



DOWNTOWN ENTRANCES



DOWNTOWN CHARACTER



CURRENT LAND USE



MAIN STREET



DISCONNECTIONS & MISSED OPPORTUNITIES



MATERIAL CHARACTER



EXISTING GREEN

A4

SITE DOCUMENTATION

Understanding “place” is essential to a successful design project at all levels of detail.

The Downtown Vision project made a significant effort to evaluate and document the physical character of the Downtown. This chapter documents Downtown’s entrances, character, current land uses, disconnections and missed opportunities, and the existing green.

A4.1 Downtown Entrances

1 & 2

These entrances along Hwy 99W could be considered the main entrances, important for both residents and non-residential commuters. They need to be safe and accessible.

3

The commuter rail provides an entrance directly into the heart of Downtown.

4

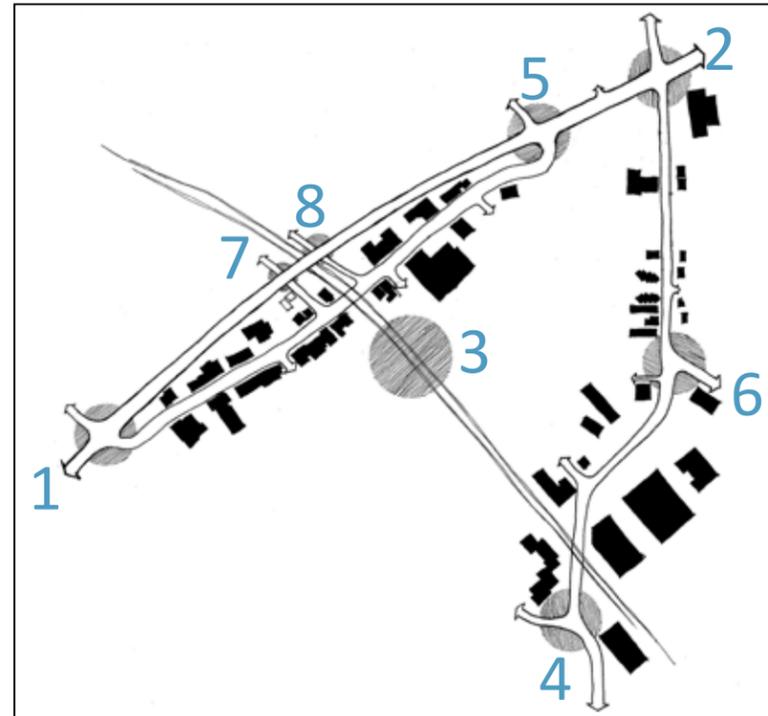
As a major residential thoroughfare, Hall Boulevard is an important entrance near many civic functions such as the library and City Hall.

5, 7 & 8

Greenburg, Tigard St., and Commercial serve as residential connections across Hwy 99W and should be as pedestrian friendly as possible.

6

Hunziker has the potential to be a strong entrance connecting to 72nd Ave and the 217.



