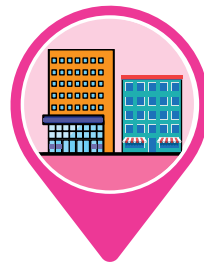


Help the mall transform into a dense, walkable, and vibrant place

recognizing that mall redevelopment is the primary opportunity for regional center transformation



Mixed-Use Commercial

Wide range of stores and services with high-density housing and pedestrian amenities

- ▶ 1–12 stories
(limits on new 1-story commercial buildings)

Increase opportunities for new and existing businesses

in response to business needs and the changing economy



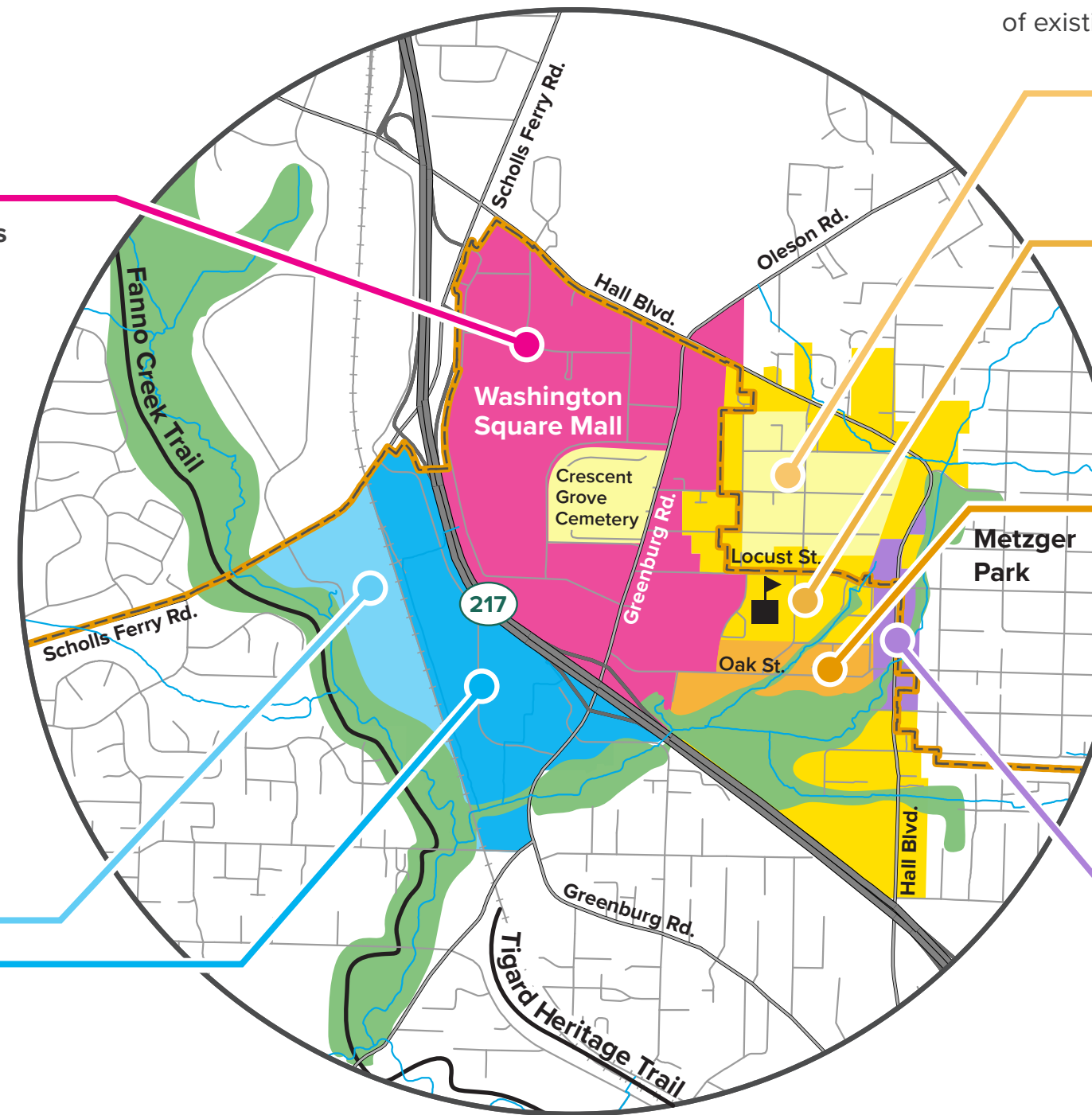
Mixed-Use Employment

Mix of commercial and light industrial uses with option for housing on upper stories

