



*Night or day,  
rain or shine,  
downtown Tigard  
is quickly becoming  
a destination spot  
in the heart of our  
city. Read on to  
learn about the  
exciting changes  
taking shape here.*

# *the new* downtown tigard

Fall 2015

## Transformation

Take a walk down Tigard's Main Street and it may be difficult to remember how it looked just a few years ago. Today, wide sidewalks are flanked with bike racks and benches where one can sit and relax between excursions. New landscaping, LED streetlights and unique public artwork are just a few of the modern amenities that invite people downtown to shop, dine, walk the dog, take care of business or meet up with family and friends.

The transformation didn't happen overnight and it didn't happen on its own. The City of Tigard has an urban renewal agency—the City Center Development Agency (CCDA)—which is governed by the Board of the CCDA (City Council) and advised by the City Center Advisory Commission. The CCDA partnered with the Tigard Downtown Alliance (TDA), the Tigard Area Chamber of Commerce (TACC) and other agencies to revitalize this 193-acre area located just east of Pacific Highway between Hall Boulevard and Main Street.

This group of business owners, property owners and other stakeholders worked to leverage

private and public resources to revitalize downtown, creating a mixed-use destination spot that is very walkable. The walkable element is no accident. Across the country, people are embracing the benefits of living in a walkable community. Tigard has met this challenge with a vision to become the most walkable city in the Pacific Northwest.

While the transformation of Tigard's downtown remains a work in progress, we want to share what's been accomplished to date, what's coming next and invite you to rediscover downtown.

Take a virtual walk with us through the next few pages that include programs available, places to go and things to do downtown.



City of Tigard  
[www.tigard-or.gov](http://www.tigard-or.gov)



Tigard Street trail being paved.



Hanging glass basket on Main Street.



Urban art.

## What's new?

### MAIN AND BURNHAM STREETS

Tigard's Main Street Green Street project rebuilt the southern half of Main Street, from Pacific Highway/99W to the railroad crossing near Commercial Street.

Funded in part with a \$2.54 million Metro grant, the project provided safer pedestrian crossings, green streetscape planters that help remove pollutants from stormwater, new sidewalks, streetlights, benches and bike racks.

A complete rebuild of adjoining Burnham Street was completed in 2011.

### BANNERS, BIKE RACKS, BENCHES AND MORE

In 2015, the TDA also installed streetscape features along Main Street to enhance the visitor experience:

- 20** Hanging glass baskets made by a downtown entrepreneur
- 10** Decorative bike racks
- 9** Benches
- 2** Bike tuneup stations including air pumps and repair tools
- 20** Banners promoting downtown community events and attractions

### PUBLIC ART

During summer of 2015, two 16-foot steel flowers designed by artist Brian Borrello were installed at either end of Main Street where it intersects with Pacific Highway.

These eye-catching sculptures were selected by the public art subcommittee of Tigard's

City Center Advisory Commission (CCAC) to signal passing motorists that a unique Main Street is waiting just around the corner.

The TDA is bringing more art to the street. One sculpture — Mobius — created by sculptor Ben Dye, is currently on display at the Main Street entrance to the Tigard Street Trail. A second piece of art — Perch — will be installed by the end of summer. And there will be more—the TDA will continue raising funds for more public art in downtown Tigard.

## Things to do

### DOWNTOWN ART WALK

#### Held in the spring on Main Street

Commerce and culture converge in downtown Tigard during this annual event. Produced by the TDA, the art walk invites artists working in a range of styles and mediums into downtown Tigard to showcase their talents.

Creatives from around the region join with local art students and display their work inside participating downtown businesses. Community members are invited to view and cast a vote for their favorites.

During the May 2015 event the TDA introduced a pop up art gallery in an empty storefront. The event kicked off with five artists creating ten oversized panels during an urban art exhibit.

### DOWNTOWN TIGARD STREET FAIR

#### Held in September on Main Street

Downtown merchants, sponsors, vendors, residents and visitors come together for an end of summer celebration that includes musical performances, fresh food, arts and crafts, activities for all ages and much more.



*Exciting changes are taking shape in downtown Tigard and there's something for everyone!"*

**Tigard Mayor  
John L. Cook**



Mobius outside Symposium Coffee.



Jeffrey Allen Gallery on Burnham Street.



Max's Fanno Creek Brew Pub on Main Street.

In 2015, the fair also welcomed the **Tigard Tour de Parks** program as part of the celebration. Participants embarked on a 12-mile bike ride—visiting six Tigard parks—that began and finished in downtown. Check out [www.ExploreDowntownTigard.com](http://www.ExploreDowntownTigard.com) for the latest on other seasonal events.

