

Tigard Beyond Tomorrow Growth & Growth Management

Direction Statement:

Tigard continues to grow. Growth will be accommodated while protecting the character and livability in new and established neighborhoods. The City will encourage and support private sector programs to maintain diverse and affordable housing. Urban services will be provided to all citizens within Tigard's Urban Growth Boundary. Recipients of services will pay their share. Local and small businesses will be encouraged as an important part of our community and our economy. The City of Tigard must be an active participant in regional issues. Its citizens will be educated about issues in our region and take advantage of opportunities to participate in decision-making processes.

2005 Progress Summary:


During 2005, the City's Growth Management efforts were focused on Downtown and the Bull Mountain Annexation Plan. The Tigard Downtown Improvement Plan work was completed by the Downtown Task Force and the Plan was adopted by the City Council. An Urban Renewal Plan and Report were prepared by consultants and reviewed by staff, the City Center Advisory Commission, and Planning Commission, and adopted by the City Council in its capacity as the City Center Development Agency. The Plan will be voted on by citizens in May 2006.

Bull Mountain Annexation required a positive vote in the area to be annexed and in the City. City voters approved the annexation, but Bull Mountain voters rejected it and the area was not annexed.


The Comprehensive Plan update and Development Code revision projects were delayed due to staff vacancies and the priority given to the Downtown and Bull Mountain annexation. Both projects will be initiated in 2006.

GOAL	STRATEGY	PLANNED ACTIONS 1, 2, & 5 YEARS	PROGRESS DETAILS
#1) Growth will be managed to protect the character and livability of established areas, protect the natural environment and provide open space throughout the community.	1) Review and modify development code sections to integrate open space preservation and protection into design standards.	<ul style="list-style-type: none"> ➤ Revise code sections to ensure that residential development incorporates open space. ➤ Design transportation facilities to include street trees and natural features and promote connectivity to open space, greenways, and natural area access. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The Planned Development Code Review Committee is drafting code language relating to planned developments. Proposed code changes will be considered by Council. <input checked="" type="checkbox"/> Street tree requirements have been adopted. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Will be addressed in current revision of the Planned Development regulations and in future revision of the Development Code scheduled to begin in fall 2006.
	2) Develop and implement design standards that preserve and protect open space, greenways, and natural areas.	<ul style="list-style-type: none"> ➤ Amend code to promote design that includes natural features and promotes connectivity to open space, greenways, and natural area access. ➤ Implement a public process for adequate development/ design review. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The Planned Development Code Review Committee is drafting code language relating to planned developments. Proposed code changes will be considered by Council. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Will be accomplished in the future revision of the Development Code scheduled to begin in fall 2006.
	3) Resolve that infill, increased densities and redevelopment are compatible with existing neighborhoods.	<ul style="list-style-type: none"> ➤ Evaluate infrastructure needs to accommodate infill, redevelopment and increased densities. ➤ Consider compatible, small scale, neighborhood commercial zoning in Bull Mountain area when expansion of Urban Growth Boundary occurs through the Metro concept planning process. ➤ Protect natural resource areas from the impacts of increased growth. ➤ Provide an educational element that informs and involves the public on an ongoing basis for growth related issues. ➤ Evaluate Metro's density requirements and Tigard's compliance. ➤ Establish a design review process. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No action this year. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> These actions will be accomplished over the next two years (2006/2007) during the Comprehensive Plan Update. <input type="checkbox"/> Design review process will be established through Development Code revision.

