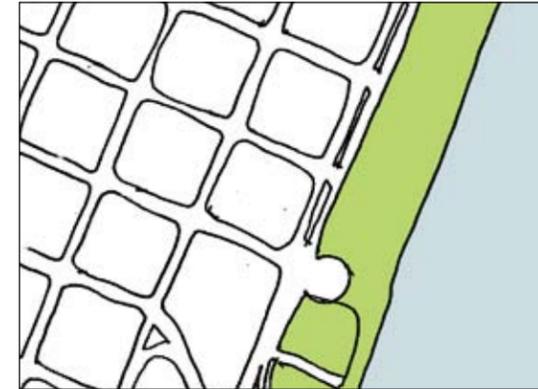


PAVED AREA OF COWNTOWN



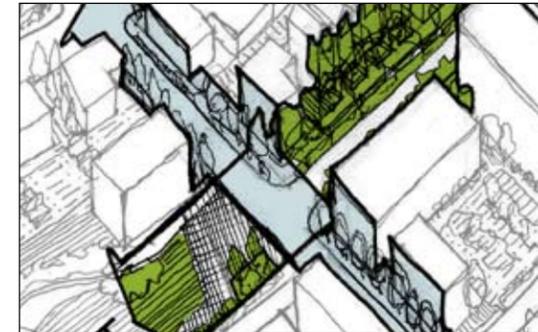
COLLECTIVE FIGURES OF A FIELD



BLOCK SIZE



CIRCULATION



CONNECTIONS



VIEW CORRIDORS, MASS & SCALE



PROXIMITIES & BUILDING TYPES

A5

SITE ANALYSIS

The key to a vibrant downtown is a pedestrian scale. This scale is influenced by the block sizes, street circulation and connections, and the mass and scale of buildings. These characteristics were studied in a visual analysis of Downtown Tigard.

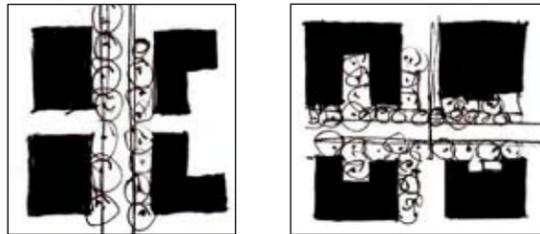
A5.1 Figures Field Studies

Main Street is the most vibrant place in Downtown and it shows though in this figure field comparison to Hall Boulevard. Buildings that address the street lend themselves to more activity. Comparatively the buildings along Hall Boulevard are sporadic and shared by low and medium density residential uses, as well as industrial buildings.

Based on the context of Downtown Tigard being between two major retail centers, Washington Square and Bridgeport Village, it is doubtful that retail of the same nature would be appropriate for downtown. However, existing and future smaller independent shops and restaurants on Main Street give a unique experience that cannot be found in malls or chain restaurants.

The length of the main retail strip of Main Street is about the same as the length of the Washington Square Mall. Street frontage becomes significant to the pedestrian experience to provide options and visual interest.

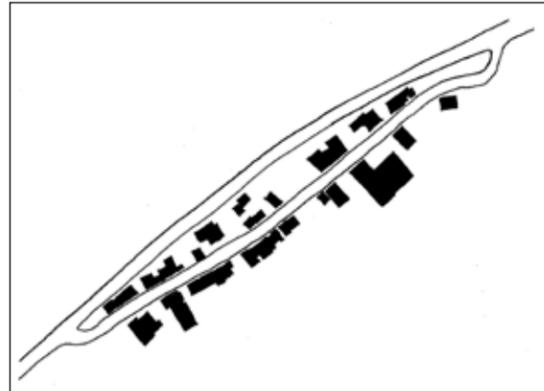
Downtown has the potential to grow into a destination for restaurants, specialty retail, and services, as well as a strong residential component.



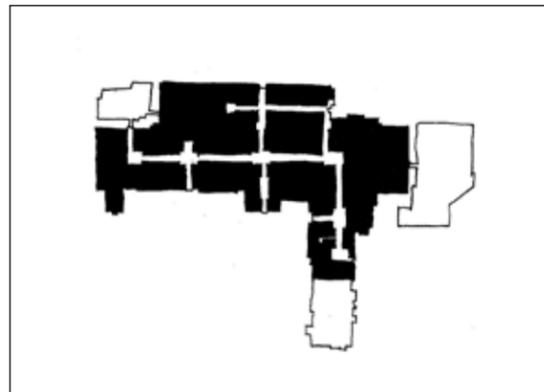
Different building types require different organization and complexity. This figure field diagram shows relationships between medium density residential properties (right) and commercial properties (left). Residences are set further back from the street and sidewalk to provide a degree of privacy. Commercial buildings are more invested in the street activity and should address the pedestrian by being close to the sidewalk.



