



City of Tigard Press Release

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River Terrace development moves closer with key council votes

The Tigard City Council has adopted key measures that move the long-planned River Terrace development closer to groundbreaking. The actions follow several years of public engagement and extensive discussions by city planners with developers, residents and other stakeholders.

By a unanimous 4-0 vote on Dec. 16, the council adopted the River Terrace Community Plan, which provides a blueprint for how River Terrace will serve future residents and how the city will protect existing natural resources. The council also adopted, 4-0, a funding strategy that prescribes how the city will help pay for the new infrastructure.

“The Tigard City Council is committed to the development of River Terrace, not only to create a wonderful new neighborhood for future residents, but to ensure that development contributes to the city’s overall walkability and livability through new trails, parks, commercial destinations and an expanded tax base,” said Mayor John Cook.

The plan and funding strategy received unanimous endorsement from the Tigard Planning Commission last month. Outgoing Councilor Gretchen Buehner recused herself from voting on the items, citing a conflict of interest.

The package of votes follows through on two of the council’s publicized goals for 2014: to complete the community plan and to adopt master plans for the Riverview Terrace development to move forward.

River Terrace is a 500-acre area south of Scholls Ferry Road, adjacent to Roy Rogers Road and stretching almost to Beef Bend Road. Almost all of the area is expected to be developed as housing.

The city estimates 2,500 new housing units will be built in River Terrace in the coming decades, expanding Tigard’s population by thousands. The area also will provide walking opportunities such as new parks and trails, as well amenities that can serve future residents and current residents in and around Bull Mountain.

Before future development can occur, the council must update the Tigard Community Development Code and adopt a zoning map for the River Terrace area. The council is expected to vote on a new zoning code for River Terrace in February.

The city expects to receive land-use applications for the first several hundred new River Terrace home lots the same month. Grading and public facilities construction on the first large subdivision sites should begin by mid to late summer.

In April, the council will likely vote on required new fees and charges that are necessary for funding the larger River Terrace streets and parks in the coming years.

For more details about River Terrace, including opportunities to be involved in discussions and to receive updates, go to www.tigard-or.gov/city_hall/boards_committees/river_terrace/default.asp

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