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GOAL	STRATEGY	PLANNED ACTIONS 1, 2, & 5 YEARS	PROGRESS DETAILS
	4) Provide park and open space throughout the community to offset the impacts of growth.	<ul style="list-style-type: none"> ➤ Target properties both within/outside the Urban Growth Boundary for acquisition of park and open space. ➤ Target Spring 2007 for parks/open space bond measure. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The Parks and Recreation Advisory Board identified 29 properties for possible acquisition by the City. Once willing sellers are identified, the City will determine which properties to pursue for park and greenway use. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> This action is ongoing. <input type="checkbox"/> Schedule parks/open space bond measure for spring 2007.
	5) Address the Tigard Town Center and the areas designated as Corridors in the 2040 Growth Plan.	<ul style="list-style-type: none"> ➤ Monitor the transition from adoption of the Downtown Improvement Plan to implementation of the Plan, including funding ➤ Involve and inform the public about this effort. ➤ Complete 99W Corridor Study. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The Downtown Tigard Improvement Plan has been adopted. <input checked="" type="checkbox"/> The public has been involved and informed through an extensive public outreach effort. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A public vote on financing the Downtown Improvement Plan is scheduled for May 2006. <input type="checkbox"/> Implement 99W Corridor Study recommendations.
	6) Address planning and growth issues associated with the Regional Center.	<ul style="list-style-type: none"> ➤ Involve and educates the public on the efforts with implementing the Washington Square Regional Center Plan. ➤ Consider funding programs to address Regional Center's infrastructure needs. ➤ Review Washington Square plan. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> With the focus on Downtown, no actions have been taken on the Regional Center strategy this past year. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Evaluate Washington Square Plan for progress & feasibility.
#2) Urban services will be provided to all citizens within Tigard's urban growth boundary.	1) Adopt criteria that outlines when and under what circumstances areas on Bull Mountain will annex.	<ul style="list-style-type: none"> ➤ Build relationships with residents of targeted annexation areas for mutually beneficial outcomes. ➤ Expand ability to get annexation waivers for provision of sewers to Bull Mountain. ➤ Create agreement with County that establishes under what conditions City will accept County facilities. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> An effort to annex Bull Mountain was unsuccessful. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The City Council will review its annexation and urbanization policies in January, 2006.
	2) Adopt a plan to educate Metzger residents about annexation to Tigard.	<ul style="list-style-type: none"> ➤ Build relationships with residents of targeted annexation areas for mutually beneficial outcomes. ➤ Reach agreement with Wash. County that allows full provision of services by City including police service and annexation. ➤ Expand ability to get annexation waivers for provision of sewers to Metzger. ➤ Create agreement with County that establishes under what conditions City will accept County facilities. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No action this year. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Build relationships with residents of targeted annexation areas for mutually beneficial outcome.
#3) Encourage affordable housing development through public/private partnerships.	1) Implement a program to educate Tigard citizens about the importance of affordable home ownership and rental housing.	<ul style="list-style-type: none"> ➤ Continue community dialogue on issues associated with affordable housing. ➤ Develop outreach program including Cityscape articles, press releases, speaking opportunities, outreach to businesses, churches, senior centers and community based organizations. ➤ Implement outreach program. ➤ Define the term affordable housing for Tigard needs definition and to be better understood by the community. ➤ Public understands the resources that are available and the process to access them. 	<p>Accomplishments in 2005:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Affordable housing is housing that costs a household no more than 30% of its gross income for rent and utilities. For Tigard, in 2002, that percent was \$1,289 per month. <p>Focus For 2006:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Update Housing Strategy in conjunction with Comprehensive Plan update.