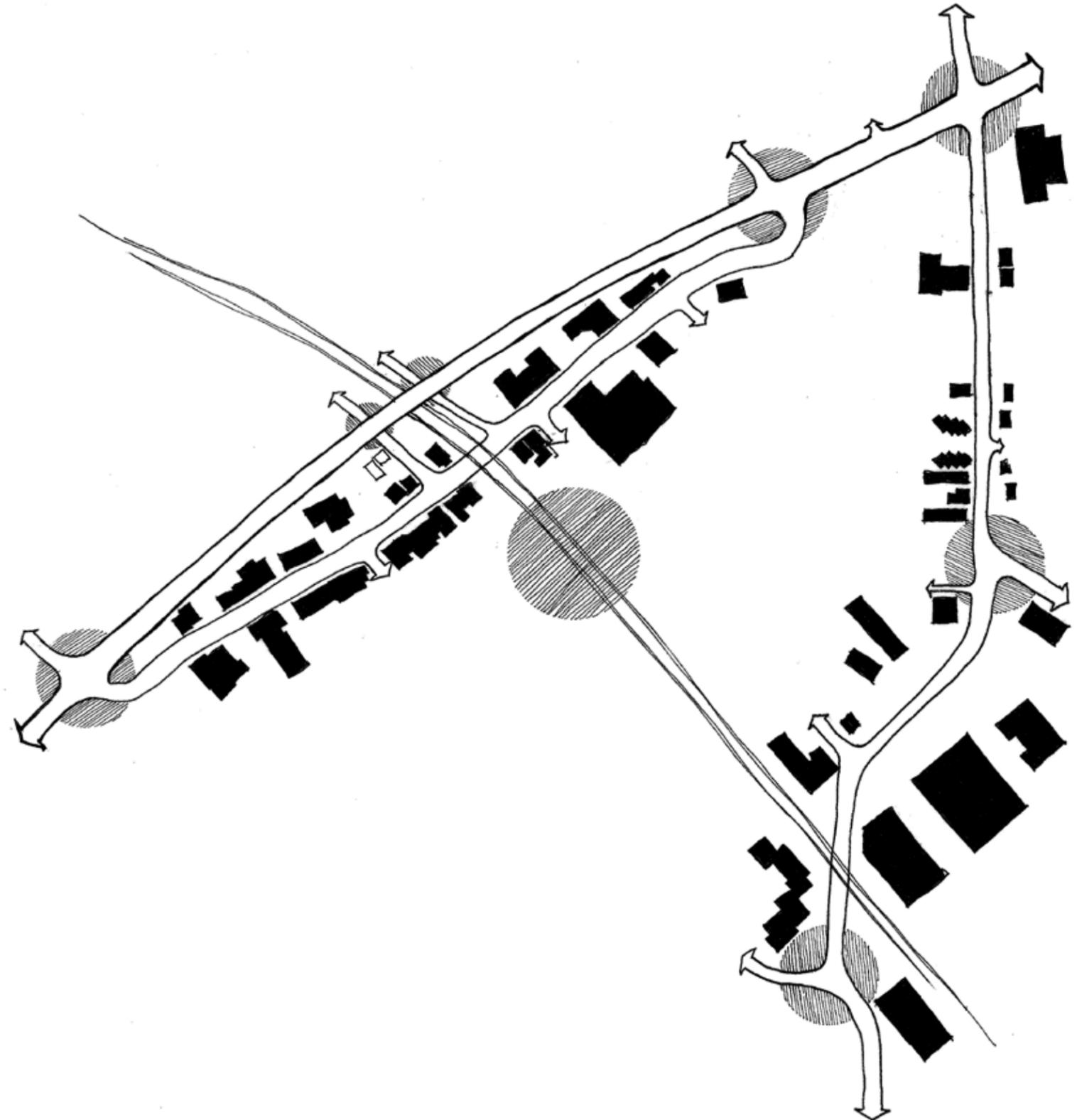
BRIDGEPORT VILLAGE



MAIN STREET, TIGARD



WASHINGTON SQUARE



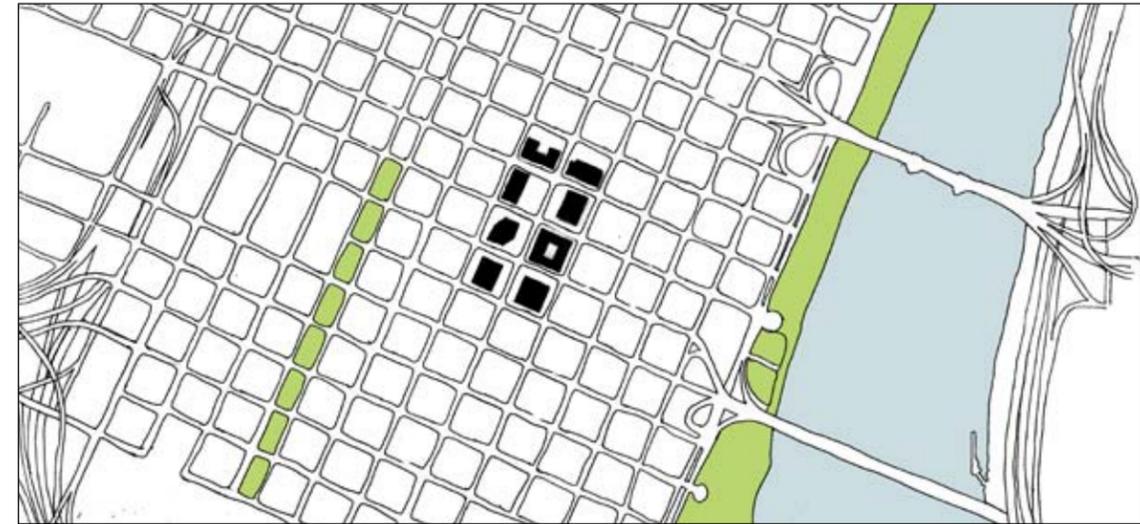
A5.2 Tigard's Block Size

Downtown Tigard's road system has changed little since its establishment. Block size plays an important role in the accessibility of a downtown.

For comparison, Downtown Portland, the Kenton neighborhood, and Lake Oswego are shown at the same scale. From its historic framework Downtown block sizes can be developed