



MEMORANDUM

TO: City Center Advisory Commission

FROM: Sean Farrelly, Associate Planner

RE: Update on Draft Design Standards and Proposed Land Use Changes for Downtown Urban Renewal District and Open House

DATE: June 30, 2008

Draft Development Code Amendments

The Tigard Downtown Improvement Plan recommends implementation of design standards and other development code revisions to carry out its vision and guiding principles. In April 2007, the Comprehensive Plan was amended to implement the TDIP in the Downtown Urban Renewal District. It included Policies and Action Measures that call for the development of design guidelines and standards that encourage attractive and inviting downtown commercial and residential architecture and the adoption of land use regulations with uses suitable for an urban village.

A subcommittee made up of members of the CCAC and Planning Commission has been working with staff since September 2007 on a draft of design standards and land use changes for Downtown Tigard.

The draft code currently has several sections that need further refinement, but there is consensus on the major features. The draft Development Code Amendments will consist of two parts.

1. A new code section would consist of Downtown site and building design standards. These standards would:
 - Use form based code concepts, such as regulating the design of building based on their type of use, and relying on graphics to illustrate requirements. A map will specify the location of different building types (Storefront Mixed Use Buildings, Corridor Mixed Use Buildings, Corridor Retail Buildings, Office

Employment Buildings, Multi-Family Residential Buildings, and Single-Family Attached Buildings.)

- The proposed regulations offer three development review options.
 - a. An “over the counter” option is provided that allows “minor” exterior remodeling to occur based on staff review and issuance of a building permit.
 - b. Type II Process: Under the Type II process an applicant can propose a building and site design based on clear and objective criteria which can be reviewed and approved by staff.
 - c. Type III Process: This process accommodates the applicant that desires to develop a project that does not fit the specific clear and objective design criteria. It provides the opportunity for a development proposal to be reviewed by a Design Review Board to determine if it meets broad design guidelines.
- Balance the need to foster the viability of existing nonconforming development and nonconforming businesses with the public policy goal of an attractive, pedestrian oriented, downtown. Existing businesses and structures will continue and transition will occur with redevelopment. Major remodeling of existing buildings and development of new buildings would require design review to be in conformance with the standards.

2. Amendments to the Commercial Zoning District chapter would:

- Create a new zone- Mixed Use-Central Business District (MU-CBD) encompassing all properties in the Urban Renewal District. The privately owned parcels in the Urban Renewal District are currently zoned Central Business District (CBD), General Commercial (C-G), and Commercial Professional (C-P) and R-4.5. New development will have to be coordinated with the building type map in the design standards chapter.
- Many of the existing land uses that are not compatible with the vision of the TDIP, will be zoned “Restricted” rather than “Not Permitted.” These uses existing on the date the code is adopted will be allowed to continue and not be considered “non-conforming”, but new uses of this type would not be permitted.

Public Review and Adoption Process

An open house has been scheduled for July 30, 2008, with all downtown property and business owners and interested parties invited. The open house format will be to have “stations” based on four topics to allow for discussion. After this, there will be a power point review of the major changes followed by an opportunity for questions and answers. Copies of the draft will be available online for review two weeks prior to the open house at <http://www.tigard-or.gov/downtown/default.asp> . There will be the ability to give feedback on the draft online.

There are number of additional steps to take prior to the adoption of the proposed changes (see attached timeline):

- a. Review of the language by consultants (funded by a DLCD grant) and the creation of graphics to illustrate the regulations.
- b. Reconvening the subcommittee and presentation to City Center Advisory Commission.
- c. Planning Commission public workshops and hearings, and workshops and hearings by the Council.