

## **Economic Development**

Economic activity is the lifeblood of any community, providing jobs, creating wealth, and generating tax revenue. Tigard's economy is intertwined with the economy of the region, the nation, and the world.

Tigard's location at the crossroads of several transportation routes has proven to be a major advantage. Other advantages include the relatively high educational attainment level of its citizens; and its proximity to the high technology centers in Washington County and major educational institutions such as Portland State University and Portland Community College. A recent study found that Tigard was a "hub for innovation" for a city its size due to the comparatively high percentage of patents granted to individuals and small business.

Tigard residents envision a future economy that builds on these strengths. Tigard shall have a strong and resilient local economy with a diverse portfolio of economic activity: retail, professional service, and industrial jobs. The local economy shall provide for goods and services for local resident and business needs but also have the goal of expanding the "traded sector." This sector sells goods and services outside the region to the broader state, national and international markets and/or produces goods and services that normally would have to be imported to the community. These businesses bring income into the community or region and keep local income from going elsewhere.

Tigard's future economy may include activities whose characteristics are not foreseeable at this time such as live-work arrangements; light manufacturing combined with research and development; creative crafts and arts such as film, advertising, communications, etc. Therefore the City's land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities.

Tigard is sometimes perceived as a bedroom community for nearby cities. This is not accurate. Tigard businesses provide 38,628 full and part time jobs in 2005 (State of Oregon Employment Department). This number is greater than the number of Tigard residents over the age of 16 in the workforce: 25,537 (O.E.D, 2006). Seventy percent of Tigard residents work outside the City, so thousands of workers from throughout the region are regularly commuting to Tigard jobs (2000 Census). The City shall seek to expand the opportunities for residents to work closer to where they live. This will require promoting a mix of high quality housing opportunities for households with varying incomes.

Quality of life factors shall be promoted to attract economic investments and a skilled work force. Among these factors are an attractive and well-maintained community; high levels of public safety; accessible and responsive local government; availability of a variety of housing, good public schools; access to nature, high quality parks, leisure and recreation activities, safe and convenient multi-modal transportation opportunities, and smoothly running essential infrastructure.

State and Regional Policies: The Department of Land Conservation and Development (DLCD) and Metro have developed policies that address economic opportunities, which are based on Statewide Planning Goal 9.

## Goal 9: Economic Development

*“To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.”*

A major emphasis of the Goal 9 policies is to preserve and protect land for industrial and employment uses. Metro has sought to implement this on a regional basis. Title 4 of the Metro Urban Growth Management Functional Plan identifies Industrial and Other Employment Areas that are important to the region.

Tigard has little available vacant land suitable for new large-scale industrial development. The City is severely limited in its ability to expand its boundaries, so the only way to designate new industrial land would be to re-zone existing land. This is unlikely to happen at a large scale. Alternately, the City could encourage industrial-type uses that are not as land intensive.

Tigard can ensure a strong economy with these desired characteristics by working on a formal economic development program. In the near term the Downtown Urban Renewal District has the potential to redevelop and attract additional employment and economic activity.

## Key Findings

- Tigard is home to a wide range of economic activity.
- Tigard does not have a formal city-wide economic development strategy.
- Tigard's location at the crossroads of important transportation corridors I-5, Hwy 217, and Hwy 99W is a major advantage in attracting economic activity.
- Approximately 31% of Tigard's land area is zoned for commercial, industrial, and mixed use purposes. These properties represent about 31% of the total assessed property value.
- The major commercial and mixed-use areas of the City are Washington Square, Tigard Triangle, Downtown Tigard, and the Hwy 99W corridor. Industrially zoned properties are generally located along the freight rail line, in between Fanno Creek and I-5.
- In 2005, Tigard public and private sectors provided 38,628 full and part time jobs. (This does not include self-employed workers.)
- In 2005, 3,124 businesses paid the Tigard business tax. About half of these businesses employ four people or fewer.
- In Tigard, there are more jobs than people in the workforce living within the City boundaries. Seventy percent of residents commute outside the City; therefore, Tigard is a net attractor of commuters.
- In Tigard, the Wholesale Trade sector has the largest amount of sales. The Retail sector has the largest annual aggregate payroll and largest number of workers.
- Financial Activities, Retail, and Construction are employment sectors with high Location Quotients (propensity to locate) in Tigard.

- Metro has designated approximately 1,100 acres of Industrial and Commercially zoned properties in Tigard as Title 4 Industrial and Employment Areas. Tigard will have to amend its code to limit the development of retail and service uses for some I-P zone properties.
- There has been no large-scale encroachment of retail/office uses in industrial areas in Tigard.
- In 1997 Metro assigned Tigard a capacity of 17,801 new jobs by the year 2017. Between 1997 and 2004, Tigard added approximately 3,800 jobs.
- Tigard’s supply of industrially zoned land will likely be inadequate to meet the forecasted 2024 job demand in this area. It appears that there is an adequate supply of commercial land.
- Tigard has little vacant industrial land available to attract new large scale industrial development.
- A recent study found that Tigard was a “hub for innovation.” A study of patents and communities by the research firm iPiQ found that in 2005, Tigard had a high percentage of patents granted to individuals and small business (29). The study attributed this to Tigard’s lower rents and taxes attracting professionals from Portland and Beaverton.

Goal

9.1 Develop and maintain a strong, diversified, and sustainable local economy.

Policies

1. The City shall establish strategies to retain and encourage the growth of existing businesses.
2. The City shall actively encourage businesses that provide family-wage jobs to start up, expand or locate in Tigard.
3. The City’s land use and other regulatory practices shall be flexible and adaptive so as not to preclude desirable economic development opportunities.
4. The City shall participate and represent Tigard’s interests in economic development activities and organizations at the regional, state and federal levels.
5. The City shall promote well-designed and efficient development and redevelopment of vacant and underutilized industrial and commercial lands.
6. The City shall promote actions that result in greater, more efficient, utilization of its Metro-designated Employment and Industrial Areas to gain higher numbers of employees per acre.
7. The City shall strongly represent its interests at the regional, state and federal levels to acquire transportation funding, including truck and rail freight movement needed to support existing business activity, attract new business, and improve general transportation mobility throughout the community.
8. The City shall address the public facility needs of business and economic

development through identifying and programming needed public facilities and services within the Public Facility and Community Investment Plans.