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	2) Make incentive programs available to providers of affordable housing units.	<ul style="list-style-type: none"> ➤ Implement Council direction. ➤ Continue outreach program to “advertise” incentives. 	Accomplishments in 2005: <input checked="" type="checkbox"/> The Affordable Housing development fee subsidy program is “advertised” on the web.
	3) Review City’s zoning code and Comprehensive Plan policies to provide maximum opportunities for affordable housing.	<ul style="list-style-type: none"> ➤ Track the number of existing and new affordable housing units. 	Accomplishments in 2005: <input checked="" type="checkbox"/> The City tracks affordable units owned and managed by non-profit housing providers.
	4) Incorporate affordable housing policies into study of Downtown, Washington Square, and other mixed use areas.	<ul style="list-style-type: none"> ➤ Affordable housing should be considered with development of the Downtown Redevelopment Plan. 	Accomplishments in 2005: <input checked="" type="checkbox"/> Citizen task force considered affordable housing in the Downtown improvement area and concluded it would not be appropriate.
	5) Strengthen ties between City, Wash. County, and other Wash. County cities to jointly provide affordable housing.	<ul style="list-style-type: none"> ➤ Support Wash. County and other non-profit entities’ development of subsidized units in Tigard. ➤ Work with other local jurisdictions to develop affordable housing programs and help them understand the value of affordable housing. ➤ Participate in the Vision Action Network and support the county-wide Affordable Housing Trust Fund. 	Accomplishments in 2005: <input checked="" type="checkbox"/> The City has financially supported 486 County and private non-profit affordable housing units within the City. <input checked="" type="checkbox"/> The City participates in the County-wide Housing Advocacy Group.
	6) HOMELESS—Implement programs aimed at preventing homelessness.	➤ Develop resource brochures for distribution that identify community resources.	N/A
	67) HOMELESS - Investigate tools to provide emergency housing.	<ul style="list-style-type: none"> ➤ Review opportunities to support a regional emergency information and referral resource center. ➤ The City, through community non-profit organizations, develops a plan and sites for inclement weather shelter(s). 	Accomplishments in 2005: <input checked="" type="checkbox"/> The County Housing Services provides information and referral services.
#4) Distribute affordable housing throughout the community where it is close to services and transportation.	This goal will be addressed in the Comprehensive Plan Update.	N/A	N/A
#5) Establish and maintain economic development programs to attract and retain business.	1) Attract, retain and assist local businesses.	<ul style="list-style-type: none"> ➤ Assure input is received from local businesses as development codes are developed. ➤ Explore incentives to encourage & recruit new small businesses in Tigard. ➤ Explore new financial tools to encourage and assist redevelopment. 	Accomplishments in 2005: <input checked="" type="checkbox"/> The City Council authorized a Senior Planner position for Downtown and Economic Development in the 05/06 budget. The position was filled in October, 2005 and the planned actions will now be implemented. Focus For 2006: <input type="checkbox"/> Prepare and adopt an Economic Development Strategy.
#6) The City Comprehensive Plan shall be reviewed and revised to: <ul style="list-style-type: none"> ➤ Accommodate growth while protecting the character and livability of new and established neighborhoods; ➤ Provide for preservation of the natural environment and open space throughout the community; ➤ Provide for parks and alternative transportation (e.g., bike paths); and ➤ Create community gathering places. 	1) The Planning Commission shall develop an update process, using community outreach.	<ul style="list-style-type: none"> ➤ The Planning Commission shall prepare a complete inventory for the Comprehensive Plan update within the next 12 months. 	Accomplishments in 2005: <input checked="" type="checkbox"/> No action this year. Focus For 2006: <input type="checkbox"/> The Comprehensive Plan update will be initiated in January, 2006.

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	2) The Downtown Task Force's efforts will be regularly reported to Council.	➤ New goal planned actions will be developed/implemented during 2005.	N/A
	23) Funding for the Comprehensive Plan update is a top priority.	➤ The Visioning Task Force shall continue its work groups to ensure that goals are included in the Comprehensive Plan update.	Accomplishments in 2005: <input checked="" type="checkbox"/> No action this year. Focus For 2006: <input type="checkbox"/> The Comprehensive Plan update will be initiated in January, 2006.
#7) Develop transportation infrastructures concurrently with new growth.	1) Transportation Finance Strategies Task Force needs to determine long term funding program for major street improvements.	➤ Council will consider Task Force recommendations.	Accomplishments in 2005: <input checked="" type="checkbox"/> Recommendation for local gas tax accepted by Council for further consideration. (See Transportation & Traffic Action Committee Report later in this report).
	2) Evaluate Oregon land use laws concurrency requirements for transportation improvements.	➤ Planning Commission and Council study will concurrency requirements for transportation improvements.	Accomplishments in 2005: <input checked="" type="checkbox"/> No action this year. Focus For 2006: <input type="checkbox"/> This action will be incorporated into the Comprehensive Plan update.

QUESTIONS OR COMMENTS? Please contact Tom Coffee, Interim Community Development Director, 503-718-2443 e-mail: tomc@tigard-or.gov