1. HWY 99W



2. HWY 99W



3. COMMUTER RAIL TRANSIT



5. GREENBURG RD.



6. HUNZIKER ST.



7. TIGARD ST.



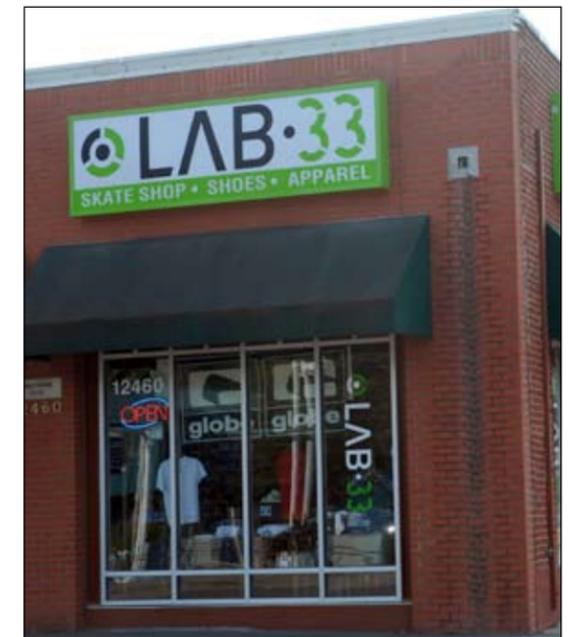
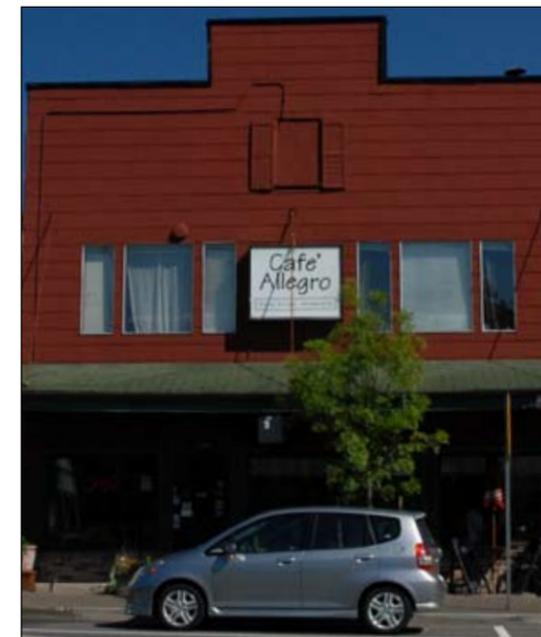
8. COMMERCIAL ST.



4. HALL BLVD.

A4.2 Downtown Character

Tigard holds a few historic gems, as well as unique shops and restaurants, that give the Downtown much of its character. Preserving this character, and building upon it, will enable Tigard to provide a unique experience in Downtown.

