

# 2017 Annual Report of the Town Center Advisory Commission to the Board of the Town Center Development Agency

December 1, 2017

The Town Center Advisory Commission (TCAC), which formally changed its name from the City Center Advisory Commission (CCAC) in September 2017, adopted annual goals and objectives for calendar year 2017. The annual agenda for the TCAC was largely devoted to developing and implementing the goals. This report is organized around the adopted 2017 TCAC Goals and Objectives.

## **Goal 1. Support URA Project Infrastructure & Development**

- a. Monitor, review, and provide input on key projects
- b. Monitor and review Improvement Programs

### *Implementation*

#### Key Projects

- Attwell off Main implementation
- Fanno Creek Remeander
- Main @ Fanno & associated Brownfield work
- Parking management (public parking facilities)
- Public restrooms
- Tigard Street Heritage Trail & plaza development
- Urban Lofts/Nicoli (transit & housing)

### Outcomes:

Staff provided the TCAC with regular updates on the progress of the Attwell off Main (Ash/Burnham) mixed use redevelopment project, which officially opened May 2017.

The Main Street at Fanno Creek project reached major milestones, including the demolition and remediation of the site utilizing EPA Brownfields grants. In addition to regular briefing by staff to the whole commission, two Commissioners served on the interview panel for the Request for Letters of Interest to develop the site. The panel interviewed the one respondent and made a recommendation to the Board of the TCDA to start negotiating a development and disposition agreement (DDA). The TCAC looks forward to the completion of DDA negotiations once the environmental requirements have been met.

The TCAC was briefed on new downtown parking regulations that are under consideration.

The TCAC was briefed on the Tigard Street Heritage Trail design. The TCAC has stated a strong preference for public restrooms and a water feature to be included in the design of Rotary Plaza. The TCAC chair and vice chair wrote a letter of support for a Federal “Our Town” grant application to fund public art and historic installations that would add amenities for the trail.

The Commission was briefed regularly on the Metro CET grant-funded Main Street Lofts project to study the Tigard Transit Center and neighboring properties for redevelopment. At the October meeting the TCAC reviewed the Financial Analysis and Implementation Strategies and endorsed a strategy to continue to pursue affordable housing as a part of the SW Corridor project. The TCAC supported and participated in the process that resulted in the May 2017 voter approval of a

Substantial Amendment to the City Center Urban Renewal plan. The amendment increases the size of the district by 37.7 acres, thereby increasing the District's capacity to reach the approved maximum indebtedness by \$2.8 million. This will ensure more urban renewal projects are completed.

Two commissioners and one alternate served on the committee that awards grants through the Urban Renewal Improvement Program.

**Goal 2. Monitor Mid/Long-term projects located downtown and/or likely to have impacts on downtown**

*Implementation*

- Equitable Housing Grant
- Civic Center Facilities Planning
- Main St/Green St Phase II
- Sidewalk Infill (area of interest: Hall Blvd)
- SW Corridor
- Plaza opportunities

Outcomes:

Commissioners receive regular briefings on the Equitable Housing Grant activities. Individual commissioners also attended the SW Corridor Equitable Housing: Learning & Sharing Session. City Center Facilities planning updates from the council liaison and the TCAC chair have been shared as liaison reports, while the TCAC Vice Chair serves on the Levy and Bond Advisory Task Force related to City Center Facilities Planning.

Members of the TCAC participate in SW Corridor planning activities and the TCAC has a designated representative and alternate representing the commission on the SW Corridor Citizens Advisory Committee.

TCAC has been briefed by engineering staff on the Capital Improvement Plan (Main Street/Green Street phase 2) and sidewalk infill gap analysis and potential future funding.

Plaza opportunities within the Tigard Street Heritage Trail and the Main @ Fanno redevelopment site have been considered by the TCAC.

**Goal 3. Communications & Engagement**

- a. Liaisons
- b. Tigard Downtown Alliance
- c. Communication appropriate for all Tigard communities
- d. Communication with Council/CCDA Board
- e. Work with Economic Development staff

*Implementation*

- a. Liaison Role & Scope
  - Attend meetings when downtown related agenda items listed
  - Identify liaisons for TTAC, SW Corridor CAC, and PRAB. Appoint main liaison and a second.

