makes a place feel like part of your neighborhood rather than a separate "business" zone?

Are you interested in creating or providing services in your neighborhood?

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FIRST FORTY FEET

Allowed by right, no review
Permitido de forma automática, no hay revisión

Some review
Revisión limitada

More review + Neighbor notice
Mayor revisión y aviso al vecino

Home Occupations
Actividades comerciales en casa



Small-scale commercial activity
Actividad comercial a pequeña escala

Characteristics
Las características

- Resident operated
  - Operado por el residente
- No customers
  - Sin clientes
- Allowed in all residences
  - Permitido en todas las residencias

Home Business
Negocio en casa



Expanded on-site commercial activity
Actividad comercial ampliada en el sitio

Characteristics
Las características

- Few staff
  - Pocos empleados
- Limited customers
  - Número limitado de clientes
- Allowed in most residences
  - Permitido en la mayoría de las residencias

Neighborhood-Scale Commercial
Comercio a nivel vecinal



Neighborhood-scale commercial activity
Actividad comercial a escala de barrio

Characteristics
Las características

- Business staff
  - Personal del negocio
- Frequent customers
  - Flujo frecuente de clientes
- Location restricted
  - Ubicación restringida

Examples
Los ejemplos







Becomes Home Business at larger scale
se convierte en negocio desde casa a mayor escala

Examples
Los ejemplos







Becomes Neighborhood-Scale Commercial at larger scale
Se convierte en un comercio a escala vecinal a mayor escala

Examples
Los ejemplos







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ZAN ASSOCIATES

FIRST FORTY FEET

WHERE WOULD NEIGHBORHOOD COMMERCIAL GO?

¿DÓNDE SE UBICARÍA EL COMERCIO DE BARRIO?

LOCATION, LOCATION, LOCATION!

¡UBICACIÓN, UBICACIÓN, UBICACIÓN!

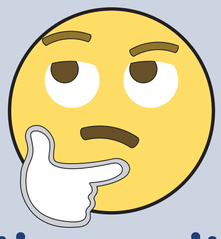
Fast pace
Tránsito rápido

Arterial/Collector Roads

Carreteras arteriales/colectoras



Modeled after SW Walnut St
Inspirado en SW Walnut St



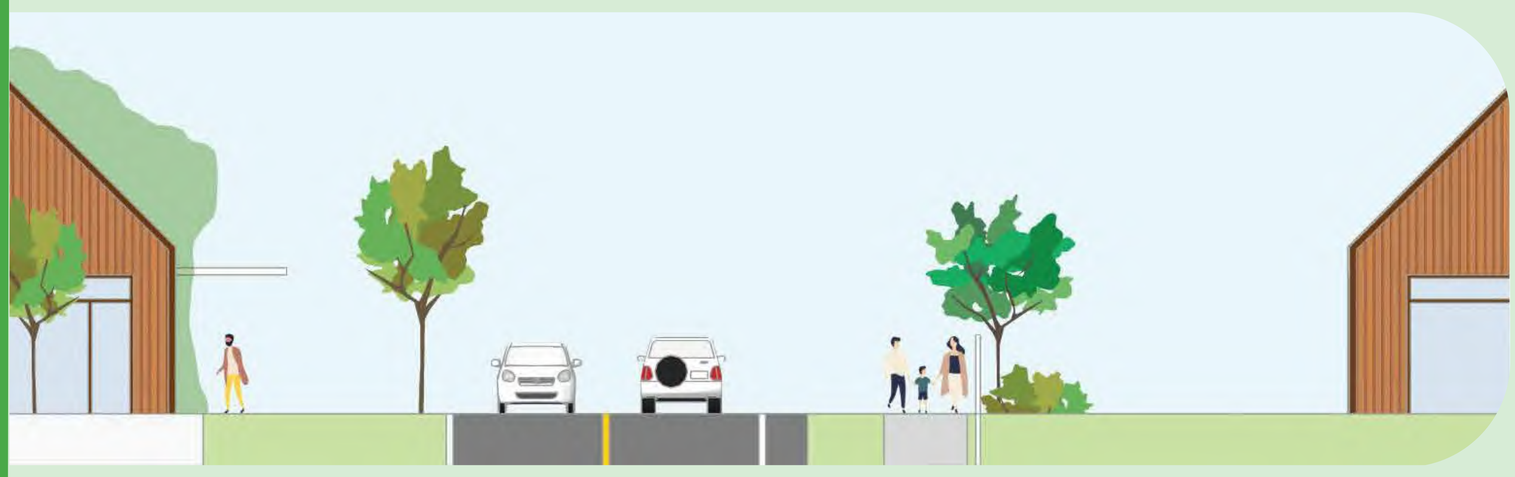
Sometimes suited for neighborhood commercial
A veces adecuado para comercios de barrio

Characteristics
Las características

- **Moves heavy traffic quickly**
  - Mueve el tráfico pesado rápidamente
- **Higher speed limits**
  - límites de velocidad más altos
- **Limited driveway access**
  - Acceso limitado a la entrada

Neighborhood Roads

Carreteras arteriales/colectoras



Modeled after SW North Dakota St
Inspirado en SW Dakota St



Suited for neighborhood commercial
Adecuado para el comercio de barrio

Characteristics
Las características

- **Some driveway access**
  - Algunos accesos a entradas
- **Low speeds, narrow lanes**
  - Bajas velocidades, carriles estrechos
- **Some through-traffic**
  - Algo de tráfico de paso

Slow pace
Tránsito lento



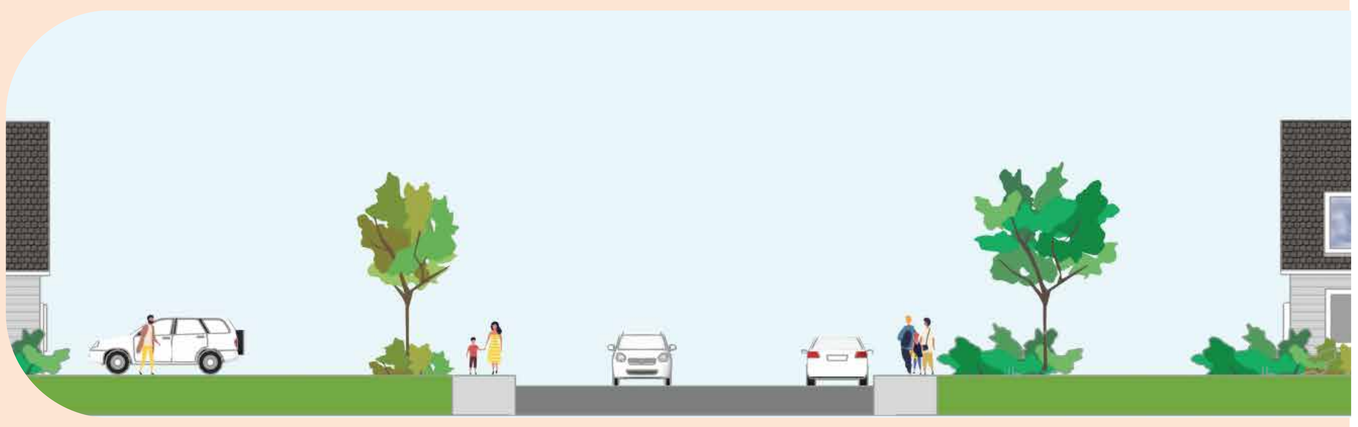
Not suited for neighborhood commercial
No adecuado para el comercio de barrio

Characteristics
Las características

- **Lowest speed limits**
  - Límites de velocidad más bajos
- **Includes culdesacs and driveway access**
  - Incluye culdesacs y acceso a entradas
- **Not for through-traffic**
  - No para tráfico de paso

Local Roads

Carreteras locales



Modeled after SW Geneva St
Inspirado en SW Geneva St

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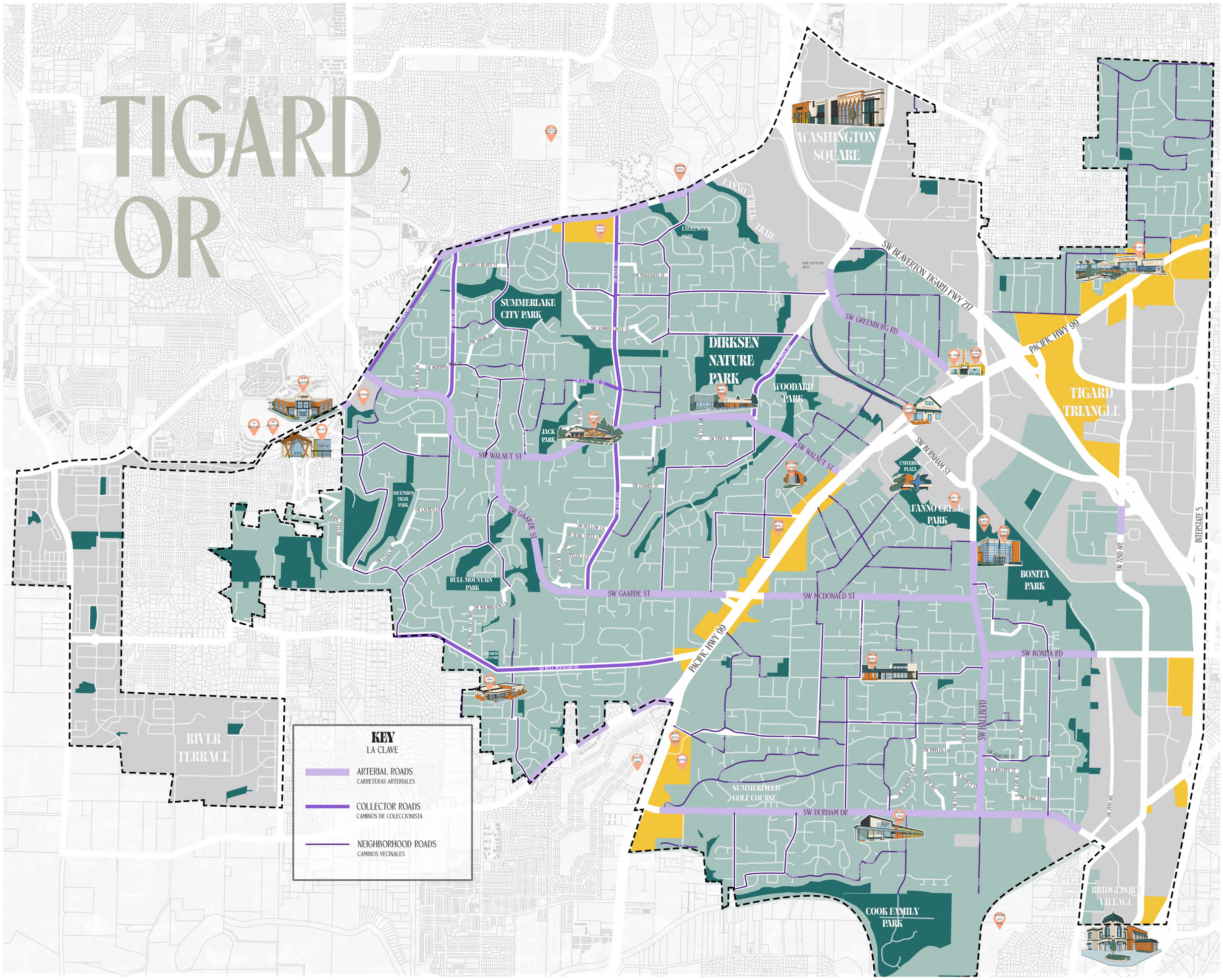
FIRST FORTY FEET

ROAD CLASSIFICATIONS IN TIGARD

CLASIFICACIONES DE CARRETERAS EN TIGARD

Where could Neighborhood-Scale Commercial be allowed?

