# CITY OF TIGARD
# PLANNING COMMISSION
## Meeting Minutes
May 15, 2006

## 1. CALL TO ORDER

President Inman called the meeting to order at 7:02 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

## 2. ROLL CALL

Commissioners Present: President Inman; Commissioners Brown, Buehner, Caffall, Harbison, Meads, Munro, and Walsh. Also present was Jeremy Vermilyea, Commission alternate.

Commissioners Absent: Commissioner Duling

Staff Present: Tom Coffee, Director of Community Development; Gus Duenas, City Engineer; Beth St. Amand, Senior Planner; Sean Farrelly, Associate Planner; Jerree Lewis, Planning Commission Secretary

The three new commissioners introduced themselves.

## 3. PLANNING COMMISSION COMMUNICATIONS AND COMMITTEE REPORTS

The Park and Recreation Advisory Board met with a consultant about planning a recreation district for the City. The Board determined that it was best to start slow and allow for growth. They would like to use the new neighborhood groups for feedback. A suggestion was made to put a survey in the Cityscape. It was noted that creating a new recreation district would most likely be more expensive than joining the Tualatin Hills Park and Recreation District.

The City Center Advisory Commission met about program issues and plans. They will be meeting tomorrow with Council at their workshop session. Assuming the ballot measure passes, they anticipate coming back to the Planning Commission within a few months.

The Transportation Financing Task Force is working on proposals relating to 99W and Hall Blvd. and tying it to the Downtown streetscape. There is also a proposal for a gas tax. The Task Force will be going to Council with a report in July.

The Planned Development Review Committee has gone through most of the proposed changes, using feedback received from the Planning Commission. Everything has been

included in a revised draft. The committee is on track for completing the draft code language within the scheduled timeframe.

## 4. APPROVE MEETING MINUTES

It was moved and seconded to approve the April 17, 2006 meeting minutes as submitted. The motion passed by a vote of 5-0. Commissioners Brown, Caffall, and Harbison abstained.

## 5. PUBLIC HEARING

### 5.1 PROPOSED CIP (COMMUNITY INVESTMENT PROGRAM) PROJECTS FOR FY 2006-07

The Planning Commission will review staff's recommendation for proposed projects to be funded for FY06-07. The entire list of proposed projects is available for review on the City of Tigard's web page www.tigard-or.gov. The Planning Commission will make a recommendation to City Council. City Council will review the final proposal on June 13, 2006, for adoption. Comments may be sent to the Agustin P. Duenas, P.E., City Engineer at gus@tigard-or.gov or Vannie Nguyen, P.E., CIP Division Manager vannie@tigard-or.gov. To obtain a copy of the proposed projects you may contact Diane Jelderks, Senior Administrative Specialist at 503-718-2465.

City Engineer Gus Duenas summarized the list of proposed Community Investment Program projects for FY 2006-07 (Exhibit A). He also provided highlights of projects completed this year.

Commissioner Buehner asked if a stop sign at the Main Street intersection with Tigard Street (going toward Commercial Street) could be installed this winter. Duenas responded that it may be something that could be implemented for a year.

Commissioner Meads asked if the City could push the 30 mph speed zone on Hall Blvd. further south. Duenas said that requires a traffic study and it needs to be done in sequence. The signal needed to be installed first before considering the speed zone change.

Duenas advised that the Skate Park will be funded by the City. It will be 15,000 square feet with the possibility of future expansion into the Niche area.

Commissioner Meads how much savings there would be by moving Public Works into the Water Building. Duenas answered that one of the benefits would be vacating a piece of property where Public Works is currently located. This could be used for the Downtown.

Regarding the Tigard Street/Tiedeman Avenue intersection, Council said they want to look at the whole picture in that vicinity, including the North Dakota and Greenburg Road

intersection. Commissioner Buehner said she had talked to the consultant about coming down one of the other streets (95th or 98th). The consultant assumed there would be no development in that area. Commissioner Buehner advised there could be rezoning of a big piece of property nearby. If so, that would change the consultant's opinion entirely.

Commissioner Meads asked about the Bull Mountain Road/Roshak Road intersection. Duenas advised that this intersection is not in the City limits. The IGA with Washington County is coming to a close, but the City can do projects in the Urban Services Area with an agreement with Washington County. There are two proposed projects in the Urb Area. The City is scheduled to meet with Washington County this week to discuss these projects. In the meantime, the projects are still included in the CIP list.

Commissioner Caffall asked if the gas tax would go to a public vote or if Council would pass the tax. Duenas answered that City Council could pass the tax or it could be referred.

Commissioner Buehner moved to recommend approval of the proposed Community Investment Program projects for FY 2006-07 to City Council. Commissioner Caffall seconded the motion. The motion passed by unanimous vote.

## 6. COMPREHENSIVE PLAN UPDATE: COMPREHENSIVE PLAN BASICS – RESIDENTIAL DENSITY (follow-up from April)

Senior Planner Beth St. Amand briefly discussed the upcoming Commission schedule related to the Comprehensive Plan update. She advised that Barbara Shields will come to the Commission in June to discuss the entire Long Range Planning schedule, including planned development and Downtown land use. St. Amand will meet with the Commission on the 3rd Monday of every month for Comprehensive Plan discussions.

St. Amand noted there are 6 main topics for the Comprehensive Plan; the first is environmental quality. This will be presented to the Commission in June. There will also be a progress report on the public involvement program. On June 20, there is a worksession with City Council on the community attitude survey. The Planning Commission is invited to attend this worksession.

In July, the results of the community attitude survey will be discussed with the Commission along with a summary of the issues and values of the community.

St. Amand followed up on the density calculation discussion held with the Commission in April (Exhibits B, C, and D). She reviewed Metro Capacity Numbers and the Metropolitan Housing Rule (State Goal # 10) as detailed in Exhibit B. She advised that the numbers are based on the City's 1996 boundaries. The Metro Functional Plan assigned 6,308 additional housing units to the City. Our progress to date has been approximately 37%.

State Goal # 10: Housing sets minimum residential density standards for jurisdictions in the Portland UGB. Tigard has been assigned 10 dwelling units per net buildable acre for new construction. It's a standard that created our zoning years ago. From 1994 to 2006, we've averaged 6.6 dwelling units per acre. This has mainly been affected by how much multi-family has been developed during this time.

With regard to consequences for failure to comply with the standards, Metro has implied that they may withhold transportation funding, but they haven't been confronted with a case as yet.

St. Amand reviewed the *Planning Commission Comprehensive Plan* binder with the Commission. [A copy of the binder will be kept with the Planning Commission secretary at City Hall.] St. Amand provided a brief overview of the basics involved with the Comp Plan update. Using an example of open space, she advised that the steps involved in the process would include value, inventory, assessment, alternatives, and draft plan language.

The Planning Commission will act as the steering committee for the Comprehensive Plan update. They will encourage public comment, review reports and data, aid in drafting proposed amendments, and make recommendations to City Council.

## 7. WORKSHOP WITH PLANNED DEVELOPMENT REVIEW COMMITTEE

Sue Beilke and Alice Ellis-Gaut joined the Commission for discussion on the planned development code review.

Commissioner Walsh recapped the work completed by the Planned Development Code Review Committee since the last worksession with the Planning Commission. They incorporated feedback from the Planning Commission and the City Attorney into a new draft (Exhibit E). Commissioner Walsh asked if staff could prepare an outline that just showed the areas of change. The PD Committee will meet again to work on more issues and finalize the draft. They will then report back to the Planning Commission.

Commissioner Walsh asked if the current planned development language allows the Planning Commission judgment over a proposed PD (how much discretion is there to request changes, or to accept or deny the application based on subjectivity rather than objectivity). Tom Coffee answered that criteria approval refers back to the objectives – it gives the Planning Commission the authority to make changes or deny the application. The Commission would have to make findings to support their decision.

With the Buildable Lands Survey showing very little available open space, Commissioner Walsh asked if preserving open space on small projects was a realistic goal. For example,

with a small infill project, could the benefit be applied outside the boundary of the planned development? Can the Planning Commission require the developer to do something down the street or request the developer to contribute to fund for general improvement elsewhere, as long as it is roughly proportional to the benefit that was sought from the planned development? Tom Coffee answered that there are currently park system development charges where fees collected from new units contribute to the expansion of the park system. Perhaps a SDC or a fee-in-lieu-of might be possible for open space. For system development charges, there is no requirement to put the money back into the neighborhoods where development has occurred.

Coffee advised that the Commission can exceed the proportionate share if the developer agrees. President Inman noted that sometimes it's worth it to a developer to add amenities if it may help to get their application approved. We can't require them to do it, but it doesn't hurt to ask.

Some of the issues the Planned Development Review Committee want to continue to work on include:

- density bonuses
- consecutive concept plan and detail plan approval
- defining open space uses – active/passive uses, buffer areas, trail connectivity

## 8. OTHER BUSINESS

The secretary reviewed the upcoming Planning Commission meeting schedule.

Tom Coffee distributed an organization chart (Exhibit F) showing a reorganization recently implemented by the City Manager. The Engineering Department will now be included with Community Development.

## 9. ADJOURNMENT

The meeting adjourned at 9:28 p.m.

Jerree Lewis, Planning Commission Secretary

ATTEST: President Jodie Inman

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CITY OF TIGARD

# FY 2006-07 Community Investment Program

May 15, 2006

## Presentation Overview

- Formulation Process
- Program Areas
- Priorities for FY 2006-07
- Proposed Projects
  - Tigard Downtown Projects
  - Citywide Projects
- What's Next?

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## Formulation Process

- Citywide meeting (December 7, 2005)
- 2nd Citywide meeting (January 25, 2006)
- Planning Commission (March 6, 2006)
- City Council (March 21, 2006)
- Finalize Project List (March – May 2006)
- Presentations in May and June 2006

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## Program Areas

- City Facilities System Program
- Parks System Program
  - Citywide Parks
  - Trail Systems
  - Open space/greenspaces
- Sanitary Sewer System Program
  - Sanitary Sewer Major Maintenance
  - Sanitary Sewer Capital Improvements
  - Citywide Sewer Extension Program

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## Program Areas

- Street System Program
  - Traffic Studies
  - Traffic Safety-Related Projects
  - Pavement Major Maintenance
  - Traffic Calming Program
  - Major Street Capital Improvements
  - Bridge Replacements
- Storm Drainage System Program
  - Storm Sewer Major Maintenance
  - Storm Drainage Capital Improvements
- Water System Program

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## Priorities for FY 2006-07

- Continue implementation of projects to improve the Tigard downtown
- Complete the Highway 99W Corridor Improvement and Management Plan
- Identify and initiate projects to improve traffic circulation across and on Highway 99W
- Continue to implement the Street Maintenance Fee funded projects

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## Priorities for FY 2006-07

- Construct the Wall Street approach to Hall Boulevard to provide joint access for the library and Fanno Pointe
- Construct improvements to Hall Blvd
- Expand the library parking lot
- Install additional traffic calming measures
- Continue with the Citywide Sewer Extension Program projects

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## Priorities for FY 2006-07

- Implement planned Parks projects
- Acquire park property as open space or for park development
- Improve at least one existing park
- Design and construct trail projects
- Design and construct a skate park

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## Priorities for FY 2006-07

- Implement water system improvements aimed at improved delivery and adequate water supply
- Review City facility requirements
- Consolidate Public Works to the extent feasible
- Pursue implementation of alternative funding sources for major street improvements

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## Tigard Downtown Projects

- Burnham Street Improvements
- Commuter Rail Station Enhancement
- Main Street Safety Improvements
- Ash Avenue (Design, rights-of-way acquisition, and construction)
- Commercial Street Improvements (Lincoln to Main)
- Commercial Street/Main Street Intersection Treatment

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## Tigard Downtown Projects

- Completion of Streetscape Design Project
- Downtown park land acquisition
- Skate Park design and construction
- Hall Blvd/99W Intersection Project enhancements
- Senior Center Remodel
- Consolidation of Public Works Staff at the Water Building

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## Burnham Street

- Catalyst project in support of the Downtown revitalization effort
- Streetscape design project will determine what the street will look like
- Full improvements in accordance with the Streetscape concept layout
- Project begins with design and rights-of-way acquisition

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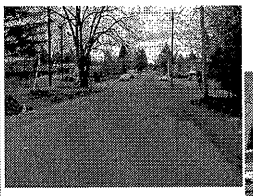
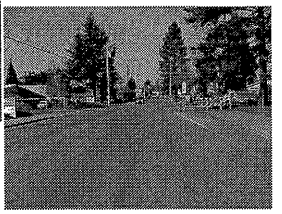
## Burnham Street





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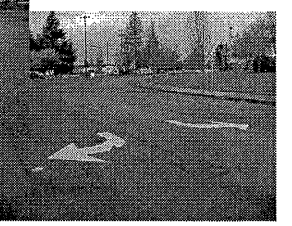
## Burnham Street



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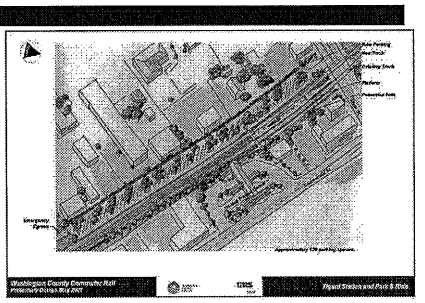
## Commuter Rail Station Enhancements



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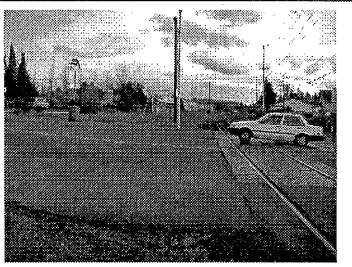
## Commuter Rail Platform Location