that establish logical and efficient circulation systems for all modes of transportation – transit, pedestrian, bike, and auto. The creation of a safe, vibrant, and attractive pedestrian environment is essential for the Downtown's future. This means that it is essential to create "permeable" accessible blocks with alleys, shared streets and pathways, in addition to sidewalks.



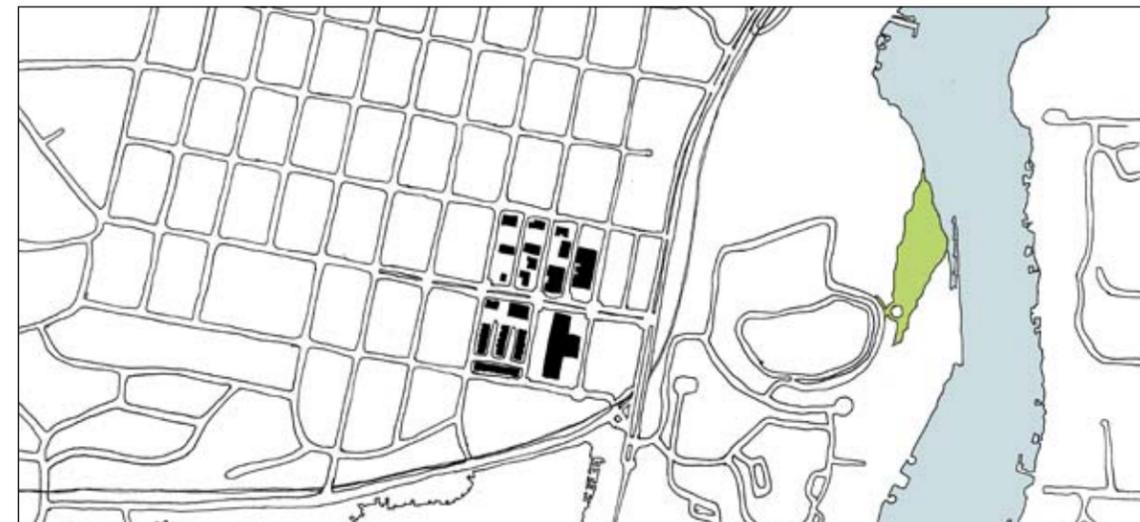
DOWNTOWN TIGARD



DOWNTOWN PORTLAND



DOWNTOWN KENTON (PORTLAND)



