



City of Tigard

Downtown Vision

0 200 400

Pictured: Downtown Tigard 50-year vision.

The Tigard Downtown Vision

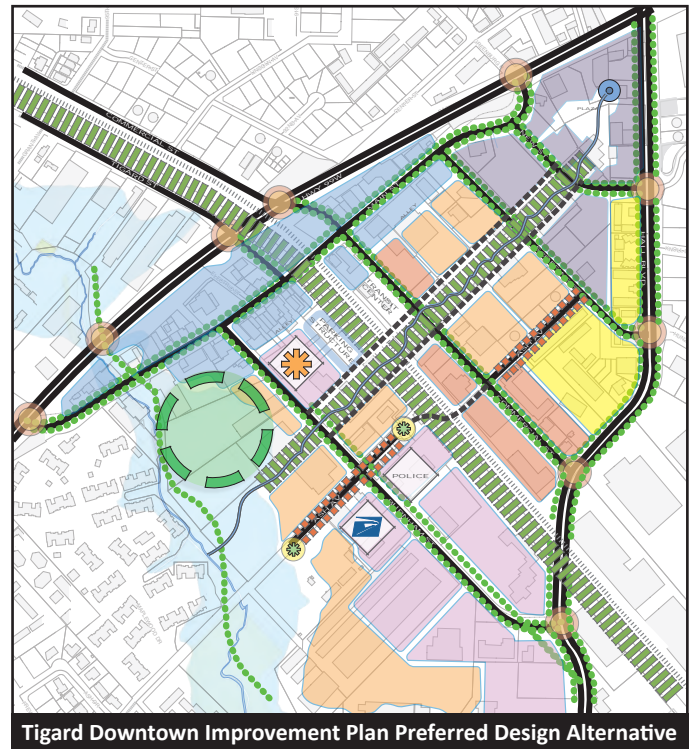
In 2004-05 the City of Tigard together with a citizen Downtown Task Force and a consulting team developed the Tigard Downtown Improvement Plan. Following the initial “grounding” and perception-sharing process, the consulting team worked with the Downtown Task Force in a workshop setting to develop a 20- to 30-year vision for Downtown Tigard. The following vision was generated by the task force:

“Our vision of Downtown Tigard is a vibrant and active urban village at the heart of our community that is pedestrian oriented, accessible by many modes of transportation, recognizes and uses natural resources as an asset, and features a combination of uses that enable people to live, work, play and shop in an environment that is uniquely Tigard.”

Guiding Principles

To ensure the planning effort was focused toward achieving the vision, the task force developed a set of guiding principles reflecting desired outcomes. The guiding principles also served as criteria against which the task force evaluated the success of the various iterations of the concept plan. These guiding principles are as follows:

- ▶ The vision for an improved Downtown Tigard must reflect the community’s values and cultures.
- ▶ Downtown Tigard should possess the qualities essential to successful downtowns, including:
 - Extended hours of operation... not “folding at 5 p.m.”
 - A mix of employment, retail, housing and cultural/entertainment uses.
 - Providing a unique experience not available elsewhere in the community.
 - Possessing a “sense of place” with a special identity.
 - Being seen as the “center” or the “heart” of the community.
 - A vibrant and compact core, accessible by all modes of transportation.
 - A feeling of accessibility and safety.
 - Accessibility in varied climatic conditions (e.g., throughout the various seasons of the year).
- ▶ Downtown should recognize the value that natural resources provide as both an amenity and as a distinct and special “place.”



- ▶ Planning for Tigard’s downtown should capitalize on commuter rail and Fanno Creek as catalysts for future investments and development.
- ▶ The downtown’s transportation system should be multimodal; connecting people, places and activities safely and conveniently.
- ▶ Downtown Tigard’s streetscape and public spaces should be pedestrian-friendly, and not visually dominated by the automobile.
- ▶ The Downtown Improvement Plan should be forward thinking, with objectives and actions that will set the community up for future successes.
- ▶ Downtown improvement projects should make creative use of unused and underutilized properties, while maintaining and building upon Tigard’s history.
- ▶ The Downtown Improvement Plan should be outcomes-based and action-oriented, with an array of key signature projects capable of being carried out.
- ▶ City codes and regulations should enable the Downtown Improvement Plan’s vision to be carried out, recognizing the difference between downtown and other commercial centers.

In 2009, the city engaged the University of Oregon's Portland Urban Architecture Research Laboratory to refine and visualize the Tigard Downtown Improvement Plan as a design vision. The following graphics are taken from the resulting Tigard Downtown Future Vision document.