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## Commercial Street
**(Lincoln Avenue to Main Street)**

- Existing narrow road with pedestrian traffic
- Project will widen the street and provide a sidewalk on one side
- CDBG Funding/Gas Tax Fund
- Right-of-way needed from either railroad or TriMet
- Gateway treatment part of streetscape design project

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## Commercial Street
**(Lincoln Avenue to Main Street)**

Widening on north side to provide a pedestrian walkway to Main Street

Intersection treatment included as a portal into the downtown

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## Main Street Safety Improvements

- Staff worked with the City Center Advisory Commission to identify projects
- Projects identified are:
  - Increased signage to increase awareness of pedestrians
  - Increased overhead lighting for better visibility
  - Relocation of crosswalk at Commercial Street
  - 3-way stop at Tigard/Main intersection

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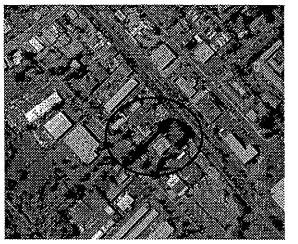
## Ash Avenue Improvements



Secondary access to the Commuter Rail parking lot along Ash Avenue corridor

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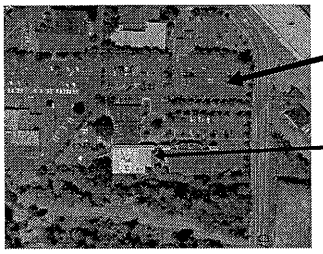
## Skate Park

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## Senior Center Remodel

Remodel and Seismic Upgrade of Senior Center

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## Public Works Consolidation

Consolidation of Public Works staff in the Water Building

Frees up City property for future downtown development

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## Hall Boulevard/Highway 99W

- MSTIP 3 Project
- County has initiated the project
- Design has begun
- Construction begins in 2007
- City is seeking to incorporate enhancements suitable for a major gateway into the City

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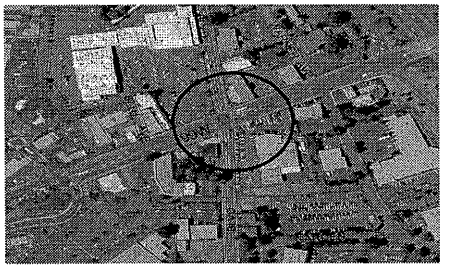
## Hall Boulevard/Highway 99W



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## City Facility Projects

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## City Facility Projects

- Consolidation of Public Works Facilities
  - Public Works will move into the water building
- Senior Center Remodel and Seismic Upgrade
- PD Underground storage tank upgrade
- Police & Records storage remodel
  - Remodel of existing Public Works operations building for consolidation of records and evidence in one location
- Citywide Facility Analysis
- Library Parking Lot Expansion

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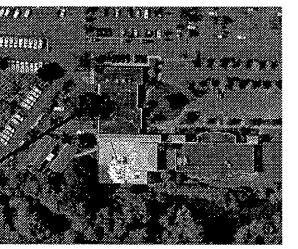
## PD Underground Storage Tank

Decommissioning of the existing underground fuel tank for the emergency backup generator

Installation of a new above-ground tank



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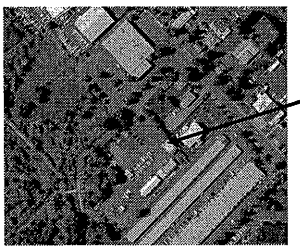
## Police Records Storage



Analysis for proposed remodel of Public Works Building for Police Records Storage

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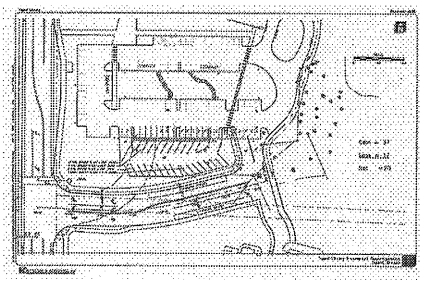
## Library Parking Lot Expansion



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## Parks Projects

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## Parks Projects

- Northview Park (Shelter and Path)
- Fanno Creek Trail
  - From Hall Blvd to Shelter
  - Hall Boulevard Crosswalk at trail intersection
- Tualatin River Pedestrian Bridge
- Washington Square Regional Center Trail
- Skate Park (from donations primarily)
- Tualatin River Trail (Cook Park to bridge)
- Park land acquisition

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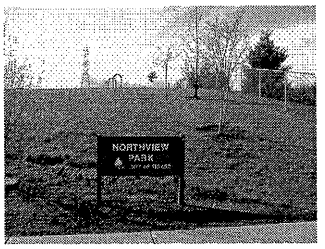
## Parks Projects




Park Shelter installation and path construction

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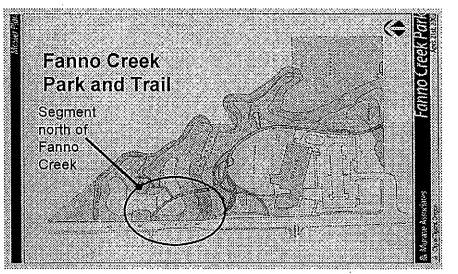
## Parks Projects

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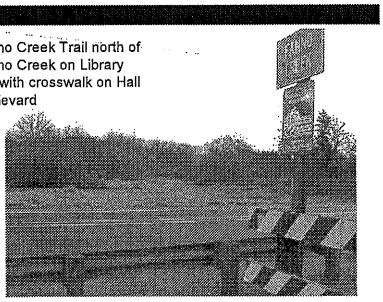
## Parks Projects

Fanno Creek Trail north of Fanno Creek on Library site with crosswalk on Hall Boulevard



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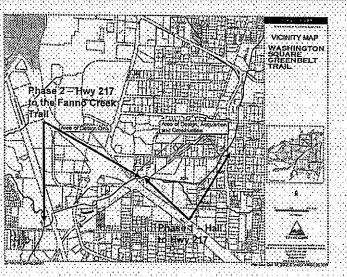
## Parks Projects




Washington Square Regional Center Trail Project

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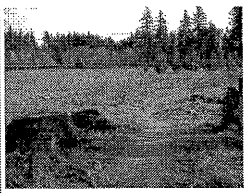
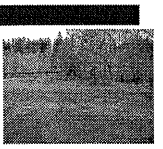
## Parks Projects





Cook Park Trail from Garden to Bridge

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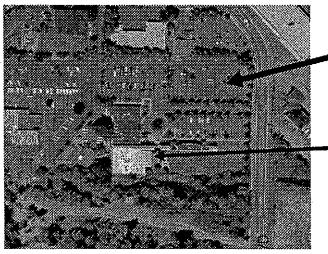
## Parks Projects

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## Sanitary Sewer Projects

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## Citywide Sanitary Sewer Extension Program

- Proposed projects include:
  - 93rd Avenue (at Mountainview Lane)
  - Ann Street (between 121st and 116th)
  - 87th Avenue (north of McDonald Street)
  - 97th Avenue (between Murdock and Pembrook Street)
  - Hillview Street (at 102nd Avenue)
  - Fairhaven Street (east of 115th Avenue)

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## FY 2006-07 Sanitary Sewer Extensions

| Sewer Project | Lots | Status |
|---|---|---|
| 100th Avenue | 21 | Planned |
| Ann Street | 6 | Planned |
| 97th Ave/100th Ave | 21 | Planned |
| Hillview Street | 6 | Planned |
| Fairhaven Street | 19 | Planned |
| 87th Avenue | 6 | Planned |
| 93rd Avenue | 33 | Planned |
| **Subtotal** | **112** | |

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## Sewer Projects

- 79th Avenue Sanitary Sewer Outfall
- Benchview Terrace Sanitary Sewer Access Road
- Sanitary Sewer Repairs
  - Commercial Street
  - Red Rock Creek near 69th Avenue
- Sanitary sewer plan to reduce infiltration and inflow

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## Street Projects

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## Highway 99W Corridor Improvements

- TGM grant funded study of the Highway 99W corridor
  - Study begins June 1, 2006 - Duration: 13 months
  - Will evaluate various alternatives for improvement
  - Will look for potential parallel routes or connections
  - Will review both land use and physical improvements to improve circulation and reduce congestion
  - Result will be a package of projects and land use strategies that can be implemented to improve conditions on Highway 99W

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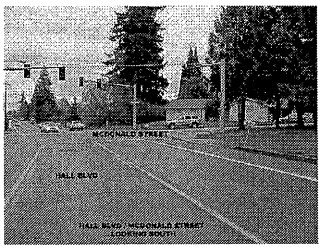
## Hall Boulevard



Widening of Hall at McDonald to add a right-turn lane

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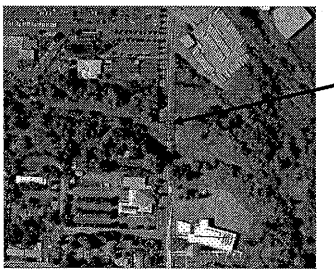
## Hall Boulevard Improvements



Widening of Hall on east side north of Fanno Creek

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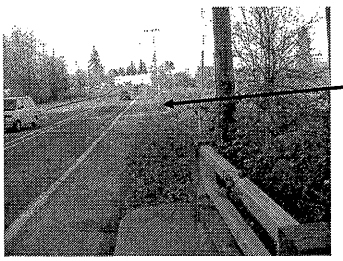
## Hall Boulevard Improvements



Widening of Hall on east side north of Fanno Creek

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## Dartmouth/72nd Avenue Intersection

- All-way stop needs to be signalized
- Project widens the approaches and installs a traffic signal system
- Uses funds collected from developers to partially fund the project
- Upcoming developments may pay for construction of improvements

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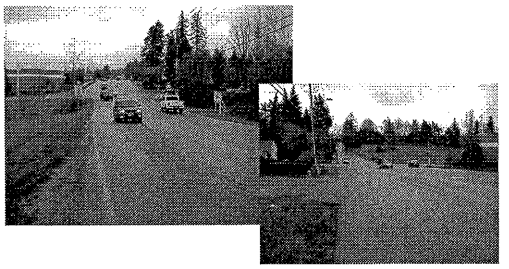
## Dartmouth/72nd Avenue Intersection



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## 108th Avenue/Durham Road

- Development occurring along 108th
- Left-turns onto Durham are difficult during peak travel hours
- Traffic analysis shows signal is justified at that location
- Project will design and construct a traffic signal at the intersection

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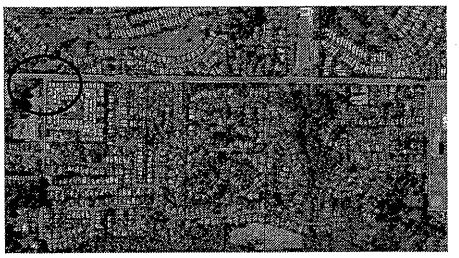
## 108th Avenue/Durham Road



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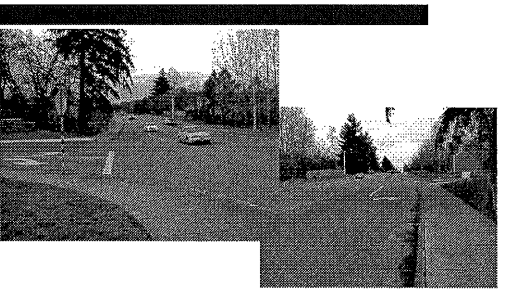
## 108th Avenue/Durham Road



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## Wall Street

- Construction of 370 feet of Wall proposed
  - Would provide joint access for library and Fanno Pointe Condominiums
  - Environmental permits have been obtained
  - Comprehensive Plan Amendment to remove one pond and realign Pinebrook Creek approved by Planning Commission and City Council
- Construction projected for summer and fall 2006

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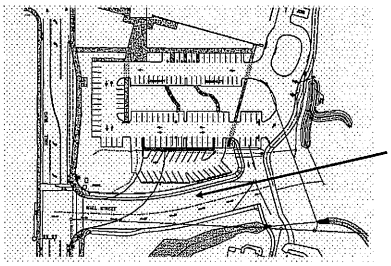
## Wall Street Extension

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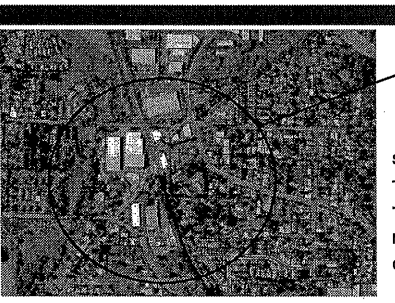
## Wall Street

55

## Traffic Improvement Analysis

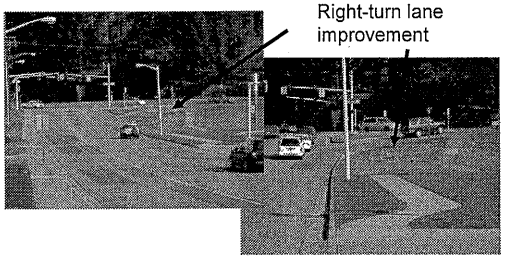


Study of entire area needed

Study involves:
Tigard St.
Tiedeman Ave.
North Dakota St.
Greenburg Rd.

