



# City of Tigard Memorandum

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**To:** Tigard Planning Commission

**From:** Susan P. Shanks, Senior Planner

**Re:** Staff Recommendation to Amend Proposal  
Tigard Triangle Lean Code Phase II (CPA2017-00002, ZON2017-00002, DCA2017-00004)

**Date:** November 6, 2017

Based on comments received during the public comment period, staff recommends the following additional amendments to the proposal as shown in **underline, bold, and italics** or ~~striketrough~~ text below.

## I. TIGARD TRIANGLE PLAN DISTRICT

18.660.050 Pre-Existing Development and Approvals

C. Sites with Pre-Existing Land Uses.

1. A pre-existing land use that does not meet the land use standards in Section 18.660.060 may continue but shall not expand beyond the boundaries of the site that it occupied prior to the effective date of this chapter, **except for any pre-existing land uses within the area bounded by 66<sup>th</sup> Avenue and 68<sup>th</sup> Avenue to the east and west and Dartmouth Street and Franklin Street to the north and south, respectively. Any pre-existing land uses within this area that do not meet the land use standards in Section 18.660.060 may continue and expand beyond the boundaries of the site that it occupied prior to the effective date of this chapter, but not beyond the boundaries of the area described above.**

## II. TRANSPORTATION SYSTEM PLAN

### TABLE 5-6: MULTI-MODAL PROJECT IMPROVEMENT LIST

Project ID	Name	Project Type	Description	Special Area	Jurisdiction	Time Frame	Financially Constrained	Cost Estimate
3	65th Ave/ Haines Street	Intersection Improvement	Add signal and northbound right turn lane on 65th Ave at Haines St <b><u>to maintain or improve mobility, queuing, and safety for TPR<sup>6</sup> compliance</u></b>	Tigard Triangle	Portland	Near-term	<b><u>Yes</u></b> <sup>5</sup>	\$1,000,000
4	Highway 217/ 72nd Ave Interchange Improvements	Interchange Improvement	Complete interchange reconstruction with additional lanes <b><u>to maintain or improve mobility, queuing, and safety for TPR<sup>6</sup> compliance, such as</u></b> including the addition of a second northbound right turn lane	Tigard Triangle	ODOT	Near-term	Yes	\$30,000,000
38	Dartmouth Street widening	Road Widening	Widen to 4 lanes plus turn lanes and sidewalks between 72nd Ave and I-5 (68th Ave) <del>to</del> <b><u>accommodate to maintain or improve mobility, queuing, and safety for TPR<sup>6</sup> compliance, such as</u></b> the addition of a second westbound through lane and dedicated westbound left turn lane at 68 <sup>th</sup> Ave	Tigard Triangle	Tigard	Near-term	Yes	\$3,000,000

**TABLE 5-6: MULTI-MODAL PROJECT IMPROVEMENT LIST**

Project ID	Name	Project Type	Description	Special Area	Jurisdiction	Time Frame	Financially Constrained	Cost Estimate
66d	Pacific Highway/I-5 Southbound (SB) Ramp	Intersection Improvement	Intersection improvements <u>to maintain or improve mobility and safety for TPR<sup>6</sup> compliance, such as the removal of the northbound left turn lane and signal at 64<sup>th</sup> Ave</u> to reduce congestion, including the elimination of one SB through lane north of 64 <sup>th</sup> Ave and the conversion of the two-way left turn lane south of 64 <sup>th</sup> Ave on Pacific Hwy into a SB through lane so that the I-5 SB exit ramp (two lanes) and the single SB Pacific Hwy lane can move through the signal at the same time		ODOT/Portland	Near-term	Yes	\$5,000,000 <u>\$100,000</u>
66o	Pacific Highway Access Management	Access Management	Implement access management strategies and median projects identified in the Highway Plan, including the addition of a median and the conversion of the two-way left turn lane between 64 <sup>th</sup> and 69 <sup>th</sup> Ave into a southbound through lane (related to roadway project #66) generally and project #66o specifically)		ODOT	Near-term	Yes	\$6,000,000

<sup>6</sup> TPR generally refers to the Oregon Transportation Planning Rule (OAR 600-012-0060) and specifically to the TPR compliance report that was completed in November 2017 for the Tigard Triangle rezone. This report identified the need for TPR mitigation projects and led to the addition of Project 3 and the modification of Projects 4, 38, and 66d.

### III. SIGN CODE

#### 18.435.015 Definitions

33. "Premises" means one or more lots on which buildings or site improvements may exist that are constructed or on which are to be constructed a building or a group of buildings designed as a unit.

#### 18.435.130 Base Zone Regulations

##### H. MU-CBD and TMU zones.

2. Freestanding signs
  - a. One multi-faced freestanding sign is allowed per ~~building~~ premises.
  - b. The maximum sign area shall be 32 square feet per sign face or 64 square feet for all sign faces. The maximum sign height shall be 3.5 feet, except for freestanding signs associated with a public multi-use trail which shall have a maximum sign height of 8 feet.

#### 18.435.140 Sign Code Adjustments

##### A. Adjustments.

1. For all signs except those in the TMU zone, the approval authority may grant an adjustment to the requirements of this chapter through a Type I or Type II procedure, as provided in Sections 18.710.050 and 18.710.070, using approval criteria in Subsection 18.790.030.B.6.
2. For all signs in the TMU zone, the approval authority may grant an adjustment to the requirements of this chapter through a Type II procedure, as provided in Subsection 18.660.040.C.4, using approval criteria in Subsection 18.660.040.C.4.b.