9. The City shall strongly support, as essential to the region's economic future, the development of efficient regional multi-modal transportation systems throughout the Portland Metropolitan area.
10. The City shall limit the development of retail and service land uses in Metro-designated industrial areas to preserve the potential of these lands for industrial jobs.
11. The City shall develop economic clusters by encouraging the retention, expansion and recruitment of industries that already have a presence in Tigard.
12. The City shall assure economic development promotes other community qualities, such as livability and environmental quality that are necessary for a sustainable economic future.

#### Recommended Action Measures

- i. Develop a formal City of Tigard economic development program and strategy to implement the community's economic development goals and policies and consider the creation of an economic development director position to develop and implement the program.
- ii. Develop and periodically update Comprehensive Economic Opportunities Analyses and other employment and economic development studies to determine the status of Tigard's economy including strengths, deficiencies, and trends.
- iii. Coordinate economic development activities with Metro, Washington County, Greenlight Greater Portland, Portland Regional Partners for Business, the Westside Economic Alliance, state agencies and other entities.
- iv. ~~Investigate the potential of an "Economic Gardening" program in Tigard that provides information, infrastructure, and connections to local businesses with the potential for growth.~~
- v. Improve data collection on local economic trends by gathering up-to-date and accurate information from local, regional, state, and federal sources.
- vi. Support redevelopment of existing vacant and underutilized industrial and commercial lands rather than designating additional lands for these purposes.
- vii. Research strategies to inventory, assess, clean-up, and redevelop brownfields.
- viii. In view of the limits imposed on Tigard's ability to expand its city limits by surrounding jurisdictions, develop strategies to increase employment growth through more intense and efficient use of existing lands.

**Deleted:** <#>Encourage the expansion and recruitment of industries that already have a presence in Tigard.¶

- ix. Maintain updated land use inventories and associated characteristics of commercial, industrial, and other employment related land uses to assist in economic development planning and coordination with other jurisdictions/agencies.
- x. Consider implementing additional Urban Renewal Districts where feasible.
- xi. Develop a comprehensive “Area Plan” for the Tigard Triangle to promote its full development.
- xii. Increase opportunities for higher density housing and employment development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors to enable more intense housing and employment uses to be located in close proximity to transit and other urban uses.
- xiii. Prioritize support for businesses identified as being able to develop into regional industry clusters.
- xiv. Improve media contacts and develop a branding / marketing effort to promote Tigard as a place to live and do business.

Goal

9.2 Make Tigard a center and incubator for innovative businesses, including those that focus on environmental sustainability.

Policies

- 1. The City shall ~~institute~~ appropriate ~~land use~~ regulations to accommodate a contemporary mix of economic activities.
- 2. The City shall periodically review and update its policies, land use regulations, and other efforts to ensure the City’s land use program is responsive to changes in the economic structure, and is adaptable to businesses changing development needs.
- 3. The City shall engage with state and regional economical development organizations and agencies to sustain and expand its current economic activities and be prepared for future economic trends.

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Recommended Action Measures

- i. ~~Develop a strategy to increase~~ the number of knowledge based and traded sector jobs ~~that pay higher than the national average.~~
- ii. Investigate ways to support local innovative businesses and economic activities, as evidenced by the relatively high number of patents granted to individuals and small business in Tigard.

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- iii. Investigate the potential for a business incubator or innovation center that fosters the start-up of new innovative businesses and connects regional economic partners, businesses, higher education and venture capitalists.
- iv. Improve connections with major universities to promote research connections, and access to innovative business practices.
- v. Promote Downtown Tigard as a place for innovative and emerging business to expand or relocate.
- vi. Encourage programs that promote sustainable business practices (e.g., recycling, green building or other sustainable design features, the use of green or alternative energy, commute trip reduction programs).

#### Goal

9.3 Make Tigard a prosperous and desirable place to live and do business.

#### Policies

1. The City shall focus a significant portion of future employment growth and high-density housing development in its Metro-designated Town Center (Downtown); Regional Center (Washington Square); and High Capacity Transit Corridor (Hwy 99W); and the Tigard Triangle.
2. The City shall adopt land use regulations and standards to ensure a well-designed and attractive urban environment that supports/protects public and private sector investments.
3. The City shall commit to improving and maintaining the quality of community life (public safety, education, transportation, community design, housing, parks and recreation, etc.) to promote a vibrant and sustainable economy.
4. The City shall allow opportunities for home based businesses that are compatible with existing and planned residential living environments.

#### Recommended Action Measures

- i. Consider instituting design regulations to ensure that new commercial, mixed-use, and industrial development are well designed and make an aesthetic contribution to the community.
- ii. Increase Tigard's supply of open space and recreational opportunities as an amenity to attract new businesses and their employees.
- iii. Promote Tigard's cultural, historic, recreational, educational, and environmental assets as important marketing tools for the City's business areas and

- neighborhoods.
- iv. Support environmental conservation and wildlife enhancement activities for their contribution to the local economy as quality of life amenities for residents, business owners, and their employees.
  - v. Investigate ways to improve the appearance and function of Hwy 99W and other transportation corridors.
  - vi. Develop high quality work force housing to increase the opportunity for employees who work in Tigard to also live in the community.
  - vii. Streamline the City processes required to start or expand a business by techniques such as online permits and business tax applications.
  - viii. Develop long-term and active working relationships between business organizations (such as the Tigard Area Chamber of Commerce), community groups, public agencies, and elected leadership.
  - ix. Produce a “Doing Business in Tigard” packet for businesses.
  - x. Support catalyst projects outlined in the Tigard Downtown Improvement Plan and make public investments in infrastructure such as streets, sidewalks, and public areas to leverage desirable development in the Downtown Urban Renewal District.
  - xi. Attract new businesses and retain existing ones that will assist in creating an Urban Village in the Downtown Urban Renewal District.
  - xii. Institute new land use regulations, including design regulations, to ensure high quality development in the Downtown.
  - xiii. Work with Work Systems, Inc., Tigard-Tualatin School District, and Portland Community College on ensuring business employment needs and trends are in line with educational curriculums.
  - xiv. Consider joining an international “Sister Cities” program to develop reciprocal cultural, educational, municipal, business, professional, and technical exchanges and projects with foreign cities.
  - xv. Monitor emerging wireless and high-speed internet technologies to ensure competitively priced access for Tigard residents and businesses.
  - xvi. Recognize and promote community events as having potential for positive economic impacts and as important for community identity.