¿Dónde se podría permitir el comercio a escala vecinal?



Neighborhood-Scale Commercial could be on its way to the streets colored purple!

¡El comercio a escala de barrio podría permitirse en las calles marcadas en morado!

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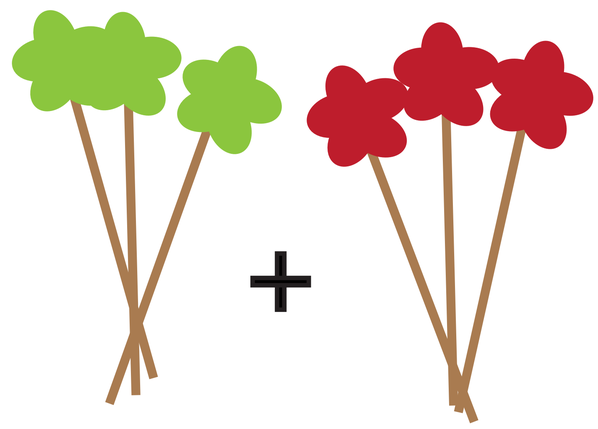
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FIRST FORTY FEET

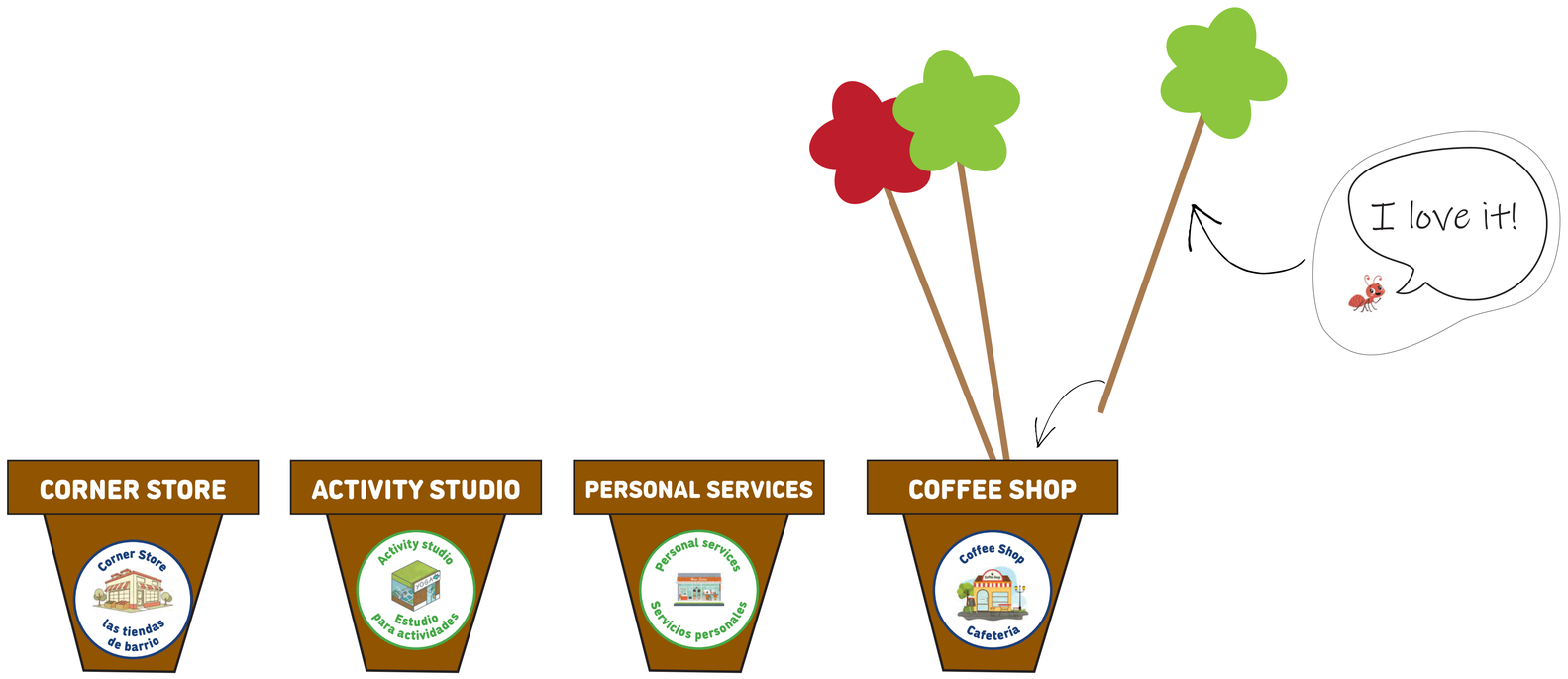
WE WANT TO HEAR FROM YOU!

Let's explore different commercial possibilities

- **Collect your flowers** - Pick up 3 red flowers and 3 green flowers
- **Place your green flowers** - Place your green flowers in 3 pots representing business activity you would like to see in your community
- **Place your red flowers** - Place your red flowers in 3 pots that represent business activity you would prefer not to see in your community.
- **Leave a little critter comment** - More to say about a certain business type? Choose a bug, write a comment in it's speech bubble, and wrap it around your flower's stem.
- **Bask in the bouquets** - Take a step back and observe the beautiful summer bouquets you and your community have made!



Choose from 16 different uses such as...



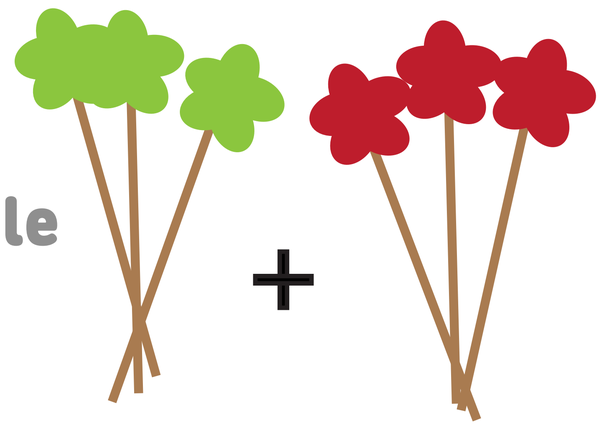
TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

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FIRST FORTY FEET

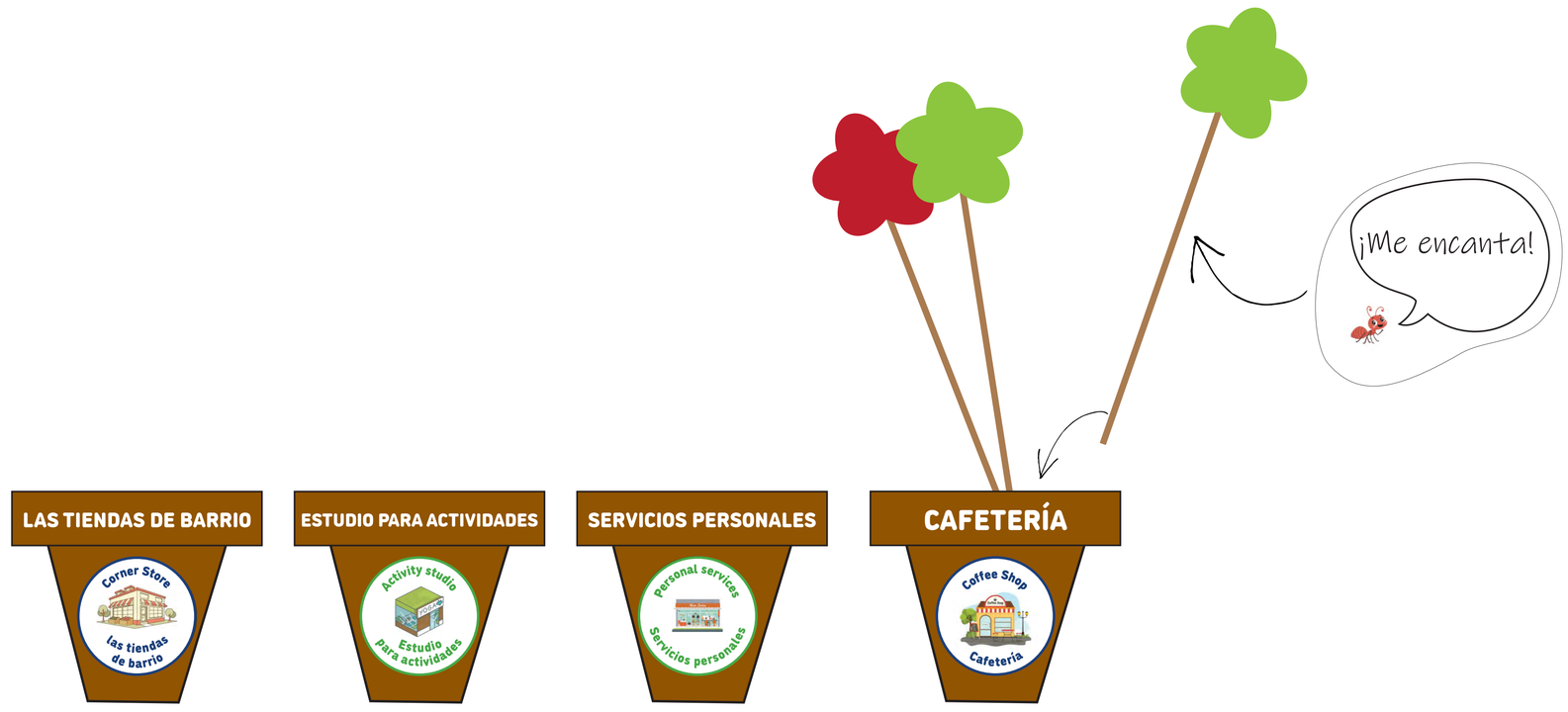
¡QUEREMOS SABER DE USTED!