DOWNTOWN LAKE OSWEGO

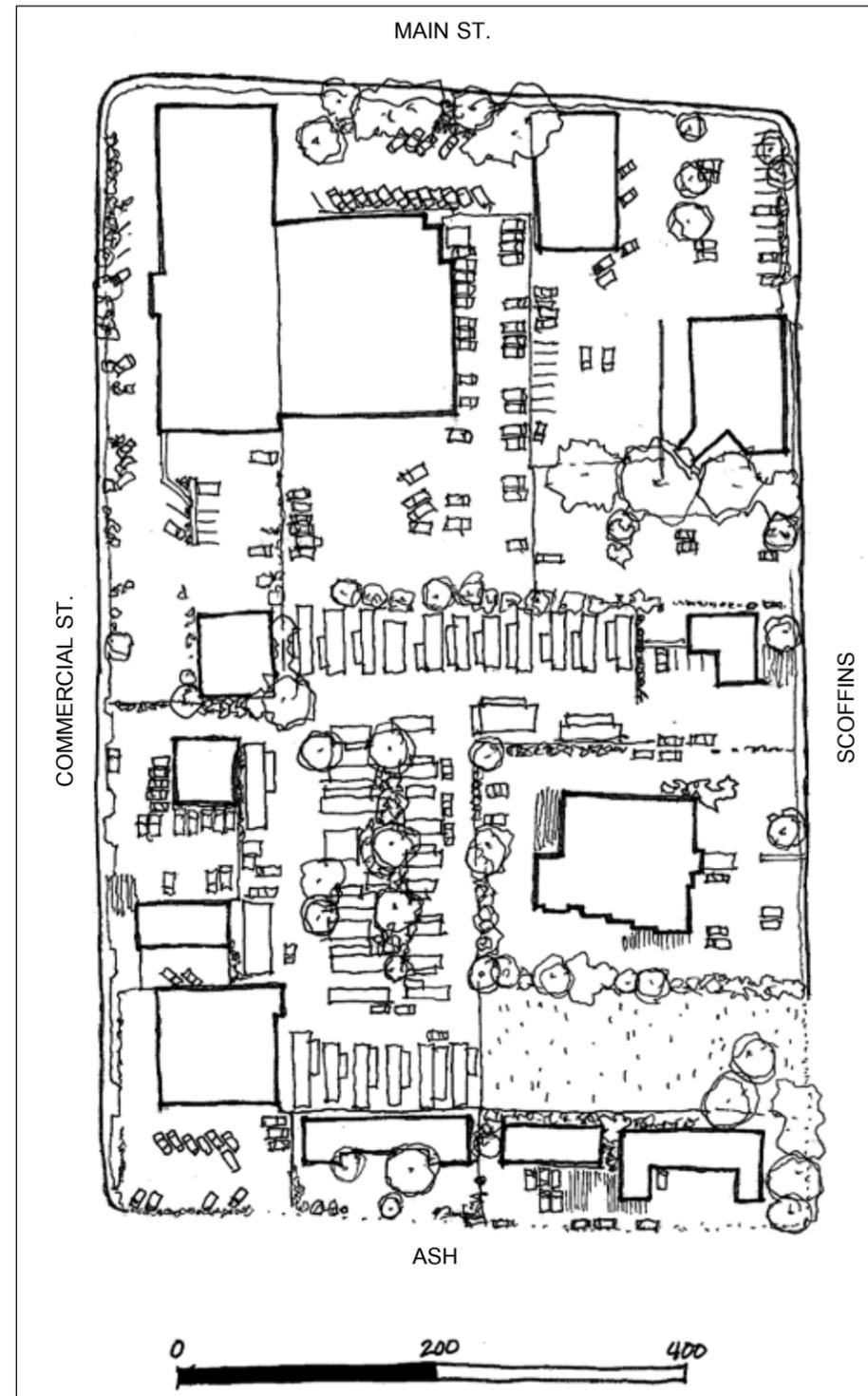
A5.3 Circulation

Tigard's Downtown block size currently restricts circulation within Downtown and there are also restraints on paths into Downtown, as defined in Chapter A3.