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## Housing

When it comes to housing, one size does not fit all. Each person seeking a new place to call home must find a suitable match between price, location, housing type and lifestyle, which can be a daunting task. In Oregon, the state planning goals aim to broaden the available selection: Each jurisdiction, including Tigard, must provide the opportunity for different “sizes” of housing to fit residents’ varied needs, considering available land, price ranges, rent levels and housing type.

Goal 10: Housing:

*“To provide for the housing needs of citizens of the state.”*

Some of the factors that local governments can influence are the supply of available residential land; the availability of public services; development regulations (density and design), and support for low and moderate income housing.

In the Portland metropolitan region, only land included in the Metro Urban Growth Boundary (UGB), an invisible line that separates rural areas from suburban, can be developed at residential densities requiring urban services. At the local level, each state and regional jurisdiction must inventory its buildable land, which is defined as vacant and re-developable land suitable for residential use, to determine housing capacity. Tigard maintains a buildable lands inventory (BLI) that tracks available residential land. Two state and Metro requirements help determine housing capacities on buildable land within the Portland Metropolitan Area - the state Metropolitan Housing Rule and Title 1 of Metro’s Urban Growth Management Functional Plan (Functional Plan). Both focus on increasing jurisdictions’ housing capacity in order to use land within the UGB efficiently.

The Metropolitan Housing Rule (OAR 660-007/Division 7) established regional residential density and mix standards for communities within the Metro UGB. It set minimum residential density standards for new construction by jurisdiction. Tigard must provide for an overall density opportunity of 10 or more dwelling units per net buildable acre, as well as designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached housing (either single-family or multiple-family.)

### **Urban Growth Management Functional Plan**

Metro implements Goal 10 through Title 1. To meet Title 1, each jurisdiction was required to determine its housing capacity and adopt minimum density requirements. Tigard adopted an 80% of minimum density requirement for development in 1998, which means that a development must build 80% of the maximum units allowed by the zoning designation. The City has a committed to providing the development opportunity for an 6,308 additional dwelling units between 1998 – 2017. This number shows Tigard’s zoned capacity for additional dwelling units. It is an estimate based on the minimum number of dwelling units allowed in each residential zoning district, assuming minimum density requirements.

The City of Tigard maintains an up-to-date buildable lands inventory, a permit tracking system for development, as well as complying with Metro’s Functional Plan. The City is responsible for monitoring residential development. All of these tools aid the City in monitoring its progress toward the above goals, and determining if the opportunity remains for current and future residents to have diverse housing choices.

### **Tigard's Geographic Limits to Growth**

In the last several years Washington County has urbanized significant areas of unincorporated land to the south and west of Tigard. It and service districts provide the minimum required facilities and services. The county's actions combined with state annexation law make it is improbable that most of these developed lands will annex to Tigard. Urbanized unincorporated land forms a barrier between Tigard and unincorporated urban growth areas designated by Metro. Thus Tigard is unlikely to expand its city boundaries in the future. The lack of vacant residential land will require Tigard to meet its housing capacity commitment within its current, mostly built-out city limits. This will require actions to increase residential density within the appropriate areas such as along major transportation corridors and within designated Regional and Town Centers. Thus much new residential development will occur through urban infill and redevelopment.

### **Affordable Housing/ Special Needs Housing**

Metro also addresses affordable housing in Title 7 of its Functional Plan. Title 7 includes voluntary affordable housing production goals and other affordable housing strategies. Tigard has undertaken a variety of voluntary actions to support and enhance opportunities for affordable housing, including offsetting City fees and charges for affordable housing, and

a tax exemption for low income housing developed by nonprofits. Among the organizations involved in low income housing, special needs housing, and emergency housing are Community Partners for Affordable Housing, Tualatin Valley Housing Partners, Luke-Dorf, and the Good Neighbor Center. Tigard is also part of the Washington County Housing Consortium that utilizes home and CDBG funds to provide housing opportunities.

#### Key Findings

- Almost three-quarters of Tigard is zoned for residential land uses (68.6%).
- There are 19,468 single-family and multi-family housing units in Tigard, with an additional 55 mobile homes and 14 manufactured homes. 63.5% of the total units are single-family and 36.5 % are multi-family.
- Eighty-one percent of housing units were built after 1970.
- Most new housing built since 1994 has been single-family attached or detached (82%).
- The majority of Tigard residents own their homes (58%), with 41% paying rent (2000 Census).
- Over the last five years, Portland region housing prices have rapidly escalated. In Tigard, the 2005 median house price was \$269,900, up 18% from 2004, and 46% from 2000.
- The 1999 median household income for Washington County was \$52,122. For Tigard the median household income was \$51,581.
- In the Portland metropolitan area in 2005, the ratio of house prices to wages was 6.8. (\$41,623 median wage vs. \$282,900 median house value.) This compares to an average ratio of 5.5 for the United States as a whole.
- In a fall 2004 survey, apartment rents averaged \$705 a month, which would be affordable for households making \$28,200 or more annually, almost half of the median income. The 93% occupancy rate was lower than the optimal rate (95%), showing weaker demand; however, recent housing price increases could reverse this trend.
- In 2006, Tigard had approximately 7,115 rental units.
- There are 495 Tigard households on the Washington County housing waiting list, representing 1250 people, almost half of which are under 18. Eighty-seven percent of these households make 30% or less of the 2003 annual median Washington County household income (\$16,200 or less).
- Metro included a voluntary production goal for Tigard of 319 affordable housing units for the period 2001-2006. The City declined to adopt this goal.
- Tigard itself does not construct affordable low to moderate income housing. Most of this housing in Washington County is constructed by non-profits using state and federal subsidies.

- A large portion of the 2005 BLI is zoned low density (54% is R-3.5 or R-4.5) or medium density (26% is R-7). No land zoned R-40 remains on the inventory. The majority of available lots are one acre or less in size.
- Between 1994-2006 3,380 housing units have been built in the City. This is 54% of its Title 1 zoned capacity number of 6,308 units (Metro Title 1; based on 1996 boundaries).
- Based on this data, if the City developed its remaining residential buildable lands, an additional 2,879 to 3,456 units could be built.
- Since 1994 the overall density of residential construction Citywide has been 6.8 dwelling units per acre. It is expected that more attached residential units will be constructed through redevelopment and infill as remaining single-family residential land is developed.
- Areas such as Washington Square, Downtown Tigard, and the Tigard Triangle allow for higher density residential projects but few high-density attached units have been built due to market conditions.