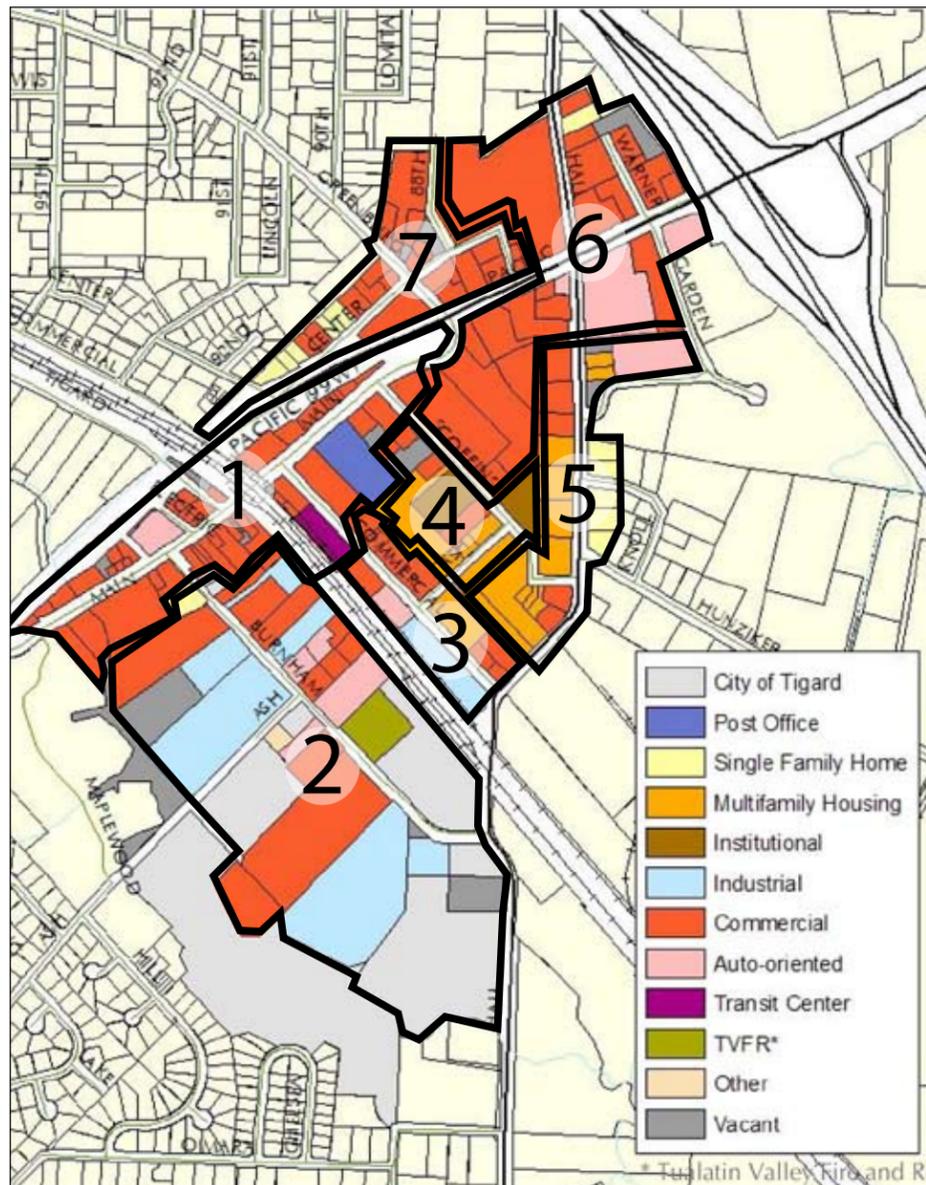


JOY THEATER FROM HWY 99W

A4.3 Existing Land Use

As illustrated on the map, Downtown Tigard features a broad mix of uses, including retail, office, residential, auto-dependent businesses, and large-lot light industrial businesses, as well as public park and civic uses. Industrial uses are prominent to the southeast of the District. Retail and commercial uses are concentrated to the northwest along Hwy 99W, and residential districts surround the Downtown core to the southeast and northwest.

Lot sizes within the District vary widely. The average lot size is just less than one acre, while the largest privately owned tax lot is approximately 6.5 acres. The more compact lots are found along Main Street and on the south side of the rail lines. Larger lots are concentrated along Fanno Creek and the southern half of Hall Boulevard.



1. Main Street



MAIN STREET, WEST

Main Street is the most active commercial area of Downtown and features small and mid-size retail, restaurants, and a Post Office branch.

2. Burnham



BURNHAM, NORTH AT MAIN

Burnham is directly off of the active portion of Main St. and is the closest parallel street to Fanno Creek. This gives Burnham an important role in development along the creek. Currently, Burnham serves several industrial and manufacturing uses that dot its edges. Civic activities anchor the south end of Burnham.



MAIN STREET, EAST



BURNHAM, SOUTH AT HALL

3. Commercial



COMMERCIAL, NORTH AT MAIN

Commercial is the next street to the east on Main, past the railroad tracks. Running parallel to the railroad, the space in between supports a thin layer of development. The current transit center is located here and the introduction of the commuter rail will have strong impacts on this site as well as the rest of Commercial St.

4. Scoffins



SCOFFINS, NORTH AT MAIN

The next street east is Scoffins St. which serves some of the only downtown residents. Sidewalk improvements are not continuous along its length, and many buildings that line it are needing renovation.

5. Hall Blvd.



HALL BLVD., SOUTH

Hall is a major connecting street lining the southern edge of Downtown. Large residential areas are on either side of Hall.

6. 99W Pacific Hwy



HWY 99W, EAST

Pacific Hwy 99W runs along the northern edge of Downtown and has strong impacts on Downtown access as well as a landform along its elevated portions.