- b. Invite TDA to provide regular briefings
- c. Advocate for a variety of outreach activities and formats to promote inclusive communications
- d. Chair/Vice Chair regularly attend Council/CCDA Board meetings [when downtown related agenda items listed] and majority of Commissioners will attend/participate in Joint Meetings with CCDA
- e. Engage existing Downtown business/property owners and potential developers/new businesses

Outcomes:

The TCAC continued to maintain and improve its communications with other boards and commissions. One or more commissioners routinely attended meetings and/or monitored the agendas of the Tigard City Council, Park and Recreation Advisory Board (PRAB), Tigard Transportation Advisory Committee (TTAC) and the TTAC Bicycle and Pedestrian Subcommittee. The TCAC named liaisons to these committees. The TCAC had two joint meetings with the Board of the TCDA in 2017. The chair of the TCAC regularly attended TCDA Board meetings, and Council/TCDA's liaison regularly attends TCAC meetings.

The Tigard Downtown Alliance (TDA) Chair provided updates to the TCAC on current activities and to discuss ways to collaborate on downtown revitalization twice in 2017. Commissioners attended events planned by the TDA, including Downtown Dialogues and the field trip to Milwaukie. TCAC members also attended the 2017 Oregon Main Street Conference in McMinnville.

TCAC members provided communication recommendations related to increasing access to public meetings that staff adopted.

TCAC was briefed by independent commercial real estate experts on the current commercial market for retail and other commercial spaces in Downtown Tigard.

**Goal 4. Walking & Parking Focus**

- Develop policy and project recommendations to support the city's Strategic Plan & the City Center Urban Renewal Plan

*Implementation*

- Learn about Downtown walking and parking
- Consider opportunities related to the Tigard Street Heritage Trail
- Consider mobility and accessibility concerns

Outcomes:

The TCAC researched and discussed policy and project recommendations to support the city's Strategic Plan & the City Center Urban Renewal Plan. Final recommendations to the TCDA are included as an attachment to this report.

The Town Center Advisory Commission looks forward to further progress in the year to come, particularly on working on its new charge to provide recommendations on implementing the Tigard Triangle Urban Renewal Plan.

On behalf of the Town Center Advisory Commission,



Carine Arendes  
Chair



Kate Rogers  
Vice-Chair

## Recommendations for Town Center Development Agency Consideration

### Background

The Town Center Advisory Commission (TCAC) is charged with advising the Town Center Development Agency (TCDA) on policy and projects related to the City Center Urban Renewal Plan and the Tigard Triangle Urban Renewal Plan. Prior to September 5, 2017, the commission was known as the City Center Advisory Commission (CCAC), and for the majority of 2017 the group's advisory capacity was limited to the City Center Urban Renewal area. The commission is charged with producing an annual report and recommendations for the TCDA's consideration.

The commission adopted a goal to develop policy and project recommendations related to walking and parking to support the city's Strategic Plan and the City Center Urban Renewal Plan at the beginning of 2017. The intent was to gain general knowledge about walking and parking in downtown retail districts and information related to current walking and parking conditions in Downtown Tigard. The research conducted on walking and parking allowed the commission to develop a shared group understanding of the Downtown walking environment and potential for improvements.

### Findings

Walkable downtowns provide a variety of destinations that attract users throughout the day and into the night. A number of possible responses to enhance walkability were identified in the research process and commissioners were encouraged to see that the city has already adopted many commonly recommended policies, such as initiating a Safe Routes to Schools program, changing regulations to increase street connectivity, adopting pedestrian-friendly design standards, and managing public parking.

One important lesson from the commission's research is that destination, activities, and events bring people downtown. So although parking serves an important function, it is a supportive function-not a reason to come Downtown. Ultimately, Downtown Tigard will be a successful walking neighborhood when there are a wide variety of destinations that are comfortable and safe for people of all ages and abilities to reach by foot.

### 2017 Recommendations

The Commission developed the following recommendations to ensure continued investments and support for the Main Street revitalization currently underway, with an emphasis on actions that support walking access *into* Downtown and encourage walking *within* the area. Recommendations are intended to be achievable in the short-term and support existing policy adopted in the city-wide Strategic Plan, the Tigard Downtown Improvement Plan and the City Center Urban Renewal Plan.

- Prioritize lighting for trails that lead into Downtown and identified segments of the Fanno Creek Trail within Downtown
- Ensure sufficient visitor parking is available through the implementation of Phase 2 and 3 of the Downtown public parking management plan, including management of employee parking
- Proactively seek opportunities to acquire and consolidate land over the next two years for public spaces and to ensure a range of housing options is available to Tigard residents and families of all income levels
- Continue funding of the urban renewal improvements grant program at a level of \$50,000-\$100,000 a year for *each* district