#### Goal

- 10.1 Provide opportunities for a variety of housing types to meet the diverse housing needs of current and future City residents.

#### Policies

1. The City shall adopt and maintain land use policies, codes, and standards that provide opportunities to develop a variety of housing types that meet the needs, preferences, and financial capabilities of Tigard's present and future residents.
2. The City's land use program shall be consistent with applicable state and federal laws.
3. The City shall support housing affordability, special-needs housing, ownership opportunities, and housing rehabilitation through programs administered by the state, Washington County, nonprofit agencies, and Metro.
4. The City shall adopt and maintain land use regulations that provide opportunities to develop housing for persons with special needs. The scale, design, intensity, and operation of these housing types shall be compatible with other land uses and located in proximity to supporting community services and activities.
5. The City shall provide for high and medium density housing in the areas such as town centers ([Downtown](#)), regional centers ([Washington Square](#)) and along transit corridors where employment opportunities, commercial services, transit, and other public services necessary to support higher population densities are either present or planned for in the future.

6. The City shall allow accessory dwelling units in appropriate residential districts, but shall ensure they are compatible and blend into the overall residential environment.
7. The City shall comply with federal and state housing laws and applicable implementing administrative rules.

#### Recommended Action Measures

- i. Update the City's Buildable Land Inventory regularly to monitor the rate of development and the availability of residential land.
- ii. Monitor regional and local housing trends and periodically review and update the City's land use policies and regulations accordingly to provide the range of housing development opportunities needed by Tigard's residents.
- iii. Allow manufactured homes on individual lots subject to standards to ensure their compatibility with single-family residential housing types.
- iv. Allow opportunities for accessory dwelling units in regional centers, town centers and corridors per Metro requirements.
- v. Increase opportunities for higher density mixed use development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors to enable residential uses to be located in close proximity to retail, employment, and public facilities, such as transit and parks.
- vi. Provide incentives to encourage the development of a range of housing choices at transit-supportive densities near existing and planned transit routes, and/or in proximity to major activity centers such as employment, commercial areas, schools, and recreation areas.
- vii. Lower development costs for affordable housing by subsidizing City fees and charges, giving higher priority to housing projects close to major activity centers and transit services.
- viii. Communicate the availability of local, state, and federal affordable housing incentives and subsidies to those involved in the housing industry.
- ix. Participate with other Portland Metropolitan area jurisdictions and agencies to address both local and regional affordable and workforce housing needs.
- x. Develop strategies to encourage affordable housing in the City's regional (Washington Square) and town centers (Downtown) and other areas designated for mixed use and high residential densities.
- xi. Coordinate with the Washington County Housing Authority, private non-profit housing corporations, H.U.D. and other federal, state, and regional

- agencies for the provision of subsidized housing programs in Tigard.
- xii. Increase Tigard’s diversity of housing types through financial incentives and regulatory tools such as density transfer and planned development standards; transit, and vertical oriented housing tax credits; voluntary inclusionary zoning, etc.
  - xiii. Work with Metro and Washington County to determine the City’s projected regional share of affordable, workforce, and special needs housing and to develop and implement strategies to accommodate projected local and regional needs.
  - xiv. Work with the Washington County Housing Authority, and non-profit corporations to encourage preservation or replacement of affordable and special use housing when:
    - A. Redevelopment occurs in older areas of the City;
    - B. Single family dwellings are upgraded for sale or higher rent, or
    - C. Apartments are converted to condominiums or to rentals that are more expensive.
  - xv. Encourage the development of affordable housing when opportunities arise to redevelop public property and private institutional lands.
  - xvi. Provide opportunities for affordable home ownership by:
    - A. Adapting the City’s land use program to allow for the development of a variety of residential building types and ownership arrangements;
    - B. Supporting the activities of non-profit housing providers such as Habitat for Humanity and community land trusts; and
    - C. Supporting the efforts of Washington County Housing Authority and developers of affordable housing to utilize a variety of public and private subsidies and incentives.
  - xvii. Support housing types, such as shared housing, accessory dwelling units, smaller homes, adult foster homes, and other assisted living arrangements that allow the elderly to remain in their community as their needs change.

Goal

10.2 Maintain a high level of residential livability.

Policies

1. The City shall adopt measures to protect and enhance the quality and integrity of its

residential neighborhoods.

2. The City shall seek to provide multi-modal transportation access from residential neighborhoods to transit stops, commercial services, employment, and other activity centers.
3. The City shall commit to improving and maintaining the quality of community life (public safety, education, transportation, community design; a strong economy, parks and recreation, etc.) as the basis for sustaining a high-quality residential environment.
4. The City shall protect the habitability and quality of its housing stock through code inspection services and enforcement.
5. The City shall encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.
6. The City shall promote innovative and well-designed housing development through application of planned developments and community design standards for multi-family housing.
7. The City shall ensure that residential densities are appropriately related to locational characteristics and site conditions such as the presence of natural hazards and natural resources, availability of public facilities and services, and existing land use patterns.
8. The City shall require measures to mitigate the adverse impacts from differing or more intense land uses on residential living environments, such as:
  - A. Orderly transitions from one residential density to another;
  - B. Protection of existing vegetation, natural resources and provision of open space areas; and
  - C. Installation of landscaping and effective buffering and screening.
9. The City shall require infill development to be designed to address compatibility with existing neighborhoods. Deleted: exhibit
10. The City shall regulate home-based businesses (occupations) to prevent adverse impacts on residential areas.