7. Greenburg



GREENBURG, AT HWY 99W

Greenburg connects to Main Street across Hwy 99W, and is another active commercial area of Downtown. Small offices have developed in older houses around Center Street, which add to the character of Downtown.



COMMERCIAL, SOUTH AT HALL



SCOFFINS, SOUTH AT HALL



HALL BLVD., NORTH



HWY 99W, WEST

A4.4 Main Street

Scoffins Street



Greenburg Road



Commercial Street



RAIL CROSSING AT MAIN ST.

Railroad



HISTORIC BUILDINGS AT MAIN ST



Commercial Street

Tigard Street



Burnham



Fanno Creek



Fanno Creek



A4.5 Disconnections & Missed Opportunities

Barriers to Movement



Pedestrian/Car Proximity



Underutilized Amenities



Pedestrian Experience

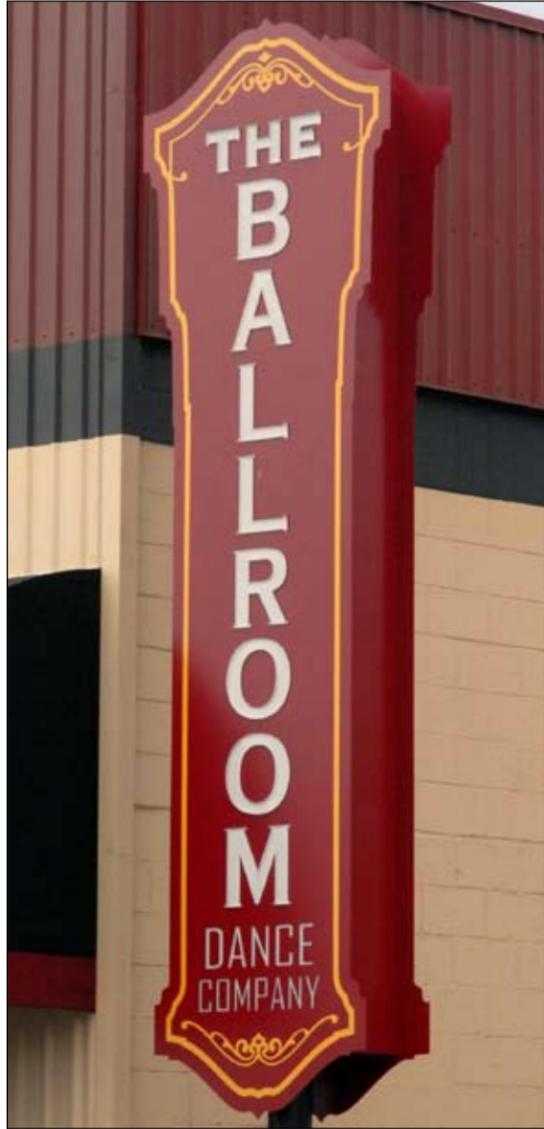


Unimproved Passages