56

## Highway 99W@ Bull Mountain Rd




57

## Pavement Overlays

- 68th Avenue Parkway (99W to Atlanta Street)
- 72nd Avenue (Baylor Street to 700 ft South)
- 79th Avenue (Churchill Way to Ashford Street
- 100th Avenue (Sattler Road to Murdock)
- Pine Street Reconstruction (east of 69th)

58

## Pavement Overlays

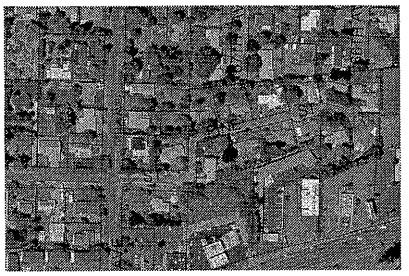
- Upper Boones Ferry Road (72nd Avenue to Interstate 5
- 136th Avenue (south of Walnut Lane)
- Garden Park Place Loop (at 110th Avenue)
- Durham Road (Summerfield Drive to Serena Court)

59

## 68th Avenue Parkway

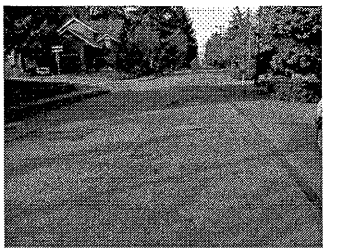
60

## Pine Street



61

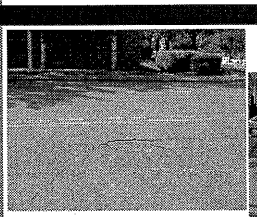
## 79th Avenue

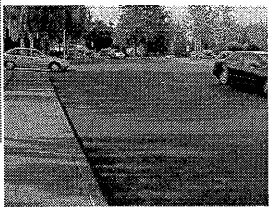


Reconstruction of the existing street plus paved shoulders and appropriate drainage

62

## Pavement Overlays This Spring

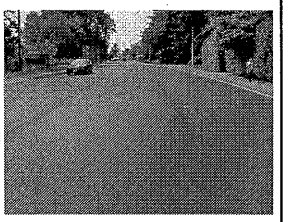




78th Avenue – 99W to Paffle Street

63

## Pavement Overlays This Spring



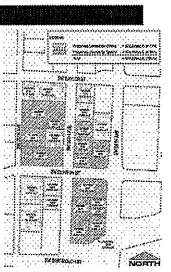
Greenburg Road

Center Street thru Tiedeman Avenue intersection

64

## Proposed Tigard Triangle LID

- Specht Properties has requested formation of an LID
- Council has approved preparation of a Preliminary Engineer's Report
- Formation will depend on the findings of the report



65

## Storm Drainage Projects

66

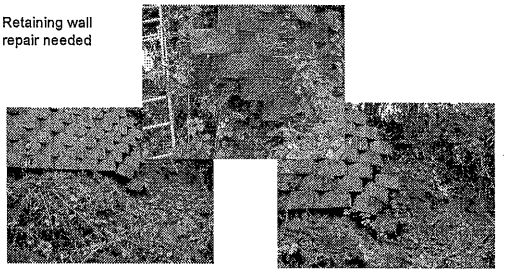
## Storm Drainage Projects

- 79th Avenue Storm Drainage Outfall
- Culvert Improvements
  - Derry Dell Creek at Fanno Creek
  - Derry Dell Creek at Walnut Street
  - Tributary of Red Rock Creek at Dartmouth/72nd Ave
- Highland Drive Storm Drainage Pipe Replacement (completion of ongoing project)
- Hiteon Creek Riparian Enhancement

67

## Durham Road @ 108th Avenue

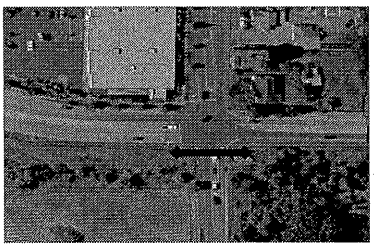
Retaining wall repair needed



68

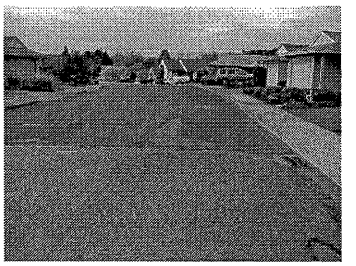
## Culvert Replacement 72nd and Dartmouth

Culvert replacement with Intersection Improvements



69

## Highland Drive



Combined storm drainage improvement and pavement overlay

70

## Water Projects

71

## Water Projects

- Secure 550-foot Reservoir Site 550-foot zone connection to Beaverton
- 550-foot zone – 10 MG transfer pump station upgrade
- Aquifer storage & recovery expansion studies
- Water line replacements in conjunction with street projects

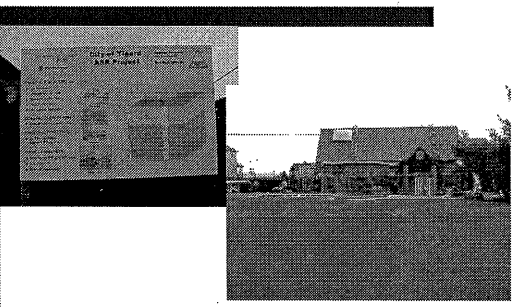
72

## Water Projects

- Lake Oswego Feasibility Study
- Menlor Reservoir Recirculation
- Replace Well House #2 (Gaarde Site)
- Telemetry Upgrade
  - Existing system is out of date
  - New technology will allow for continuous monitoring of water status
- Miscellaneous other water projects

73

## ASR Production Well



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## What's Next?

- Presentations to:
  - Budget Committee completed (May 8,2006)
  - Planning Commission (May 15, 2006)
  - City Council approval (June 13, 2006)
- Program effective July 1, 2006

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B

# MEMORANDUM

TO: Planning Commission

FROM: Beth St. Amand, Senior Planner

RE: Residential Density Numbers

DATE: May 15, 2006

During the Buildable Lands Inventory presentation on April 17, 2006, the Planning Commission requested residential density statistics. For consistency, Associate Planner Darren Wyss calculated the following numbers using the City's 1996 boundaries, as the Metro capacity numbers were based upon this geography. This does not include land annexed from 1996-2006; unincorporated land within the Urban Growth Boundary was included in Washington County's capacity numbers.

**1. Metro Capacity Numbers**

The City has a housing capacity number of 6,308 additional dwelling units, as defined by Title 1 of the Metro Urban Growth Management Functional Plan (Functional Plan). This number is a "target capacity" for achieving additional dwelling units. It is an estimate based on the minimum number of dwelling units allowed in each residential zoning district.

The City determined this number by taking the available buildable lands in the City's 1996 boundaries, calculating the minimum density of dwelling units allowed on those lands by zoning district (80% of maximum density), and including an estimate for additional units in the Washington Square Regional Center. Table 1 shows the City's estimated progress.

Table 1: Metro Functional Plan - Title 1

Inside 1996 Tigard Boundary

| Year | Dwelling Units Built: Single Family | Multi Family | Total |
|---|---|---|---|
| 2006 | 7 | 0 | 7 |
| 2005 | 193 | 108 | 301 |
| 2004 | 150 | 0 | 150 |
| 2003 | 99 | 42 | 141 |
| 2002 | 111 | 29 | 140 |
| 2001 | 162 | 0 | 162 |
| 2000 | 145 | 112 | 257 |
| 1999 | 225 | 0 | 225 |
| 1998 | 200 | 8 | 208 |
| 1997 | 298 | 4 | 302 |
| 1996 | 316 | 126 | 442 |
| 1995 | 335 | 0 | 335 |
| 1994 | 320 | 298 | 618 |
| **Total** | **2561** | **727** | **3288** |

| | |
|---|---|
| 2017 Target Capacity | 6308 |
| Progress to Capacity(since 1996) | 37.0% |

## 2. Metropolitan Housing Rule (State Goal 10: Housing)

This state rule was established to provide adequate housing in the Portland Metro Urban Growth Boundary (UGB). It sets minimum residential density standards for new construction by jurisdiction.

The rule states that Tigard must provide for an overall density of ten or more dwelling units per net buildable acre due to its size and location. Portland, Gresham, Beaverton, Hillsboro, and Lake Oswego must also provide 10 du/ac.

Table 2 shows that Tigard's new construction within the 1996 City limits averaged 6.6 du/ac from 1994-2006: specifically, 5.6 du/ac for single-family construction, and 17.7 du/ac for multi-family.

Table 2: Dwelling Units per Acre Calculations - NEW CONSTRUCTION
1996 City Limits

| Year | Single Family Dwelling Units | Acres | Density (DU/Acre) | Multi Family Dwelling Units | Acres | Density (DU/Acre) | Total Dwelling Units | Acres | Density (DU/Acre) |
|---|---|---|---|---|---|---|---|---|---|
| 2006 | 7 | 1.25 | 5.6 | 0 | 0 | 0.0 | 7 | 1.25 | 5.6 |
| 2005 | 193 | 19.06 | 10.1 | 108 | 6.13 | 17.6 | 301 | 25.19 | 11.9 |
| 2004 | 150 | 22.02 | 6.8 | 0 | 0 | 0.0 | 150 | 22.02 | 6.8 |
| 2003 | 99 | 16.56 | 6.0 | 42 | 2.74 | 15.3 | 141 | 19.3 | 7.3 |
| 2002 | 111 | 18.69 | 5.9 | 29 | 1.27 | 22.8 | 140 | 19.96 | 7.0 |
| 2001 | 162 | 22.33 | 7.3 | 0 | 0 | 0.0 | 162 | 22.33 | 7.3 |
| 2000 | 145 | 24.3 | 6.0 | 112 | 6.36 | 17.6 | 257 | 30.66 | 8.4 |
| 1999 | 225 | 36.13 | 6.2 | 0 | 0 | 0.0 | 225 | 36.13 | 6.2 |
| 1998 | 200 | 42.98 | 4.7 | 8 | 0.08 | 100.0 | 208 | 43.06 | 4.8 |
| 1997 | 298 | 58.13 | 5.1 | 4 | 0.04 | 100.0 | 302 | 58.17 | 5.2 |
| 1996 | 316 | 68.01 | 4.6 | 126 | 5.03 | 25.0 | 442 | 73.04 | 6.1 |
| 1995 | 335 | 66.81 | 5.0 | 0 | 0 | 0.0 | 335 | 66.81 | 5.0 |
| 1994 | 320 | 64.33 | 5.0 | 298 | 19.38 | 15.4 | 618 | 83.71 | 7.4 |
| **Total** | **2561** | **460.6** | **5.6** | **727** | **41.03** | **17.7** | **3288** | **501.63** | **6.6** |

C

# MEMORANDUM

TO: Planning Commission

FROM: Darren Wyss, Associate Planner

RE: Buildable Lands Inventory

DATE: April 17, 2006

The Planning Commission will be given the opportunity to review, discuss and ask questions regarding the updated buildable lands inventory (BLI) at the April 17th meeting. This review and discussion will provide important information to help commissioners in their role during the Comprehensive Plan update process.

The BLI identifies and includes undeveloped land that is available and meets current zoning standards. The Tigard BLI defines buildable land as: 1) privately owned taxlots that are vacant or 2) larger privately owned taxlots that are developed but with ¼ acre or greater of the taxlot vacant. Publicly owned land, environmentally sensitive lands, water quality tracts, and homeowner association owned lots within subdivisions are not included. Platted, vacant lots within subdivisions are considered buildable until development has occurred.

The updated version of the BLI is complete and reflects activity through the end of 2005 (2005 BLI). Following are some key findings/observations from the 2005 BLI:

- Less than 10% of land within the city limits is identified as buildable and the majority lies in residential zones
- The majority of commercial land is zoned General Commercial, with no Community or Neighborhood Commercial land included
- No Heavy Industrial land is included and the majority of remaining industrial lands lie in three lots under the same ownership
- Mixed-Use land is predominately located in the Tigard Triangle
- Large lots available for residential development are scarce within the city limits with only 43 (6%) lots greater than 2 acres; meaning smaller partition and infill developments may become the norm or the consolidation of lots will be necessary for future large developments
- Vacant lots available are predominately less than 10,000 square feet, while the majority of lots greater than 10,000 square feet are partially vacant; thus increasing the likelihood of minor land partitions, consolidation and infill development becoming more important in the future
- Over the past four years, 132 acres have been annexed that were on the BLI at the time

- Within the city limits over the past four years, 82% of new single-family residential development has occurred upon lands included on the BLI; demonstrating that unexpected infill redevelopment is occurring and that the buildable lands inventory has certain limitations in predicting future growth

For more detailed data and analysis, please refer to the attached report and map.

# BUILDABLE LANDS REPORT TO THE PLANNING COMMISSION – APRIL 17, 2006

## Introduction

The purpose of the buildable lands inventory (BLI) is to identify undeveloped land that is available and compatible with development policies and practices. The inventory is useful for informing policy and also as a tool for tracking and analyzing development activity and trends, as well as helping to project future capacity. This identification of buildable lands is completed by the city on a yearly basis (since 2002) and total acreage is reported at the end of a calendar year. The BLI process uses a protocol that employs the same basic structure, but is refined each year for efficiency and to increase accuracy. However, the attributes of buildable land have remained the same over the years.

The updated version of the BLI is complete and reflects activity through the end of 2005 (2005 BLI). This report provides information on the 2005 BLI and changes in the inventory over the past four years. Basic information on residential building permits and annexations are reported to show their relationship to and influence upon the BLI. Finally, a map showing the spatial location of land included on the 2005 BLI is included as Attachments A.

## Definition of Buildable Land

The Tigard BLI defines buildable land as: 1) privately owned taxlots that are vacant or 2) larger privately owned taxlots that are developed but with ¼ acre or greater of the taxlot vacant. While Metro uses a ½ acre minimum for partially developed land, protocol reduced it to reflect higher densities on infill taxlots. Additionally, publicly owned land, sensitive lands, water quality tracts, and homeowner association owned lots within subdivisions were not included. Platted, vacant lots within subdivisions are considered buildable until development has occurred.

## 2005 BLI Key Findings/Observations

Figure 1 displays the relationship between the 2005 BLI and the total area of Tigard. Less than 10% of land within the city limits is currently classified as buildable. This of course does not limit development to this less than 10%, but points to the possibility of increased pressure to redevelop properties, to increase density, and to look for mixed-use areas in absorbing more residential development.

