

# TIGARD HOME

## Winter Community Engagement Report



Figure 1. Participants at the St. Anthony Community Dinner engagement event.

This report summarizes the engagement activities conducted throughout the late fall of 2025 and winter of 2025/2026 for the Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) planning project. It provides an overview of the engagement events held from November 3, 2025, through January 21, 2026, community input received, a brief update on graphics received from the storyteller consultant, and follow-up steps the project team is taking based on the community input received. Appendices A and B contain the graphics products created by the storyteller consultant and used in the engagement activities.

### Engagement Strategies

Tigard HOME aims to do four types of engagement events throughout the course of the project: targeted outreach events, community dinners, pop-up events, and tabling events.

- Targeted Community-based Organization (CBO) outreach events involve the engagement consultant, Zan Associates, partnering with a community-based organization to develop an engagement event suited to that community group. These may include focus groups, key informant interviews, tabling at existing events, or presentations at meetings.
- Community dinners are events staged in different venues around Tigard that provide a free meal to participants and interactive activities to participate in. Community dinners primarily involve engagement consultant support from First Forty Feet.

- Tabling events feature project staff at existing events or high-traffic areas with an activity and incentives to participate.
- Pop-up events will be staged at high-traffic locations with food trucks and interactive displays to attract participants. Engagement activities will be designed in collaboration with the engagement and urban design consultants.

Between November 2025 and January 2026, the Tigard HOME team hosted one targeted outreach event, one community dinner, and three tabling events. The team has not yet hosted any pop-up events; the goal is to host these in spring/summer 2026. Table 1 below summarizes the events by event type, title, date, location, and number of activity participants. During the Fall/Winter 2025/2026 Community Engagement events, staff directly engaged with over 100 community members, for a total of more than 800 active participants throughout the length of the Tigard HOME project.

Table 1. Engagement Activity Overview

Event Type	Event Title	Date	Location	# of Participants
Targeted CBO Outreach Event	Muslim Educational Trust Focus Group	11/3/2025	Muslim Educational Trust	8
Community Dinner	St. Anthony Community Dinner	1/12/2026	St. Anthony Catholic Church	13
Tabling Event	Holiday Tree Lighting	12/5/2025	Universal Plaza	80
Tabling Event	Tigard Public Library Tabling	12/18/2025	Tigard Public Library	13
Tabling Event	Senior Center Lunch	1/21/2026	Tigard Senior Center	5

The following sections further describe the individual events and community input received.

### Targeted Outreach Event

The Muslim Educational Trust (MET) is an organization that seeks to enrich the greater public’s understanding of Islam, serves the local Muslim community’s needs, and operates a Pre-K – 5<sup>th</sup> grade Islamic school in Tigard. This event consisted of a focus group with eight people, including six staff and two students at the school. Participating community members were given gift cards for their time. The engagement method used in this meeting was a guided discussion that started with participants looking at a set of 75 precedent images to help them envision what their community could look like, then asking them what they like, don’t like, need more of, and would change to make Tigard more livable. Facilitators also specifically asked participants for their opinions on building types, materials, mixed-use buildings, and preferred locations for businesses. No photos were collected at this event due to participants’ preference to remain anonymous.

### Community Dinner

The city hosted a community dinner on January 12, 2026 from 6:30-8:30 PM at St. Anthony Catholic Church and School. This particular event had to be postponed a few times due to difficulty in securing a location. Other locations staff considered either fell through or did not end up being a good fit for a community event. St.

Anthony is a central location in Tigard within a Medium-High Disparity area<sup>1</sup> and directly across from a High Disparity<sup>2</sup> and High Equity Need Area<sup>3</sup>. St. Anthony provides services in English, Spanish, and Vietnamese. It also operates an emergency food pantry and serves meals to anyone in need every Sunday.

The community dinner was held in the St. Anthony café, and coordinated through the church's Social Justice Coordinator, Danny Rauda. The city provided dinner for participants. The event was timed to coincide with a weekly meeting for a group that is interested in housing justice issues in Tigard, but it was open to everyone and flyers were distributed in English and Spanish to advertise the event. There were several attendees who were most comfortable speaking Spanish; the Social Justice Coordinator acted as a translator when needed, and while project staff were speaking, St. Anthony provided a device that delivered live translations to an app on participants' phones.