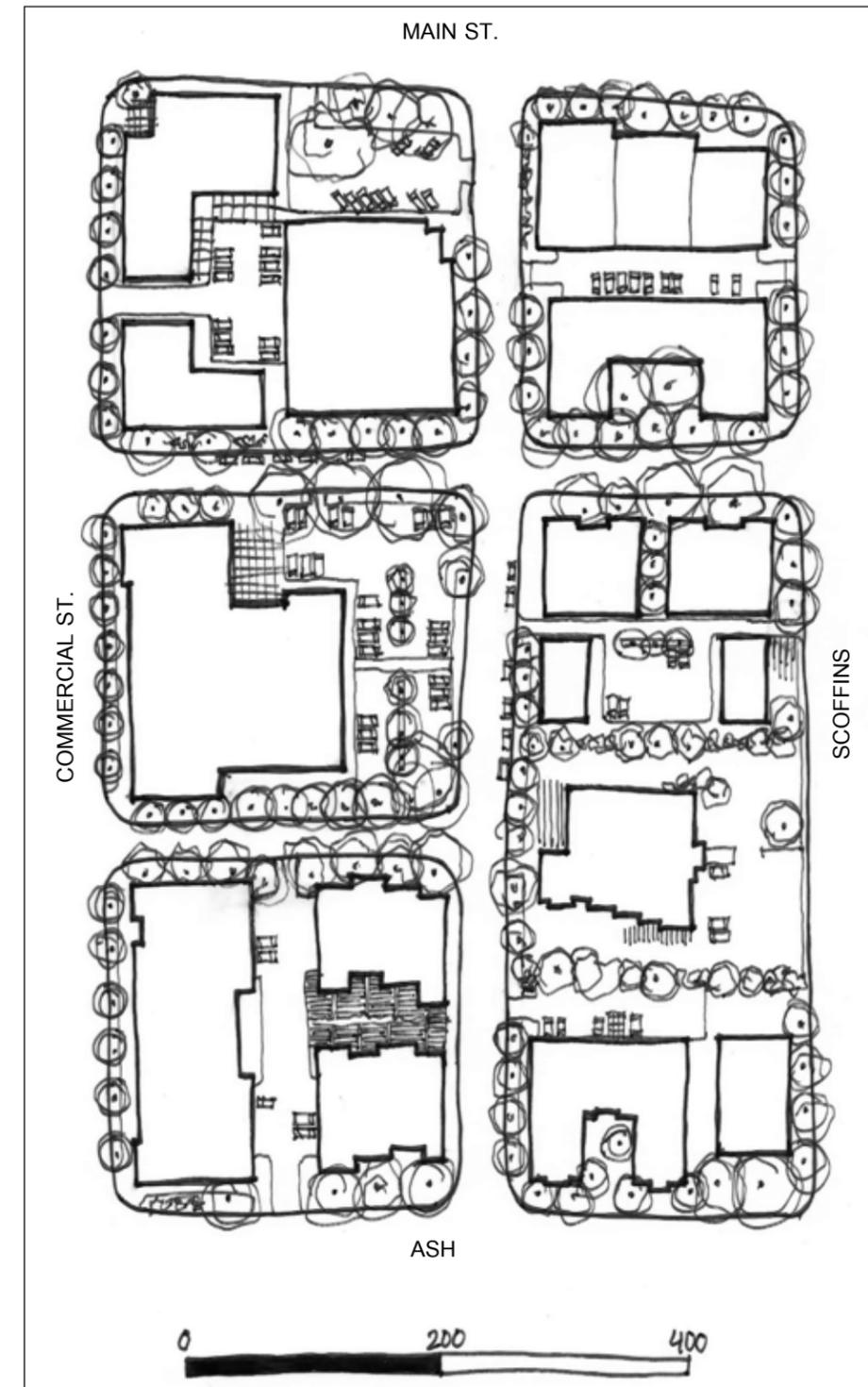
The block drawn at left shows the current condition of the block set by Main Street, Commercial, Scoffins, and Ash. Fences, lack of sidewalks, or views across the block made movement confusing, and limits the choices of direction. At approximately 500' x 900', this large block limits circulation.