Figure 1. Relationship of 2005 BLI to Total Area

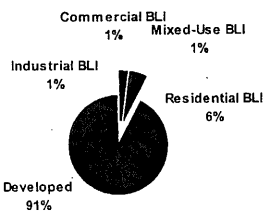


Table 1 displays total acreage for the 2005 BLI, based on four planning designations. The 2005 BLI is separated into two categories: 1. inside the city limits and 2. unincorporated urban services area. The buildable lands inventory has been divided in this manner since 2002 in order to show the relationship that exists between the two areas and also because of the Urban Planning Area Agreement. It provides a good look at temporal and spatial patterns. Inside the city limits, the breakdown of the 2005 BLI is commercial (8.5%), industrial (11.5%), mixed-use (7.5%), and residential (72.5%). The inventory contains only residential land in the unincorporated urban services area.

**Table 1. 2005 BLI (acres)**

| Zoning | Tigard City Limits | Urban Services Area | Total |
|---|---|---|---|
| Commercial | 51.07 | 0 | 51.07 |
| Industrial | 69.14 | 0 | 69.14 |
| Mixed-Use | 45.15 | 0 | 45.15 |
| Residential | 435.55 | 235.41 | 670.96 |
| Total | 600.91 | 235.41 | 836.32 |

**Table 2. 2005 BLI (acres)**

| Zoning | Tigard City Limits | Urban Services Area | Total |
|---|---|---|---|
| C-C | 0 | 0 | 0 |
| C-G | 40.84 | 0 | 40.84 |
| C-N | 0 | 0 | 0 |
| C-P | 9.16 | 0 | 9.16 |
| CBD | 1.07 | 0 | 1.07 |
| I-H | 0 | 0 | 0 |
| I-L | 25.55 | 0 | 25.55 |
| I-P | 43.59 | 0 | 43.59 |
| MUC | 3.38 | 0 | 3.38 |
| MUE | 28.11 | 0 | 28.11 |
| MUE-1 | 8.30 | 0 | 8.30 |
| MUE-2 | 0.75 | 0 | 0.75 |
| MUR-1 | 3.90 | 0 | 3.90 |
| MUR-2 | 0.71 | 0 | 0.71 |
| R-1 | 3.35 | 0 | 3.35 |
| R-2 | 1.36 | 0 | 1.36 |
| R-3.5 | 24.25 | 0 | 24.25 |
| R-4.5 | 205.45 | 8.12 | 213.57 |
| R-7 | 123.61 | 220.77 | 344.38 |
| R-12 | 44.03 | 5.66 | 49.68 |
| R-25 | 33.50 | 0.71 | 34.21 |
| R-40 | 0 | 0 | 0 |
| Total | 600.91 | 235.41 | 836.32 |

Table 2 breaks the 2005 totals down into zoning districts and gives a more complete look at what is available.

**Commercial Land** - Only two of the four commercial districts contain buildable land and 83% of that is zoned General Commercial. The lack of Community and Neighborhood Commercial land available limits the ability to develop neighborhood markets, restaurants, or coffee shops within walking distance of most residences.

**Industrial Land -** No buildable land remains in the Heavy Industrial district and of what remains in Light Industrial, 69% (17.64 acres) is located on the Fields property. Likewise, 80% (34.7 acres) of the buildable Industrial Park land is also located on the Fields property. This distribution inhibits the possibility of developing a large project without redeveloping property with an existing use.

**Mixed-Use Land -** Mixed use districts all contain some buildable land, but the majority is zoned Mixed Use Employment (63%) and located in the Tigard Triangle.

**Residential Land -** Buildable land located in residential districts also shows some interesting patterns. Looking at the unincorporated urban services area, 94% of buildable land lies in the R-7 zoning district (as mentioned previously, all buildable land located here is zoned residential). This leaves very little low, medium-high, or high density land available outside the city limits. Within the city limits, a large portion of the 2005 BLI is zoned low density (53% is R-3.5 or R-4.5) or medium density (28% is R-7). The remaining low density residential land (R-1 and R-2) comprises only 1% of buildable residential land and all is partially developed. No land zoned R-40 remains on the inventory, within the city limits or urban service area.

## 2005 BLI and Lot Size

Tracking the buildable acres is a helpful exercise, but taking a look at a few additional attributes can help to paint a clearer picture of what lies ahead for the city. Table 3 breaks the 2005 BLI down into the planning designations and distributes the lots based on size (the buildable land inventories for all years are now clipped to taxlot boundaries, as opposed to the previous method of allowing "parcels" of land to cross taxlot and zoning boundaries). In the city limits, a majority of buildable lots lie within residential zoning. However, the more telling story is the size of the residential lots inside the city that are included on the 2005 BLI. 82% of the buildable residential lots are less than one acre in size and 46% are less than 10,000 square feet. Large lots available for residential development are scarce within the city limits with only 43 (6%) lots greater than 2 acres for a total of 260 acres. This distribution shows that consolidation and partitioning of lots may become the primary means of increasing residential capacity.

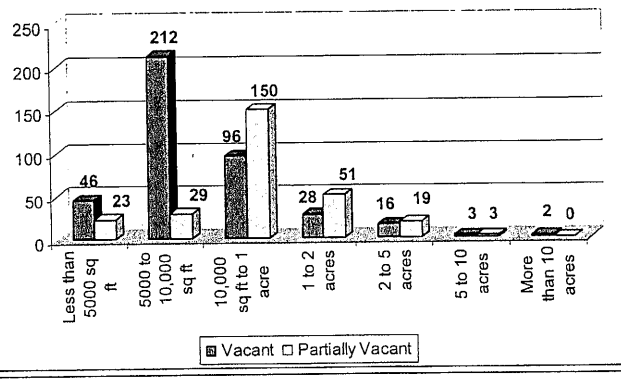
**Table 3. Distribution/Number of Lots - 2005 BLI**

| | Tigard City Limits | | | | | Urban Services Area | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Lot Size | Commercial | Industrial | Mixed-Use | Residential | Total | Commercial | Industrial | Mixed-Use | Residential | Total |
| Less than 5000 sq ft | 6 | 5 | 12 | 69 | 92 | 0 | 0 | 0 | 57 | 57 |
| 5000 to 10,000 sq ft | 9 | 4 | 17 | 241 | 271 | 0 | 0 | 0 | 82 | 82 |
| 10,000 sq ft to 1 acre | 27 | 11 | 50 | 246 | 334 | 0 | 0 | 0 | 93 | 93 |
| 1 to 2 acres | 7 | 2 | 6 | 79 | 94 | 0 | 0 | 0 | 33 | 33 |
| 2 to 5 acres | 5 | 2 | 2 | 35 | 44 | 0 | 0 | 0 | 24 | 24 |
| 5 to 10 acres | 1 | 0 | 0 | 6 | 7 | 0 | 0 | 0 | 8 | 8 |
| More than 10 acres | 0 | 3 | 0 | 2 | 5 | 0 | 0 | 0 | 0 | 0 |
| Total | 55 | 27 | 87 | 678 | 847 | 0 | 0 | 0 | 297 | 297 |

## Vacant vs. Partially Vacant

Figure 2 expands upon lot size by breaking the numbers into vacant or partially vacant. This distinction gives a sense of the effort needed to develop the lot. According to the BLI definition of buildable land (see page 1), vacant lots in Figure 2 have no development and partially vacant lots have development present, but ¼ acre or more undeveloped. Looking within the city limits at residential lots on the 2005 BLI, a great majority of lots less than 10,000 square feet are vacant, meaning they are more than likely part of a platted subdivision and cannot be divided further. The opposite is true for lots greater than 10,000 square feet as the majority are partially developed and few (21 lots) remain vacant greater than 2 acres.

**Figure 2. Distribution of Residential Lots Within City Limits 2005 BLI**




The future of large residential developments may lie in consolidating lots that contain existing homes. Otherwise, partitions and infill development will become the primary means of expanding the housing base within the city limits.

Table 4 simply provides a glimpse at all planning designations and how the buildable land is distributed between vacant and partially vacant lots.

**Table 4. Development Status - 2005 Buildable Lands Inventory**

| | Tigard City Limits | | | | | Urban Services Area | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Lot Size | Commercial | Industrial | Mixed-Use | Residential | Total | Commercial | Industrial | Mixed-Use | Residential | Total |
| Vacant Lots | 38 | 16 | 56 | 403 | 513 | 0 | 0 | 0 | 186 | 186 |
| acres | 39.93 | 62.10 | 33.14 | 204.07 | 339.24 | 0 | 0 | 0 | 98.30 | 98.30 |
| Partially Vacant Lots | 17 | 11 | 31 | 275 | 334 | 0 | 0 | 0 | 111 | 111 |
| acres | 11.14 | 7.04 | 12.00 | 231.49 | 261.67 | 0 | 0 | 0 | 137.11 | 137.11 |

## Changes from 2002 to 2005

We now take a look at the changes in buildable land over time. A comparison of the BLI from 2002 to 2005 is included in Table 5. Within the city limits, there has been minimal loss of commercial buildable land (2.44 acres, 4.6%), while the loss of industrial buildable land (1.23 acres, 1.7%) is more than likely a result of data clean-up over the years. Mixed-use losses from the BLI are 8.9 acres (16.5%), while residential losses total 71.91acres (14.2%). This shows that the city is predominately developing properties on the BLI for residential uses. However, residential land on the BLI has increased over the past two years (18.07 acres). This is due to the annexations that have occurred. The annexations and development have combined for a total loss of 41.1% of buildable land in the urban services area.

**Table 5. Buildable Lands Analysis (acres)**

| | Tigard | | | | Urban Services Area | | | |
|---|---|---|---|---|---|---|---|---|
| Zoning | 2002 | 2003 | 2004 | 2005 | 2002 | 2003 | 2004 | 2005 |
| Commercial | 53.51 | 51.87 | 51.99 | 51.07 | 0 | 0 | 0 | 0 |
| Industrial | 70.37 | 70.87 | 70.04 | 69.14 | 0 | 0 | 0 | 0 |
| Mixed-Use | 54.05 | 52.88 | 53.86 | 45.15 | 0 | 0 | 0 | 0 |
| Residential | 507.46 | 417.48 | 419.75 | 435.55 | 399.57 | 336.39 | 299.57 | 235.41 |
| Total | 685.39 | 593.09 | 595.64 | 600.91 | 399.57 | 336.39 | 299.57 | 235.41 |

* The increase of buildable land within the city limits is due to annexation, which also removes that land from the urban service area (slight variations between years within zoning districts may be the result of data clean-up)

Table 6 (see next page) compares the buildable lands over time by zoning district. There has been a steady decrease in all residential zoning districts, both inside and outside of the city limits, except for the R-7 zoning district. It has seen a 15.1% increase in the amount of buildable land within the city limits and a loss of 41.1% in the urban services area. This is again due to a noteworthy transfer of buildable land into the city limits through annexation.

| Table 6. Buildable Lands Analysis (acres) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Tigard | | | | Urban Services Area | | | |
| Zoning | 2002 | 2003 | 2004 | 2005 | 2002 | 2003 | 2004 | 2005 |
| C-C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C-G | 42.58 | 41.79 | 42.11 | 40.84 | 0 | 0 | 0 | 0 |
| C-N | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| C-P | 10.05 | 9.15 | 9.18 | 9.16 | 0 | 0 | 0 | 0 |
| CBD | 0.87 | 0.93 | 0.70 | 1.07 | 0 | 0 | 0 | 0 |
| I-H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| I-L | 25.33 | 25.27 | 25.60 | 25.55 | 0 | 0 | 0 | 0 |
| I-P | 45.04 | 45.59 | 44.44 | 43.59 | 0 | 0 | 0 | 0 |
| MUC | 10.24 | 10.08 | 9.98 | 3.38 | 0 | 0 | 0 | 0 |
| MUE | 27.96 | 27.64 | 28.61 | 28.11 | 0 | 0 | 0 | 0 |
| MUE-1 | 8.58 | 8.57 | 8.70 | 8.30 | 0 | 0 | 0 | 0 |
| MUE-2 | 0.76 | 0.85 | 0.75 | 0.75 | 0 | 0 | 0 | 0 |
| MUR-1 | 5.09 | 5.06 | 5.11 | 3.90 | 0 | 0 | 0 | 0 |
| MUR-2 | 1.41 | 0.68 | 0.71 | 0.71 | 0 | 0 | 0 | 0 |
| R-1 | 3.19 | 3.19 | 3.35 | 3.35 | 0 | 0 | 0 | 0 |
| R-2 | 1.35 | 1.35 | 1.36 | 1.36 | 0 | 0 | 0 | 0 |
| R-3.5 | 30.79 | 24.97 | 25.79 | 24.25 | 0 | 0 | 0 | 0 |
| R-4.5 | 256.62 | 223.32 | 215.46 | 205.45 | 9.20 | 8.37 | 8.14 | 8.12 |
| R-7 | 107.40 | 70.27 | 79.04 | 123.61 | 374.52 | 320.58 | 284.87 | 220.77 |
| R-12 | 65.29 | 54.20 | 56.06 | 44.03 | 11.67 | 5.77 | 5.66 | 5.66 |
| R-25 | 42.82 | 40.17 | 38.70 | 33.50 | 3.99 | 1.51 | 0.75 | 0.71 |
| R-40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 685.39 | 593.09 | 595.64 | 600.91 | 399.57 | 336.39 | 299.57 | 235.41 |

* The increase of buildable land within the city limits is due to annexation, which also removes that land from the urban service area (slight variations between years within zoning districts may be the result of data clean-up)

## Annexations and the BLI

Table 7 displays the annexations that have occurred over the past four years and how much of that land was included on the BLI. The 63.91 acres on the BLI that were annexed in 2005 directly led to the jump in R-7 buildable land within the city. This table shows the majority of land being annexed is considered buildable (59.7%) and that number increases to 75.9% if you remove the 47 acres of land annexed in 2004 that is owned by Clean Water Services and located in the floodplain.

| Table 7. Annexation and Buildable Lands Inventory | | | | | |
|---|---|---|---|---|---|
| Year | Number of Annexations | Acres Annexed | Lots Annexed | Acres on BLI | Percentage on BLI |
| 2005 | 5 | 71.76 | 77 | 63.91 | 89.1% |
| 2004 | 3 | 91.8 | 16 | 18.51 | 20.2% |
| 2003 | 2 | 4.24 | 3 | 1.94 | 45.8% |
| 2002 | 4 | 52.91 | 16 | 47.48 | 89.7% |
| Total | 14 | 220.71 | 112 | 131.84 | 59.7% |

## Residential Permits and the BLI

| Table 8. Residential Permits (10 Years) | | | |
|---|---|---|---|
| | Total Permits Issued | Tigard City Limits | Urban Services Area |
| 2005 | 221 | 209 | 12 |
| 2004 | 284 | 257 | 27 |
| 2003 | 422 | 270 | 152 |
| 2002 | 335 | 216 | 119 |
| 2001 | 494 | 253 | 241 |
| 2000 | 401 | 258 | 143 |
| 1999 | 273 | 174 | 99 |
| 1998 | 375 | 179 | 196 |
| 1997 | 346 | 263 | 83 |
| 1996 | 335 | 335 | 0 |
| | 3486 | 2414 | 1072 |

To get a sense of the how well the BLI acts as a predictor of development capacity, we can look at building permit numbers and locations. First, to get a sense of the residential building activity taking place in the city and urban services area, Table 8 shows the number of permits issued and finalized over the past 10 years. The total number of yearly permits has fluctuated and is down over the past two years, due to the limited activity in the urban services area. Within the city limits, 2005 saw the fewest permits since 1999.