- ▶ 1–3 stories
- ▶ 1–7 stories

Foster a range of housing options

that meets the needs of the community, respects the scale of existing housing, and acknowledges market realities



Residential

Low density housing
▶ 1–3 stories



Mixed-Use Residential

Medium density housing with option for ground floor commercial
▶ 1–3 stories
(4 stories if affordable housing or ground floor commercial provided)



Mixed-Use Residential

High density housing with option for ground floor commercial
▶ 3–7 stories

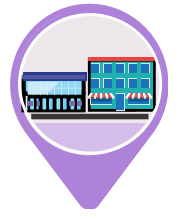


Recognize Hall Blvd “main street” area by applying new land use designation

area by applying new land use designation

Neighborhood Commercial

Mix of small-scale businesses with option for housing on upper stories
▶ 1–2 stories
(3 or 4 stories if upper-story housing provided)



Legend



Allow Housing Everywhere

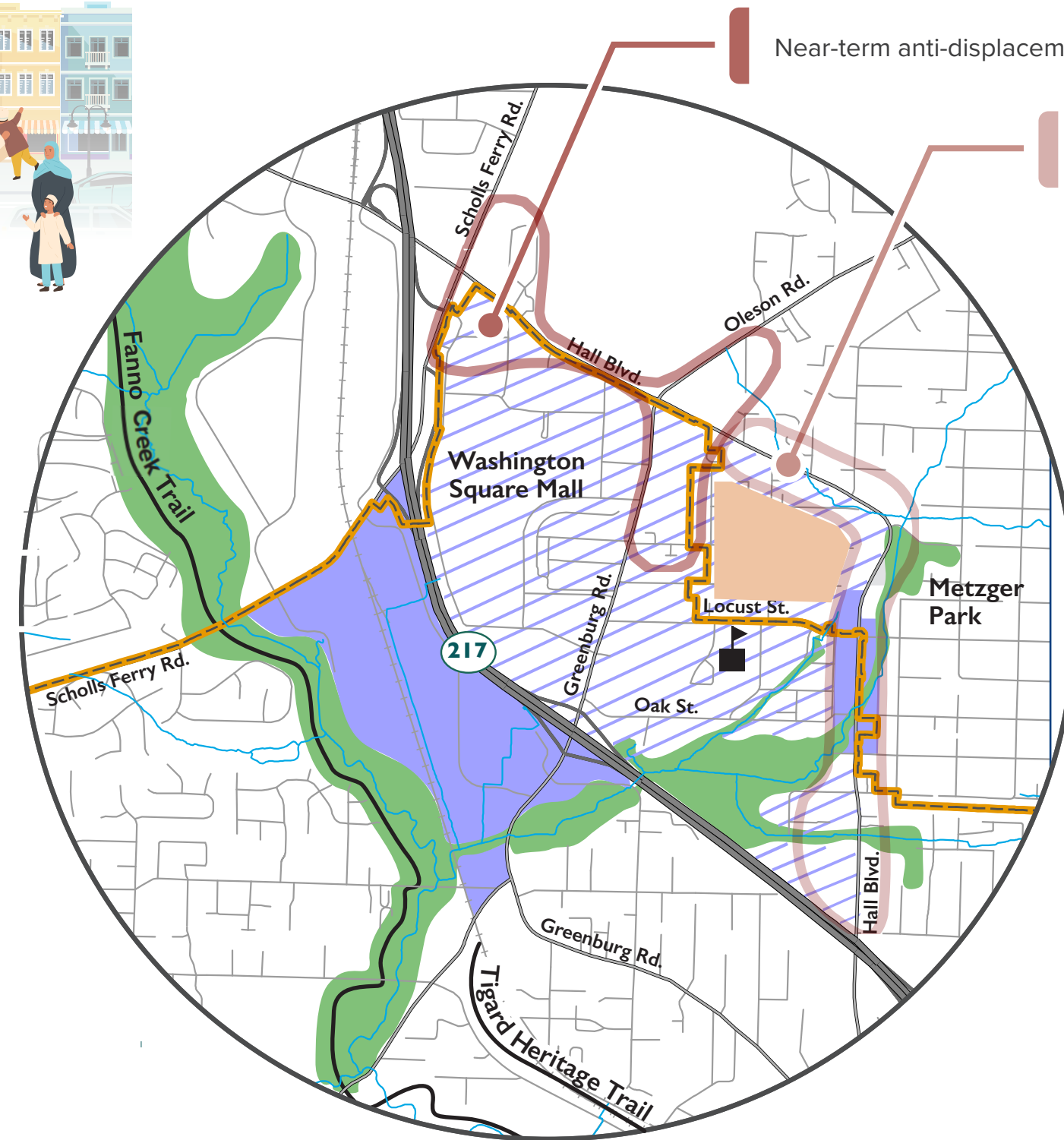
Housing allowed by itself **and** on upper floors above businesses