The conceptual block configuration to the right shows what might happen over time in downtown. Large blocks are broken into smaller blocks to increase circulation on what was once the interior. Clear paths lined with landscaping and future business create an inviting environment, and allow for more vibrant circulation.

Existing Blocks



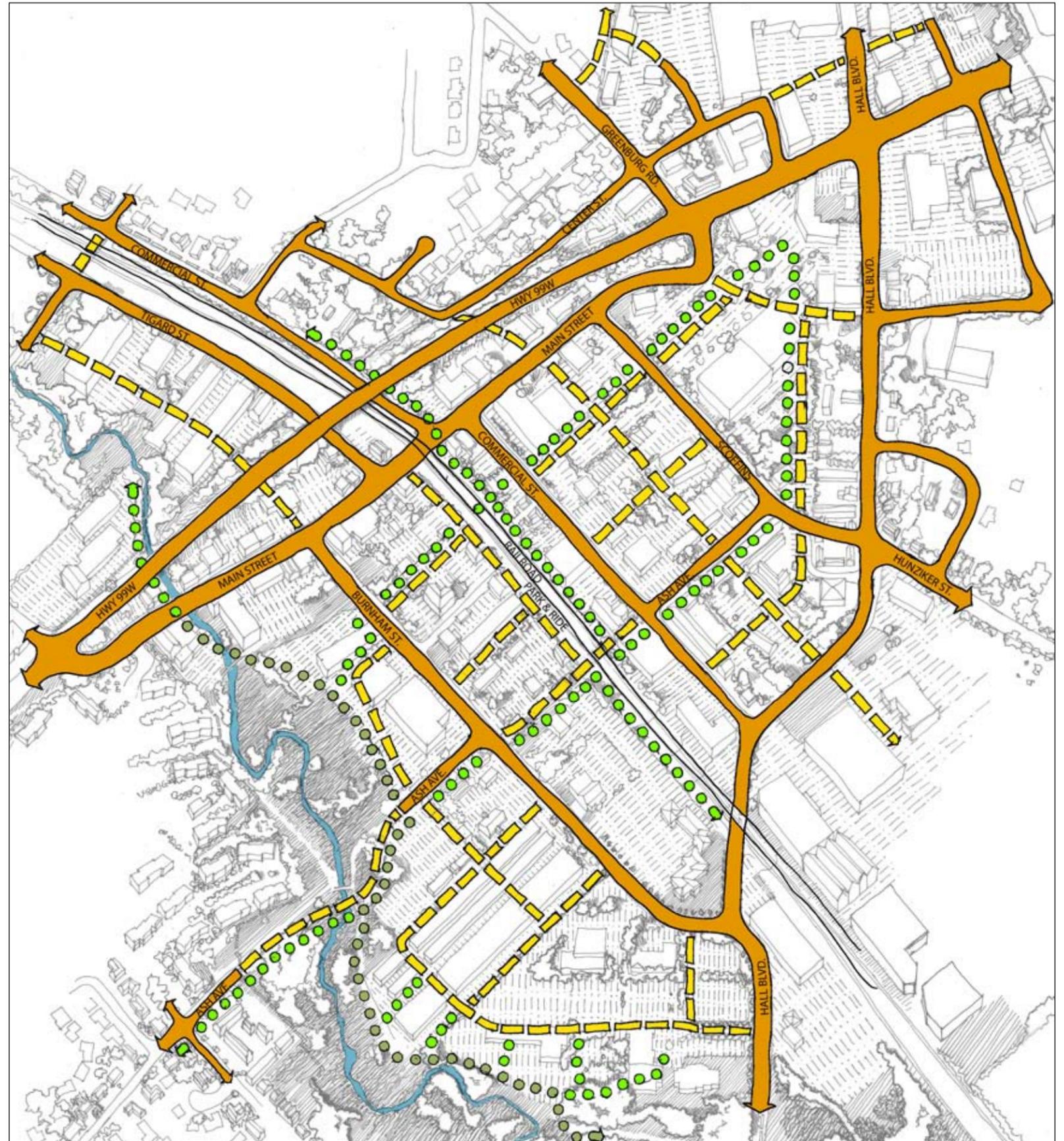
Conceptual Future Blocks



A5.4 Potential Circulation

Based on current streets and potential street continuations, as well as alignments of destination points, this diagram shows a projection of future vehicular and pedestrian circulation.