Exploremos diferentes posibilidades comerciales



- **Recoja sus flores** - Recoja 3 flores rojas y 3 verdes
- **Coloque sus flores verdes** - Coloque tus flores verdes en 3 macetas que representen la actividad empresarial que le gustaría ver en tu comunidad
- **Coloca tus flores rojas** - Coloque sus flores rojas en 3 macetas que representen actividad empresarial que preferiría no ver en tu comunidad.
- **Deje un comentario con un insecto** - ¿Desea compartir algún comentario adicional sobre un tipo de negocio en particular? Elija un insecto, escriba un comentario en su globo de diálogo y Envuélvalo alrededor del tallo de su flor.
- **Disfrute de los ramos** - ¡Dé un paso atrás y observe los hermosos ramos de verano que usted y su comunidad han creado!

Elija entre 16 diferentes tipos de negocios, como...



WE WANT TO HEAR FROM YOU!

Let's explore your neighborhood — and imagine what it could become!

- **Select a sticker** - Select a sticker representing a business type you think would benefit your community — add as many as you'd like to the map!
- **Find your spot** - Locate your neighborhood or a familiar area on the big Tigard map. Use parks, schools, or familiar streets to get oriented.
- **Explore walk distances** - Use the walk distance templates to see what's within a 5-minute walk. Take a quick "walk" on the map from your home to places you already visit — parks, schools, churches, libraries, shops, or community centers. Notice where distances overlap or reveal gaps in access.
- **Dream up new spots** - Place stickers where you'd like to see new or improved shops, services, or gathering places. Use sticky notes to add ideas or details — like "family-friendly," "local," "outdoor seating," or "better lighting."
- **Step back & compare** - See how everyone's ideas connect — find patterns, overlaps, and new possibilities!







Choose from a variety of different uses and supportive services

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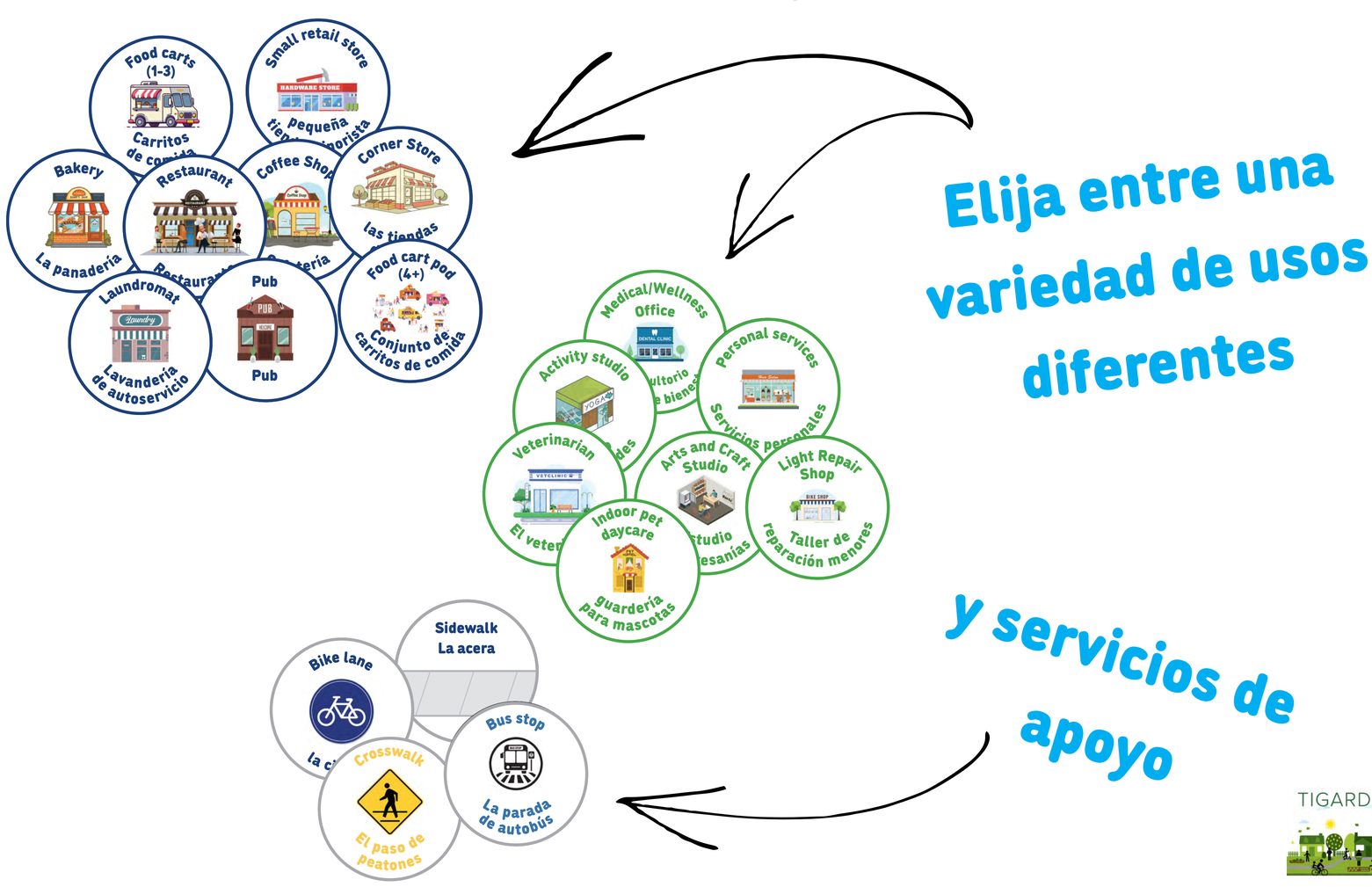
ZAN ASSOCIATES

FIRST FORTY FEET

¡QUEREMOS SABER DE USTED!

Exploremos su barrio — ¡e imagine en qué podría convertirse!

- **Seleccione una pegatina** - Seleccione una pegatina que represente un tipo de negocio que considere que beneficiaría a su comunidad. Agregue tantas como desee al mapa.
- **Encuentre su lugar** - Localice su barrio o una zona conocida en el gran mapa de Tigard. Utilice parques, colegios o calles conocidas para orientarte.
- **Explore las distancias a pie** - Utilice las plantillas de distancia a pie para ver lo que hay dentro de una caminata de 5 minutos. Dé una breve "caminata" por el mapa desde su casa hasta los lugares que ya visita: parques, escuelas, iglesias, bibliotecas, tiendas o centros comunitarios. Observe dónde las áreas se superponen o revelan áreas con acceso limitado.
- **Imagine nuevos lugares** - Coloque pegatinas donde le gustaría ver tiendas, servicios o lugares de reunión nuevos o mejorados. Utilice notas adhesivas para agregar ideas o detalles, como "ideal para familias", "local", "asientos al aire libre" o "mejor iluminación".
- **Dé un paso atrás y compare** - Observe cómo se conectan las ideas de cada uno — ¡encuentre patrones, solapamientos y nuevas posibilidades!



USE CATEGORIES: EXPLAINED
CATEGORÍAS DE USO: EXPLICADO

What do each of the 16 uses mean?
¿Qué significan cada uno de los 16 usos?

Home Business
Negocio en Casa



A business providing medical or wellness services to the public, such as medical or dental office, therapy office, or spa.
Un negocio que presta servicios médicos o de bienestar al público, como consultas médicas o dentales, clínicas de terapia o spa.



A business that teaches small-group classes such as yoga, dance, martial arts, or music.
Un negocio que imparte clases en pequeños grupos como yoga, danza, artes marciales o música.



A business that provides services to the general public, such as hair or nail salon, barber, or tailor.
Un negocio que presta servicios al público engeneral, como peluquería o salón de uñas, barbería o sastre.



A business that makes, sells, and/or teaches an art or craft using hand tools or light mechanical equipment. Examples include jewelry making, ceramics, glass blowing, and woodworking.
Un negocio que fabrica, vende y/o enseña un arte o manualidades utilizando herramientas manuales o equipamiento mecánico ligero. Ejemplos incluyen la fabricación de joyas, cerámica, soplado de vidrio y carpintería.



A business that repairs small items such as bicycles or furniture. Does not include motor vehicle repair.
Un negocio que repara pequeños objetos como bicicletas o muebles. No incluye la reparación de vehículos.



A business providing medical services to animals.
Un negocio que presta servicios médicos a animales.



A business providing daycare and/or boarding to pets exclusively indoors.
Un negocio que ofrece guardería y/o alojamiento para mascotas exclusivamente en interiores.

Neighborhood-Scale Commercial
Comercio a Nivel Vecinal



A business primarily serving coffee-based beverages, but may serve other beverages and food as well.
Un negocio que sirve principalmente bebidas a base de café, pero que también puede servir otras bebidas y alimentos.



A small store selling groceries and other household essentials, also known as a corner market or bodega.
Una pequeña tienda que vende comestibles y otros productos esenciales para el hogar, también conocida como mercado de esquina o bodega.



A business serving food and/or beverages. Examples include sit-down restaurants and specialty food shops such as ice cream or delis.
Un negocio que sirve comida y/o bebidas. Ejemplos incluyen restaurantes con comida con comida sentada y tiendas especializadas como helados o charcuterías.



Up to 3 mobile vehicles in one location serving food and/or beverages to walk-up customers.
Hasta 3 vehículos móviles en un mismo lugar que sirven comida y/o bebidas a los clientes que llegan sin cita.