Housing allowed by itself

Housing allowed on upper floors above businesses

Support the development of a range of housing types

- ▶ Remove regulatory barriers to medium- and high-density housing development
- ▶ Create a revolving loan fund for middle housing development that benefits moderate-income households



Near-term anti-displacement priority area

Longer-term anti-displacement priority area

Support rental housing stability

- ▶ Adopt local tenant protections to supplement statewide protections
- ▶ Create a housing preservation fund
- ▶ Prioritize existing apartment renters in displacement risk areas (see map)

Support the development of more affordable housing

- ▶ Continue to exempt affordable housing projects from some city fees
- ▶ Provide height bonuses for affordable housing projects
- ▶ Consider alternative approaches to supporting affordable housing projects, such as contributing city fees paid by private development

Legend

Support mall redevelopment

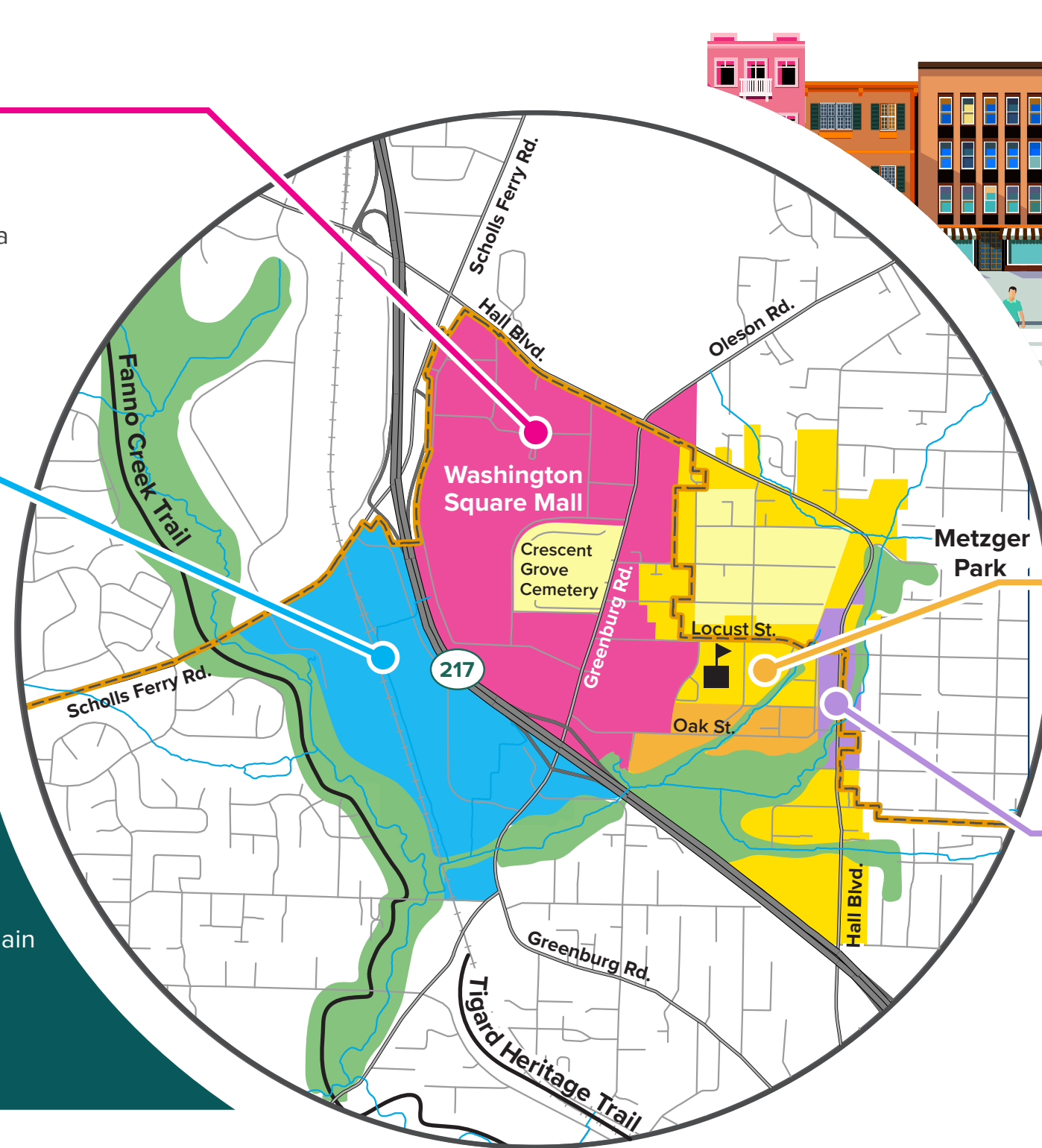
- ▶ Allow buildings at a variety of heights, including single-story buildings
- ▶ Allow a broader range of businesses that are a good fit in a walkable urban environment
- ▶ Reduce parking requirements

