

CHAPTER 6

Adjacent Redevelopment Opportunities

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In addition to the development of the Master Plan for Fanno Creek Park & the Downtown Plaza, a basic feasibility study of the type and sequence of development of properties adjoining the Plaza was performed by the design team. As its basis for assumptions, it utilizes the Leland Consulting Plaza Location Study and the conclusions of Leland Consulting. With an understanding of the potential for redevelopment next to the Plaza, a set of preliminary Design Guidelines was developed to ensure future design quality and that development will be compatible with the function and use of the Plaza. This work is preliminary, and provides a working framework for development of final Design Guidelines by the City. Adoption and use of such Design Guidelines will occur at a later time.

Great neighborhoods are characterized by identifiable centers and edges, a mix of pedestrian-oriented land uses that one can easily walk to and from surrounding neighborhoods and a range of housing types that help ensure diversity and affordability. The vision for the area adjacent to the plaza and public use space is a vital mixed use neighborhood that is home to cafes and shops, housing and a mix of attractive retail uses. It is envisioned that new development adjacent to the plaza will consist primarily of rental housing with ground floor retail at key corners of the building as a means of activating the corners of the buildings and key intersections. This development pattern is consistent with what the market can currently support and will help ensure that the plaza and park are active spaces that can be enjoyed year round by residents and visitors. Even though the existing development code allows 80-foot building heights and structured parking, the proposed development scenarios primarily feature buildings that are two- to four-stories high (approximately 35- to 45-feet) and surface parking, especially in the early phases of development.

The proposed development scenarios are intended to comply with new Design and Development Standards to be developed by the City. The sample set of Standards in Appendix I was developed for redevelopment of sites adjoining the plaza, but also has application to the larger Downtown. They provide a framework for how the buildings and the surrounding areas should look, function and feel. Of particular importance are those standards that address edge conditions where buildings interface with the plaza or festival street.

DEVELOPMENT SEQUENCE

The sequence of development of parcels adjacent to the plaza will be based on specific market forces and the owners' desire to redevelop. For this study, we have assumed a four- phase development sequence that situates buildings in strategic locations to catalyze future development and provides sufficient surface parking, especially in the early phases of development. Based on the configuration and size of the plaza, Phase 1 includes a signature three-story mixed-use building at the intersection of Main Street and Burnham Street to serve as a gateway to future development along Burnham Street. This 7,800 square foot development site can accommodate a three-story building with approximately 4,000 square feet of ground floor retail, about 22 one-bedroom residential units, and 32 residential and retail surface parking spaces (See Figure 6.1). The building's mass and design details help reinforce the corner of Main and Burnham and can serve as a district landmark. A second 7,400 square foot development site, located at the edge of the plaza, features a two story, mixed-use residential building with about 4,000 square feet of ground-floor retail that opens to the plaza, two floors of housing, and 19 surface parking spaces (See Figure 6.1). This building is smaller in scale than the proposed structure at Main to visually integrate with the

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scale of the plaza. A café space is envisioned at the southern corner with outdoor seating activating a portion of the plaza. Parking for the two buildings in Phase 1 is accommodated on a surface lot between the buildings and on a small surface lot across Burnham Street.

