

# Tigard Downtown Work Program 1--Year

DRAFT - March 6

FY 08-09

Project / Task	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
<b>Facilitation of Downtown Redevelopment Projects</b>												
<b>Downtown Plaza Development</b>												
Facilitate relocation of Stevens Marine (Plaza site)												
Develop option agreement for acquisition / disposition of the Steven Marine site												
Finalize Funding Strategy for Plaza												
<b>Housing Development</b>												
<i>*Assemble land for housing downtown.</i>												
Conduct design and feasibility studies for housing and mixed-use development on parcels adjacent to Urban Plaza.												
Develop Disposition / Development Agreements with Key Property Owners (Adjacent to Plaza)												
<b>Public Works Site</b>												
Prepare master plan / site development study												
Appraise property / Determine Value												
Conduct Environment Assessment(s)												
<b>Commuter Rail Block</b>												
Transit Center Redevelopment												
Coordinate with with TriMet for Relocation of Bus Stops												
Coordinate with TriMet to develop Transit Oriented Development												
<b>Retail Development</b>												
Facilitate redevelopment of the two shopping centers (Hall Blvd/ 99W)												
Evaluate Constraints and Opportunities for Redevelopment												
Evaluate strategies for acquisition / reconveyance of properties												
<b>Refine Urban Design Plan for Downtown</b>												
Develop conceptual framework for circulation, open space, pedestrian access, and land use												
Incorporate preferred urban design elements into Downtown Circulation Plan												
<b>Land Use--Regulations / Design Guidelines</b>												
Design Guidelines												
<i>*Establish design standards for Downtown Tigard</i>												
Land Use Regulations												
Development new land use regulations for Downtown / Amend Zoning												
<b>Institute an Expedited Permitting Process.</b>												

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<b>Improvement of Fanno Creek Park / Open Space System</b>												
<b>Fanno Creek Park</b>												
<b>Strategic Actions</b>												
Incorporate Fanno Creek Park into Parks System Master Plan												
Finalize Funding Strategy for Fanno Creek Park												
Develop Phasing Plan for Fanno Creek Park												
<b>Design</b>												
Prepare Construction Plans for Fanno Creek Park												
<b>Construction</b>												
Construct "Re-meander" and Associated Improvements (CWS)												
<b>Land Acquisition</b>												
Land Acquisition for Park Expansion (floodplain properties)												
Develop Prospective Purchaser's Agreement (PPA)												
Land Acquisition (Public Area)												
Establish time frame / options for relocation / property conveyance												
Develop Option Agreement (Stevens Marine Floodplain Property)												
<b>Rail to Trail (Hall to Tiedemann St.)</b>												
Contract with consultant to assist with RR Property Disposition												
Coordinate with consultant to establish strategy / benchmarks												
<b>Urban Creek / Green Corridor</b>												
<i>Focus on Phase I Urban Creek Corridor (Burnham St. to Commuter Rail)</i>												
Strengthen urban design concept for Phase I Urban Creek Corridor												
Develop concepts for expansion of Urban Creek Corridor north of Commuter Rail												

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<b>Development of Comprehensive Street / Circulation System</b>												
<b>Downtown Circulation Plan</b>												
Determine / Evaluate Circulation Plan Options (TSP Update process)												
Coordinate Review / Select Circulation Plan Option												
Achieve Consensus on Alternative Downtown Access Improvements (TSP Update Process)												
Implement long-term plans to increase connectivity to and within the Downtown. (However, there is no need to pursue these in the short term given that early projects will be located directly on Burnham and Main streets.)												
Incorporate Alternative Access Plans into TSP												
Update Pedestrian /Bike Plan with Circulation Plan												
<b>Street Improvements</b>												
<b>Burnham Street</b>												
Construction Bid / Contract												
Construction (utilities / undergrounding)												
<b>Main Street Improvements</b>												
Develop preliminary design for Main St. (MTIP grant year 1)												
Identify ROW requirements												
Review / Approve preliminary plans												
Identify Main Street "Brand Tigard" Improvements												
Install Street Trees												

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<b>Development of Comprehensive Street / Circulation System</b> (continued)												
<b>Ash Avenue Improvements</b>												
Ash Ave. (Burnham St. to Commuter Rail Parking Lot )												
Provide grading / underground for construction												
Construction (road improvements)												
<b>RR At-Grade Crossing (vehicular and pedestrian)</b>												
Initiate discussion with RR as to criteria / requirements												
Establish timeframes and agreement with RR												
<b>Hall Blvd. / 99W Downtown Gateway</b>												
Gateway Conceptual Design												
Intersection Design Input / Washington County												
Coordinate Review of Preliminary Design												
ROW Acquisition												
Review Gateway Preliminary Design												
<b>Commuter Rail - Entryway Design</b>												
Identify Opportunities for Entryway Improvements at Hall Blvd and West of Main St												
Construct Entryway Improvements												
<b>Organizational Leadership &amp; Capacity in Downtown</b>												
Strengthen coordination between the CCDA and other downtown organizations.												
Appoint a Downtown Liaison within the City's Current Planning Division to serve as a "go-to" person for private sector developers, and property and business owners.												
<b>*Increase property owner and developer outreach.</b>												
Expand communications with property owners, developers, brokers.												
Establish on-going forums with housing developers, commercial real estate professionals, retail developers and others.												
<b>*Create an ongoing "success audit" for Downtown Tigard</b>												

