



# FANNO CREEK PARK & PLAZA Master Plan

Tigard, Oregon

Final Draft

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## Significance of the Master Plan

The master plan provides for the restoration of Fanno Creek Park (from Hall Blvd. to Main St) and the design of a new public plaza in Downtown. During the 10-month planning process, several key decisions were made by the City Center Development Agency (CCDA), the City's Urban Renewal Agency, including approval of the location of the plaza, a plaza district plan which defines a concept plan for the area surrounding the plaza, and the specific design itself of the upland park, plaza and lower Fanno Creek Park. The master plan is necessary for implementation of projects as defined in the City Center Urban Renewal Plan, adopted by City Council and approved by voters in May 2006.

## Goals and Vision

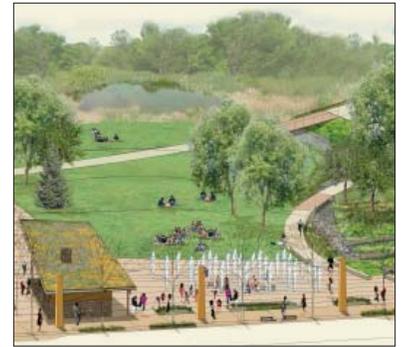
Building on the citizen-drive Tigard Downtown Improvement Plan, approved by Council in September of 2005, this project articulates a specific vision for Fanno Creek Park and a Downtown Plaza. The Fanno Creek Park and Plaza Master Plan establishes the "Green Heart" identified in the downtown plan by locating the primary open space and plaza between Downtown and the community's unique natural resource – Fanno Creek.

The community seeks to redefine the Downtown through a sustainable, open space network that directly connects daily life to the natural environment. The Downtown Plaza was designed to meet the need for a community gathering space for events and everyday use, and the goal of initiating redevelopment under a new Urban Renewal District approved in May of 2006.

With guidance from the downtown plan, the project focuses on the restoration of Fanno Creek Park and development of a public plaza as "catalyst" for redevelopment. The Guiding Principles of the downtown plan were used as guide posts for development of the master plan:

### Guiding Principles – Tigard Downtown Improvement Plan

- Reflects the community's values and cultures
- Possesses qualities essential to successful downtowns
- Recognizes the value natural resources provide as both an amenity and sense of place
- Capitalizes on commuter rail and Fanno Creek as catalysts for future investments and development
- Incorporates a multi-modal transportation system
- Pedestrian friendly and not visually dominated by automobiles
- Forward thinking
- Creative use and re-use of under-utilized properties
- Key signature projects capable of being carried out
- City codes and regulations that allow implementation



*Perspectives of Plaza and Upland Park*



*Perspective of Fountain*

# Executive Summary

## Process

The master plan balances the restoration of Fanno Creek and its associated natural areas with the community's desire for access and recreation. It was developed through an extensive public process which included numerous meetings with the Steering committee and the City Center Advisory Commission (CCAC), public open houses, and presentations to the City Council. Through this dialogue the plan was established and refined based on the goals and vision of the community.

The process included a thorough analysis of existing conditions, development of project goals and a program for use, evaluation of potential plaza locations, development of a plaza district plan, formulation of design alternatives, and ultimately the refinement and completion of the Master Plan.

## Master Plan

The project area was evaluated and designed based on the environmental attributes and the activities envisioned. The lower park includes the areas adjacent to Fanno Creek including its associated wetland, floodplain, and primary vegetated area. The upland park includes those areas beyond the lowland area and creek and is available for active recreation and gatherings. These two areas are seamlessly connected and provide for a wide variety of public use.

### **Upland Park And Plaza**

The upland park and plaza are programmed to become the primary public gathering place for the community. It is designed to be welcoming, and flexible for daily use as well as for gatherings. There is an open play space available for family use. The plaza, abutting Burnham Street, is the key identifier of the park and houses an interactive fountain, pavilion, and a man-made "urban creek" – a visual representation of the community's commitment to sustainability. The "creek" functions to convey cleaned storm water from the upland park and other areas of Downtown through the lower park to Fanno Creek. Symbolically, the "urban creek" is the park reaching into Downtown.

Management of the plaza is critical to its long-term success. In order for the plaza to become an active space used regularly and recognized by the public, it will require scheduling and coordination, security, and maintenance. Management of the plaza should be sufficiently funded and establish year-round activities. An evaluation of organizational structures ranging from public to non-profit should be done at the appropriate time to best meet community needs.

### **Lower Park**

The lower park is proposed to be used for walking, biking and enjoyment of nature. A primary focus of the plan is the establishment of a safe and enjoyable visitor experience. The regional trail connects Tigard to a 15 mile stretch from Willamette Park in Portland to the Tualatin River in Tualatin. Secondary paths, bridges, and boardwalks are located to provide sufficient access while protecting the park's natural areas. There are opportunities for interpretation and education about the natural environment within the lower park.

Working jointly with Clean Water Services, the City plans to restore a major portion of the creek and adjacent wetlands through establishing a natural meander and extensive re-vegetation. Significant restoration of other portions of the park's vegetation provides improved wildlife habitat and a sustainable ecology



Fanno Creek Park Master Plan

# Executive Summary



Upland Park & Plaza



Section A

## Redevelopment

The success of the plaza and upland park area will be largely based on redevelopment of adjacent property, capable of activating the space and serving as a model for new development in Downtown. A series of development scenarios were examined, economics of the area analyzed, and preliminary Design Guidelines for adjacent properties developed to help guide future development. The Design Guidelines as referenced in Appendix I are preliminary only and will be further developed by the City for inclusion in the City code. They represent a starting point for defining the scale, type and quality of development desired adjacent to the plaza.

A festival street is established as part of the redevelopment of parcels south of the plaza, providing access to the upland park, and a seamless connection to the plaza itself. The street will be designed with primary concern for pedestrian movement, may be closed to traffic on the weekends, and transformed into the home of the Tigard's Farmers Market.



Plaza District Plan