



Closing and Public Comment
Thursday, September 17, 2015
6:30 p.m.

Overview

This was the third 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 second meeting specifically engaged with Tigard Triangle landowners, in order to gain an understanding of their development concerns. This final meeting's goal was to conduct a public presentation on the work completed during the week, and to provide opportunities for public comment.

Meeting Format

The format of the meeting began with a presentation of work completed during the week. Staff and consultants then opened up the floor to members of the public for questions and/or comments.

Results

The consultants presented an overview of the week's events, summarized key themes, and discussed issues and/or concerns that were addressed throughout the series of meetings:

- This week, we've heard a lot of interest in incremental growth: to enable home-based businesses and small developers. So, the Lean Code is based on small, medium, large, and extra-large development. For the small developments, stormwater and traffic impact studies are lessened.
- The first night, we discussed whether people were more interested in predictability or flexibility. While people valued both, the majority of people favored predictability so that everyone can know what the rules are and get development built in a predictable development environment.
- There are two zoning categories that are mixed-use that reflect current allowed uses, but are expanded somewhat based on public input. New uses include things like group homes. The use categories are kept as broad as possible, so that we don't have to amend the zoning ordinance every time a millennial has a good idea.

- Frontage types describe what happens between the building and the sidewalks. This includes what sort of encroachments and building faces are allowed. This code is more graphic to not have to have a land use attorney to interpret it.
 - C-G: No changes to the standards, only improvements to the process.
 - T5 Medium Intensity: 4 stories
 - T5 High Intensity: 6 stories, along 72nd Avenue, where there is a wider right-of-way width.
 - T5 Medium Transit Bonus: if and when transit gets
- One of Tigard's goals is to be the most walkable community in the Pacific Northwest. That's a tall order, because there's some great competition. To achieve this, the suburban development patterns would need to be repaired from more auto-centric patterns to more walkable, bike-able patterns. The urban form of the city contributes massively to walkability. The most walkable part of Tigard now is downtown on Main Street.
- The Transect shows how one thing changes from the most rural to the most urban environment. It's a spectrum of different environments, where different plants and animals as well as economies and people, thrive.
- The Triangle has many reasonably-sized blocks, but it also has some blocks that are much too big – or incomplete – to be walkable. So the Triangle Thoroughfare Plan shows how the streets can be completed over time, as development occurs.

City staff and consultants then opened up the floor to questions and/or comments from members of the public.

Q1: You talk about walkability, and in the beginning you mentioned fences. Those two don't mix. We have very small lots within the Triangle. It would be nice to have no fences. It would be nice for my customer to be able to walk to the next store.

A1: Fences only are appropriate in the residential portion of the neighborhood. It helps people to feel comfortable on the front porch in places where there is a very short front setback.

Q2: Is there a way that the City could address shared driveways in the code?

A2: As we develop the access standards, we will address shared or tandem driveways. However, the actual negotiation for a new structure would be between the two property owners. The code will not require shared driveways, but it might be able to point to sample agreements, should

Q3: Will there be landscape requirements, and can they be reduced?

A3: There will be requirements for pervious surfaces, in part for stormwater management. Any landscape standards would only apply to the front.

Q4: What are the parking standards, and will they be shared or reduced if transit comes? And also for senior housing and affordable houses.

A4: We are still developing the parking standards, but we will certainly recommend shared parking standards. Right now the parking standards are quite suburban in nature, so they will likely become significantly less as the area urbanizes. We usually do a 50% parking reduction for senior and affordable housing. Chapter 18.765 in the Tigard Community Development Code has the current parking standards, but these will be modified in the Lean Code.

Q5: Please define “green street.”

A5: It’s a way stormwater can be captured and pretreated within the right-of-way, including rain gardens and swales. The question is if we can do it in a way that is not unreasonably expensive, then it would definitely be a practice to encourage.

Q6: How can I get a copy of all the boards that are on exhibit tonight?

A6: They will be posted on the City of Tigard website. Or leave email addresses into the sign-in sheet, or contact Cheryl Caines.

Q7: Are the overpasses of 217 approved?

A7: In the 2009 Transportation Plan, an overpass for Hampton to Hunziker was approved to move up to Beveland. There are so many lights along 72nd that they begin to interfere with movement along 217. At some point, it will move up the Capital Improvements Plan (CIP) list, as traffic demand increases and traffic delays worsen, or if spending on transit comes through earlier.

Q8: How long can we continue to provide input?

A8: Until the first week in December.

Meeting Participants

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:

- Elmer Alcorn
- Scott McCormack
- Darren Hockman
- Robert Lennox
- Mark Schultz
- John Coon
- Pat & Steve Michels
- Steve Martin
- Gayle Highpine
- Ella J. Opdal & Norton Johnson
- William Terrill
- Luella Winkler
- Trinh Tran

Business Owners/Representatives:

- Scott McCormack
- Darren Hockman
- Robert Lennox
- Dan Vasquez
- Karen Perl Fox
- Trinh Tran
- Judy Law

Other:

- Calista Fitzgerald, Tigard Planning Commission