1. Residential at Fanno Creek

The improvements to Fanno Creek Park will strengthen its position as a community amenity and also increase the desirability for new residential development bordering the park. The Public Works yard, when it is vacated, will be a 2.6 acre redevelopment site that could be transformed into a high amenity residential area of townhouses and low-rise multi-family buildings.

A. PARK TO RESIDENCE RELATIONSHIPS



The Downtown Design Standards will ensure that new development in proximity to the park does not overwhelm it. There will be reduced maximum heights for new development near the park, compared to the rest of Downtown. New streets or connections will open up the park to the rest of Downtown.

B. FRONT ENTRANCES



New residential development will be oriented to public streets or paths. This will provide "eyes on the street," while being set back enough to give residents a feeling of privacy.

C. GARAGES



Garages will be placed in the rear of the development so they will not dominate the streetscape.

D. BALCONIES & PATIOS

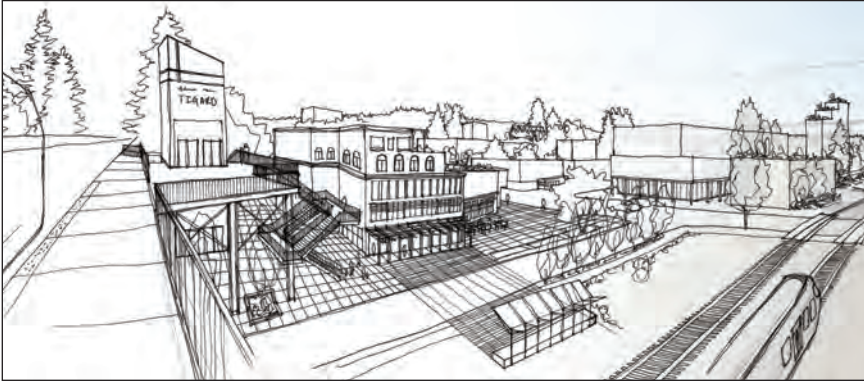


Balconies and patios will provide some private open space for these new developments.

Residential at Fanno Creek Detailed Opportunity Sites

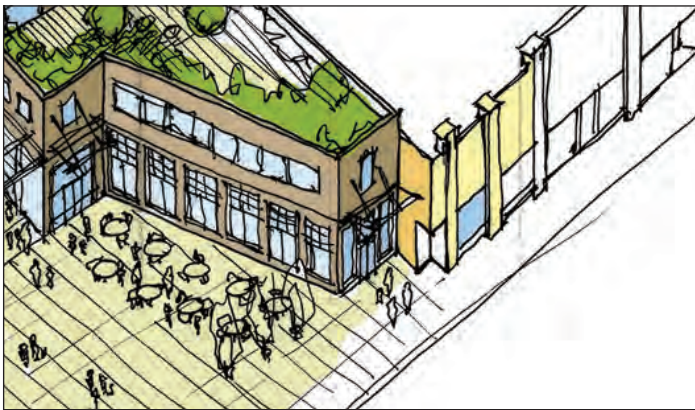


2. Main Street Connection



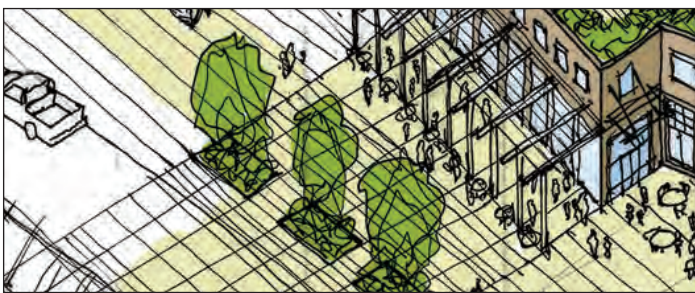
This location can be seen as a crossroads, where Main Street, the focus of Downtown, meets the commuter rail/freight rail corridor (with 99W viaduct nearby.) The Tigard Street Trail, a linear park with public space at Main Street, is envisioned for the area.

A. OLD & NEW BUILDING ADJACENCIES



The Downtown Design Standards will assure that new buildings will fit into the pattern of small storefronts that exists on Main Street, reinforcing its pedestrian orientation.

