



City of Tigard

## **2018 Annual Report of the Town Center Advisory Commission to the Board of the Town Center Development Agency**

*December 1, 2018*

The Town Center Advisory Commission (TCAC) adopted annual goals and objectives for calendar year 2018. The annual agenda for the TCAC was largely devoted to developing and implementing the goals. This report is organized around the adopted 2018 TCAC Goals and Objectives.

### **Goal 1. Develop a strong knowledge base of the Tigard Triangle to inform our recommendations for the Tigard Triangle Urban Renewal Implementation Project.**

#### Outcomes:

The Commission started the year with a briefing from staff on the Triangle Urban Renewal Plan. This was followed by a briefing on Triangle Equitable Urban Renewal. Several members of the TCAC volunteered to serve on the Triangle Equitable Urban Renewal sub-committee which will start meeting next year supported by the consultant team that was selected to perform the Metro-grant funded project.

In September, Commissioners participated in a bus tour of the Triangle. Points of focus included the condition of Red Rock Creek, locations of proposed SW Corridor light rail stations, traffic flow and affordable housing.

Portions of November and December meetings will be devoted to a deep dive on the Triangle including current demographics and economics, existing regulatory and zoning laws, and the commission's future plans and recommendations.

### **Goal 2. Participate in educational and planning activities that result from the SW Corridor Project to inform our recommendations to regional and local government entities.**

#### Outcomes:

A large portion of the commission's time this year was spent on educating ourselves on all facets of the SW Corridor Project so that we could make informed recommendations.

Members of the TCAC participated in a wide variety of SW Corridor planning activities including serving on the Citizens Advisory Committee and giving public testimony. The TCAC received SW Corridor briefings from staff and TriMet/Metro including a special joint meeting with the Tigard Transportation Advisory Committee (TTAC) in July.

Two commission meetings were dedicated to discussion of the impact of the preferred alignment on the Urban Renewal Districts especially as it pertains to affordable housing and traffic congestion. The outcome was a consensus opinion which formed the basis of our recommendation.

The TCAC wrote a formal recommendation on the preferred alignment of the Tigard Triangle and Downtown light rail stations and presented the recommendations to the Board of the TCDA at our October joint meeting. It was also submitted to Metro and TriMet as part of their public outreach.

**Goal 3. Identify and prioritize opportunities for development to improve walkability, equity, and connectivity across both urban renewal districts.**

Outcomes:

Walkability within and connectivity between the two urban renewal districts continues to be a key issue for the commission. We received briefings on and participated in the SW Corridor planning project which would provide a direct transit (and perhaps bike and pedestrian) connection between the two districts. We need to ensure that stations are walkable and activate the areas around them.

An observation from our bus tour of the Triangle is the lack of walkability in the Triangle, with the exception of the path along Red Rock Creek adjacent to the Walmart development. The Triangle lacks a Main Street area, but this could be overcome by clustering mixed use development into blocks that would provide walkability and equitable business opportunities. This is something that needs to be addressed in the Tigard Triangle Urban Renewal Implementation Project.

The TCAC October meeting included a discussion of equitable business. Some of the ideas included:

- Developing funding for equitable business development perhaps from Federal and/or State grants, lease income and façade improvement grants
- Tying affordable mixed-use development to business incubation space

**Goal 4. Explore ways that policy changes can encourage and support the building of affordable housing and equitable business development.**

Outcomes:


Affordable housing is a critical part of the Urban Renewal plan and is of special interest to the TCAC. The commissioners attended the Housing Options Workshop to give input on development code changes that could encourage more affordable housing choices. We also received briefings on the SW Corridor Equitable Housing Strategy, later acknowledged by Council. The TCAC will be involved in the Tigard Triangle Equitable Urban Renewal Implementation Project, which will

explore how to encourage and support the building of affordable housing and equitable business development.

The CPAH Red Rock Commons Project is an example of how urban renewal funds can stimulate additional funding for affordable housing. We will continue to look for opportunities to partner with developers and other agencies to increase the supply of affordable housing units.

The Town Center Advisory Commission is already looking forward to 2019 and the kickoff of our key initiative: the equitable implementation of the Tigard Triangle Urban Renewal Plan.

On behalf of the Town Center Advisory Commission,

  
Kate Rogers  
Chair

## **Recommendations for Town Center Development Agency Consideration**

### **Background:**

The Town Center Advisory Commission (TCAC) is charged with advising the Town Center Development Agency (TCDA) on policy and projects related to the City Center Urban Renewal Plan and the Tigard Triangle Urban Renewal Plan. The commission is charged with producing an annual report and recommendations for the TCDA's consideration.

### **2018 Recommendations**

- Continue to work with Metro and TriMet to ensure stations are walkable and activate the area around them
  - Ensure that the Hall Street station design and location promotes connectivity with the Downtown Main Street area
- Look for opportunities to partner with developers and other agencies to increase the supply of affordable housing units
- Budget for and acquire land in the Triangle for public spaces that encourage walkability and equitable business development
- Develop opportunities for equitable business development in the Triangle through urban renewal funding and other funding sources such as grants.