Foster economic growth by removing regulatory barriers

- ▶ Allow more types of businesses
- ▶ Allow businesses to more easily expand their operations and grow in place

Facilitate business diversity

- ▶ Continue to partner with non-profit and multicultural business partners to support women- and minority-owned businesses
- ▶ Explore interest in a business incubation program to grow the local labor and supply chain
- ▶ Cultivate a variety of resources for small businesses, such as a list of small business advisors



Incentivize ground floor commercial uses below housing

- ▶ Offer height bonuses to residential mixed-use projects in medium-density residential areas

Support Hall Blvd businesses

- ▶ Change zoning to support existing neighborhood-scale commercial area
- ▶ Explore feasibility of community commercial investment pilot project
- ▶ Explore interest in Oregon “Main Street” designation for Hall Blvd

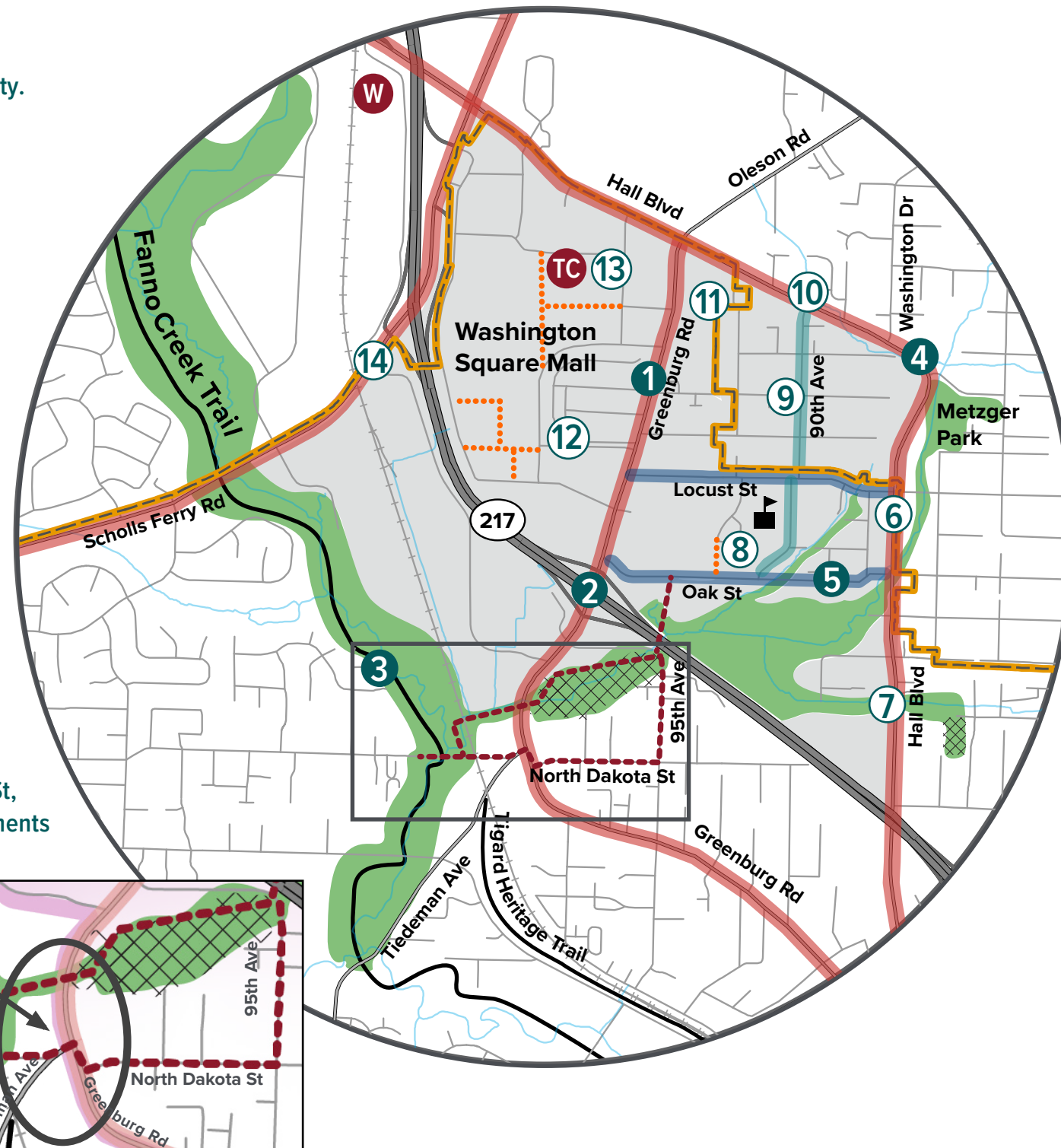


Legend

- City Boundary
- Green Spaces
- Metzger Elem. School

Priority Projects

- 1** Pursue jurisdictional transfer from Washington County. Enhance pedestrian and bicycle safety and comfort along Greenburg Rd through measures such as separated bike lanes, sidewalk infill, and enhanced crossings.
- 2** Improve pedestrian and bicycle safety and access along Greenburg Rd at Hwy 217 interchange.
- 3** Study the feasibility of alternative pedestrian and bicycle connections to Fanno Creek Trail, including a new Hwy 217 overcrossing at 95th Ave and an off-street connection through the future park (see inset map).