Four or more mobile vehicles in one location serving food and/or beverages to walk-up customers, with shared amenities such as an area for dining or restrooms.
Cuatro o más vehículos móviles en un mismo lugar que sirven comida y/o bebidas a los clientes que llegan sin cita sin cita, con servicios compartidos como un área para comer o aseos.



A business with a focus on serving alcoholic beverages in addition to food and/or other beverages. Other examples include a cocktail lounge or wine bar.
Un negocio centrado en servir bebidas alcohólicas además de alimentos y/o otras bebidas. Otros ejemplos incluyen un lounge de cócteles o un bar de vinos.



A business that sells retail goods, such as hardware, home goods, books or a florist.
Un negocio que vende productos minoristas, como ferretería, artículos para el hogar, libros o una floristería.



A business that makes and sells baked goods and may include a dining area.
Un negocio que fabrica y vende productos horneados y que puede incluir una zona de comedor.



A business with self-service laundry facilities. Does not include dry cleaners.
Un negocio con lavandería de autoservicio. No incluye tintorerías.

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ZAN ASSOCIATES
FIRST FORTY FEET

Coffee Shop



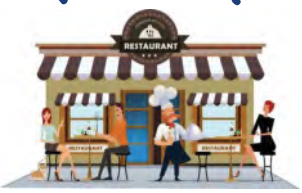
Cafetería

Corner Store



las tiendas de barrio

Restaurant



Restaurante

Food carts (1-3)



Carritos de comida

Food cart pod (4+)



Conjunto de carritos de comida

Pub



Pub

Small retail store



Pequeña tienda minorista

Bakery



La panadería

Laundromat



Lavandería de autoservicio

Medical/Wellness Office



Consultorio médico o de bienestar

Activity studio



Estudio para actividades

Personal services



Servicios personales

Bike lane



la ciclovía

Bus stop



La parada de autobús

Sidewalk

La acera



Crosswalk



El paso de peatones

Veterinarian



El veterinario

Indoor pet daycare



guardería para mascotas

Arts and Craft Studio



Estudio de artesanías

Light Repair Shop



Taller de reparación menores

AIS-6265 **9.**

Business Meeting

Meeting Date: 10/27/2026

Length (in minutes): 60 Minutes

Agenda Title: River Terrace 2.0 Development Code Update

Authored By: Brittany Gada

Presented By: Senior Planner Gada and Assistant Director of Community Development Warren

Item Type: Update, Discussion, Direct Staff

Information

Explanation of Issue

Staff will present an update on the progress of the draft River Terrace 2.0 development code amendments that implement city policy and provide a preliminary summary of feedback from the fourth and final developer forum held on October 14, 2026.

Action Requested

The team is asking for general feedback from City Council on the code framework, but no specific action is requested at this time.

Background Information

The River Terrace 2.0 Community Plan project is entering its final phase, which includes the preparation of adoption materials for system plans, a finance strategy, and the community plan itself. This phase also includes the development of a package of code amendments that deliver on the policy goals previously set by Council in response to the community vision.

Tonight's presentation provides a first look at the code approaches that are being drafted. None of the materials presented are in final form, but instead are intended to give Council a window into the progress for code drafting and to get preliminary Council feedback on the current draft.

These same materials were presented to both the Community Advisory Committee and the Developer Forum in their final meetings over the last month. Materials summarizing the feedback from those meetings are still being prepared and will be shared with the Council in future communications.

The following is the tentative project timeline:

- October 2026 - January 2027: Iterative code writing and revision
- December 2026: Complete Finance Strategy & Climate Report
- January 2027: Complete final draft of code amendments
- February 2027: Adoption-ready development code amendments
- April - May 2027: Community Plan adoption process

Public Involvement

- Materials presented tonight were provided to the Community Advisory Committee and at the Developer Forum.

- November 2, 2026: Planning Commission Code Update
- November 17, 2026: City Council SDC meeting

Alternatives & Recommendation

N/A

Additional Resources

N/A

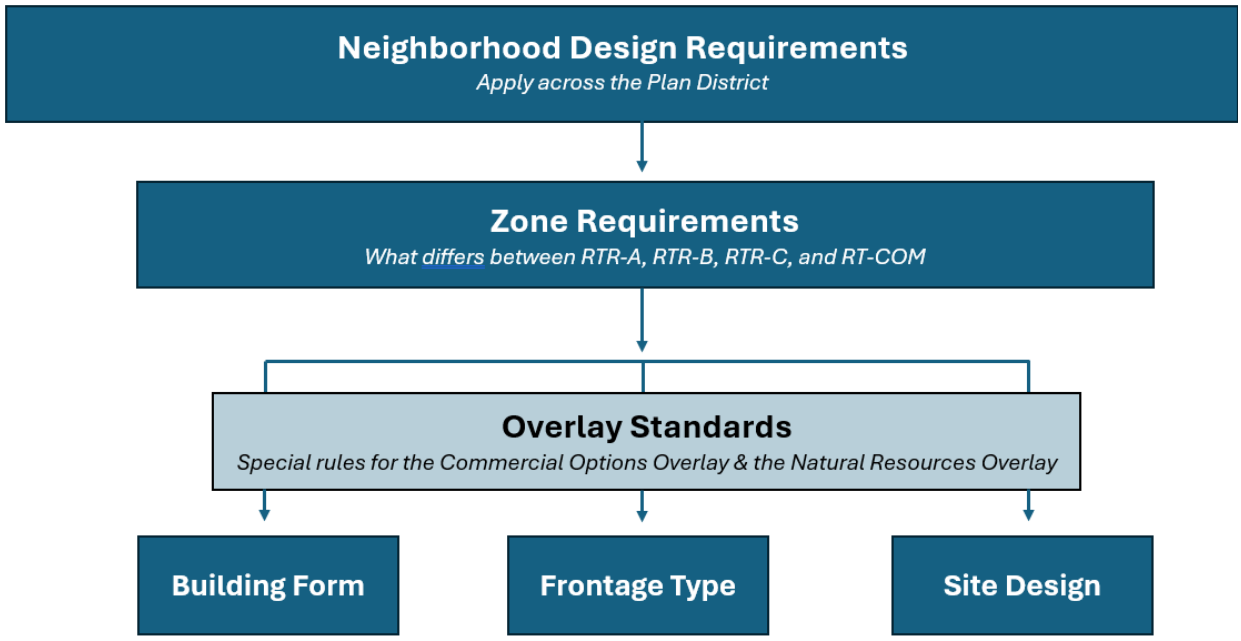
Attachments

Plan District Overview
Application Process Overview
Housing Overview
Building Form Standards
Frontage Type Standards
Natural Resource Overview
Commercial Approach Overview
Policy Set Overview
Preliminary Feedback Summary
Presentation

Plan District Framework – Sept. 2026

Hybrid Form-Based Code – What is it?

- The Plan District code uses a hybrid form-based code. It is a combination of zoning standards and form-related standards based on the building form, frontage type, and aspects of the site design.
- These are layered with Plan District-wide neighborhood design requirements and special overlay standards that only apply to the Natural Resources Overlay and the Commercial Options Overlay.
- The types of standards in each layer of the framework are included below.



Neighborhood Design Requirements

- Min. Publicly Accessible Open Space
- Min. natural resource protection
- Street design
- Pedestrian connections
- Blocks

Zoning Requirements

- Density
- Use Regulations
- Allowed building forms

Building Type

- Max. building length (street-facing)
- Max. height
- Max. lot area
- Setbacks (except to street)
- Max. lot area
- Min. transparency

Frontage Type

- Primary street designation
- Min./Max. primary street setback
- Min. other street setback
- Min. garage setback
- Lot access restrictions
- Ground floor commercial design (min. weather protection, transparency, commercial depth, etc.)
- Min. parking lot setback
- Max. parking lot frontage

Site Characteristics

- Parking & Loading
- Access (max. driveway width, min. spacing, consolidation)
- Landscaping & Screening
- Lighting

Application Process Overview – Sept. 2026

Application Pathways

Development in River Terrace 2.0 (RT2.0) will have three available application review pathways – Type I, Type II, and Type III. The Type II path allows some flexibility while the Type III path allows more flexibility. Some requirements may not be modified through the Type II or Type III pathways.

Type I Path

When it Applies:

- Residential development only
- No adjustments, except mandatory adjustments
- No impact to Natural Resources Overlay (NRO)
- No phasing

Application Types:

- Housing Development Review (new)
- Land Division, including Middle Housing Land Divisions (MHLD)

Type II Path

When it Applies:

- Any non-residential development proposed
- Limited adjustments requested
- Meeting Type II NRO development standards
- Each phase meets all applicable requirements

Application Types:

- Planned Development Review – Satisfies site development (SDR), Type II NRO, & adjustment (ADJ) reviews
- Land Division, including MHLD

Type III Path

When it Applies:

- Any Type III adjustment requested (see below)
- Meeting Type III NRO development standards

Application Types:

- Flexible Design Review (new) – Satisfies SDR, Type III NRO, & ADJ review
- Land Division, including MHLD

Types of Adjustments

Through Type II

- Site standards
- Building form standards

Through Type III

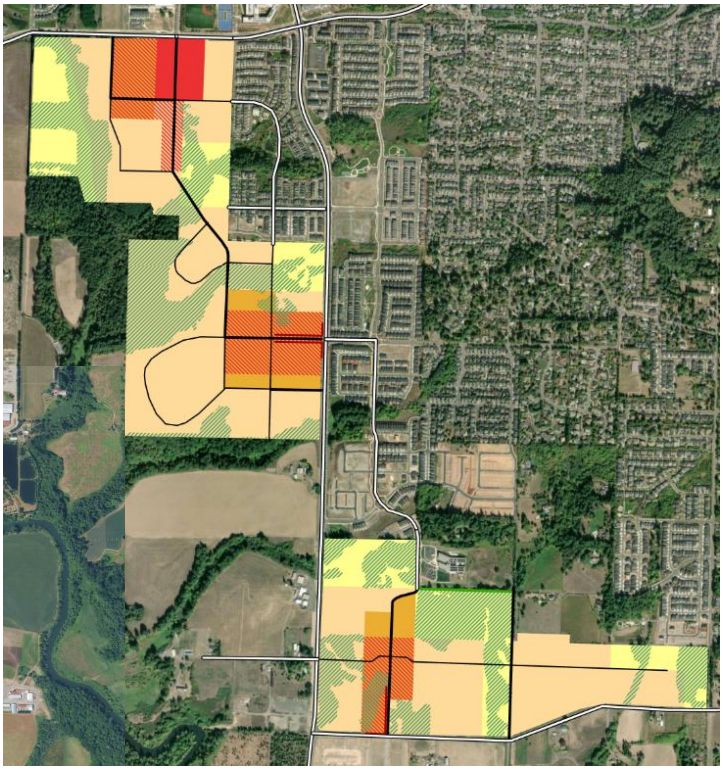
- Density distribution
- Phasing
- Frontage type
- Undersupplied Housing Options
- Allowed building forms by zone
- Lot access restrictions
- Minimum ground floor comm.