The urban design consultant, First Forty Feet, led the evening's activity, which consisted of a giant floor map of the City of Tigard (see Appendix A). The map highlighted the project areas, existing commercial development, landmarks, and major streets to help orient participants. Participants were given transparent discs and chalk markers to identify locations where they would like to see (or not see) new shops and services, as well as sticky notes to provide additional context. There were also a few informational boards around the room explaining the Tigard HOME project, what input has been received so far from engagement events, and activity instructions. Another board, which has also been used at previous engagement events, gave participants an opportunity to use stickers to identify building features they would like to see incorporated with new shops and services. Results from the stickers on the board are shown in Figure 4. The boards from the event are included in Appendix B. Written materials were provided in both English and Spanish.



Figure 2. Mapping activity set up at the St. Anthony Community Dinner.

<sup>1</sup> According to the Oregon Statewide Equity Index.

<https://geo.maps.arcgis.com/apps/View/index.html?appid=0f72be330f7a4c93b552ede8a5b17100&extent=-131.1986,40.2474,-110.1049,47.6444>

<sup>2</sup> Ibid.

<sup>3</sup> According to the Tigard Safe Streets Action Plan. <https://www.tigard-or.gov/home/showpublisheddocument/4790/638615777178430000>



Figure 3. Participants and the project team interacting with the mapping activity. Photo credit First Forty Feet.

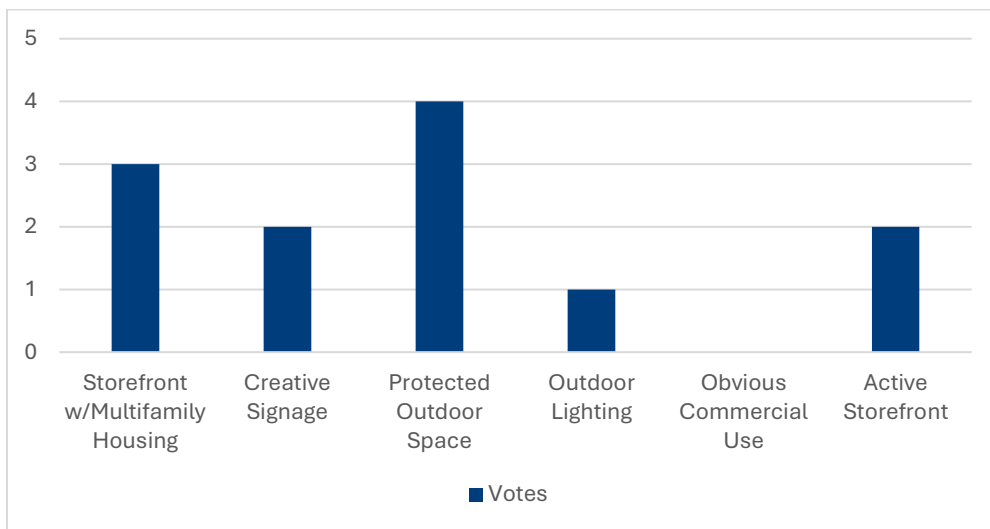


Figure 4. Number of Stickers Placed on Design Feature Board Options at St. Anthony Community Dinner

## Tabling Events

Across the three tabling events, the project team hosted two different activities. Each activity was selected based on the set-up and purpose of the event. Table 2 summarizes which activity was used at each event.

Table 2. Tigard HOME Tabling Events and Activities

Event	Event Activity
Holiday Tree Lighting	Preference Survey Jars
Tigard Public Library Tabling	Preference Survey Jars
Senior Center Lunch	Mapping Activity

## PREFERENCE SURVEY JARS

The first activity featured preference survey jars, where participants could place up to four pom-poms into jars to indicate what building forms they would like to see if a new shop or service located in their neighborhood. The four jars were labeled stand-alone commercial, adaptive reuse, two-story mixed use, and three-story mixed use. Each jar had two images selected from the preference images developed by First Forty Feet to show examples of the different building form types. This activity was utilized during both the Holiday Tree Lighting and Tigard Public Library tabling events. Coloring sheets and crayons were available to kids who participated. Figure 4 shows the results of the preference survey across the two events. All four building form types were within four pom-pom counts of one another; three-story mixed use had the most pom-poms at 43, two-story mixed use had 41, and stand-alone commercial and adaptive reuse had 39 each.