#### Recommended Action Measures

- i. Encourage future housing development on designated buildable lands in areas where public facilities and services can be most readily provided.
- ii. Develop infill design standards to ensure that new housing constructed within existing residential neighborhoods complements and is compatible

- with existing development.
- iii. Engage Tigard's citizens in public policy decisions, programs, and projects to improve neighborhood quality of life such as improving public safety; providing high quality public services; enhancing mobility and easy access to activity centers; improving community design; providing parks and open space; and promoting a green environment.
  - iv. Promote Planned Development, density transfer, site and building design standards and other regulations to protect natural areas preserve open spaces and enhance Tigard's residential environment.
  - v. Develop standards to enhance livability for those living in housing adjacent to major streets such as appropriate setbacks, buffering and screening, noise mitigation, building orientation, landscaping, etc.
  - vi. Update and maintain the City's land use regulations, engineering standards, and building codes to be consistent with federal and state requirements and responsive to current conditions and anticipated development trends.
  - vii. Promote the maintenance of habitable housing in Tigard through Housing Inspection and Enhanced Housing Safety programs. Contribute to an Emergency Housing Fund to assist those who loose housing due to safety/habitability problems.
  - viii. Encourage those who must make habitability and safety improvements to their homes to access low interest loan and grant programs offered by the Washington County Housing Rehabilitation Program.
  - ix. Promote the habitability and quality of existing housing stock through means such as effective code enforcement and code violation follow-through, habitability standards, and rental licensing and inspection.
  - x. Develop regulations, standards, educational tools, and incentives to induce property owners to maintain residential property to prevent blight and promote safe and healthy living environments.
  - xi. Develop regulations and incentives to induce property owners to rehabilitate or redevelop deteriorated and marginally habitable residential properties.
  - xii. Develop and enforce codes and regulations to abate public health and safety problems associated with residential properties being used for unlawful purposes.
  - xiii. Establish and maintain standards to regulate non-residential accessory structures to protect the character and quality of existing neighborhoods.
  - xiv. Provide incentives and technical assistance to make resource efficient (green)

technologies and materials part of new development and the remodeling or retrofitting of existing development. Opportunities include energy conservation, water re-use, water quality enhancements, green building materials, solar heating/cooling, and drought tolerant landscaping etc.

- xv. Adopt clear and objective approval standards, criteria, conditions, and review processes for needed housing per state requirements.

## Language to be deleted from the current Comprehensive Plan

### ~~5. ECONOMY~~

~~This report addresses LCDC Statewide Planning Goal #9 requirements titled "Economy of the State." The recommended findings and policies have been developed to blend Tigard's individual economic programs into those of the region and State to meet Goal #9 requirements.~~

~~The Goal #9 statement reads:~~

~~———"To diversify and improve the economy of the State.~~

~~——— Both State and federal economic plans and policies shall be coordinated by the State with local and regional needs. Plans and policies shall contribute to a stable and healthy economy in all regions of the State. Plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability; labor market factors; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.~~

~~——— Economic growth and activity in accordance with such plans shall be encouraged in areas that have underutilized human and natural resource capabilities and want increased growth and activity. Alternative sites suitable for economic growth and expansion shall be designated in such plans."~~

### ~~Findings~~

~~Through analysis of the economic conditions which affect Tigard, the existing make up of the community, the potential for growth, and the City's interest in assisting existing and new businesses to expand in and relocate to Tigard, the following findings were identified.~~

~~●——— The City of Tigard is an important economic and employment center within the Portland metropolitan economic region.~~

~~●——— The economic climate of the City, in part, is subject to the influences of external economic forces beyond the control of the City.~~

- ~~The City continues to experience thriving commercial and industrial growth.~~
  
- ~~In spite of continued growth and prosperity and a healthy economy overall, economic growth has had very uneven spatial impacts within the community. In particular, comparatively little new economic activity has occurred in the city center, Tigard Triangle, and 74th Avenue Corridor areas.~~
  
- ~~Tigard has not had to induce development with financial or other incentives.~~
  
- ~~Tigard is recognized as having clear and consistent development review standards and an efficient and well-coordinated City review process.~~
  
- ~~A significant amount of commercial buildable land is available for development. Most of this land is concentrated in the Tigard Triangle area.~~
  
- ~~A core problem facing the City is lack of buildable land designated for industrial use.~~
  
- ~~The City's large industrial parks provide an ample supply of leasable space for smaller and younger industries.~~
  
- ~~Wholesale and retail activities provide the majority of the local employment opportunities to area residents.~~
  
- ~~An increasing regional dependence on electrical, electronic and instrument related manufacturing employment has occurred in recent years.~~
  
- ~~There is a need for new and expanded public facilities to open areas for industrial and commercial uses. This particularly applies to the Tigard Triangle commercial and the 74th Avenue industrial areas.~~
  
- ~~A computerized database of comprehensive and up-to-date economic data, particularly that relating to sites available for development purposes, is expected to be available from late 1990.~~
  
- ~~The Central Business District demands attention and community support in order that improvement programs may be set in motion to make it a more diversified and economically viable core area.~~

- ~~The existing railroad facilities in Tigard are utilized by some businesses located on property adjacent to the rails.~~
- ~~Proximity to I-5 and Highway 217 serve as incentives to economic development in Tigard.~~
- ~~Tigard's proximity to Portland Community College provides opportunity for the creation of specialized job training programs to serve existing, expanding and new industries in the City.~~
- ~~Recognizing that liveability is an important component of economic development, a need exists for more local cultural and recreational opportunities to maintain and enhance Tigard's quality of life.~~
- ~~Attractiveness or amenity of a particular area is an important factor influencing location decisions for new private sector investment.~~
- ~~New water quality standards for the Tualatin River will increase the attractiveness of the river for water-based recreational activities.~~
- ~~New water quality standards together with various increased development fees imposed at various times since 1983 have increased the cost of developing land.~~
- ~~Traffic congestion in some designated commercial and industrial areas has been detrimental to economic development. (Rev. Ord. 91-01)~~

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**POLICIES**

- 5.1 ~~THE CITY SHALL PROMOTE ACTIVITIES AIMED AT THE DIVERSIFICATION OF THE ECONOMIC OPPORTUNITIES AVAILABLE TO TIGARD RESIDENTS WITH PARTICULAR EMPHASIS PLACED ON THE GROWTH OF THE LOCAL JOB MARKET.~~
- 5.2 ~~THE CITY SHALL WORK WITH WASHINGTON COUNTY AND ADJACENT JURISDICTIONS TO DEVELOP AN ECONOMIC DEVELOPMENT PLAN INCORPORATING A LOCAL ECONOMIC DEVELOPMENT PLAN.~~
- 5.3 ~~THE CITY SHALL IMPROVE AND ENHANCE THE PORTIONS OF THE CENTRAL BUSINESS DISTRICT AS THE FOCAL POINT FOR COMMERCIAL, HIGH DENSITY RESIDENTIAL, BUSINESS, CIVIC AND PROFESSIONAL ACTIVITY CREATING A DIVERSIFIED AND ECONOMICALLY VIABLE CORE AREA.~~

~~5.4 THE CITY SHALL ENSURE THAT NEW COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHALL NOT ENCROACH INTO RESIDENTIAL AREAS THAT HAVE NOT BEEN DESIGNATED FOR COMMERCIAL OR INDUSTRIAL USES.~~