Predicting future development needs to account for past trends, but market forces and the composition of available land increases the difficulty. Table 9 makes the connection between the residential permits and the BLI. Although the majority of permits over the four year period were being issued to lots on the BLI, there is still a significant amount (16.9% in the city limits) that is not captured in the buildable lands inventory. This means that the city is experiencing development on lands where it was not anticipated to occur. This can be attributed to a number of reasons, including: the demolition of an existing home and new construction taking its place, the combining of lots and demolition of homes for new construction, or an oversight of a partially vacant lot that had the attributes to be included on the BLI.

| Table 9. Residential Permits On BLI | | | |
|---|---|---|---|
| | All Permits Issued | Tigard City Limits | Urban Services Area |
| 2005 | 91.7% | 92.3% | 80.0% |
| 2004 | 77.0% | 75.4% | 92.6% |
| 2003 | 86.0% | 84.2% | 89.0% |
| 2002 | 76.6% | 81.9% | 66.9% |
| Total | 82.4% | 83.1% | 80.5% |

## Next Steps

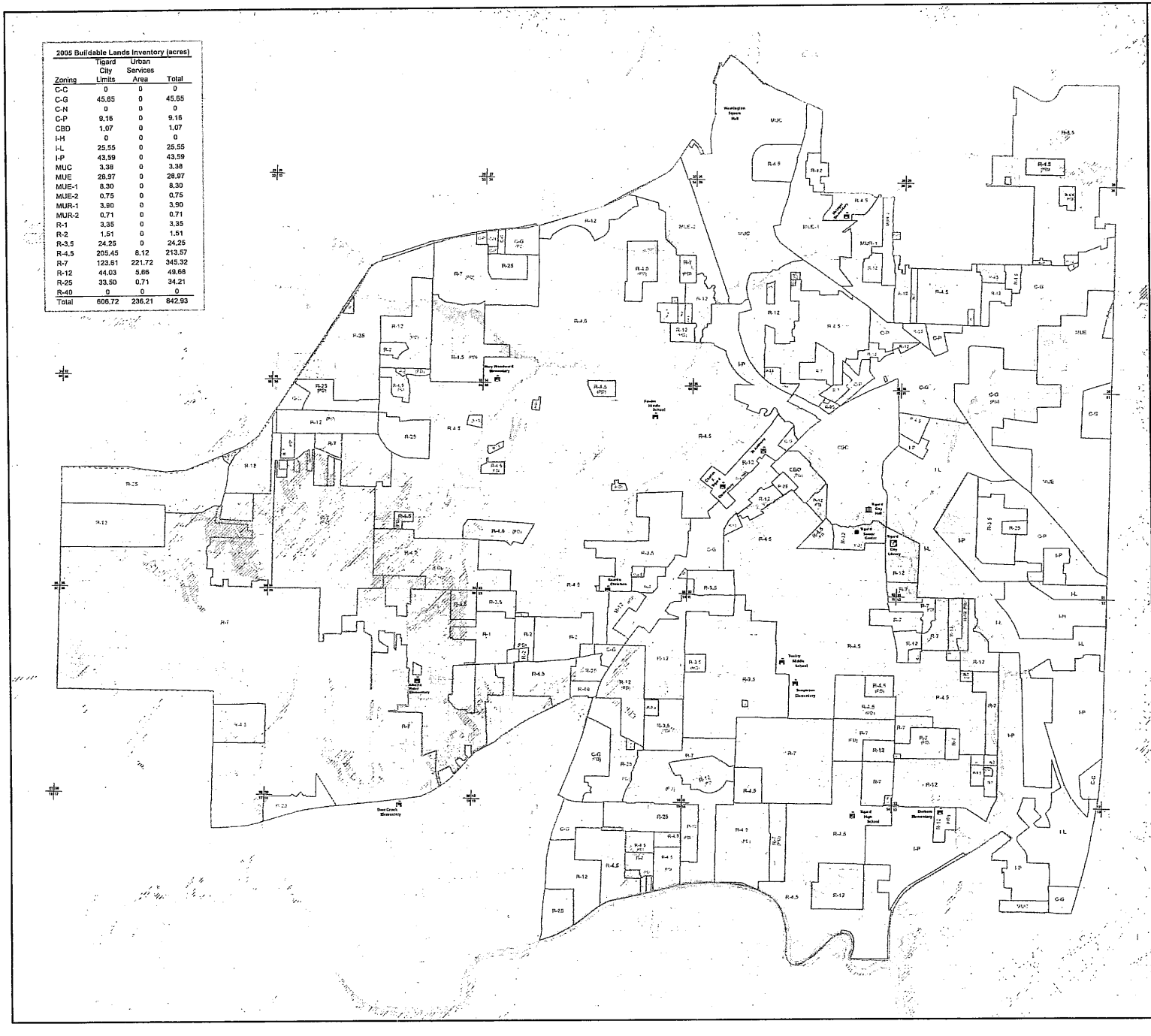
A more in-depth analysis of these statistics will need to be undertaken to create a better understanding of what lies ahead for the city in relation to development, particularly residential. Factors that must be considered include: will annexations continue to occur at the rate they have in the past, the shrinking amount of buildable land in the urban services area, the amount of development not captured on the buildable lands inventory, the size of lots available and whether development is present on them. Once this analysis is complete, the capacity of the city to accept growth will become clearer. Additionally, the 2006 version of the BLI is being updated quarterly to continue the tracking of trends over time.

# Buildable Lands Inventory - 2005

## City of Tigard
## Oregon

**2005 Buildable Lands Inventory (acres)**

| Zoning | Tigard City Limits | Urban Services Area | Total |
|---|---|---|---|
| C-C | 0 | 0 | 0 |
| C-G | 45.65 | 0 | 45.65 |
| C-N | 0 | 0 | 0 |
| C-P | 9.16 | 0 | 9.16 |
| CBD | 1.07 | 0 | 1.07 |
| I-H | 0 | 0 | 0 |
| I-L | 25.55 | 0 | 25.55 |
| I-P | 43.59 | 0 | 43.59 |
| MUC | 3.38 | 0 | 3.38 |
| MUE | 28.97 | 0 | 28.97 |
| MUE-1 | 8.30 | 0 | 8.30 |
| MUE-2 | 0.75 | 0 | 0.75 |
| MUR-1 | 3.90 | 0 | 3.90 |
| MUR-2 | 0.71 | 0 | 0.71 |
| R-1 | 3.35 | 0 | 3.35 |
| R-2 | 1.51 | 0 | 1.51 |
| R-3.5 | 24.25 | 0 | 24.25 |
| R-4.5 | 205.45 | 8.12 | 213.57 |
| R-7 | 123.61 | 221.72 | 345.32 |
| R-12 | 44.03 | 5.66 | 49.68 |
| R-25 | 33.50 | 0.71 | 34.21 |
| R-40 | 0 | 0 | 0 |
| Total | 606.72 | 236.21 | 842.93 |



Buildable Land - 2005
Title 3 Wetland
Title 3 Environmental Buffer
Title 3 100yr Floodplain
Water
Title 3 Stream
Slope of 25% or Greater
Tigard City Limits
Urban Services Boundary
Taxlot Boundary

### Zoning Classifications

| | |
|---|---|
| C-C | Community Commercial |
| C-G | General Commercial |
| C-N | Neighborhood Commercial |
| C-P | Professional Commercial |
| CBD | Central Business District |
| I-H | Heavy Industrial |
| I-L | Light Industrial |
| I-P | Industrial Park |
| MUC | Mixed Use Commercial |
| MUE | Mixed Use Employment |
| MUE-1 | Mixed Use Employment 1 |
| MUE-2 | Mixed Use Employment 2 |
| MUR-1 | Mixed Use Residential 1 |
| MUR-2 | Mixed Use Residential 2 |
| R-1 | 30,000 Sq Ft Min Lot Size |
| R-2 | 20,000 Sq Ft Min Lot Size |
| R-3.5 | 10,000 Sq Ft Min Lot Size |
| R-4.5 | 7,500 Sq Ft Min Lot Size |
| R-7 | 5,000 Sq Ft Min Lot Size |
| R-12 | 3,050 Sq Ft Min Lot Size |
| R-25 | 1,480 Sq Ft Min Lot Size |
| R-40 | 40 Units Per Acre |
| (PD) | Planned Development Overlay |
| (HD) | Historic District Overlay |

The inventory presented is based on specific assumptions and was formulated over a three year period. The inventory should not be considered an exhaustive list of what is/is not available for development, but a static representation based on the available data. Inclusion does not mean a property will develop or confers a mandate to do so, as exclusion does not prevent a property from developing in the future. For purposes of this inventory, buildable lands were identified as property outside of Title 3 lands that are:

1. Fully vacant: undeveloped, privately-owned parcels
2. Partially vacant: developed, privately-owned parcels with 1/4 acre or more of the parcel vacant

** The information represented on this map is current as of February 1, 2006. Revisions will be made as new decisions or admendments occur to alter the content of the map.

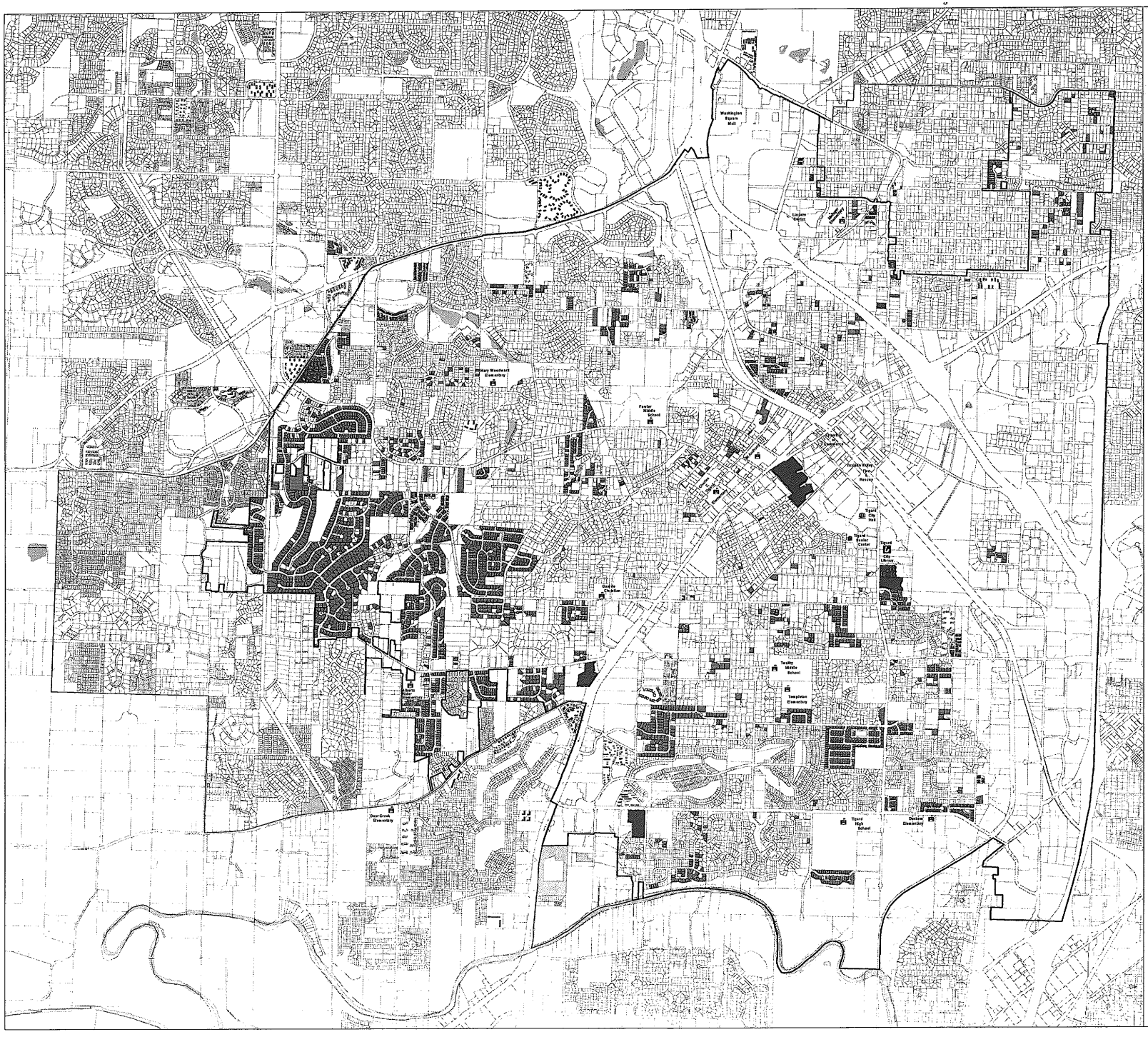
Source: City of Tigard
Metro Data Resource Center
Washington County

Cartography: Community Development Dept
City of Tigard Feb 2006

This map was derived from several databases. The City cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, any notification of errors would be appreciated

13125 SW Hall Blvd Tigard, OR 97223 503-639-4171
http://www.ci.tigard.or.gov

Ex. D




# New Residential Construction 1994 thru 2006

## City of Tigard Oregon

- New Multi Family Construction
- New Single Family Construction (Annexed Since 1996)
- New Single Family Construction (Within 1996 City Limits)
- New Multi Family Construction (Unincorporated Urban Service Area)
- New Single Family Construction (Unincorporated Urban Service Area)
- Taxlot Boundary
- 1996 City Limits
- Current City Limits

** The information represented on this map is current as of May 15, 2006. Revisions will be made as new decisions or admendments occur to alter the content of the map.