C. WEATHER PROTECTION



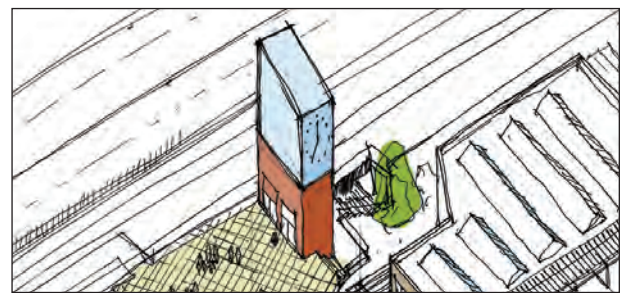
The design of buildings and their relationships to the sidewalk environment are critical factors in the development of an active pedestrian environment. The Downtown Design Standards will require new development to include awnings or other features to protect pedestrians from inclement weather.

B. GREEN STREETS



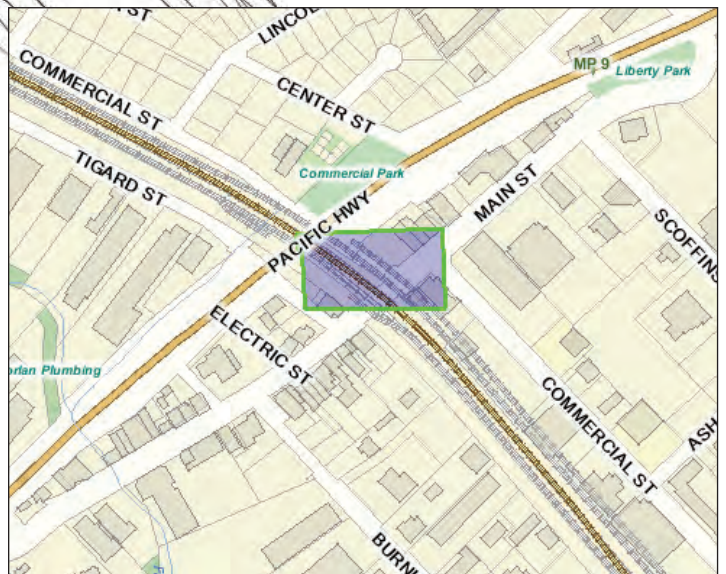
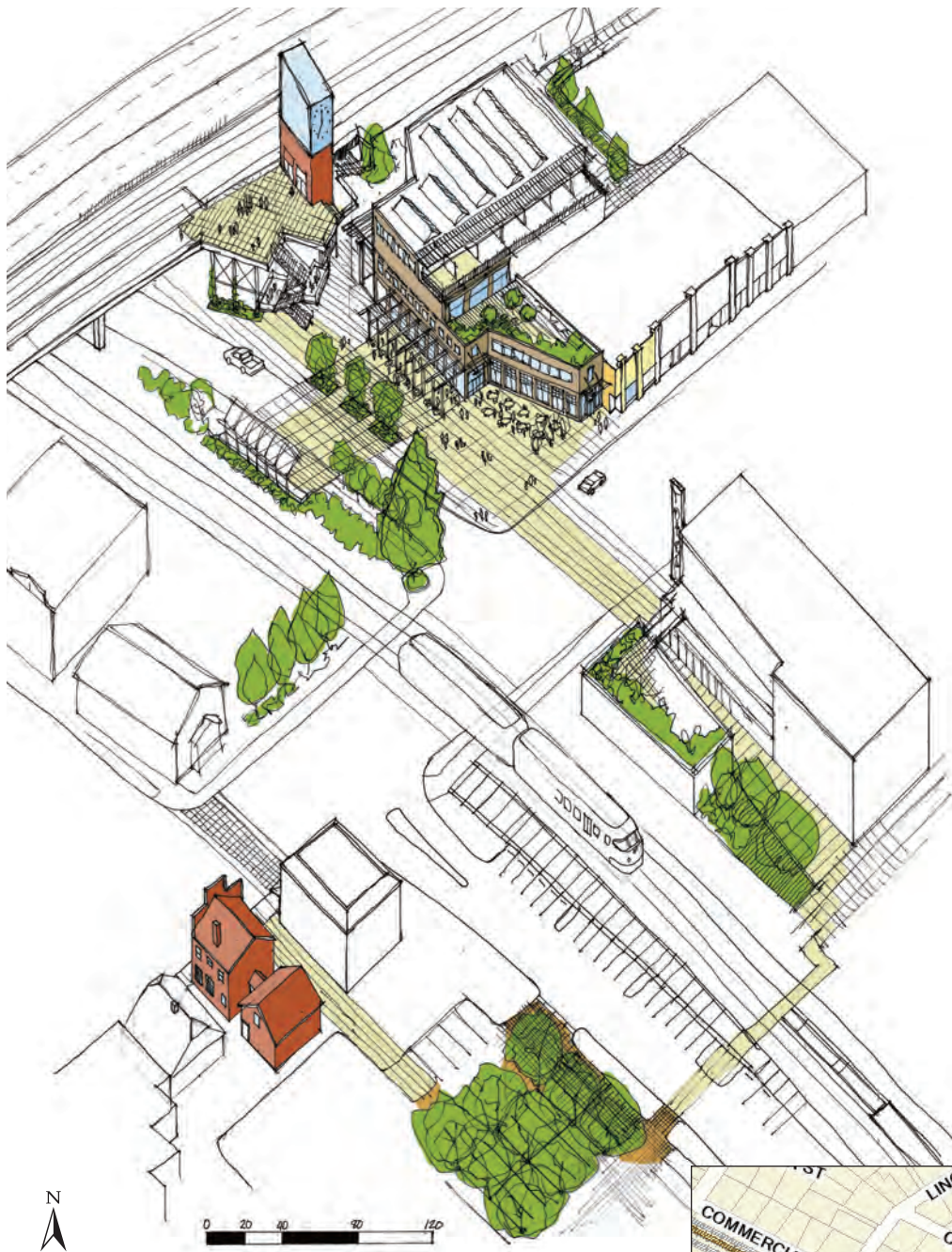
The Main Street Green Street project will result in the increase of planting areas and the use of pavement alternatives to reduce the harmful effects of stormwater runoff into Fanno Creek.