~~5.5 THE CITY SHALL PROHIBIT RESIDENTIAL DEVELOPMENT IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS EXCEPT:~~

~~COMPLIMENTARY RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED ABOVE THE FIRST FLOOR IN THE CENTRAL BUSINESS DISTRICT, AND ABOVE THE SECOND FLOOR IN COMMERCIAL PROFESSIONAL DISTRICTS. (THE DENSITY OF RESIDENTIAL DEVELOPMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE R-40 DISTRICTS.) AND;~~

~~EXISTING SINGLE FAMILY HOMES WITHIN THE MIXED USE EMPLOYMENT ZONE SHALL BE CONSIDERED PERMITTED USES AND NEW MULTI-FAMILY DEVELOPMENT SHALL BE PERMITTED AND ENCOURAGED TO DEVELOP AT R-40 DENSITIES.;~~

~~WITHIN THE MUC, MUR 1 AND 2 AND MUE 1 AND 2 ZONES WITHIN THE WASHINGTON SQUARE REGIONAL CENTER, WHERE RESIDENTIAL USES SHALL BE PERMITTED AND ENCOURAGED AT HIGH DENSITIES RANGING FROM R-25 (MUE 2 AND MUR 2) TO R-50 (MUC, MUE 1 AND MUR 1); AND~~

~~WITHIN THE MUC-1 DISTRICT, WHERE RESIDENTIAL USES SHALL BE PERMITTED AND ENCOURAGED TO DEVELOP AT A MINIMUM OF 25 UNITS PER ACRE TO A MAXIMUM OF 50 UNITS PER ACRE. RESIDENTIAL USES WHICH ARE DEVELOPED ABOVE NON-RESIDENTIAL USES AS PART OF A MIXED USE DEVELOPMENT SHALL NOT BE SUBJECT TO THESE DENSITIES.~~

(Rev. Ord. 01-07 & 02-12)

~~5.6 THE CITY SHALL CONSIDER PRIVATE FINANCING BY PRIVATE DEVELOPERS IN COORDINATION WITH AVAILABLE BONDING METHODS TO PROVIDE PUBLIC FACILITIES TO COMMERCIAL AND INDUSTRIAL LAND DESIGNATED ON THE COMPREHENSIVE PLAN MAP.~~

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#### IMPLEMENTATION STRATEGIES

- ~~1. The City's Community Development Code shall incorporate any revisions needed to remove unnecessary obstacles which may deter new economic activities.~~
- ~~2. In the process of administering the City's Comprehensive Plan, careful consideration shall be given to the economic implications of all proposed policies, programs and regulations.~~
- ~~3. The City shall cooperate with the I-5 Association, the Tualatin Valley Economic Corporation, Washington County and other tiers of government on economic development activities.~~
- ~~4. The City, along with the business community, shall develop an economic development program aimed at attracting new commercial and industrial development to Tigard while also encouraging the expansion of existing business concerns.~~
- ~~5. The City shall participate in the formulation and implementation of a regional economic~~

~~development program for the Washington County area.~~

- ~~6. The City shall continue to maintain and expand its comprehensive data base of demographic and economic information.~~
- ~~7. The City shall work cooperatively with the business community seeking its involvement and advice when working toward arriving at decisions having economic implications for the business community.~~
- ~~8. The City shall target efforts to strategic areas for growth and diversification. Specific areas include the Central Business District, the Tigard Triangle, and the 74th Avenue Industrial area.~~
- ~~9. The City shall concentrate resources for the revitalization of the Central Business District utilizing Local Improvement Districts and a program to encourage private investment.~~
- ~~10. The City shall encourage new development by allowing more flexible zoning standards within the CBD than are allowed citywide.~~
- ~~11. The City shall develop a master plan and financial scheme for development of the Tigard Triangle area.~~
- ~~12. The City shall designate SW 74th Avenue between Bonita and Durham as a special study area. Issues to be addressed include the exact location of land in floodplain, the feasibility of channelizing sections of the creek flowing through the area, and the feasibility of actively marketing suitable sites for industrial development.~~
- ~~13. The City shall develop and implement an economic development program compatible with the potentials and constraints of the City and will:
  - ~~a. Aid in the creation and maintenance of new and continuous employment opportunities to afford City residents the choice of working within the City;~~
  - ~~b. Strive to improve, diversify and stabilize the economic base of the community thus reducing the tax burden of the residential property owner;~~
  - ~~c. Aid in the effective utilization of the land, energy and human resources; and~~
  - ~~d. Provide for the timely development of all public facilities and services and their delivery systems.~~~~
- ~~14. The City shall encourage the location and development of economic activities which meet the occupational and employment needs of all City residents, particularly the unemployed and underemployed.~~
- ~~15. The Community Development Code shall limit development on lands planned for commercial use to commercial uses. Residential uses will be allowed above the first floor in selected zones.~~
- ~~16. The City shall complete the compilation of an automated inventory which identifies all parcels of land zoned for commercial or industrial purposes and which identifies:
  - ~~a. The amount and type of development on the land, if any;~~~~

- ~~\_\_\_\_\_ b. \_\_\_\_\_ The name of the owner;~~
- ~~\_\_\_\_\_ c. \_\_\_\_\_ The public services which are available to the site;~~
- ~~\_\_\_\_\_ d. \_\_\_\_\_ The current zoning designation; and~~
- ~~\_\_\_\_\_ e. \_\_\_\_\_ The assessed value.~~

~~17. \_\_\_\_\_ The City shall maintain development codes which describe standards for landscaping and buffering where commercial and industrial uses abut residential districts.~~

~~18. \_\_\_\_\_ The City shall work with Portland Community College to develop training programs as an incentive to new industries locating in Tigard needing a trained labor force.~~

~~19. \_\_\_\_\_ The City shall coordinate its planning efforts with the Metropolitan Service District and Oregon Department of Transportation to ensure adequate access from major arterial routes to designated commercial and industrial areas.~~

~~20. \_\_\_\_\_ The City shall encourage private landowners to consider utilizing available bonding methods, in addition to private financing methods, to provide public facilities to vacant buildable lands with the potential for industrial or commercial development.~~

~~21. \_\_\_\_\_ The City should not preclude any financing mechanism for the implementation of its economic development objectives.~~