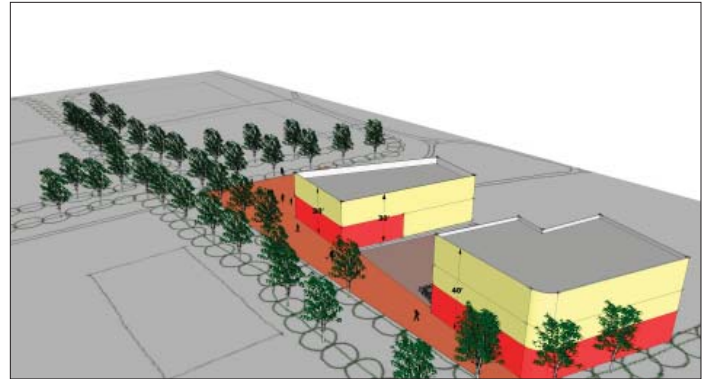
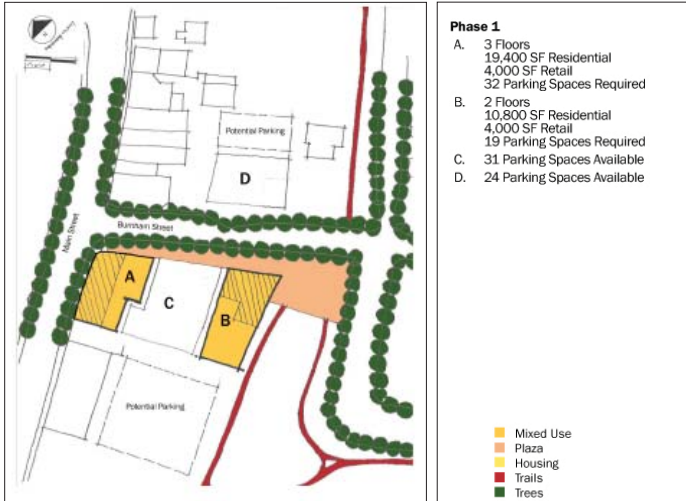


Figure 6.1 - Plan and perspective of Phase 1

Development in Phase 2 necessitates a below-grade structured parking. A new four-story, mixed-use residential building should be constructed on the 10,800 square foot surface lot between the two buildings described in Phase 1 (See Figure 6.2). The Phase 2 building would provide about 4,000 square feet of ground-floor retail, 44 residential units, and 60 structured parking spaces. This type of development is not economically feasible presently given the expense of underground parking but could be viable in the future.

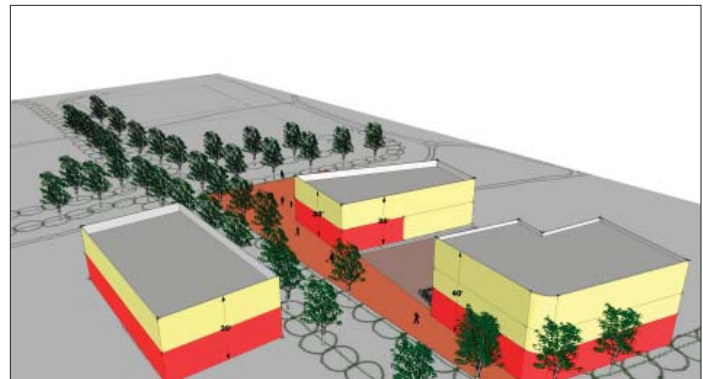


Figure 6.2 - Plan and perspective of Phase 2

Phase 3 converts the small 7,000 square foot development site across Burnham Street into a three-story, mixed-use residential building that has 4,000 square feet of ground-floor retail, 19 residential units, and 32 residential and commercial parking spaces (See Figure 6.3).

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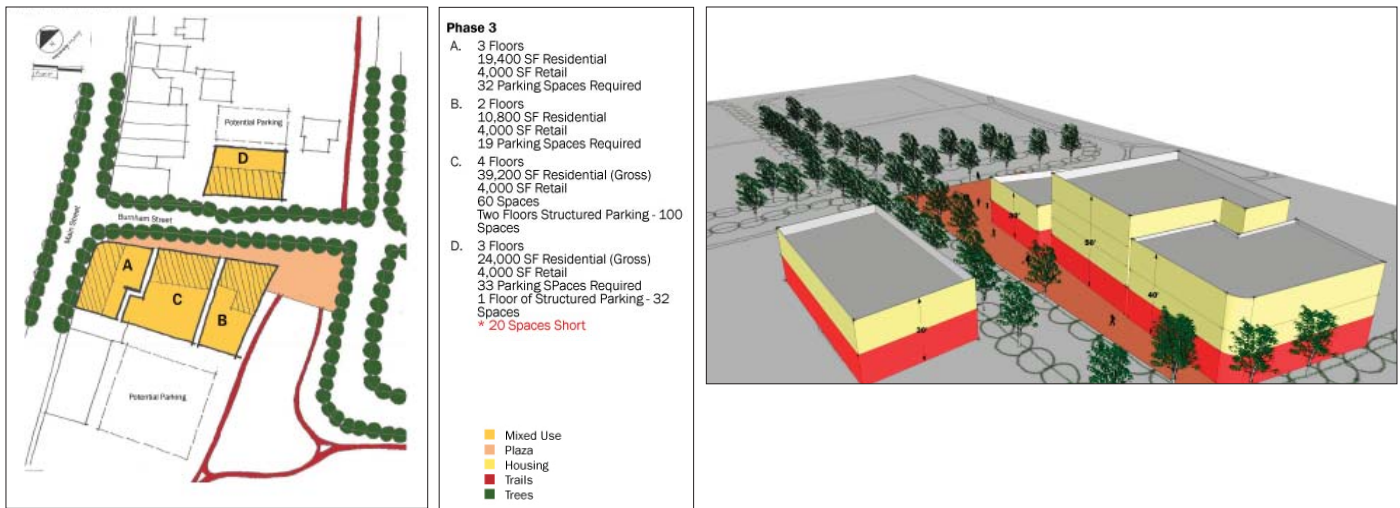