-  CONCEPTUAL FUTURE PEDESTRIAN PATHS
-  CONCEPTUAL FUTURE STREETS
-  EXISTING PEDESTRIAN PATHS
-  EXISTING STREETS
-  FANNO CREEK



A5.5 Connections

As circulation develops, more connections across Downtown will be made to destinations.

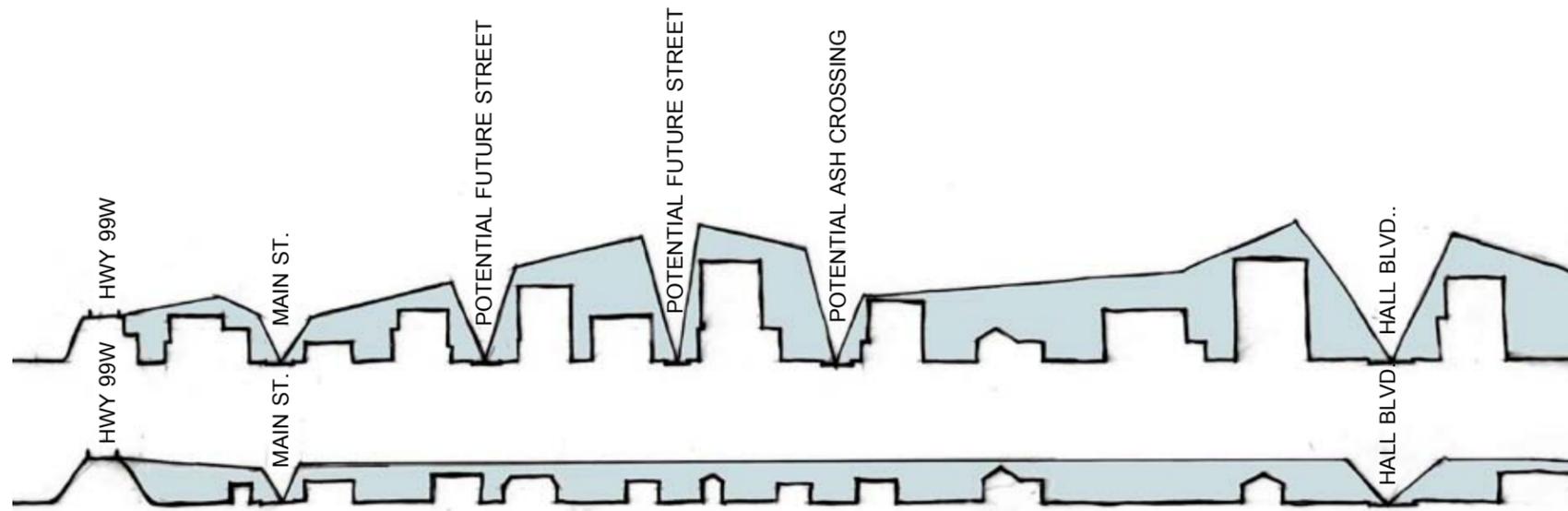
The conceptual image on the right builds upon the TDIP preferred design alternative diagram. The green east - west streets are geared more toward residential activity. The blue north-south streets are geared more towards commercial activities with storefronts oriented to the street.



A5.6 View Corridors, Mass & Scale

Conceptual Building Scale

Existing Building Scale



EXISTING ASH STREET LOOKING SW



CONCEPTUAL ASH STREET LOOKING SW



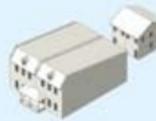
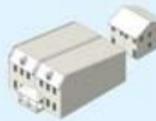
EXISTING PARKING AT POST OFFICE



CONCEPTUAL STREET AT POST OFFICE

A5.7 Proximities & Building Types

Currently, the City of Tigard is developing a form based code for Downtown. The icon images in the chart below show relative scale and building types associated with particular zones of Downtown. This is still in the draft stages, but will help foster zones or districts in Downtown and do more to establish an identity.

99/Hall Corridor	Main St.	Plaza Area	Mixed-Use Empl.	Mixed-Use Res.	Fanno Creek	
						CORRIDOR RETAIL
						CORRIDOR MIXED-USE
						STOREFRONT MIXED-USE
						OFFICE/EMPLOYMENT
						MULTI-FAMILY RESIDENTIAL
						SINGLE-FAMILY ATTACHED

