



Open House  
Monday, September 14, 2015  
6:30 p.m.

## **Overview & Meeting Format**

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This was the first in a series of three meetings to gather community input on the proposed Tigard Triangle Lean Code. The Open House included an introductory presentation about the Tigard Triangle Strategic Plan and implementation of that plan through new zoning and a lean code. Small group discussions followed with a focus on three questions.

## **Results**

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Below is a summary of the responses received from all four small groups.

### **What places in the region are examples of what you'd like to see in the Triangle?**

- Bridgeport – people can park and walk
- Northwest 23rd Avenue
- Orenco – scale and feel is great, provided it's in the right area
- Something halfway between Johns Landing and South Waterfront
- St. Johns – people know their neighbors; lots of gathering places
- Take advantage of the great natural areas within the Triangle by connecting with cycling amenities and walking paths and sidewalks. Encourage small-scale businesses instead of big box. More residential.

### **Which is your priority – flexibility or predictability?**

- Challenging to come to consensus.
- Flexibility: more landowners prefer flexibility, to let the free market decide if it wants to build a café or a house, instead of designating it only for apartments or offices or any single-use category.
- Predictability: more business owners prefer predictability so people can predictably make investment choices.

### **What are your aspirations or concerns for the zoning update?**

- Aspirations: Ensure connectivity of streets especially 68<sup>th</sup> Avenue, 72<sup>nd</sup> Avenue and Hwy. 99; keep the fir trees; more access to Red Rock Creek; cohesive; functional; attract small business; ensure mixed-use everywhere in-stead of any single-use zoning; parking structures at perimeter of Triangle.
- Concerns: Increased traffic and other transportation issues are inhibiting investment; existing uses should be protected; incompatibility between uses and scales; don't put maximums on parking; have larger developments mitigate their impacts; 72nd and Dartmouth has considerable congestion.

### **Meeting Participants**

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#### City Staff:

- Cheryl Caines, Project Manager
- Kenny Asher, Community Development Director
- Tom McGuire, Assistant Community Development Director
- Marissa Grass, Associate Planner
- John Floyd, Associate Planner
- Susan Shanks, Senior Planner

#### Consultants:

- Susan Henderson, PlaceMakers
- Hazel Borys, PlaceMakers
- Matthew Lambert, Duany Plater-Zyberk & Company
- Paul Crabtree, Crabtree Group, Inc

#### Residents/ Landowners:

- Shannon & Casey Bernard
- Roberta & Ryan Champion
- Scott McCormack
- Carolyn Jackson
- George Lampus
- John & Judy Law
- Elmer Alcorn
- Steve Martin
- Luella Winkler
- Darren Hayden

#### Business Owners/Representatives:

- Ryan Champion
- Dianne Cassidy
- Thomas McDowell
- Steve Richmond
- Darren Hockman
- Theresa McAdoo
- James Randall

Other:

- Calista Fitzgerald
- Sheila Fink
- Loydene Mueller