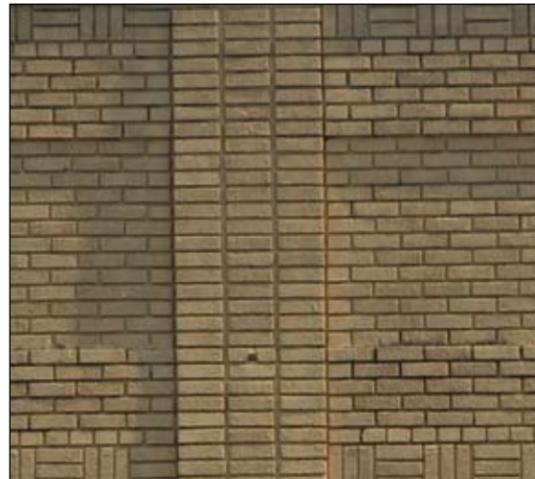


A4.6 Material Character & Identity

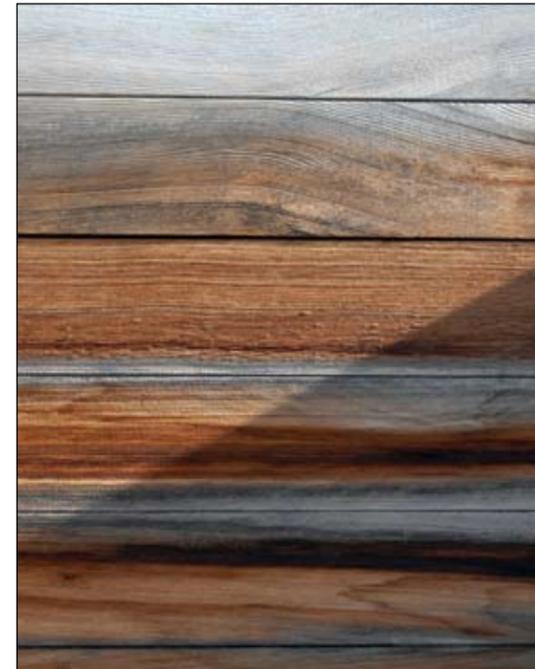
Signage



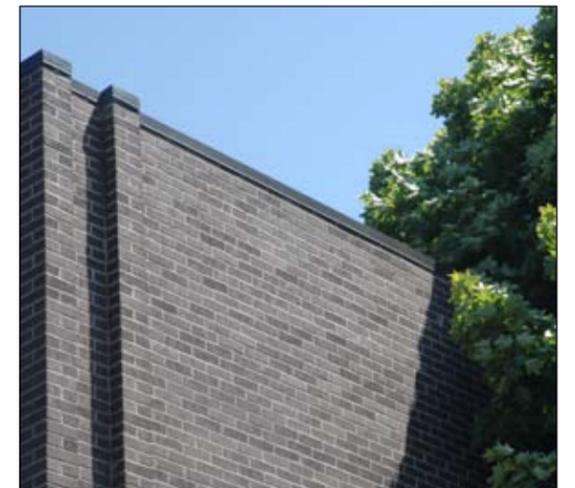
Masonry Patterns



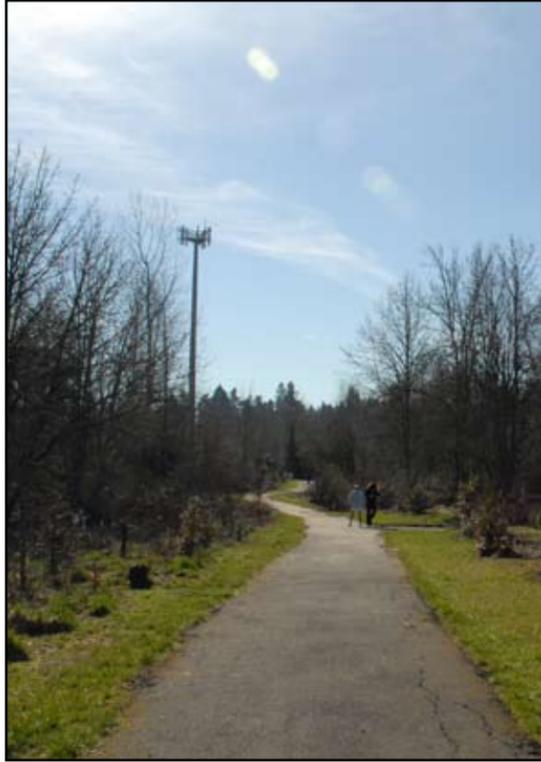
Wood



Brick



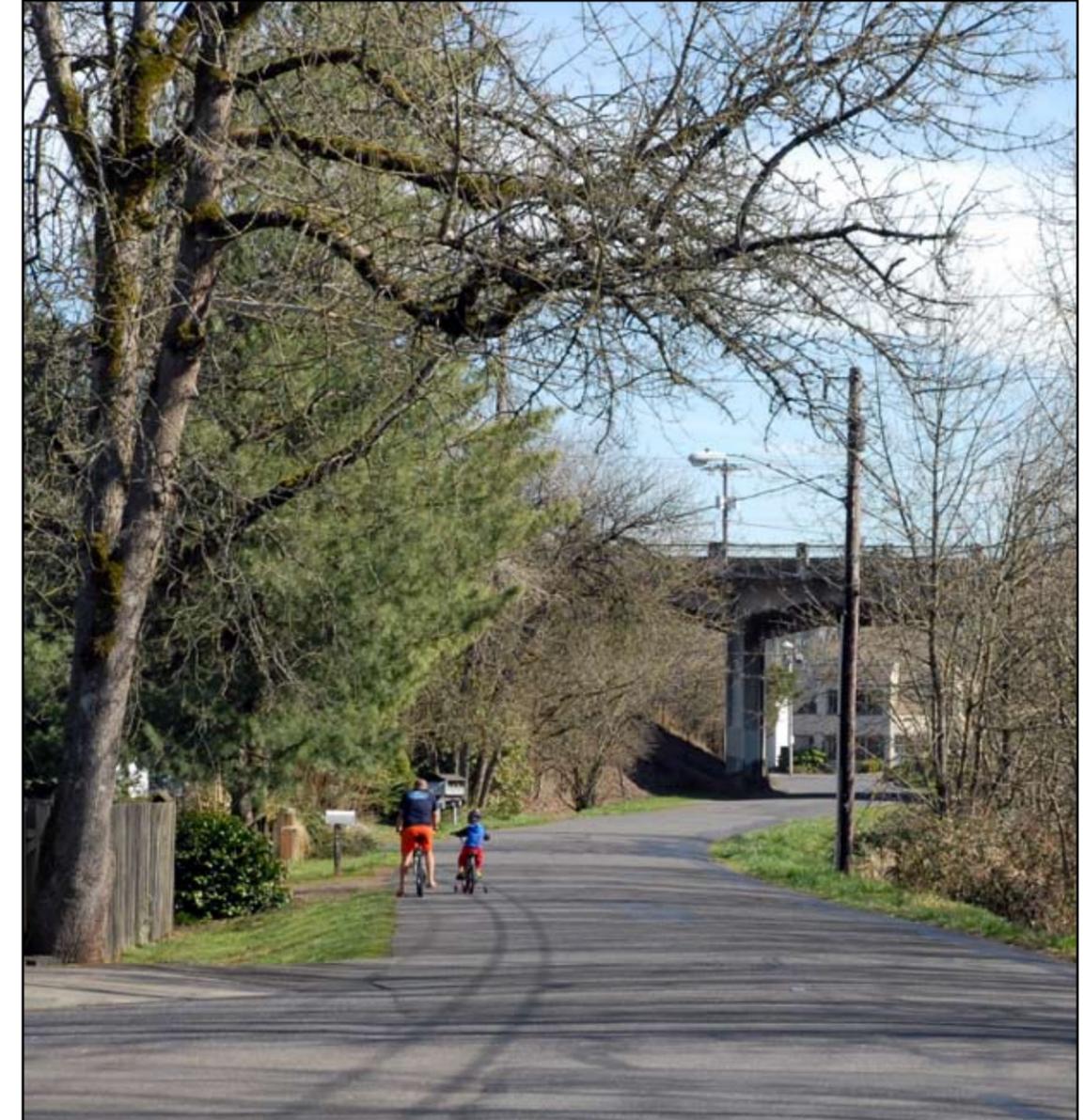
A4.7 Existing Green



1. Fanno Creek Trail



3. New Rail to Trail (Downtown Section)



2. Commercial Street facing southeast