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Sources: City of Tigard
Metro Data Resource Center
Washington County

Cartography: Community Development Dept
City of Tigard May 2006

This map was derived from several databases. The City cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, any notification of errors would be appreciated.

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http://www.tigard-or.gov

Ex. E

# Proposed Planned Development Code Revisions May 2006

**Chapter 18.120**
**DEFINITIONS**

55. "Density bonus" – Additional dwelling units that can be earned as an incentive for providing undeveloped open space, landscaping, or tree canopy as defined further in this code.

87. "Landscaping" – Areas primarily devoted to plantings, trees, shrubs, lawn and other organic ground cover together with other natural or artificial supplements such as water courses, ponds, fountains, decorative lighting, benches, bridges, rock or stone arrangements, pathways, sculptures, trellises and screens.

104. Open Space Facility related definitions. Open Space Facilities may be privately or publicly owned:
a. Minimal Use Facilities. Areas reserved for low-impact recreation, limited to soft surface trails which ar minimally maintained. No other improvements (apart from underground utilities) are allowed.
b. Passive Use Facilities. Areas reserved for medium-impact recreation and education uses related to th functions and values of a natural area that require limited and low impact site improvement, including so surface trails, raised walkways, pedestrian bridges, seating areas, viewing blinds, observation deck informational signage, drinking fountains, picnic tables, interpretive centers, and other similar facilities Accommodations for ADA access shall be provided where site considerations permit.
c. Active Use Facilities. Areas reserved for high-impact recreation that require a greater degree of sit development and/or ground disturbance; such as sports fields, playground equipment, group picni shelters, swimming pools, hard and soft surface pathways, restrooms, and similar facilities.

***[Renumber definitions after #55 according to the above amendments]***

**Chapter 18.350**
**PLANNED DEVELOPMENTS**

**Sections:**
**18.350.010 Purpose**
**18.350.020 Process**
**18.350.030 Administrative Provisions**
**18.350.040 Concept Plan Submission Requirements**
**18.350.050 Concept Plan Approval Criteria**
**18.350.060 Detailed Development Plan Submission Requirements**
**18.350.070 Detailed Development Plan Approval Criteria**

**18.350.010 Purpose**

A. Purpose. The purposes of the planned development overlay zone are:

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Reorganization.¶
The chapter was reorganized to consolidate several sections, and create a logical progression of the other sections. The committee expressed concern that in PD applications, there was not enough of a distinction between the concept and detailed plan. Upon closer examination of the existing code text, staff found that the code itself did not clearly distinguish the two parts of the process. Elements of approval criteria were dispersed throughout the chapter, and applying the code to projects required a bit of gymnastic talent. The code has been reorganized in a more progressive fashion, setting forth the overall purpose, an outline of the process, miscellaneous procedural requirements, followed by distinct sections addressingfor the three elements of the PD process: the overlay zone, the concept plan, and the detailed plan.¶
¶
Revised Purpose Statement.¶
The committee spent considerable time drafting an updated purpose statement to reflect current trends in development and community desires. A greater balance between development opportunities and contributions to the community assets was sought. Environmental considerations were made more central to the purpose of the PD code.¶
¶
Mandatory Open Space Requirement.¶
In addition to requiring a certain percentage of open space, the committee made deliberate distinctions in the types of open space (minimal use, passive use recreation, and active use recreation). Changes to the definition chapter were added.¶
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1. To provide a means for property development that is consistent with Tigard's Comprehensive Pla through the application of flexible standards which consider and mitigate for the potential impacts to the City and

2. To provide such added benefits as increased natural areas or open space in the City, alternative building designs, walkable communities, preservation of significant natural resources, aesthetic appeal, and other types of assets that contribute to the larger community in lieu of strict adherence to many of the rules of the Tigard Community Development Code; and

3. To achieve unique neighborhoods (by varying the housing styles through architectural accents, use of open space, innovative transportation facilities) which will retain their character and city benefits, while respecting the characteristics of existing neighborhoods through appropriate buffering and lot size transitioning; and

4. To preserve to the greatest extent possible the existing landscape features and amenities (trees, water resources, ravines, etc.) through the use of a planning procedure (site design and analysis, presentation o alternatives, conceptual review, then detailed review) that can relate the type and design of a development to particular site; and

5. To consider an amount of development on a site, within the limits of density requirements which wi balance the interests of the owner, developer, neighbors, and the City.

6. To provide a means to better relate the built environment to the natural environment through sustainabl and innovative building and public facility construction methods and materials.

**18.350.020 Process**

A. Applicable in all zones. The planned development designation is an overlay zone applicable to all zones. A applicant may elect to develop the project as a planned development, in compliance with the requirements o this chapter, or in the case of a commercial or industrial project an approval authority may apply the provision of this chapter as a condition of approving any application for the development.

B. Elements of approval process. There are three elements to the planned development approval process, a follows:

1. The approval of the planned development concept plan; and

2. The approval of the detailed development plan.

3. The approval of the planned development overlay zone;

C. Decision-making process.

1. The concept plan shall be processed by means of a Type III-PC procedure, as governed by Section 18.390.050, using approval criteria contained in Section 18.350.050.

2. The detailed development plan shall be reviewed by means of a Type III-PC procedure, as governed by 18.390.050, to ensure that it is substantially in compliance with the approved concept plan.

3. The planned development overlay zone will be applied concurrently with the approval of the detailed plan.

4. Applicants may choose to submit the concept plan and detailed plan for concurrent review subject to

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meeting all of the approval criteria for each approval. All applicants are advised that the purpose of separating these applications is to provide them clear direction in developing the detailed plans. Rejection of the concept plan will result in a corresponding rejection of the detailed development plan and overlay zone.

5. In the case of an existing planned development overlay zone, once construction of the detailed plan ha been completed, subsequent applications conforming to the detailed plan shall be reviewed under th provisions required in the chapter which apply to the particular land use application.

6. If the application involves subdivision of land, the applicant may also apply for preliminary plat approval and the applications shall be heard concurrently with the detailed plan.

D. Concurrent Applications for Concept Plan and Detailed Plan. In the case of concurrent applications for concep plan and detailed development plan, including subdivision applications, the applicant shall clearly distinguis the concept from the detailed plan. The Planning Commission shall take separate actions on each element o the Planned Development application (i.e. the concept approval must precede the detailed developmen approval; however each required action may be made at the same hearing.

**18.350.030 Administrative Provisions**

A. Time limit on filing of detailed development plan. The concept plan approval expires after 1-1/2 years unles an application for detailed development plan and, if applicable, a preliminary plat approval or request fo extension is filed. Action on the detailed development plan shall be taken by the Planning Commission b means of a Type III-PC procedure, as governed by Section 18.390.050, using approval criteria in 18.350.070.

B. Zoning map designation. The planned development overlay zone application shall be concurrently approved i the detailed development plan is approved by the Planning Commission. The zoning map shall be amended t indicate the approved planned development designation for the subject development site. The approval of th planned development overlay zone shall not expire.

C. Extension. The Director shall, upon written request by the applicant and payment of the required fee, grant a extension of the approval period not to exceed one year provided that:

1. No changes have been made on the original concept development plan as approved by the Planning Commission;

2. The applicant can show intent of applying for the detail development plan or preliminary plat review withi the one year extension period; and

3. There have been no changes to the applicable Comprehensive Plan policies and ordinance provisions on which the approval was based.

D. Phased development.

1. The Commission may approve a time schedule for developing a site in phases, but in no case shall the total time period for all phases be greater than seven years without reapplying for concept development plan review.

2. The criteria for approving a phased detail development plan proposal are that:

a. The public facilities shall be constructed in conjunction with or prior to each phase; and

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b. The development and occupancy of any phase shall not be dependent on the use of temporary public facilities. A temporary public facility is any facility not constructed to the applicable City or district standard.

E. Substantial modifications to the concept plan. If the Planning Commission finds that the detailed development plan or preliminary plat does not substantially conform to the concept plan, a new concept plan shall be required.

F. Noncompliance. Noncompliance with an approved detailed development plan shall be a violation of this chapter.

G. Issuance of occupancy permits. The development shall be completed in accordance with the approved detailed development plan including landscaping and recreation areas before any occupancy permits are issued. However, when the Director determines that immediate execution of any feature of an approved detailed development plan is impractical due to climatic conditions, unavailability of materials, or other temporary condition, the Director shall, as a precondition of the issuance of a required permit, require the posting of performance bond or other surety to secure execution of the feature at a time certain not to exceed one year.

**18.350.040 Concept Plan Submission Requirements**

A. General submission requirements. The applicant shall submit an application containing all of the general information required for a Type III-PC procedure, as governed by Section 18.390.050 and the additional information required by 18.350.040.B. In addition, the applicant shall submit the following:

1. A statement of planning objectives to be achieved by the planned development through the particular approach proposed by the applicant. This statement should include:

a. A description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

b. An explanation of the architectural style, and what innovative site planning principles are utilized including any innovations in building techniques that will be employed.

c. An explanation of how the proposal relates to the purposes of the Planned Development Chapter as expressed in 18.350.010.

2. A general development schedule indicating the approximate dates when construction of the planned development and its various phases are expected to be initiated and completed.

3. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development. In the case where a residential subdivision is proposed, the statement shall include the applicant's intentions whether the applicant will build the homes, or sell the lots to other builders.

B. Additional information. In addition to the general information described in Subsection A above, the concept plan, data, and narrative shall include the following information, the detailed content of which can be obtained from the Director:

1. Existing site conditions;

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2. A site concept including the types of proposed land uses and structures, including housing types and their general arrangement on the site;

3. A grading concept;

4. A landscape concept indicating a percentage range for the amount of proposed open space and landscaping, and general location and types of proposed open space(s);

5. Parking concept

6. A sign concept;

7. A streets and utility concept; and

8. Structure Setback and Development Standards concept, including the proposed residential density target if applicable.

C. Allowable Uses

1. In residential zones. In all residential zones, an applicant with a planned development approval may develop the site to contain a mixture of uses subject to the density provisions of the underlying zone and the density bonus provisions of 18.350.100 B2. The following uses are allowed with planned development approval:

a. All uses allowed outright in the underlying zoning district;

b. Single-family detached and attached residential units;

c. Duplex residential units;

d. Multi-family residential units;

e. Manufactured homes;

f. Accessory services and commercial uses directly serving the planned development only and which are customary or associated with, but clearly incidental to the uses permitted in the zone, such as personal services, preschool or daycare, and retail uses less than 5,000 s.f. in sum total;

g. Community building;

h. Indoor recreation facility; athletic club, fitness center, racquetball court, swimming pool, tennis court or similar use;

i. Outdoor recreation facility, golf course, golf driving range, swimming pool, tennis court, or similar use; and

j. Recreational vehicle storage area.

2. In commercial zones. In all commercial zones, an applicant with a planned development approval may develop the site to contain all of the uses permitted outright in the underlying zone and, in addition, a maximum of 25% of the total gross floor area may be used for multi-family dwellings in those commercial zones that do not list multi-family dwellings as an outright use.

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3. In industrial zones. In all industrial zones, a planned development shall contain only those uses allowe outright in the underlying zoning district.

**18.350.050 Concept Plan Approval Criteria**

A. The concept plan may be approved by the Commission only if all of the following criteria are met:

1. The concept plan includes specific designations on the concept map for areas of open space, and describe their intended level of use, how they relate to other proposed uses on the site, and how they protect natura features of the site.

2. The concept plan identifies areas of significant natural resources, if any, and identifies methods for the maximized protection, preservation, and/or management.

3. The concept plan identifies how the future development will integrate into the existing neighborhoo either through compatible street layout, architectural style, housing type, or by providing a transition betwee the existing neighborhood and the project with compatible development or open space buffers.

4. The concept plan identifies methods for promoting walkability or transit ridership, such methods ma include separated parking bays, off street walking paths, shorter pedestrian routes than vehicular routes, linkages to or other provisions for bus stops, etc.