~~22. \_\_\_\_\_ The City shall continue to demonstrate support for local industry Business Development Fund and Industrial Revenue bond applications for low interest financing.~~

~~23. \_\_\_\_\_ The City shall apply for state lottery dollars for economic development projects where appropriate.~~

~~24. \_\_\_\_\_ Within the framework of community priorities and resources, the City shall identify and apply for available park improvement and community development grants.~~

~~25. \_\_\_\_\_ The City shall support quality of life improvements, including private sector projects that improve cultural and recreational opportunities.~~

~~26. \_\_\_\_\_ Because highway accessibility to designated commercial and industrial areas is more important than access by any other means, the City shall actively endeavor to protect and enhance access~~

~~to Highway 217 and Interstate 5.~~

~~27. Because access within an area is a significant determinant of economic location, the City shall develop and put into effect measures to reduce traffic congestion.~~

~~28. The City shall investigate ways to make Pacific Highway more visually attractive and less congested. These ways could include sidewalk, landscape, and other improvements aimed at creating more of a boulevard effect for the highway. They also could include the implementation of transportation management techniques; the adoption of site access and parking lot controls; the accomplishment, in coordination with Tri-met, of a transit improvement program; the demonstration of support for the development of a light rail line extending from downtown Portland to Tigard along Pacific Highway; and other programs and projects aimed at improving traffic circulation.~~

~~29. The City shall improve the City's economic base by encouraging development of targeted industries.~~

~~(Rev. Ord. 91-01)~~

## ~~6. HOUSING~~

~~This chapter considers the land and the dwelling units where Tigard residents live. Residential land uses occupy more land area than any other land use in the City.~~

~~This chapter addresses the Statewide Planning Goal #10:~~

~~—— "To provide for the housing needs of the citizens of the State."~~

~~—— The plan policies focus on five basic areas: 1) Housing needs; 2) Housing costs; 3) Established residential areas; 4) Housing conditions; and 5) Urban Expansion.~~

~~Detailed information concerning housing in Tigard is available in the "Comprehensive Plan Report: Housing."~~

### ~~6.1 HOUSING NEEDS~~

## Findings

- ~~Residential housing in Tigard has been developed as 55.6% single family detached dwellings, 42.7% attached units, and 1.7% manufactured homes.~~
  
- ~~The Metropolitan Housing Rule adopted by the Land Conservation and Development Commission states that Tigard must provide for 50% single family and at least 50% single family attached or multiple family units with a minimum of 10 units to the net acre. The Metro Housing Rule applies to only vacant buildable land within Tigard's Urban Planning Area, and does not affect established and developed residential areas.~~
  
- ~~The rapid increase in housing and land costs over the last several years has excluded many households from obtaining suitable housing to meet their needs.~~
  
- ~~Many of the households that do not desire or are unable to afford conventional single family detached dwellings rely on the rental market or attached dwellings to meet their housing needs.~~
  
- ~~The rapidly changing housing market will require the City to periodically reevaluate its housing and land use objectives to provide for a variety of housing types and densities to meet the needs of future residents.~~
  
- ~~Approximately 19% of the households in Tigard are inhabited by senior citizens.~~
  
- ~~Undue concentrations of public assisted or subsidized housing serves to isolate the recipients of such housing from the mainstream of the community, its full range of basic services and the diversity of its neighborhoods. For this reason, the City should take steps to disperse such housing within individual neighborhoods and throughout the City itself.~~

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## POLICY

- 6.1.1 ~~THE CITY SHALL PROVIDE AN OPPORTUNITY FOR A DIVERSITY OF HOUSING DENSITIES AND RESIDENTIAL TYPES AT VARIOUS PRICES AND RENT LEVELS.~~

**IMPLEMENTATION STRATEGIES**

~~1. The City shall monitor the rate of development through an annual "land survey," which will function as an up-to-date inventory of land available for future residential needs.~~

~~2. The Tigard Community Development Code shall list a broad range of zoning districts which allow for a variety of housing types, and comply with the adopted Metropolitan Housing Rule (50-50 mixture of single family and attached or multiple family at 10 units to the net acre on buildable vacant land).~~

~~3. The Tigard Community Development Code, through the Planned Development process, shall establish a procedure to allow properties exhibiting physical constraint characteristics, e.g., steep slopes or floodplains, to develop with density transfers allowable on the site.~~

~~— In addition, the City shall encourage developers to use the planned development process in all developing areas.~~

~~4. The City shall allow for manufactured homes in all residential zoning districts.~~

~~5. The City shall encourage housing development to occur, to the greatest extent possible, on designated buildable lands in areas where public facilities and services can be readily extended to these lands.~~

~~6. The City shall provide for opportunities for proposals to develop specialized housing for the area's senior citizens and handicapped based on the needs of these groups by:~~

~~a. Making information available on subsidizing programs;~~

~~b. Allowing special use housing for these groups in all development districts;~~

- ~~c. Requiring the needs of the handicapped to be considered as a part of the Site Design Review process.~~
- ~~7. The City shall coordinate with the Washington County Housing Authority, private non-profit housing corporations, H.U.D. and other Federal, State and regional agencies for the provision of subsidized housing programs in Tigard.~~
- ~~8. The City shall determine through census figures, surveys and organizational reports, such as those prepared by the area Agency on Aging, the extent of the City's need and projected need in the area of low and moderate income housing, senior housing and specialty housing. The City shall encourage the development of such housing types to meet the identified and projected needs.~~
- ~~9. The City shall maintain its long standing intergovernmental agreement with the Washington County Housing Authority that, among other provisions, emphasizes the supply of new Authority owned affordable housing at dispersed sites within the community.~~
- ~~10. The City shall establish a fee subsidy program intended to offset fees and charges imposed on affordable housing development. The guidelines for the award of the competitive funds shall give high consideration to projects that facilitate the dispersal of affordable housing within the City.~~
- ~~11. The City shall encourage maintenance of a sufficient regional residential land supply.~~

(Rev. Ord. 04-09)

## 6.2 HOUSING COSTS

### Findings

- ~~• The factors that have contributed to increasing housing costs are materials, labor, land costs, financing and regulation costs. (The average sales price of a new single family home increased from \$22,700 in 1970 to \$45,000 in 1976, to over \$76,000 in 1980.)~~