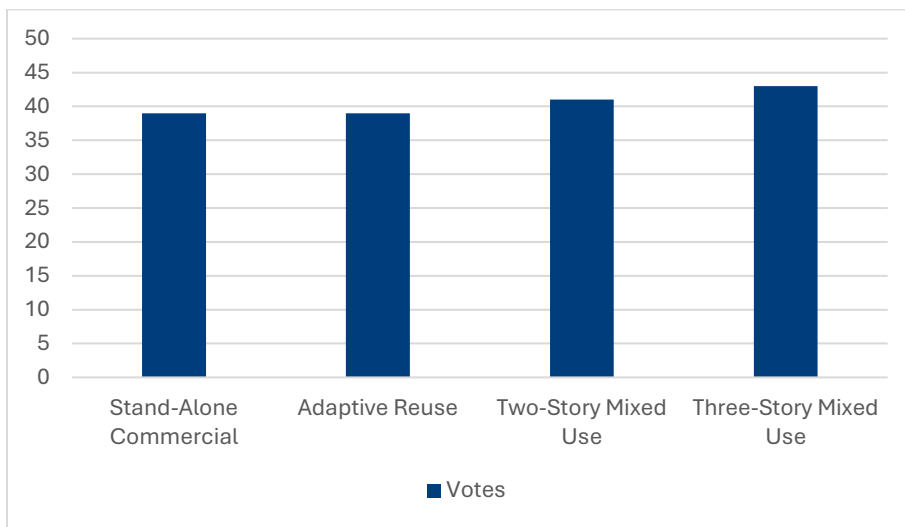


Figure 5. Number of Pom-Poms in Jars Representing Different Building Forms across the Holiday Tree Lighting and Tigard Public Library Tabling Events

## MAPPING ACTIVITY

The second activity featured a smaller version of the giant floor map developed by First Forty Feet. Participants were encouraged to share where they would like to see new shops and services in existing Tigard neighborhoods. This information could be written on a sticky note and placed on the map. This activity was utilized at the Senior Center Lunch tabling event. Figure 5 shows the set up of the activity. Much of the location-related input received during this event related to more shops and services near the Senior Center, public library, and nearby corridors.



Figure 6. Mapping activity set-up at Senior Center tabling event.

## Community Input

This section summarizes the key takeaways from community input received during the winter engagement timeframe. Though the current phase of engagement is more focused on gathering input related to building forms and design and location preferences for potential new shops and services, the project team continues to receive valuable information related to desired community amenities, barriers to using active modes of transportation, and preferred types of businesses and services in Tigard neighborhoods. The key takeaways are grouped into these categories accordingly.

### AMENITIES

- **Residents want to see community services and creative spaces, such as swimming pools, community gardens, spaces for community arts programs, or a cultural museum.** Participants currently travel out of Tigard to places like Beaverton for pool access. Community gardens provide tactile learning opportunities for children that contrast with typical park activities.
- **Artistic elements, murals, and colorful streetscapes would make Tigard feel more vibrant and less monotonous.** Participants want community identity markers and interesting architecture integrated into walls and infrastructure, noting they rarely see creative pieces and want to "walk outside and enjoy what I'm seeing."
- **Downtown Tigard lacks parking and compelling walkable destinations.** Participants suggest placing parking facilities that offer free parking within 10-minute walks of clustered services, similar to the Old Town where everything is in one place.
- **Little Free Libraries should be more prevalent and potentially placed at bus stops where people are already waiting.** These could also include community shelves for food sharing and provide small-scale gathering points with benches.

- **Grade-separated bike lanes, paved, car-free trails, and complete sidewalk networks are essential for family safety.** Many areas lack sidewalks and participants don't feel comfortable biking with children on streets. Participants like Fanno Creek but think it could use width upgrades and flood prevention measures.

## BARRIERS

- **Hall Boulevard, Bull Mountain Road, and Gaarde Street in particular were identified as barriers to active transportation.** Residents have concerns about unsafe crossings on these streets.
- **Need to ensure safe routes to schools, parks, shops, and future small-scale commercial nodes.** If people are going to walk to these destinations, they need to feel safe doing so.

## DESIRED TYPES OF BUSINESSES & SERVICES

- **Late-night, family friendly gathering spaces are critically needed for Muslim community members who observe different schedules around holidays and cultural practices.** Participants emphasized the lack of cafes, tea houses, or non-bar establishments open after sunset, noting "we get kicked out of places because we stay up late." A free, public indoor community center would serve as an essential "third place" for year-round gathering, especially during rainy weather.
- **Clear preference to avoid more self-storage facilities locating in the area.** There is a desire to shift toward neighborhood-serving uses rather than low-intensity single-use development.
- **Strong desire for teen-focused hangouts and places for youth to gather safely.** There is a large population of young folks south of Pacific Highway that could benefit from a youth center.