5. The concept plan identifies the proposed uses, and their general arrangement on site. In the case o projects that include a residential component, housing type, unit density, or generalized lot sizes shall b shown in relation to their proposed location on site.

6. The concept plan must demonstrate that development of the property pursuant to the plan results i development that has significant advantages over a standard development. A concept plan has a significar advantage if it provides development consistent with the general purpose of the zone in which it is located, a overall densities consistent with the zone, while protecting natural features or providing additional amenities o features not otherwise available that enhance the development project or the neighborhood.

**18.350.060 Detailed Development Plan Submission Requirements**

A. General submission requirements. The applicant shall submit an application containing all of the genera information required for a Type III-PC procedure, as governed by Section 18.390.050, the additiona information required by 18.350.040.B and the approval criteria under 13.350.070.

B. Additional Information. In addition to the general information described in Subsection A above, the detaile development plan, data, and narrative shall include the following information:

1. Contour intervals of 2 to 5 ft, depending on slope gradients, and spot elevations at breaks in grade, alon drainage channels or swales, and at selected points, as needed

2. A specific development schedule indicating the approximate dates of construction activity, includin demolition, tree protection installation, tree removal, ground breaking, grading, public improvements, an building construction for each phase.

3. A copy of all existing and/or proposed restrictions or covenants.

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4. Moderate to High Density Development Analysis. If proposing development in an area within a Metr designated town or regional center, the following additional information may be required:

a. Air movement: Prevailing breezes characteristic of a region may be greatly modified by urba high-rise structures. Predominant air movement patterns in a city may be along roadways an between buildings. The placement, shape, and height of existing buildings can create a turbulence caused by micro air movement patterns. These patterns may influence the location c building elements such as outdoor areas and balconies. Also a building's design and placemer can mitigate or increase local wind turbulence.

b. Sun and shadow patterns: The sun and shadow patterns of existing structures should be studied t determine how they would affect the proposed building. This is particularly important fo outdoor terraces and balconies where sunlight may be desirable. Sun and shadow pat- terns als should be considered as sources of internal heat gain or loss. Building orientation, window size and shading devices can modify internal heat gain or loss. Studies should include daily an seasonal patterns and the shadows the proposed building would cast on existing buildings an open spaces.

c. Reflections: Reflections from adjacent structures such as glass-clad buildings may be a problem The development should be designed to compensate for such glare or if possible, oriented awa from it.

C. Compliance with specific development standards. The Detailed Development Plan shall show compliance wit base zone provisions , with the following modifications:

1. Lot dimensional standards: The minimum lot depth and lot width standards shall not apply. There shall be no minimum lot size except that lots on the perimeter of the project shall not be less tha 80% of the minimum size required in the base zone.

2. Site coverage: The maximum site coverage is 80%, except in the IP zone where the maximum sit coverage shall be 75%. Site coverage includes all buildings and impervious surfaces such as street and sidewalks;

3. Building height: In residential zones, any increase in the building height above the maximum in th base zone will require that the structure be setback from the perimeter of the site a distance of at leas 1-1/2 times the height of the building.

4. Structure setback provisions:

a. Setbacks for structures on the perimeter of the project shall be the same as that required by the bas zone unless otherwise provided by Chapter 18.360;

b. The setback provisions for all setbacks on the interior of the project shall not apply except that:

(1) All structures shall meet the Uniform Building and Fire Code requirements;

(2) A minimum front yard setback of 20 feet is required for any garage structure which opens facing a street. This setback may be reduced for rear or side loaded garages, as specified on the detailed plan and proper clearances for backing movements are accounted for.

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(3) A minimum front yard setback of eight feet is required for any garage opening for a attached single-family dwelling facing a private street as long as the required off-stree parking spaces are provided. This setback may be reduced for rear or side loaded garages if specified on the detailed plan and proper clearances for backing movements ar accounted for.

c. If seeking to modify the base zone setbacks, the applicant shall specify the proposed setbacks either on a lot by lot, or project wide basis. The applicant may propose, or the commission ma require, actual structure footprints to be shown and adhered to.

5. Other provisions of the base zone. All other provisions of the base zone shall apply except a modified by this chapter.

**18.350.070 Detailed Development Plan Approval Criteria**

A. Detailed Development Plan Approval Criteria. A detailed development plan may be approved only if all th following criteria are met:

1. The detailed plan is generally consistent with the concept plan. Minor changes from the concept plan do no make the detailed plan inconsistent with the concept plan unless:

a. The change increases the residential densities, increases the lot coverage by buildings or reduce the amount of parking;

b. The change reduces the amount of open space and landscaping;

c. The change involves a change in use;

d. The change commits land to development which is environmentally sensitive or subject to potential hazard; and

e. The change involves a major shift in the location of buildings, proposed streets, parking lot landscaping or other site improvements.

2. All the provisions of the land division provisions, Chapters 18.420 Partitions and 18.43 Subdivisions, shall be met if applicable;

3. Except as noted, the provisions of the following chapters shall be utilized as guidelines. planned development need not meet these requirements where a development plan provides alternative design and methods, if acceptable to the Commission, that promote the purpose of this chapter. In each case, th applicant must provide findings to justify the modification of the standards in the chapters listed below. Th applicant shall respond to all the applicable criteria of each chapter as part of these findings and clearly identify where their proposal is seeking a modification to the strict application of the standards. For those chapters not specifically exempted, the applicant bears the burden of fully complying with those standards unless a variance or adjustment has been requested.

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a. Chapter 18.360, Site Development Review. The provisions of Chapter 18.360, Site Developmer Review, are not applicable to Planned Development Reviews. The detailed development plan revie is intended to address the same type of issues as the Site Development Review.

b. Chapter 18.705, Access, Egress and Circulation. The Commission may grant an exception to the access standards, upon a demonstration by a professional engineer that the resulting access will not be detrimental to the public safety considering emergency vehicle needs, and provisions are provided for all modes of transportation using the site (vehicles, bicycles, pedestrians, and transit).

c. Chapter 18.715, Density Computation and Limitations. Unless authorized below, density shall be governed by the density established in the underlying zoning district, using the minimum lot size established for that district. Where a project site encompasses more than one underlying zoning district, density shall be aggregated for each district, and may be allocated anywhere within the project site, as deemed appropriate by the commission.

The Commission may further authorize a density bonus not to exceed 10% as an incentive to increas or enhance open space, architectural character and/or site variation incorporated into th development. These factors must make a substantial contribution to objectives of the planne development. The degree of distinctiveness and the desirability of variation achieved shall govern th amount of density increase which the Commission may approve according to the following:

(1) A 1% bonus for each 5% of the gross site area set aside in open space, up to a maximum of 5% is allowed for the provision of active use recreational open space, exclusive of areas contained i floodplain, steep slopes, drainageways, or wetlands that would otherwise be precluded fro development;

(2) Up to a maximum of 5% is allowed for the development of pedestrian amenities, streetscap development, recreation areas, plazas, or other items from the "Planning Commission' Toolbox."

d. Chapter 18.745, Landscaping and Screening. The Commission may grant an exception to the landscap requirements of this title upon a finding that the overall landscape plan was prepared by a license landscape architect, provides for 20% of the gross site area to be professionally landscaped, and meet the intent of the specific standard being modified.

e. Chapter 18.765, Off-street Parking and Loading Requirements. The Commission may grant a exception to the off-street parking dimensional and minimum number of space requirements in th applicable zone if:

(1) The minimum number of parking spaces is not reduced by more than 10 percent of th required parking; and

(2) The application is for a use designed for a specific purpose which is intended to b permanent in nature, e.g., a nursing home, and which has a low demand for off-stree parking; or

(3) There is an opportunity for sharing parking and there is written evidence that the property owners are willing to enter into a legal agreement; or

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(4) Public transportation is available to the site, and reducing the standards will not adversel affect adjoining uses; or

(5) There is a community interest in the preservation of particular natural features of the sit which make it in the public interest to grant an exception to parking standards.

f. Chapter 18.780, Signs. The Commission may grant an exception to the sign dimensional requirements in the applicable zone if:

(1) The sign is not increased by more than 10 percent of the required applicable dimensiona standard for signs; and

(2) The exception is necessary for adequate identification of the use on the property; and

(3) The sign will be compatible with the overall site plan, the structural improvements an with the structures and uses on adjoining properties.

g. Chapter 18.795, Visual Clearance Areas. The Commission may grant an exception to the visua clearance requirements, when adequate sight distance is or can be met;

h. Chapter 18.810, Street and Utility Improvements, Sections 18.810.040, Blocks; and 18.810.060, Lots In addition, deviations from street standards shall be made on a limited basis, and nothing in thi section shall obligate the City Engineer to grant an exception. The Commission retains the ability t not allow an exception but may not grant an exception to street standards not sanctioned by the Cit Engineer, other than through the procedures in 18.370, Variances and Adjustments. The Cit Engineer may determine that certain exceptions to the street and utility standards are permissibl when it can be shown that:

(1) Public safety will not be compromised; and

(2) In the case of public streets, maintenance costs will not be greater than with a conformin design; and

(3) The design will improve stormwater conveyance either by reducing the rate or amount o runoff from present standards or increasing the amount of pollutant treatment.

4. In addition, the following criteria shall be met:

a. Relationship to the natural and physical environment:

(1) The streets, buildings and other site elements shall be designed and located t preserve the existing trees, topography and natural drainage to the greatest degre possible. The commission may require the applicant to demonstrate why a particula alternate site plan that may result in greater preservation of trees, topography an natural drainage would either not be feasible or would result in a greater loss of thos resources;

(2) Structures located on the site shall not be in areas subject to ground slumping ana sliding as demonstrated by the inclusion of a specific geotechnical evaluation;

(3) Using the basic site analysis information from the concept plan submittal, the structures

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___shall be oriented with consideration for the sun and wind directions, where possible; and

___b. Buffering, screening and compatibility between adjoining uses:

(1) Buffering shall be provided between different types of land uses, e.g., between single family and multi-family residential, and residential and commercial uses;

(2) In addition to the requirements of the buffer matrix (Table 18.745.1), the requirements of the buffer may be reduced if a landscape plan prepared by a registered Landscape Architect is submitted that attains the same level of buffering and screening with alternate materials or methods. The following factors shall be considered in determining the adequacy and extent of the buffer required under Chapter 18.745.:

(a) The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier;

(b) The size of the buffer needs in terms of width and height to achieve the purpose;

(c) The direction(s) from which buffering is needed;

(d) The required density of the buffering; and

(e) Whether the viewer is stationary or mobile.

(3) On-site screening from view from adjoining properties of such activities as service areas, storage areas, parking lots and mechanical devices on roof tops shall be provided and the following factors shall be considered in determining the adequacy of the type and extent of the screening:

(a) What needs to be screened;

(b) The direction from which it is needed; and

(c) Whether the screening needs to be year- round.

c. Privacy and noise: Non-residential structures which abut existing residential dwellings shall be located on the site or be designed in a manner, to the maximum degree possible, to protect the private areas on the adjoining properties from view and noise;

d. Exterior elevations – residential use: Along the vertical face of single-family attached and multiple-family structures, offsets shall occur at a minimum of every 30 feet by providing any two of the following:

(1) Recesses, e.g., decks, patios, entrances, floor area, of a minimum depth of eight feet;

(2) Extensions, e.g., decks, patios, entrances, floor area, of a minimum depth of eight feet, a ___maximum length of an overhang shall be 25 feet; and

(3) Offsets or breaks in roof elevations of three or more feet in height.

e. Private outdoor area – residential use:

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(1) Exclusive of any other required open space facility, each ground-level residential dwellin unit shall have an outdoor private area (patio, terrace, or porch) of not less than 48 squar feet with a minimum width dimension of four feet;

(2) Wherever possible, private outdoor open spaces should be oriented toward the sun; and

(3) Private outdoor spaces shall be screened or designed to provide privacy for the use of th space.

f. Shared outdoor recreation and open space facility areas – residential use:

(1) Exclusive of any other required open space facilities, each residential dwellin development shall incorporate shared usable outdoor recreation areas within the developmen plan as follows:

(a) Studio units up to and including two bedroom units, 200 square feet per unit;

(b) Three or more bedroom units, 300 square feet per unit.

(2) Shared outdoor recreation space shall be readily observable from adjacent units for reasons of crime prevention and safety;

(3) The required recreation space may be provided as follows:

(a) Additional outdoor passive use open space facilities;

(b) Additional outdoor active use open space facilities;

(c) Indoor recreation center; or

(d) A combination of the above.

g. Demarcation of public, semi-public and private spaces for crime prevention:

(1) The structures and site improvements shall be designed so that public areas such a streets or public gathering places, semi-public areas and private outdoor areas are clearl defined to establish persons having a right to be in the space, to provide for crim prevention and to establish maintenance responsibility; and

(2) These areas may be defined by, but not limited to:

(a) A deck, patio, low wall, hedge, or draping vine;

(b) A trellis or arbor;

(c) A change in elevation or grade;

(d) A change in the texture of the path material;

(e) Sign; or

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(f) Landscaping.

h. Access and circulation:

(1) The number of required access points for a development shall be provided i Chapter 18.705;

(2) All circulation patterns within a development must be designed to accommodat emergency and service vehicles; and

(3) Provisions shall be made for pedestrian and bicycle ways abutting and through site if such facilities are shown on an adopted plan or terminate at the boundaries of th project site.

i. Landscaping and open space:

(1) Residential Development: In addition to the buffering and screening requirements o paragraph b of this subsection, and any minimal use open space facilities, a minimum of 2 percent of the site shall be landscaped. This may be accomplished in improved open spac tracts, or with landscaping on individual lots provided the developer includes a landscap plan and surety for such landscape installation;

j. Public transit:

(1) Provisions for public transit may be required where the site abuts or is within a ¼ mile o a public transit route. The required facilities shall be based on:

____(a) The location of other transit facilities in the area; and

____(b) The size and type of the proposed development.

(2) The required facilities may include but are not necessarily limited to such facilities as:

(a) A waiting shelter;

(b) A turn-out area for loading and unloading; and

(c) Hard surface paths connecting the development to the waiting area.