Prohibited Adjustments

- Minimum density
- Maximum parking
- Minimum open space
- NRO standards

Housing Code Approach Overview

Density & Allowed Housing Forms



RTR-A – Yellow

- **Min. Density:** 10 units/acre
- **Allowed Forms:** Detached, attached

RTR-B – Peach

- **Min. Density:** 17 units/acre
- **Allowed Forms:** Detached, attached, stacked

RTR-C – Orange

- **Min. Density:** 26 units/acre
- **Allowed Forms:** Attached, stacked

RTR-COM – Solid Red

- **Min. Density:** None
- **Allowed Forms:** Stacked w/ ground floor commercial, Regulated Affordable Housing

Housing Form Categories & Lot Configurations

The River Terrace 2.0 Plan District will define three categories of residential building forms: detached, attached, and stacked. Each form has subcategories. These are the specific building forms allowed in RT2.0. These forms will be subject to standards based on building form such as height and building length (see attached building form standards). These standards primarily apply to the building but some apply to the site such as maximum lot area. Other standards will apply based on the frontage type (see attached) and the characteristics of the site such as if parking is provided.

Multiple building forms are allowed on one lot. Any number, combination, and configuration of building forms are allowed, as long as all standards can be met.

Detached



Attached



Stacked



Undersupplied Housing Options

Undersupplied Housing Options (USHO) are needed housing categories or features that are an identified need in Tigard or the region or options that promote affordability and equity within the community. Development will be required to provide a minimum number of USHO through a points-based system.

Minimum Required USHO Points: 0.25 per required unit (based on minimum density)
Menu of Options: USHOs and points are below. Multiple points can be earned on one unit.

Undersupplied Housing Category	Housing Options	Points Earned
Affordable Housing	Land reserved for affordable housing based on min. density (Natural Resources Overlay incentive)	1.5
	Units at ≤120% Area Median Income (AMI)	2
	Units at ≤80% AMI	3
Accessibility	Visitable (Type C) w/ bedroom & full bath on main	1
	Basic accessibility (Type B, beyond building code) & single story	2
	Fully adaptable & single level (Type A, beyond building code)	2
Family-Size Rentals	Stacked or affordable w/ 3+ bedrooms	1
Small Units	Detached 1,200-1,600sf (alley-loaded garages up to 280sf excluded)	1
	Attached or detached <1,200sf (alley-loaded garages up to 280sf excluded)	1
Shared Outdoor Space	Units on shared outdoor gathering area	0.5

Lot Access Standards

Lot access is allowed from alleys, local streets, and neighborhood routes. Except from alleys, restrictions like minimum driveway spacing, maximum width, and consolidation requirements apply. If alleys are provided, developments benefit from a building height bonus and garage exclusions for USHO.

General Access Standards:

- Max. driveway throat width (at property line):
  - 1-4 units: 12’
  - 5+ units: 20’
- Min. driveway spacing (from driveway wings): 30’

Additional Restrictions on Neighborhood Routes:

- No individual lot access
- Access allowed when serving 6+ units

	Building Forms & Allowed Zones					
	Detached (1+ units)	**Small-Form Attached (2-4 units)**	**Mid-Size Attached (5-12 units)**	**Large-Scale Attached (13+ units)**	**Large-Scale Attached + Ground Floor Comm.**	**Standalone Comm. / Non-Residential**
Form-Based Standards	**RTR-A, RTR-B**	**RTR-A, RTR-B, RTR-C**	**RTR-A, RTR-B, RTR-C**	**RTR-B, RTR-C and RT-COM**	**RTR-C, RT-COM**	**RT-COM**
Max. building length	75'	100'	RTR-A: 120' or 25'/unit RTR-B: 160' or 25'/unit RTR-C: 200' or 25'/unit	RTR-B: 160' RTR-C & RT-COM: 200'	RTR-C: 200' RT-COM: 300'	300'
Max. building height	25'	25'	25'	RTR-B: 25' RTR-C & RT-COM: 35'	45'	35'
Alley-loaded bonus	N/A	RTR-B & RTR-C: +10'	RTR-B & RTR-C: +10'	RTR-B & RTR-C: +10'	N/A	N/A
Stacked form bonus	+10'	+10'	+10'	+10'	N/A	N/A
Affordable Housing bonus	+12'	+12'	+12'	RTR-B: +12' RTR-C & RT-COM: +24'	+24'	N/A
Max. lot area (sf)	RTR-A: 4,000+1,250/unit RTR-B: 2,000+1,250/unit	RTR-A: 4,000+1,000/unit RTR-B: 2,000+1,000/unit RTR-C: 1,500/unit	RTR-A: 4,000+500/unit RTR-B: 2,000+500/unit RTR-C: 1,000/unit	RTR-B: 3,000+500/unit RTR-C & RT-COM: 1,000/unit	10,000+500/unit	N/A
Single-story bonus	+500 per unit	RTR-A: +500/unit RTR-B & RTR-C: +250/unit	RTR-A: +500/unit RTR-B & RTR-C: +250/unit	N/A	N/A	N/A
Interior setbacks (measured from all building sides except street)	5'	RTR-A & RTR-B: 5' RTR-C: 3'	RTR-A: 5' RTR-B: 3' RTR-C: 1.5'	RTR-A: 5' RTR-B: 3' RTR-C :1.5'	RTR-C: 1.5' RT-COM: 0'	0' or 15' (res. zone only)
Transition requirement (street sides and Affordable Housing exempt)	None	None	None	40'+ buildings: ≥20' from res. zone (setback or stepback)	40'+ buildings: ≥20' from res. zone (setback or stepback)	40'+ buildings: ≥20' from res. zone (setback or stepback)
Min. street-facing transparency	20%	20%	20%	Ground floor: 30% Other story: 20%	Ground floor: 60% Othe story: 20%	50% Other: 20%
Min. transparency (all other sides)	12%	12%	12%	20%	20%	20%
Max. distance b/n ground floor windows & doors (except facing arterial)	N/A	N/A	N/A	20'	20'	20 ft.
Min. first floor height	N/A	N/A	N/A	N/A	12'	12'

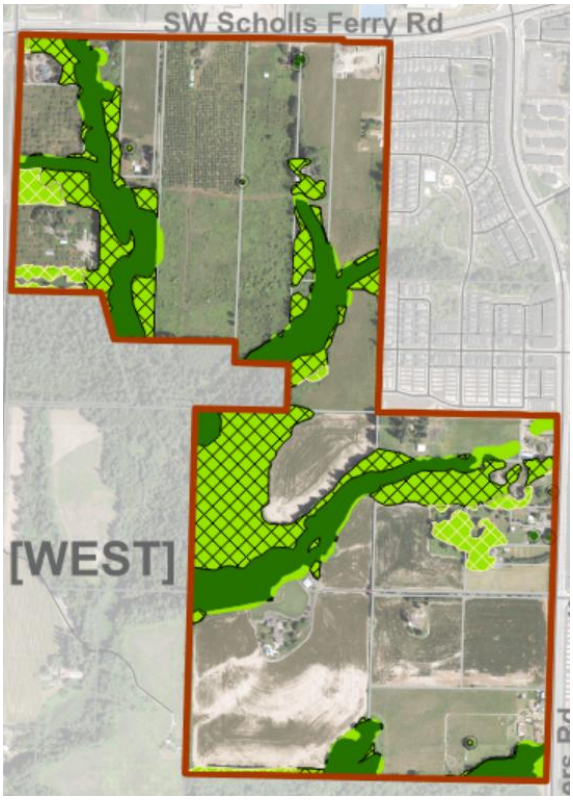
	Street Classification					
Frontage-Based Standards	**Local**	**Neighborhood Route**	**Collector**	**Commercial Collector**	**Arterial**	**Alley**
Primary street frontage hierarchy	4th	3rd	2nd	1st	N/A	N/A
Min. primary street setback	8'	8'	8'	1'	N/A	3'
Max. primary street setback	15'	15'	20'	12'	N/A	None
Min. other street setback	5'	5'	5'	N/A	10'	3'
Min. garage street/alley setback	20'	20'	20'	N/A	N/A	3' or 23'
Allowed lot access location (Yes/Restricted/No)	R	R	N	N	N	Y
Min. parking lot setback	10'	10'	10'	10'	10'	N/A
Max parking lot frontage	20%	20%	20%	0%	80%	None
Ground Floor Commercial Requirements						
Min. commercial frontage (as % of streeet-facing building length)				75%		
Min. commercial space depth (from front of building)				30'		
Min. weather protection depth (Required above entrances & storefront windows)				6'		
Max. building entrance recess				2'		
Min. transparency				60%		

Natural Resource Protection Overview – Sept. 2026

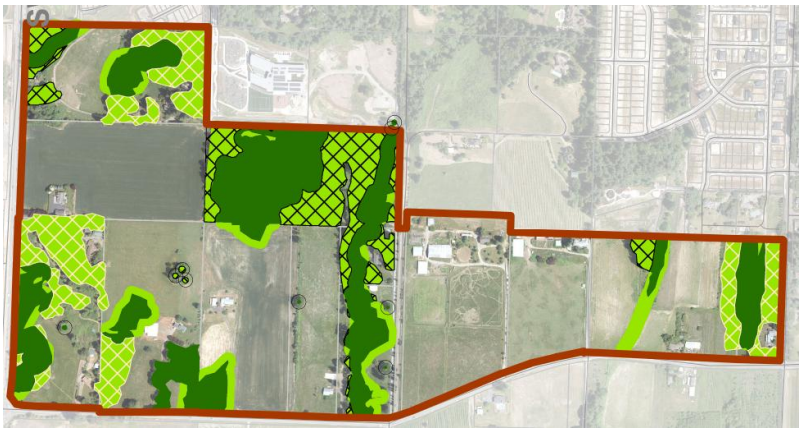
Compliance with Metro Title 13

River Terrace 2.0 is subject to Title 13 of Metro's Urban Growth Management Functional Plan. It requires the creation of a natural resources inventory and Title 13-compliant resource protection program to ensure a minimum amount of resource protection and mitigation for impacted habitat areas. Both elements must be approved by Metro. To date, Metro has approved the city's natural resources inventory.