Figure 6.3 - Plan and perspective of Phase 3

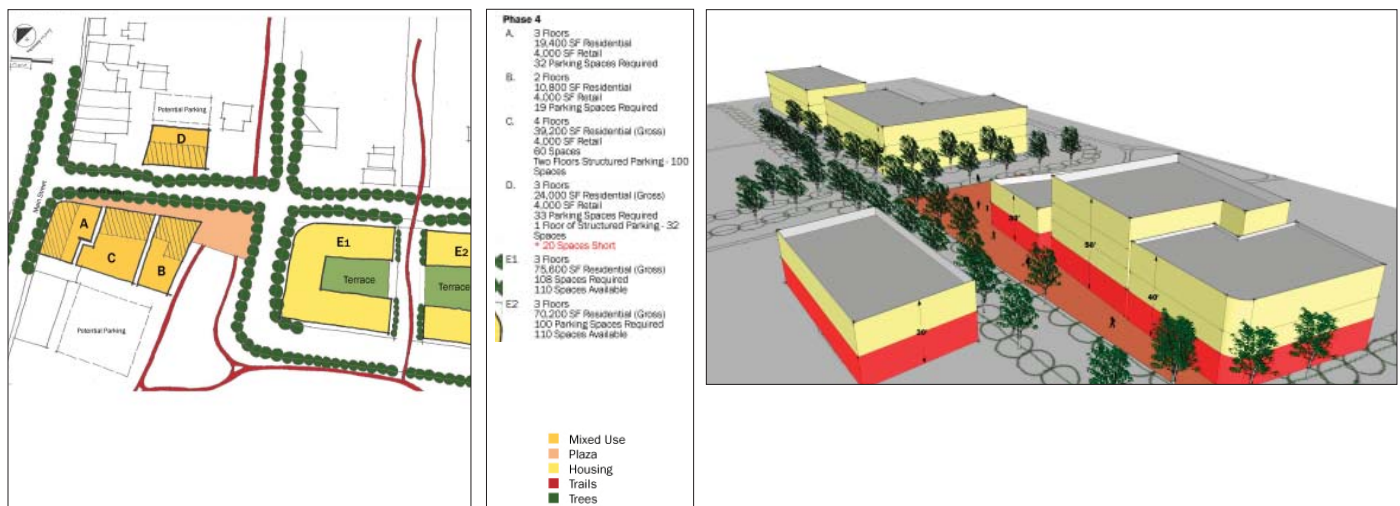


Figure 6.4 - Plan and perspective of Phase 4

The final phase of development (Phase 4) consists of two portions on an approximately 146,000 square foot development site (See Figure 6.4). As shown in the development analysis, this site is planned almost exclusively for housing, resulting in a three-story building that accommodates 166 residential units and 220 structured parking spaces that are half below and half above grade. This building also has a small amount of ground-floor retail space adjacent to Burnham and the plaza.

DESIGN AND DEVELOPMENT STANDARDS

Development Standards and Design Standards are tools to ensure that the buildings help to create a vibrant, mixed use core that encourages a high level of pedestrian activity.