(3) If provision of such public transit facilities on or near the site is not feasible, the develope may contribute to a fund for public transit improvements provided the Commissio establishes a direct relationship and rough proportionality between the impact of th development and the requirement.

k. Parking:

(1) All parking and loading areas shall be generally laid out in accordance with th requirements set forth in Chapter 18.765;

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(2) Up to 50% of required off-street parking spaces for single-family attached dwellings ma be provided on one or more common parking lots within the planned development as long a each single-family lot contains one off-street parking space.

l. Drainage: All drainage provisions shall be generally laid out in accordance with the requirement set forth in Chapter 18.810. An applicant may propose an alternate means for stormwate conveyance on the basis that a reduction of stormwater runoff or an increase in the level of treatment will result from the use of such means as green streets, porous concrete, or eco roofs.

m. Floodplain dedication: Where landfill and/or development is allowed within or adjacent to the 100 year floodplain, the City shall require consideration of the dedication of sufficient open land are for a greenway adjoining and within the floodplain. This area shall include portions of a suitabl elevation for the construction of a pedestrian/bicycle pathway with the floodplain in accordance with the adopted pedestrian bicycle pathway plan.

n. Shared Open Space Facilities: Exclusive of any other required open space or buffer areas, th detailed development plan shall designate a minimum of 20% of the gross site area as an ope space facility. The open space facility may be comprised of any combination of the following:

(1) Minimal Use Facilities. Up to 75% of the open space requirement may be satisfied b reserving areas for minimal use. Typically these areas are designated around sensitiv lands (steep slopes, wetlands, streams, or 100 year floodplain).

(2) Passive Use Facilities. Up to 100% of the open space requirement may be satisfied b providing a detailed development plan for improvements (including landscaping irrigation, pathway and other structural improvements) for passive recreational use.

(3) Active Use Facilities. Up to 100% of the open space requirement may be satisfied b providing a detailed development plan for improvements (including landscaping irrigation, pathway and other structural improvements) for active recreational use.

(4) The open space area shall be shown on the final plan and recorded on the final plat or covenants.

o. Open Space Conveyance. Where a proposed park, playground or other public use shown in a pla adopted by the City is located in whole or in part in a subdivision, the Commission may require th dedication or reservation of such area within the subdivision, provided that the reservation or dedicatio is roughly proportional to the impact of the subdivision on the park system.

Where considered desirable by the Commission in accordance with adopted comprehensive pla policies, and where a development plan of the City does not indicate proposed public use areas, th Commission may require the dedication or reservation of areas within the subdivision or sites of character, extent and location suitable for the development of parks or other public use, provided tha the reservation or dedication is roughly proportional to the impact of the subdivision on the par system. The open space shall be conveyed in accordance with one of the following methods:

(1) Public Ownership. Open space proposed for dedication to the City must be acceptable t it with regard to the size, shape, location, improvement and budgetary and maintenance limitations. A determination of City acceptance shall be made in writing by the Parks & Facilities Division Manager prior to final approval. Dedications of open space may be eligible

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for Systems Development Charge credits, usable only for the proposed development, deemed to be not acceptable, the open space shall be in private ownership as described below;

(2) Private Ownership. By conveying title (including beneficial ownership) to a corporation home association or other legal entity, and granting a conservation easement to the City in form acceptable by the City. The terms of the conservation easement must include provision for the following:

(a) The continued use of such land for the intended purposes;

(b) Continuity of property maintenance;

(c) When appropriate, the availability of funds required for such maintenance;

(d) Adequate insurance protection; and

(e) Recovery for loss sustained by casualty and condemnation or otherwise.

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**Summary of Major Changes**

Reorganization.

The chapter was reorganized to consolidate several sections, and create a logical progression of the other sections. The committee expressed concern that in PD applications, there was not enough of a distinction between the concept and detailed plan. Upon closer examination of the existing code text, staff found that the code itself did not clearly distinguish the two parts of the process. Elements of approval criteria were dispersed throughout the chapter, and applying the code to projects required a bit of gymnastic talent. The code has been reorganized in a more progressive fashion, setting forth the overall purpose, an outline of the process, miscellaneous procedural requirements, followed by distinct sections addressingfor the three elements of the PD process: the overlay zone, the concept plan, and the detailed plan.

Revised Purpose Statement.

The committee spent considerable time drafting an updated purpose statement to reflect current trends in development and community desires. A greater balance between development opportunities and contributions to the community assets was sought. Environmental considerations were made more central to the purpose of the PD code.

Mandatory Open Space Requirement.

In addition to requiring a certain percentage of open space, the committee made deliberate distinctions in the types of open space (minimal use, passive use recreation, and active use recreation). Changes to the definition chapter were added.

Substantial Changes in the Approval Criteria for Detailed Development Plans.

This section was reworked to create consistency between the purpose statement and the review criteria, as well as incorporate the recommendations of the committee.

**Revised Ordering of the Approval Process**

**The application of the Planned Development Overlay Zone was physically moved to the end of the process and simplified to include only an affirmation that the terms and conditions applied to the detail development plan had been fully satisfied. The Planned Development Overlay Zone is thereby no longer applied to unimplemented "development concepts".**

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D. Concurrent conceptual plan, detailed development plan, and overlay zone applications.

On residential or mixed use projects over 5 acres, the detailed plan shall and the overlay zone shall be filed separately, unless the director waives this requirement. For commercial or industrial development, the detailed plan and the overlay zone shall be filed separately. If the application involves subdivision of land, the applicant may also apply for preliminary plat approval and the applications shall be heard concurrently. All applicants are advised that the purpose of separating these applications is to provide them clear direction in developing the detailed plans. Rejection of the concept plan will result in a corresponding rejection of the detail plan and overlay zone.

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, and overlay zone

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which shall precede approval of the overlay zone)

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A. Action on the concept development plan shall be taken by the Planning Commission by means of a Type III-PC procedure, as governed by Section 18.390.050, using approval criteria in 18.350.050.

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If the concept and detailed plan or preliminary plat were not heard concurrently, within 1-1/2 years after the date of Commission approval of the conceptual development plan, the owner shall prepare and file with the Director a detailed development plan.

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The approval of the planned development overlay zone shall expire whenever the detail plan approval lapses or expires.

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only after the detail development plan has been implemented. Final action on the zoning map amendment

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shall be taken by the City Council by means of a Type IV procedure as governed by Section 18.390.060 and approval of the detailed development plan by the Planning Commission shall serve as their recommendation to the Council.

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3. Contextual Analysis

a. Building typology and hierarchy: An analysis of the particular building type (residential, commercial, public) relative to the hierarchy of the various building types in the city is useful in deciding the general design approach of a new building. For example, public buildings may be dominant in placement and design, while residential buildings are subordinate, it is important to maintain any existing hierarchy that reinforces visual order in the city. Any predominant architectural solutions and details characteristic of a building type incorporated in the new building's design can help maintain a recognizable building type.

b. Regional character: An analysis of the city's regional architectural characteristics is appropriate in developing a design solution that responds to unique regional characteristics. Regional characteristics may be revealed through unique architectural types, through vernacular building resulting from local climatic and cultural characteristics, and from historically significant architecture. Historic structures should be saved by modifying them for the proposed new use or by incorporating parts of the existing structure{s) into the proposed design.

c. City form: The delineation of city form created by road layout, location of major open spaces, and architecture-created forms should be analyzed. Elements that delineate city form should be reinforced by architectural development solutions for a particular place within the city. For example, a building proposed for a comer site should be designed to reinforce the comer through building form, entrance, and design details. A building proposed for midblock may be a visually unifying element providing connection and continuity with adjacent buildings. Sites at the ends of important vistas or adjacent to major city squares probably should be reserved for important public buildings.

d. Building scale and fenestration: It is important to analyze building scale and fenestration of nearby structures. Reflecting, although not necessarily reproducing, such detailing in the proposed building can provide visual unity and continuity in the architectural character of the city. One example is the use and placement of cornice lines to define the building's lower floors in relation to adjacent buildings. Cornice lines also can define the building's relationship to pedestrians in terms of scale and use.

e. Building transition: Sometimes it may be appropriate to use arcades and porches to provide transition between the building's private interior and the public sidewalk. Including them may be especially worthy if adjacent buildings have these elements

f. Views: Important city views of plazas, squares, monuments, and natural features such as waterfronts and parks should be considered. It is important to design the proposed structure to enhance and preserve such views for the public and for inhabitants of nearby buildings, as well as incorporating them as views from the proposed building.

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1. The change increases the residential densities, increases the lot coverage by buildings or reduces the amount of parking;
2. The change reduces the amount of open space and landscaping;
3. The change involves a change in use;
4. The change commits land to development which is environmentally sensitive or subject to a potential hazard; and
5. The change involves a major shift in the location of buildings, proposed streets, parking lots, landscaping or other site improvements.

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. If the detailed plan is found to be in conformance with the conceptual plan, the following specific review criteria must additionally be satisfied. The Commission shall make findings that the following criteria are satisfied when approving or approving with conditions, the detailed plan. The Commission shall make findings that the criteria are not satisfied when denying an application.

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If the detailed plan is found to be in conformance with the conceptual plan, the following specific review criteria must additionally be satisfied. The Commission shall make findings that the following criteria are satisfied when approving or approving with conditions, the detailed plan. The Commission shall make findings that the criteria are not satisfied when denying an application.

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The Planning Commission shall review a proposed Planned Development Overlay Zone for general and specific conformity to the approved detail development plan. The application and request for the Planned Development Overlay Zone may be processed concurrently with the detail plan approval.

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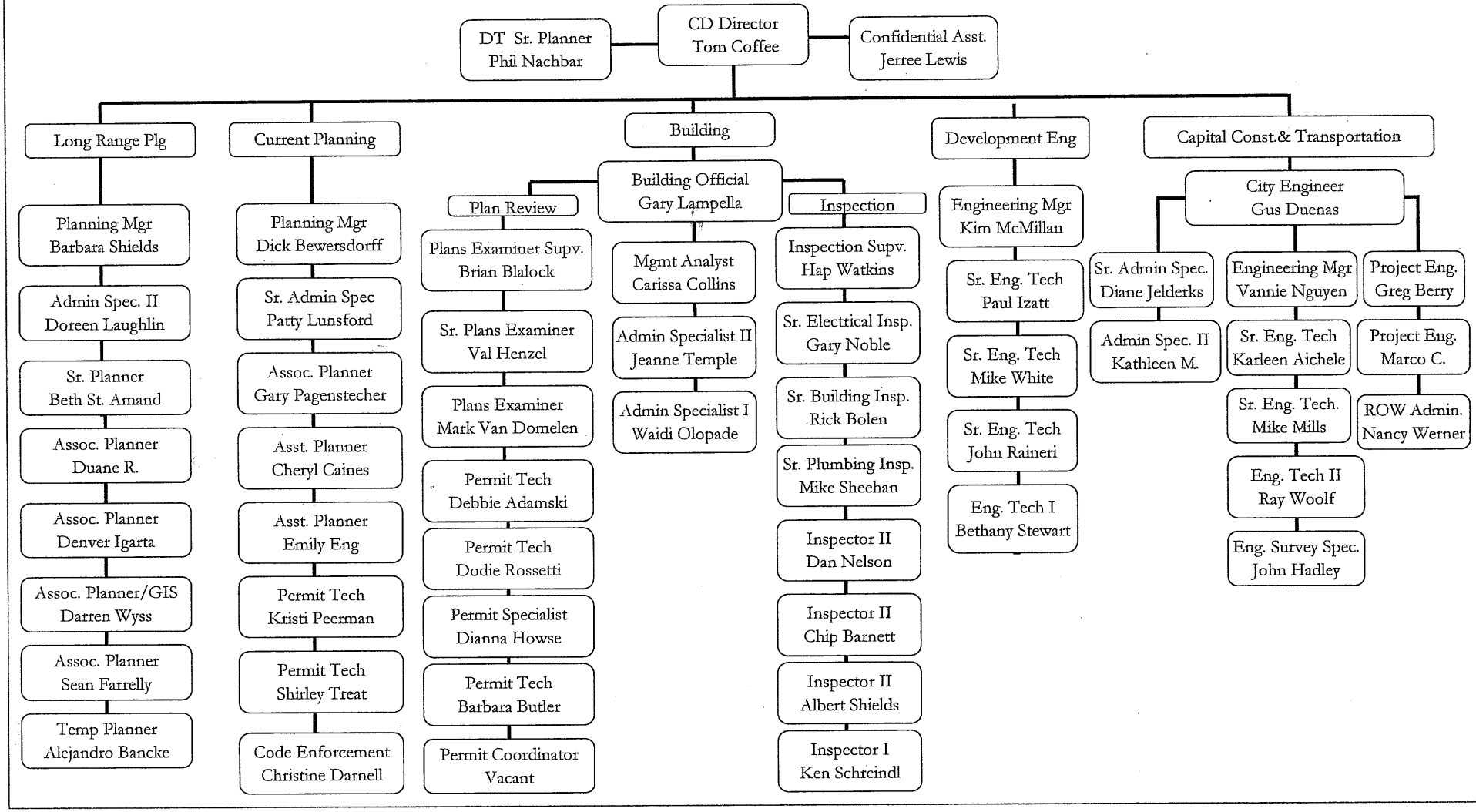
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