Habitat Conservation Area (HCA) Types



- **High & Moderate Riparian HCAs:** Streams, wetlands, and vegetated corridor (regulated by CWS)
- **High Upland HCA:** Oregon White Oak groves
- **Moderate Tier 1 Upland HCA:** Large tree groves and those near riparian areas
- **Moderate Tier 2 Upland HCA:** Smaller tree groves and areas further from riparian areas



Natural Resources Overlay

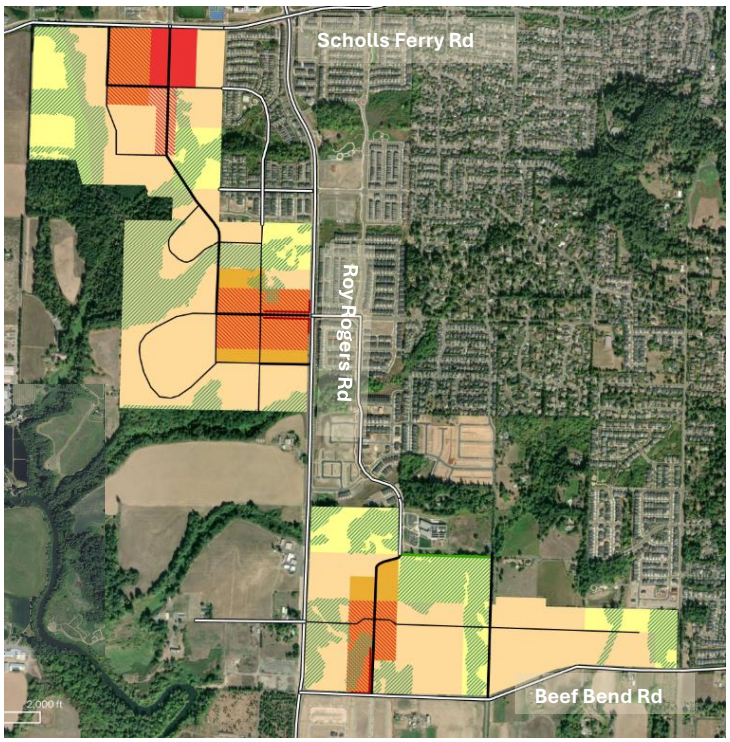
Properties in the RT2.0 Plan District will be subject to a new overlay, the Natural Resources Overlay (NRO), to enforce the city's Title 13 approach. The overlay will include two development pathways, Type II and Type III. When standards are met, development may impact the habitat areas within the NRO. Additional flexibility can be sought through the Type III path with enhanced mitigation and habitat restoration in protected areas such as to reduce HCA protections and to remove Moderate Specimen Trees. The NRO also includes an Affordable Housing Incentive which allows further reductions through either pathway in exchange for land reserved exclusively for Regulated Affordable Housing (also earns Undersupplied Housing Options points).

Development Standards Overview		
	Type II Standards	**Type III Standards**
Riparian HCAs	Clean Water Services	
High Upland HCA	95%	90%
Moderate Tier 1 Upland HCA	80%	60%
Moderate Tier 2 Upland HCA	60%	40%
Tier 2 to Tier 1 Land Swap	1:1 area	1:0.5 area
High HCA Specimen Trees	Protect	Protect
Moderate HCA Specimen Trees	Protect	Incentivized
Affordable Housing Incentive	10-20% reductions *(draft)*	
Mitigation	Baseline	Enhanced
Review Process	Type II	Type III

Mitigation Standards

- Mitigation and Monitoring Plan required
- **Four Mitigation Levels**
  - Level 1: Applies to development not subject to Type II or III review *(in development)*
  - Level 2: Applies to Type II review
    - Remove invasives and hazardous/dead trees within 50' buffer from development, plant natives, and perform wildfire mitigation measures
    - Plant 5 trees, 25 shrubs, and groundcover per 500sf of NRO disturbance
  - Level 3: Applies to Type III review. City may require professional peer review of application
    - Invasives and dead/hazardous tree removal required to greatest extent practicable 50' from development and in all mitigation planting areas
    - Arborist and ecologist reports propose replanting and other mitigation measures to:
      - Encourage grove health
      - Minimize risk of windthrow
      - Enhance wildlife habitat
      - Suppress invasive species
      - Minimize soil compaction
      - Reduce wildfire risk
  - Level 4: Applies to impacts to Oregon White Oaks *(in development)*
- Annual monitoring and reporting of plant establishment and invasives required for five years

Commercial Code Approach Overview – Sept. 2026



RT2.0's Commercial Contexts

There are three commercial contexts that shape the code approach in the RT2.0 Plan District. Each context has a different set of requirements and restrictions based on the zoning, building form, frontage type, and site characteristics. A summary of the draft regulations is provided below for each context.

Supportive Strategies

Staff are also exploring supportive strategies for commercial development in RT2.0. Examples include assessing Tax Increment Financing District feasibility and the Vertical Housing Development Zone tax exemption.

Context 1: Commercial Main Street (Bold Red Line)

- 3 main streets, each 2 blocks long
- Min. 30' deep ground floor commercial veneer required
- Commercial Collector street design
- Ground floor building design requirements



Context 2: Commercial Hub (Solid Red)

- 10-acres zoned RT-COM
- Anchored by Main Street
- Residential prohibited, except above 75% ground floor commercial and Regulated Affordable Housing
- Some use prohibitions to ensure community-serving uses



Context 3: Commercial Options Overlay (Red Hatching)

- Commercial allowed but not required, opportunity to expand commercial from RT-COM and main street
- Can build commercial now or do residential to commercial conversions later
- Abuts major streets to limit traffic impacts in neighborhoods
- Use and building scale restrictions (in development)



River Terrace 2.0 Policies & Code Approach Summary – 9/30/2026

Topic	Policy Goal	Development Code Approach
Housing	Housing options for everyone, emphasizing middle housing, starter homes, and aging in place to support affordability and equity outcomes	- **Density.** Achieve average density of 18 units/acre. Zone most of RT2.0 for 17 units/acre to ensure middle housing and small-lot detached homes are built. Proposed minimum densities are (see attached zoning map): o RTR-A: 10 units/acre o RTR-B: 17 units/acre o RTR-C: 26 units/acre - **Building Form.** o Regulate maximum lot sizes and building height to limit home sizes o In RTR-C, prohibit detached homes and limit building heights to ensure mix of apartments/condos and middle housing. o Flexible code structure and streamlined regulations to minimize added housing costs. - **Undersupplied Housing Options.** Require that a portion of new housing is an "undersupplied housing option" through a points-based system and a menu to choose from, including: o Regulated affordable housing (land and units) o Accessible and adaptable housing, including single-story homes and homes with a bedroom and bathroom on the main floor o Family-size apartment units with 3 or more bedrooms to support regional need o Smaller homes, including middle housing under 1,200sf and detached homes under 1,600sf o Homes that share green space, like a courtyard or yard
	Encourage and incentivize affordable housing	- **Undersupplied Housing Options (USHO).** Structure points system to incentivize development of regulated affordable housing to meet the requirement. - **Natural Resources Incentive.** Allow developers to build more in natural areas in exchange for land set aside exclusively for affordable housing development. Also earns points towards USHO. - **State Law Compliance.** Integrate state requirements for regulatory relief and flexibility for affordable housing into the city's code.
	Equitable access to nature for all residents	- **Zoning.** Zone areas near natural resources for higher density, where appropriate, to ensure a mix of housing options near nature. - **Parks & Trails.** o Leverage access to nature through public parks and a greenway trail network with allowed co-location with natural resources.

River Terrace 2.0 Policies & Code Approach Summary – 9/30/2026

Topic	Policy Goal	Development Code Approach
		○ Implement code that require parks and trails within roughly 10 minutes of all residences (see more detail in parks policies below).
Housing	Create a complete, walkable community so daily needs can be met on foot or by bike	- **Commercial Areas.** ○ Three commercial centers so needed services and businesses are a short walk or bike ride from every home. ○ Flexible Commercial Options Overlay in key areas off of major roads to allow more commercial to develop or to convert homes into businesses in the future. - **Highly Walkable and Bikeable Streets.** Intentional street designs required by the code that separate people from cars on all but local streets, use enhanced safety features, and connect to trails. - **Access Standards.** Minimum driveway spacing or consolidation required to reduce conflicts between cars, bikes, and pedestrians. Alleys required if spacing or consolidation standards can't be met. - **Support future transit.** Zone areas to strategically locate higher-density areas and commercial centers along planned future transit corridors. Design streets for easy retrofitting for bus stops. - **On-Street Parking Available.** Ensure there are convenient options throughout the neighborhood for those who need to drive. Access standards ensure more on-street parking in front of homes.
	Support development feasibility to ensure delivery of needed housing	- **Form-Based Code.** Allow development flexibility by regulating building form, rather than housing types, to allow any configuration of housing on a lot. Regulations are minimized as much as possible while ensuring desired housing and commercial outcomes. - **Code Flexibility & Incentives.** Flexible regulations and incentive structures support development of housing needs that are not typically delivered by the market, including: ○ Lot area bonuses for single-story homes. ○ Building height bonuses for stacked forms like quads and smaller apartment buildings up to 12 units. ○ High points for affordable and accessible homes to meet undersupplied housing requirements. - **System Development Charges (SDCs).** Ensure that housing policy goals and code incentives align with SDC policy and rates to support feasibility for smaller units and middle housing.

River Terrace 2.0 Policies & Code Approach Summary – 9/30/2026

Topic	Policy Goal	Development Code Approach

Housing	Efficient use of land to meet housing needs while protecting nature and providing needed infrastructure	- **Density.** Medium and higher densities (17+ units/acre) will result in middle housing and apartment/condo development, which is more land efficient than detached homes.
		- **Flexible Regulations.** No minimum lot size, no maximum density, and 5' side and rear setbacks allows significant flexibility.
		- **Natural Resource Protections.**
		  o Protection standards allow some development in higher quality habitat areas and more in lower quality areas. Discretionary approach with more mitigation allows more in both areas.
		  o Allowed co-location of parks, trails, and protected natural areas reserves more land for development.
		- **Street Designs.** Street design requirements provide on-street parking, separated pedestrian and bike facilities, and area for large street trees in a condensed and efficient footprint. Reduced footprint of streets crossing streams minimizes impacts.