- ~~• Land and regulation costs have dramatically increased the cost of development.~~
- ~~• Construction costs may be reduced by building smaller units and using alternative construction techniques.~~
- ~~• Excessive regulation costs can be reduced by simplifying the application process and reducing unnecessary development standards.~~
- ~~• Financing costs of residential units cannot be controlled by the City of Tigard; however, the City can assist in public facilities and services development through financing mechanisms.~~

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~~POLICY~~

~~6.2.1 THE CITY SHALL DEVELOP CLEAR AND CONCISE DEVELOPMENT REGULATIONS AND STANDARDS TO FACILITATE THE STREAMLINING OF DEVELOPMENT PROPOSALS, AND WILL ELIMINATE UNNECESSARY PROVISIONS WHICH COULD INCREASE HOUSING COSTS WITHOUT CORRESPONDING BENEFIT.~~

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~~IMPLEMENTATION STRATEGIES~~

- ~~1. The City shall review, revise and update the land division, zoning and sign codes. The corresponding document will be grouped in a single code and identified as the Tigard Community Development Code.~~
- ~~2. The Tigard Community Development Code shall include clear and concise processes for the review and approval of development proposals, to the degree that the quality of the review process is not adversely affected. This will be accomplished by, but not limited to:
  - ~~a. Administrative procedures;~~
  - ~~b. Application forms; and~~~~

~~c. Clear and concise standards for each development process.~~

~~3. The City shall seek ways to minimize the cost of housing by encouraging a variety of home ownership alternatives such as, but not limited to, townhouses and condominiums.~~

~~4. The City shall continue to support the development of traditional housing types such as single family detached dwellings, duplexes and apartments.~~

~~5. The City shall encourage geographic flexibility in the choice of housing.~~

~~6.3 ESTABLISHED RESIDENTIAL AREAS (REPEALED BY ORDINANCE 98-19 dated 8/25/98)~~

## 6.5 HOUSING CONDITIONS

### Findings

~~• A majority of the City's existing units have been built since 1960; and in general, these units are in good condition.~~

~~• Most of the upkeep on these structures involves minor mechanical problems, weatherization and painting.~~

~~• The City currently does not have any rehabilitation programs for these residential structures that need major repairs. The Washington County Community Action Organization (WCCAO) does administer a weatherization program funded by the federal government to assist low income residents. Other residents of Tigard may rely on federal and State tax incentives for weatherization, as those incentives are available. As many of the existing 20 year-old homes age, more repair and rehabilitation work may be needed in order to maintain the high quality of residential structures that now exist.~~

~~• The Washington County Community Development Office operates a Home Repair Program funded by the Federal Government to assist low and moderate income homeowners. The Housing Authority of Washington County operates a Multi-Family Rental Rehabilitation Program funded by the Federal Government, to assist units occupied by low and moderate income tenants.~~

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POLICY

6.5.1 THE CITY SHALL REQUIRE THAT ALL HOUSING UNITS BE:

- ~~a. CONSTRUCTED ACCORDING TO THE OREGON UNIFORM BUILDING CODE OR OTHER APPLICABLE STATE OR FEDERAL STRUCTURAL CODES; AND~~
- ~~b. MAINTAINED IN A MANNER WHICH DOES NOT VIOLATE THE CITY'S NUISANCE OR PROPERTY MAINTENANCE REGULATIONS.~~

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IMPLEMENTATION STRATEGIES

- ~~1. The Tigard Community Development Code will establish a Site Development Review, Conditional Development and Planned Development process in which to review development proposals.~~
- ~~2. The City will continue to administer the Uniform Building Code on all applicable types of construction in Tigard.~~
- ~~3. In order to insure continued safe and sanitary housing, the City shall develop a Residential Property Maintenance Code and assign a Housing Inspector to administer it.~~
- ~~4. To assist residents who need financing for home repairs, the City shall encourage residents to utilize the various low interest loan and grant programs offered by the Washington County Office of Community Development through its Housing Rehabilitation Program.~~
- ~~5. The City will enforce, where feasible, all nuisance ordinances that relate to site appearances. The City also will enforce all ordinances that relate to structural soundness. The City will encourage private property owners to comply with all nuisance and structural ordinances which will alleviate the financial burden of the City, and its taxpayers to enforce these ordinances.~~

~~6. The City will set reasonable rules in the Tigard Community Development Code for accessory buildings which will protect the character of existing residential neighborhoods.~~

~~(Rev. Ord. 04-09)~~

## 6.6 ALL AREAS

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### POLICY

#### 6.6.1 ~~THE CITY SHALL REQUIRE:~~

~~a. BUFFERING BETWEEN DIFFERENT TYPES OF LAND USES (FOR EXAMPLE BETWEEN SINGLE FAMILY RESIDENTIAL AND MULTIPLE FAMILY RESIDENTIAL, AND RESIDENTIAL AND COMMERCIAL USES, AND RESIDENTIAL AND INDUSTRIAL USES) AND THE FOLLOWING FACTORS SHALL BE CONSIDERED IN DETERMINING THE TYPE AND EXTENT OF THE REQUIRED BUFFER:~~

~~1. THE PURPOSE OF THE BUFFER, FOR EXAMPLE TO DECREASE NOISE LEVELS, ABSORB AIR POLLUTION, FILTER DUST OR TO PROVIDE A VISUAL BARRIER;~~

~~2. THE SIZE OF THE BUFFER NEEDED IN TERMS OF WIDTH AND HEIGHT TO ACHIEVE THE PURPOSE;~~

~~3. THE DIRECTION(S) FROM WHICH BUFFERING IS NEEDED;~~

~~4. THE REQUIRED DENSITY OF THE BUFFERING; and~~

~~5. WHETHER THE VIEWER IS STATIONARY OR MOBILE.~~

~~b. ON-SITE SCREENING OF SUCH THINGS AS SERVICE AREAS AND FACILITIES, STORAGE AREAS AND PARKING LOTS, AND THE FOLLOWING~~

~~FACTORS, SHALL BE CONSIDERED IN DETERMINING THE TYPE AND  
EXTENT OF THE SCREENING:~~

- ~~1. WHAT NEEDS TO BE SCREENED;~~
- ~~2. THE DIRECTION FROM WHICH IT IS NEEDED;~~
- ~~3. HOW DENSE THE SCREEN NEEDS TO BE; AND~~
- ~~4. WHETHER THE VIEWER IS STATIONARY OR MOBILE.~~
- ~~5. WHETHER THE SCREENING NEEDS TO BE YEAR ROUND.~~