



Tigard 2007
*A Comprehensive Plan
Resource Report*



The City of Tigard's "*Tigard 2007*" report forms the factual base for the *Comprehensive Plan* update. From June-December 2006, the Planning Commission met nine times to discuss and provide direction on five topic reports. This document includes all reports and completes Phase II: State of the City. Goals, policies and action measures will be developed by the community using this information and additional data, as appropriate.

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TABLE OF CONTENTS

I.	INTRODUCTION	i
1.	NATURAL RESOURCES	
	1. STREAMS	1-5
	2. WETLANDS	1-10
	3. FISH AND WILDLIFE HABITAT	1-14
	4. GROUNDWATER	1-19
	5. MINERALS	1-24
	6. NATURAL HAZARDS	1-30
	APPENDIX A	1-42
	APPENDIX B	1-43
	APPENDIX C	1-44
	APPENDIX D	1-45
2.	ENVIRONMENTAL QUALITY	
	1. AIR RESOURCES QUALITY	2-3
	2. WATER RESOURCES QUALITY	2-9
	3. LAND RESOURCES QUALITY	2-16
	4. ENERGY CONSERVATION	2-22
	APPENDIX A	2-28
3.	COMMUNITY	
	1. HOUSING	3-4
	2. ECONOMY	3-16
	3. HISTORIC RESOURCES	3-27
	APPENDIX A	
4.	PUBLIC FACILITIES AND SERVICES	
	1. PUBLIC WATER INFRASTRUCTURE	4-3
	2. PUBLIC SAFETY	4-14
	3. COMMUNITY FACILITIES	4-20
	4. PARKS, RECREATION, TRAILS AND OPEN SPACES	4-29
	APPENDIX A	4-48
5.	TRANSPORTATION	
	1. MOTOR VEHICLES	5-4
	2. TRANSIT	5-11
	3. BICYCLES	5-19
	4. PEDESTRIANS	5-23
	4. MOVEMENT OF GOODS	5-27
	5. TRANSPORTATION DEMAND MANAGEMENT	5-31
II.	RESOURCE DOCUMENT A	



INTRODUCTION

Tigard 2007

In 1983, the City of Tigard and its residents completed the Tigard *Comprehensive Plan*. The Plan was based on the City's natural, social and economic environment, and was adopted as a blueprint to guide Tigard's growth and development until the year 2000. The Plan also sought to identify future needs of the City's growing population such as parks, trails, natural areas, open spaces, and public facilities and services.

Tigard has grown dramatically since 1983 from 18,379 residents to 46,300 today. Jobs and business activity have grown just as fast. There have also been many other changes since 1983 that affect the City. For example, the Portland Metropolitan Area has also experienced rapid population and economic growth; there have been major changes in Oregon's statewide land-use and environmental protection programs; Metro's land-use planning authority has changed significantly; and the state and federal governments have enacted many new laws and programs that require conformance by local governments.

It is now seven years beyond the 1983 *Comprehensive Plan's* year 2000 planning horizon. The 1983 Plan, in many ways, does not reflect current and projected community conditions and circumstances and it is necessary to undertake a thorough update. This is important to ensure the Plan remains a viable tool for decision-makers and citizens to use when making decisions about Tigard's future.

The comprehensive planning update will directly involve Tigard's citizens and other stakeholders, such as businesses, other agencies and jurisdictions that have a stake in Tigard's decisions. The comprehensive planning process will also incorporate past efforts to envision Tigard's future such as the Tigard Beyond Tomorrow Vision. In many ways the vision will serve as a touchstone for the updated Plan's goals, policies and recommended action measures.

It is essential that the *Comprehensive Plan* be based on a factual understanding of conditions and trends that affect both Tigard and the rest of Portland Metropolitan Area. State law references the importance of sound data, whereby Statewide Planning Goal 2: Land Use, requires comprehensive plans be based on relevant facts.

The "*Tigard 2007*" report establishes the factual basis that will be used to develop *Comprehensive Plan* goals, policies and action measures over the next year in conjunction with the *Issues and Values Summary* (July 2006), included here as Resource Document A, which summarized the key issues and values as identified by the community through the Vision Task Force and recent surveys. The "*Tigard 2007*" report consists of five chapters: Natural Resources; Environmental Quality; Community (Housing and Economy); Public Facilities and Services; and Transportation. A sixth chapter, Growth and Development, will follow as data is further refined and analyzed. This chapter will recommend policy measures on ways to accommodate anticipated future employment and household growth.

The above chapters address important issues concerning each topic and provide specific data and findings. In most cases, the 1983 *Comprehensive Plan*, Volume I Resource Document provides a historical reference comparing current information to that of approximately 25 years ago. Sections with more recent updates are acknowledged in the text.