Development Standards consist of the basic “building blocks” of how the site and the building will be developed. In the City of Tigard, development standards that need to be reviewed and potentially updated include: building height, setbacks, lot size, landscaping and parking. The following summarizes recommended modifications to the Development Standards. These standards are described in more detail in the Mixed Use / Building Envelope Standards document.

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- **Floor Area Ratio (FAR)** regulates the amount of use (intensity) allowed on a site. Within the Central Business District (CBD) a FAR of 1:1 is recommended with minimum lot coverage of 50%. This combination is essential to ensure that the building will be a minimum of two stories, which will in turn help create a sense of enclosure more conducive to pedestrian activity, as well as provide the opportunity for surface parking.
- **Building Height:** Like FAR and lot coverage, helps control the overall scale of development. Currently, the maximum building height is 80-feet which, at this time, is currently beyond what the market can support. In order to support higher density development within the Central Business District, the City should, enact provisions and incentives to encourage higher density wood frame construction, which is the most economical form of construction.
- **Lot Coverage:** Maximum lot coverage of 50% should be considered in tandem with building height and FAR to help create a pedestrian-friendly building face to right-of-way ratio, while still allowing for surface parking.
- **Setbacks and Building Frontage:** Setbacks should not extend beyond 10'-0" in the Central Business District. Maximum setbacks help promote streetscapes consistent with traditional "Main Streets" by bringing the buildings close to or up to the edge of the public right-of-way to reinforce the pedestrian environment. In addition to requiring a minimum setback, a minimum of 50% of new construction within the CBD should be built to a Required Building Line (RBL). These two development standards help ensure a continuous, cohesive, and pedestrian-friendly environment. This developed edge condition should also include removing or consolidating curb cuts (driveways).
- **Parking and landscaping** serve as the final essential development standard. In general, it is strongly recommended that the parking areas between the building and the street be eliminated. Parking would be allowed on the side of the building provided that parking is set back to the pre-determined required building line (RBL); this allows for the buildings to front adjacent streets thereby improving the pedestrian orientation of downtown. Parking areas should be regulated in addition to regulating the location of parking. Parking areas should include a minimum of 5-feet of perimeter landscaping and a minimum of 15% of interior landscaping with a minimum 4-foot wide landscape strip every 8 stalls.

Design Standards typically overlay the base Development Standards and are a palette of objective design-oriented elements that describe how an area looks, functions, and feels. In response to this criterion the proposed design standards focus on the following themes:

- Creating ground-floor storefronts that are inviting and easily accessible. This is achieved by creating a direct connection from the front door to the sidewalk and providing large, transparent ground-floor windows.
- Fostering a "human scale" especially at the ground floor. This can be achieved by incorporating elements such as semi-public courtyards, plazas and arcades that serve as semi-public gathering spaces and transition zones between the building and the sidewalk.

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- Creating dynamic public gathering spaces at the corners of the building or where streets intersect. This design standard is typically achieved by incorporating one of the following architectural strategies at the corner of the building:
 - Locating the primary entry of the building at the corner or within 25 feet from the corner.
 - Incorporating a prominent architectural element, such as increased building height or massing, a cupola, a turret or a pitched roof at the corner of the building or within 25 feet of the corner of the building.
 - Chamfering the corner of the building at 45 degree angle and a minimum of 10 feet from the corner.
- Developing building facades that have a clear and distinct base, middle and top as a way of breaking up the mass of the building and further distinguishing the uses within the building.
- Incorporating repetitive elements into the design of the ground floor of the building as a way of adding meaning to the building and the overall streetscape. Repetitive cohesive architectural elements such as engaged columns, building lighting and suspended blade signs add a sense of meaning and clarity to the ground floor and the sidewalk zone.
- Using pre-specified building materials that evoke a sense of permanence and compatibility with the existing built environment. Building materials are essential to the overall character and quality of the development. In more built-up areas, stone, stucco, brick, concrete masonry units, wood siding, painted hardy plank and both spandrel glass and curtain walls add a sense of richness and texture to the building. Materials and color are often also used to break up large wall planes and help distinguish the base, the middle and the top of the building. Materials that are not authentic, in terms of how they look and feel such as T-111, vinyl siding and mirrored or tinted windows should be avoided, especially in the Central Business District.

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