## BUILDING FORMS & DESIGN

- **Natural building materials, including wood and brick combinations, help residents feel connected to Oregon's regional identity.** Participants want visual variety and diverse building types rather than "bland universal design," with strong preference for smaller-scale development over tall buildings that block views.
- **No strong consensus on preferred building form based on the preference survey tabling activity.** Some participants like how "cute" and "quaint" the stand-alone commercial and adaptive reuse examples were, and felt they might support small local businesses well. Others thought the three-story mixed use options were needed to accommodate density, housing, and commercial space, but some had concerns the commercial spaces might sit empty. Many participants commented that they liked all the examples shown.
- **Residents that like the character of their neighborhood as-is expressed interest in infill commercial, garage conversion development, and accessory commercial units.** One person brought up the example of the small coffee shop COTTA in SW Portland and how small stores like this can create a sense of community.

## LOCATION PREFERENCES

- **Small, local businesses that are clustered together and feel neighborhood-oriented are desired.** Participants want more developments like Universal Plaza with diverse options in one area that encourage repeat visits and create gathering places rather than requiring driving between destinations.
- **Placement of complementary services (coffee shops near parks, family restaurants) near recreation facilities would reduce car dependency.** Some destinations mentioned were Woodard Park, Summerlake Park, the library, trailhead intersections, and Cook Park. The current environment is "too quiet," with lack of visual interest and multi-purpose engagement. Stand-alone destinations that only meet one need per trip discourage walking even short distances.
- **Some community members expressed a desire for minimal change, with a focus on protecting existing natural resources,** expanding open space and wildlife corridors, and preserving the character of creeks, wetlands, and wooded areas.
- **There is a lack of restaurants, cafes, and convenience stores in the neighborhoods south of Pacific Highway.** The area south of Durham Road, near Cook Park, was highlighted as missing desired shops and services.

## Graphics Update from Storyteller Consultant

As noted above, First Forty Feet is the Tigard HOME storyteller consultant. During this engagement period, First Forty Feet created the large illustrated map (see Appendix A), poster boards (Appendix B), and activity used at the community dinner. The map was also shrunk down to be used at tabling events. Examples of the graphics can be seen in Figures 1-3 and 6 above.

## Next Steps

The first phase of engagement for the Tigard HOME project focused on what residents want to see in their neighborhoods: what types of businesses and services they want to be able to walk, bike, or roll to, and what types of amenities they want on streets leading to and featuring these businesses and services. The second phase of engagement, which started in November 2025, has shifted to focus more on how residents want the desired businesses to fit into their neighborhoods, as well as where they should be allowed. Through focus groups, preference surveys, and mapping activities, the project team has sought input on potential building form, size, and design of new shops and services in residential areas, as well as where residents would like to see this type of development. This type of engagement will continue for several months to gain input from a variety of community members in order to best inform proposed changes to the Tigard Development Code.

As engagement continues, First Forty Feet will work to refine graphics and activities to best capture the input needed to inform code changes. They will develop visualizations to help the community envision what new shops and services in their neighborhoods could look like, and what they would like to see differently. During this time, the project manager will continue code framing to identify chapters and code sections that will likely need updates based on what the community has shared so far. The project manager is also researching development codes of other cities to identify code examples that could apply well to Tigard HOME.

As was described in the Summer Community Engagement Report, the goal of Tigard HOME engagement is to reflect the diversity of the community and to make sure HOME solutions are truly built by all community members, not just those who speak English and/or feel naturally comfortable being part of government processes. So far, Tigard HOME engagement has reached several diverse groups and the project team is continuing to strategically plan engagement efforts to further connect with these communities, as well as to reach those who have not yet been engaged. The project team is actively planning the next set of engagement events. Staff is currently working with the engagement consultant, Zan Associates, to schedule a targeted outreach event with Asian Health & Services Center, which serves significant Korean, Mandarin, and Vietnamese speaking communities. Staff are also planning to host a table at an affordable housing complex's weekly coffee hour. Future engagement events will aim to cover a broader geographic area of the city, with an emphasis on the High Equity Need Areas identified in the City of Tigard Safe Streets Action Plan.