	Climate resilient housing options and neighborhood design	- **Density.** Required densities ensure development of attached housing like townhouses, apartments, and duplexes which have a lower carbon footprint than detached homes. - **Walkability.** Parks and commercial areas within walking distance of all homes and street designs that promote walking and biking reduce vehicle trips and greenhouse gas emissions. - **Climate Resilient Housing Features.** *This is in development.* Draft rules would require all new homes except apartments and quads are built with wiring for EV charging and solar panels.
Commercial	Integrate commercial and residential areas to provide nearby goods and services while managing impacts	- **Commercial Centers.** Three commercial hubs get businesses closer to homes. Flexible Commercial Options Overlay (COO) standards allow new commercial construction if there's market demand and for residential to commercial conversions in the future. - **Major Roads.** Cluster commercial areas around major streets to prevent traffic and noise impacts on residential areas.
	Support small businesses and entrepreneurship through flexible rules and right-sized tenant spaces	- **Main Street Commercial.** Designate small, two-block areas in each commercial area as main streets. Require a "veneer" of commercial space along those blocks, at least 30' deep from the front of the building, to allow flexibility to create smaller tenant spaces suitable for small businesses. - **COO.** Allow commercial in COO areas, so it can be built either initially or in the future under flexible rules focused on keeping the scale of commercial similar to homes.

River Terrace 2.0 Policies & Code Approach Summary – 9/30/2026

Topic	Policy Goal	Development Code Approach
Commercial	Prioritize neighborhood-serving businesses like grocery stores, day care, coffee shops, and restaurants.	- **Allowed Uses.** Allow full spectrum of community-serving businesses in all commercial areas. Prohibit uses that don't serve the community like storage, outdoor sales, or warehousing. - **Minimal, Intentional Regulations.** Keep regulations on commercial limited and focused on form to make sure the rules work for a variety of different businesses. Craft rules with highly desired uses like grocery stores in mind.
	Use regulatory tools to ensure commercial areas are developed while maintaining feasibility for developers	- **Limitations on Residential.** In the RT-COM zone and on main streets, residential units are only allowed when ground floor commercial requirements are met to prevent commercial land from being developed only as residential. - **Ground Floor Commercial Requirements.** o Main Streets: Require a ground floor commercial "veneer" to provide the minimum amount of tenant space to activate main streets while giving developers the flexibility to do more. o RT-COM: *This is in development.* If multi-story buildings, at least 75% of the ground floor must be developed for commercial.
Natural Resources	Balance natural resource protections with land needed for housing and infrastructure	- **Tiered Natural Resource Protections.** Require greater protections for high-value natural habitat, including ecologically important specimen trees, than for lower quality habitat areas. - **Co-Location.** Allow up to 50% of public parks and trails to be located in protected natural resource areas with low-impact designs. - **Stream Crossings.** Use narrow street design for stream crossings to accomplish key street connections while protecting as much habitat area as possible.
	Prioritize protection and restoration of higher-value habitat	- **Tiered Habitat Protection Requirements**, including for specimen trees: <u>Type II Standards:</u> o High Habitat Conservation Areas (HCA): 95% protection o Moderate Tier 1 HCA: 80% protection o Moderate Tier 2 HCA: 60% protection o High HCA Specimen Tree: 100% protection o Moderate HCA Specimen Tree: 100% protection <u>Type III Standards:</u> o High Habitat Conservation Areas (HCA): 90% protection o Moderate Tier 1 HCA: 60% protection o Moderate Tier 2 HCA: 40% protection

River Terrace 2.0 Policies & Code Approach Summary – 9/30/2026

Topic	Policy Goal	Development Code Approach
		○ High HCA Specimen Tree: 100% protection ○ Moderate HCA Specimen Tree: Incentivized protection - **Tier 2 to Tier 1 Transfer.** Allow 0% protection of Tier 2 HCA if required Tier 2 protected aera is provided in Tier 1 (in addition to the baseline requirement) to allow flexibility and more efficient development patterns.
Natural Resources	Maintain wildlife habitat connectivity	- **Minimum Protected HCA Area.** Require that protected natural resource areas are placed in tracts or easements that are at least 10,000sf in size to prevent piecemeal protection. - **Connectivity.** Prevent the creation of protected HCA "islands" to ensure connectivity for wildlife corridors.
	Support equitable visual and physical access to nature	- **Public Trail Network.** ○ Require most of the public trail network to be located in the outer edge of protected natural areas to ensure equitable access. ○ Require paved trails to ensure access for those using mobility devices, bikes, and strollers. - **Nature-Based Parks.** Up to half of required park land can be located in protected natural areas if dedicated to the public, guaranteeing access for all. - **Street Network.** Design the street network to border natural resources in some areas and to provide off-street bike and pedestrian paths to ensure visual access to nature.
Parks & Trails	Deliver Parks Level of Service of the RT2.0 Parks System Plan	- **Minimum Required Publicly Accessible Open Space (PAOS):** 6% of gross site area - **1 Community Park:** 10-12 acres - **7 Neighborhood Parks:** 1.5-3.5 acres each - **Linear Greenway Park (trails):** remainder of requirement - **Pocket Parks** option for small sites
	Parks and trails within a 10-minute walk of all homes	- **Service Areas.** Mapped service areas require one neighborhood park or a community park (Service Area 2 only) in each designated parks service area to ensure an even geographic distribution. - **Trail Connectivity.** A portion of the PAOS requirement must be met with trails in Linear Greenway Parks.
	Create a continuous trail network to provide access	- **Linear Greenway Parks (Trails).** ○ Require a paved trail corridor with trailside amenity areas within natural areas.

Topic	Policy Goal	Development Code Approach
	to nature, recreation opportunities, and alternative routes to nearby destinations	○ Trails must have frequent connections to public streets for commuting and recreation. ○ Trails must connect to adjacent sites to ensure a continuous and interconnected network.
Parks & Trails	Provide a mix of parks in nature and central to neighborhoods	- **Service Areas.** Delineate service area boundary so there are options within each service area for parks to be located in nature or more centrally-located. - **Allow but Limit Co-Location.** Limit all parks and trail areas located in protected natural areas to 50% of the PAOS requirement and require that most trails are located in nature. This will require some park land to be located central to neighborhoods. - **Minimum Useable Open Space Area.** At least 50% of a park's area must be located outside of natural areas to provide highly usable land within each park while allowing co-location with natural areas.

River Terrace 2.0: Fall 2026 Outreach Highlights

Community Advisory Committee #8

Date: Thursday, September 24, 2026
Location: Tigard City Hall, 13125 SW Hall Blvd
Attendees: Lisa Goetz-Mutchler, Paul Bourman, Larry Jacobs, Mickie Harshman, Sarah Ericksen, Julie Le

Feedback Themes:

Housing

- Some disappointment that the density requirement was lowered, however there was group understanding that it needs to pencil for developers.
- Questioned if developers will build desired options like undersupplied housing and parks, and not just the housing that they prefer to build.
- Mixed reactions to including alleys, however there was an acknowledgement that there's too much on the frontage in RT 1.0.
- General agreement that the housing guidelines are headed in the right direction, satisfies CAC feedback and will be an improvement over some of what was developed in RT 1.0.

Commercial

- Support for Tigard HOME; agreement that the commercial overlay is a good direction.
- Members would be interested to hear how developers see the neighborhood mix and setback requirements working with their planning.
- Overall positive reactions to commercial recommendations.

Parks, Trails and Natural Resources

- Some disappointment that more habitat can't be protected and that developers can develop in some of the natural areas.
- Desire to work with developers or find opportunities for habitat corridors.

Vandermost Road

- Members encouraged the city to talk with the three property owners to better understand their needs for the future; general support for allowing that area to stay as is, with potential later annexation into River Terrace 2.0.

Developer Forum #4

Date: October 14, 2026
Location: Zoom
Attendees: MLG, Riverside Homes, Pacific Community Design, Pioneer Design Group, HBA of Greater Portland, Standridge, AKS, Crandall Group, Venture Properties/Stone Bridge Homes, Pahlisch Homes, Matthew Miner

Feedback Themes:

- Much conversation around the need to have phasing and clear and objective standards for adjustments for Type 1 processes.
- Concerns that regulations may slow housing production rather than accelerate it.
- The review framework (Type 1, 2, and 3) appears unclear, difficult to navigate, and potentially inconsistent with the goal of streamlining housing development.
    - Type 1 doesn't feel possible; Type 2 is challenging as is; Type 3 seems the most possible but is still hard and expensive.
    - General agreement that the current review framework is pushing development in Type 3.
- Current standards make developing desired housing difficult or costly; In this market, developers need to be able to close on a property with minimal risks.
    - Some of the street design, frontage and infrastructure requirements may increase costs or constrain what's possible.
    - Driveways were focused on. Suggestion to require 22 ft for street parking rather than the current driveway requirement.
- Interest in exploring other connections to natural areas besides the proposed streets being shown.
- Concerns that high density, parking, garbage storage, and circulation standards are competing and may not all be feasible.
- Desire for more clarification of density methodology and flexibility in implementation.
- There was conversation related to how the standards are consistent with state law.
- Recommendation to use 5% net developable area instead of 6%.

- There’s interest in being able to update wetland or other natural resources information if they find discrepancies on the ground.
- Overall desire for meaningful collaboration and sufficient time to influence outcomes.