#### TIGARD AREA FARMERS MARKET

**Sundays, 9 a.m.–2 p.m.**  
**Mother's Day through October**  
**corner of Burnham Street and Hall Boulevard**

With about seven farms and more than 40 vendors, the Tigard Area Farmers Market brings fresh local products to the Tigard community. You'll enjoy entertainment, delicious food, children activities and more. Visit [www.tigardfarmersmarket.org](http://www.tigardfarmersmarket.org) for a vendor list and to see what's in season at the market.

#### FANNO CREEK TRAIL

This regional trail extends 15 miles from Tualatin to Portland. Passing through Tigard, Beaverton and Washington County, the trail is a paved, multi-use pathway for walkers, runners, bicyclists and nature enthusiasts of all ages. Clean Water Services, in partnership with the City of Tigard, is planning to restore the stream just south of downtown. This will improve water quality and slow erosion and incision on the creek bed. The project will also replace the Ash Avenue Pedestrian Bridge and improve a segment of the trail.

## Partnerships and programs

### MAIN STREET STROLLING STREET

Tigard's Main Street Strolling Street Program is improving Main Street's curb appeal. This Urban Renewal Agency program offers landscape architecture design assistance and matching funds to improve privately owned landscaped areas between the sidewalk and building façades. The first two projects approved for grant funding should be completed in fall 2015.

### FAÇADE IMPROVEMENT PROGRAM

The urban renewal agency's Façade Improvement Program (currently on hold) provided matching grants for 17 projects to improve downtown storefronts. The program leveraged four dollars in private investment for every dollar of matching urban renewal funds.

These projects have helped Main Street become a more vibrant and walkable commercial district.

### TARGETED IMPROVEMENT PROGRAM

Tigard's Targeted Improvement Program (currently on hold) helps entrepreneurs and property owners who are ready to reinvest in their downtown buildings. In 2014, urban renewal funding provided matching grants for tenant improvements to help attract two catalytic businesses into Downtown Tigard—Symposium Coffee and Jeffery Allen Gallery.



*My customers regularly comment about how much they like the new Main Street improvements. They also love the upgrades to my storefront, which I did with the help of Tigard's urban renewal agency."*

**Owner of Sherrie's Jewelry Box**  
**Sherrie Devaney**



▼ Pop up art gallery.



Mixed-use housing development.



Main Street looking toward Commercial Street.



Cyclist entering the Fanno Creek Trail from Main.

## Coming soon

### BURNHAM/ASH MIXED-USE DEVELOPMENT

On April 14, 2015, Tigard’s urban renewal agency signed a development agreement with Capstone Greenlight LLC and DIG Tigard LLC for the construction of 165 market-rate apartments and 2,000 square feet of commercial space.

The \$26 million apartment project is expected to break ground in fall 2015. It will provide the amenities of urban living adjacent to the Fanno Creek Trail, and is within a 10-minute walk to Main Street shopping, the Tigard Public Library, the Westside Express Service (WES) commuter rail system and the bus service that can be boarded at the Tigard Transit Center.

### MORE ON MAIN STREET

Further improvements to the northern end of Main Street are planned in order to bring new street lighting, sidewalks and bio swales the full length of Main Street.

## Getting around downtown

### TIGARD TRANSIT CENTER

8960 SW Commerical St.

The transit center connects downtown Tigard to the region with seven TriMet bus lines, Westside Express Service (WES) commuter rail and Yamhill County Transit Area bus service. The adjacent Park & Ride lot has 100 car spaces as well as bike lockers and racks. WES is a commuter rail line serving Beaverton, Tigard, Tualatin and Wilsonville. WES runs every 30 minutes, Monday through Friday, during the morning and afternoon commute.

### FANNO CREEK TRAIL

Enter this scenic trail from one of several downtown trailheads and follow the convenient wayfinding signs—you’ll be on your way to the library, a dog park, and a lot more.

### TIGARD STREET TRAIL

Formerly a rail line, this three-quarter-mile trail connects downtown Tigard to Tiedeman Avenue. The city recently paved a temporary trail for biking, walking and rolling. A concept for the permanent Tigard Street Heritage Trail is in the works. It will place lighting, art, plazas and other amenities along the trail.

## The investment

PROJECT	APPROX. INVESTMENT
Main Street Green Street 2014	\$2,500,000
Gateway art and foundation	500,000
Façade program	1,000,000
Strolling Street program	100,000
Tenant Improvement Program	300,000
Burnham/Ash development	26,000,000
Baskets, bike racks, benches	50,000
Burnham Street Green Street	7,000,000
Pacific Highway/Hall Boulevard/ Main Street intersections	12,000,000
Fanno Creek Trail (2017–18)	1,000,000
Tigard Street Trail (2017–18)	1,500,000

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