D. LANDMARKS



The potential construction of a new viaduct could create the opportunity to integrate a landmark. The pictured concept shows an elevator connecting a high capacity transit stop on the viaduct to the Downtown below (it could be integrated with a design feature such as a clock tower).

Main Street Connections Detailed Opportunity Sites

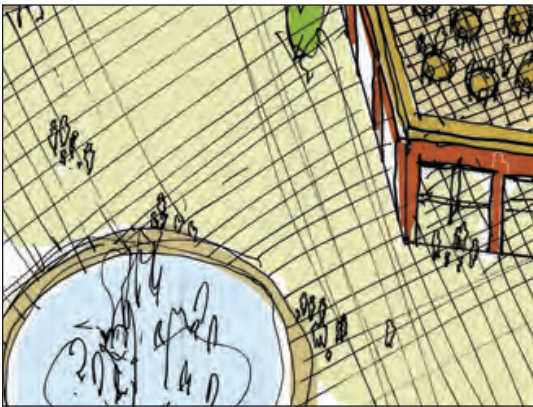


3. Four Corners Gateway at Hall Boulevard/99W

This location has been identified as a strategic development site, due to its location at two busy arterials. In this scenario, five new blocks of mixed use (residential, office and retail) development would be clustered around a future high capacity transit stop at the intersection of Hall Boulevard and 99W. A new plaza and street connection could present a view corridor to the rest of Downtown. New blocks of development would occur over structured parking.

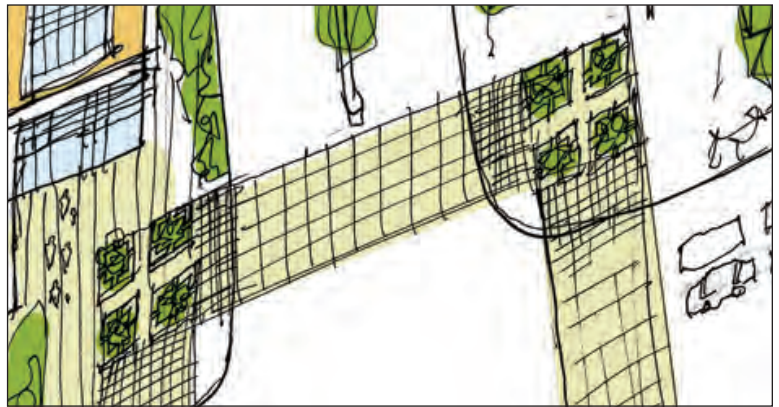


A. PLAZA AMENITIES



The TDIP calls for a plaza to be included as part of the private redevelopment of the Hall/99W area. This plaza would be a smaller bookend to the future plaza in the Downtown core. This open space could include seating, fountains, public art and space for programmed activities.

B. PEDESTRIAN CROSSINGS



The construction of high capacity transit in the 99W corridor, will increase pedestrian activity on the street. To connect the intense land uses on all four corners there will need to be improvements in pedestrian safety and comfort. This could come in the form of enhanced at-grade crossings, or under and over crossings.

C. VIEWS



The site's relatively high elevation presents an opportunity for taller buildings that would have views of the surrounding Tualatin Valley. These 3–8 story buildings would also serve as landmarks to the entrance to Downtown.

Four Corners Gateway at Hall Boulevard/99W