RIVER TERRACE 2.0
COMMUNITY PLAN

Development Code Update

Tigard City Council Meeting
October 27, 2026

RT2.0
Development
Code Update

Purpose of Today's Meeting

- Project status update and work plan
- RT2.0 code framework overview
- Request general feedback from City Council



RIVER TERRACE 2.0
COMMUNITY PLAN

RT2.0
Development
Code Update

Prior City Council Policy Direction

Housing Policy Direction:

- 18 units per acre average housing density
- Prioritize middle housing and smaller units
- Undersupplied housing options

Infrastructure Planning:

- Commercial collectors
- Prioritize on-street parking availability
- Parks Level of Service

Open Space:

- Title 13 protection approach

RIVER TERRACE 2.0
COMMUNITY PLAN

RIVER TERRACE 2.0 COMMUNITY PLAN

Project Status Update

Complete

- Policy set
- Habitat area mapping
- Infrastructure Plans
- Advisory committee meetings
- **Code framework & concepts**
- **Zoning map**

Ongoing Work

- **Development code amendments**
- Climate Report
- Community Plan
- Finance Strategy & System Development Charges
- Supportive strategies

Next Steps

- **Complete proposed code amendments**
- Continue engagement
- Meet grant deadlines
- Legislative adoption process: April/May 2027
- Closeout & reflection
- Implementation

RIVER TERRACE 2.0 COMMUNITY PLAN

Project Status Update

Work Plan

- **Oct-Jan 2027:** Iterative code writing and revision
- **Dec 2026:** Complete Finance Strategy & Climate Report
- **Jan 2027:** Complete final draft of code amendments
- **Feb 2027:** Adoption-ready development code amendments
- **April-May 2027:** Community Plan adoption process

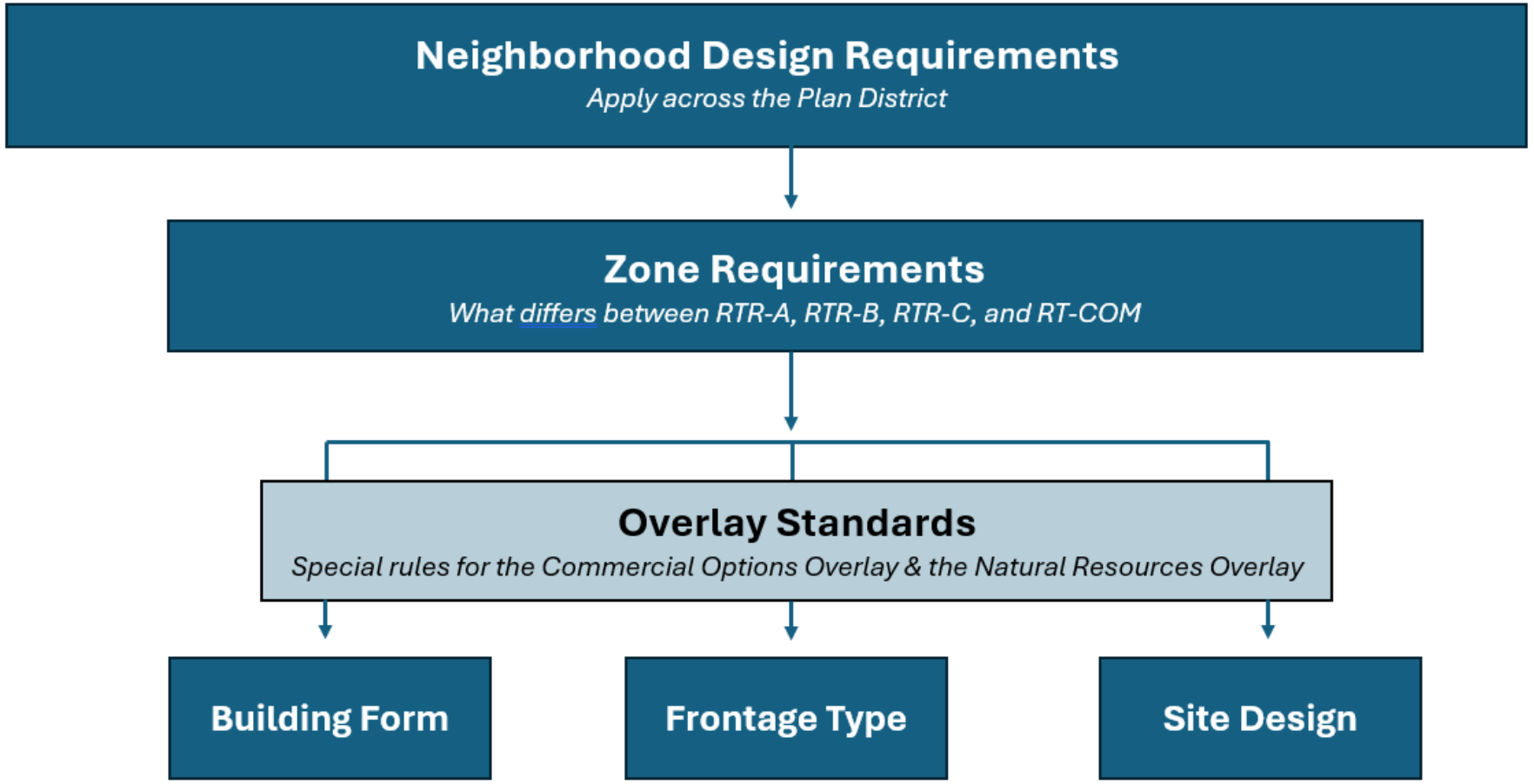
Upcoming Dates

- **Nov 2:** Planning Commission (PC) code update
- **Nov 17:** City Council SDCs meeting

Code Framework

Code Framework

Hybrid Form-Based Code



RIVER TERRACE 2.0 COMMUNITY PLAN

RT2.0 Code Framework

Neighborhood Design Requirements

Transportation System

- Locations
- Cross-sections
- Pedestrian connectivity

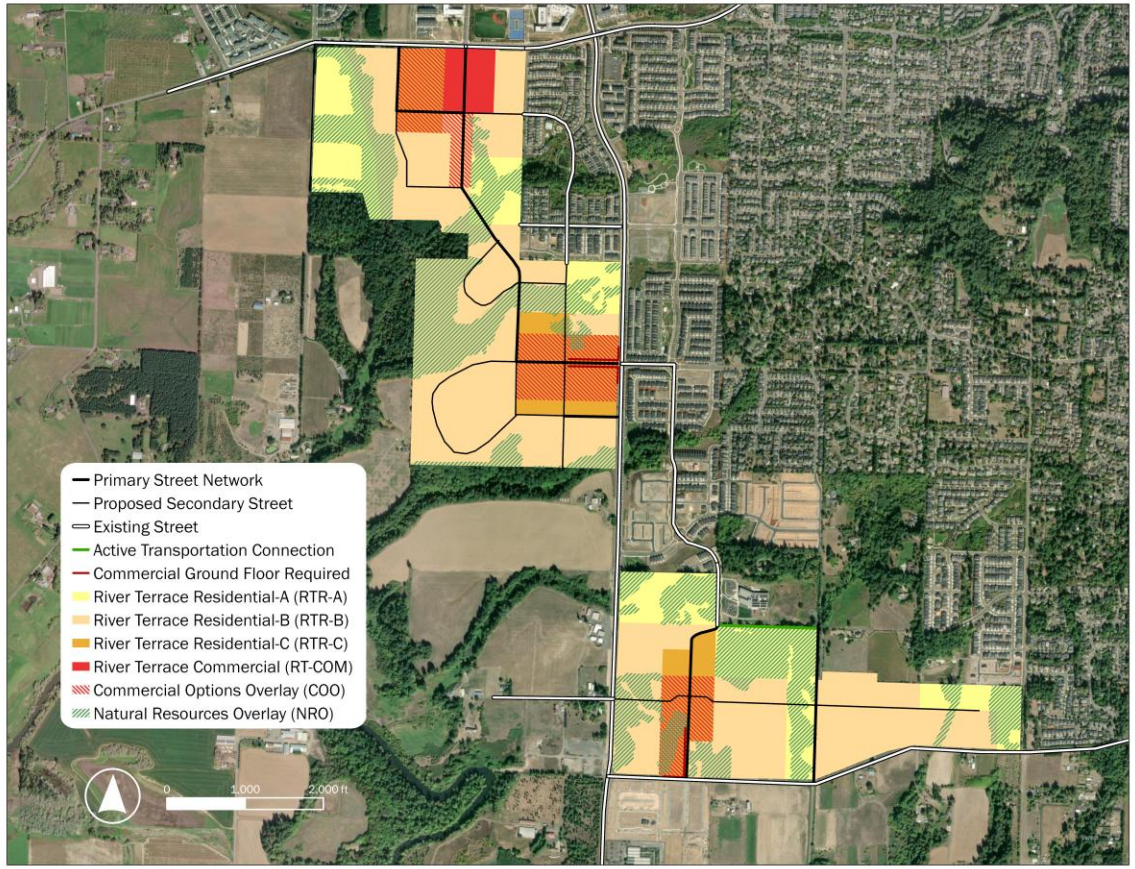
Parks and Open Space

- Locations
- Classifications
- Level of service targets

RIVER TERRACE 2.0 COMMUNITY PLAN

RT2.0 Code Framework

Zone Requirements



How CAC feedback was considered:

- Deliver middle housing and starter homes
- Equitable distribution near nature
- Support future transit
- Affordable housing flexibility

RIVER TERRACE 2.0 COMMUNITY PLAN

RT2.0 Code Framework

Zone Requirements

Overall density and allowed housing forms

- RTR-A: 10 units/acre
  - Detached
  - Attached
- RTR-B: 17 units/acre
  - Detached
  - Attached
  - Stacked
- RTR-C: 26 units/acre
  - Attached
  - Stacked

RIVER TERRACE 2.0 COMMUNITY PLAN

Housing Forms

Detached



Attached



Stacked



RIVER TERRACE 2.0
COMMUNITY PLAN

RT2.0 Code Framework

Overlay Requirements

Natural Resources Overlay

- Type I Approvals – mapped resource verification
- Type II Approvals – moderate impacts to mapped resources
- Type III Approvals – greater impacts to mapped resources

Commercial Options Overlay

- Allows commercial activity by right, not required
- Focus on neighborhood commercial uses
- Flexible approach – allows conversions

RT2.0 Code Framework

Building / Site Design Approach

Consolidated housing types

- Reduced complexity for middle housing
- Standards apply by housing type and zone
- Offers bonuses for additional units

Undersupplied housing options

- Points-based
- Allows flexible approaches
- Multiple points can be earned on one unit

RIVER TERRACE 2.0 COMMUNITY PLAN

RT2.0 Code Framework

Frontage Standards Approach

Based on street classifications

Most streets

- Street-side setbacks
- Access locations
- Frontage

Commercial collector

- Commercial frontage
- Weather protection
- Transparency

RIVER TERRACE 2.0 COMMUNITY PLAN

Development Code Next Steps

- Code team continues to meet regularly
- Drafts anticipated in first quarter ‘27
- Public draft published with two-week comment period



RIVER TERRACE 2.0 COMMUNITY PLAN

Thank You