



Landowner Group Meeting  
Tuesday, September 15, 2015  
6:00 p.m.

## Overview

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This was the second in a series of three meetings to gather community input on the proposed Tigard Triangle Lean Code. The first meeting was a Public Open House, which included an introductory presentation about the Lean Code, and a small group discussion about potential zoning/code changes. The purpose of this second meeting was to specifically engage with Tigard Triangle landowners, and to gain an understanding of their development concerns.

## Meeting Format

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Landowners were asked to review the draft Zoning Map and Thoroughfare Plan, which showed proposed zoning and street designations in the Triangle. The meeting began with a short presentation by Susan Henderson of PlaceMakers explaining the new zones and how the street designations impacted development standards such as setbacks and height within those zones. Attendees gathered in small groups to provide their comments or concerns to staff and the consultant team.

## Results

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Participants provided the following comments on the proposed Lean Code materials.

### Zoning Map

- Most people were supportive of the draft zoning map.
- In general, participants expressed a desire to see neighborhood-scale community amenities, such as coffee shops and restaurants (similar to Multnomah Village)
- Participants suggested an additional T5 High Transit Trigger in the Beveland Road/Hermoso Way pocket.

### Building Heights and Intensity:

- In discussing high intensity, participants were mixed on their preferences: some prefer maximum three-story buildings; others prefer as high as possible (five to six stories, or higher) along 72<sup>nd</sup> Avenue in order to have mixed-use, as well as preserve greenspace for parks and recreation

- They felt this would allow developers to be able to build
- However, six management stories will make parking essential. The goal is to not have a “sea of parking.” Shared parking and utilization of transit would be helpful
- Suggested showing examples of what the buildings would look like; participants would find this helpful
- Participants indicated a need for residential uses, as 82% of jobs in Tigard are held by non-Tigard residents
- For six-story buildings: need floor step back; no canyons after four stories
- In discussing medium intensity, most participants preferred four-story buildings
  - They felt parking should not have maximums, but need minimums and/or shared parking

#### Setbacks:

- Participants preferred to have zero setbacks for the front and back yards. On narrow lots, every foot matters
- Concern was expressed about ROW on 70<sup>th</sup> and 72<sup>nd</sup>, when streets expand

#### Landscaping:

- Preference to remove the 15% landscaping minimums. This would be almost impossible on smaller lots. Perhaps this requirement can be triggered, depending on the lot size.

#### Other concerns/comments:

- Concern that MUE doesn't allow for group living, as walkability is great for seniors
- Need for sidewalks on 72<sup>nd</sup>
- Concern about the cost of infrastructure improvements. Landowners want to be able to sell to developers at some point
- Happy about increased property values along 72<sup>nd</sup>
- Concern about increased traffic along 72<sup>nd</sup>
- Desire for tree protection and parks in the Triangle
- Desire to strengthen existing neighborhoods in the Triangle

## 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

#### Consultants:

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

Residents/ Landowners:

- Jaclynn Harris & Carolyn M. Jackson
- Steve Martin
- Robbie Horne
- Margaret Koch
- William Terrill
- Norton Johnson
- Robert Lennox
- Elaine Heras
- Mark Schultz
- Darren Hockman
- Casey Bernard
- John Coon
- Elmer Alcorn
- Priscilla Miller
- Doug & Mary Ziebart
- Gayle Highpine
- Pat & Steve Michels

Business Owners/Representatives:

- Dan Vasquez
- Matt Hammar
- Ken Lee
- James Randall

Other:

- Trinh Tran
- Sheila Fink
- Karja Hansen