» This study should build on the upcoming North Dakota/Tiedeman/Greenburg circulation study.
- 4** Improve pedestrian and bicycle safety and access to and across Hall Blvd near Metzger Park.
» Evaluate need for traffic control at Washington Dr.
» Evaluate feasibility of pedestrian connection between Borders St and Hall Blvd.
- 5** Complete pedestrian and bicycle facilities on Oak St, including multi-use path and intersection improvements at Greenburg Rd, Hall Blvd, and 87th Ave.

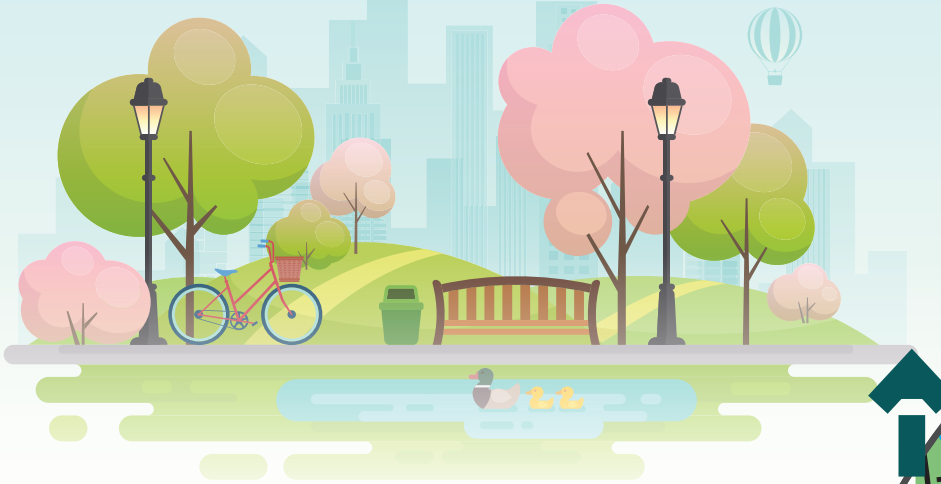


- 6** Enhance pedestrian and bicycle safety and access along Hall Blvd, through measures such as enhanced mid-block crossings at key locations.
- 7** Study the feasibility of a pedestrian and bicycle connection between Hall Blvd and the future park.
- 8** Extend Lincoln St south and reclassify as a local street. In the near-term, pave existing soft surface trail.
- 9** Complete pedestrian and bicycle facilities on 90th Ave. Reclassify as a neighborhood route and evaluate for Neighborhood Greenway treatments.
- 10** Study feasibility of adding westbound left turn lane on Hall Blvd at 90th Ave.
- 11** Pursue a publicly accessible pedestrian and bicycle connection through the site on Greenburg Rd west of Montage Ln.
- 12** Improve the street network with mall redevelopment.
- 13** Improve pedestrian access to transit and consider transit service and bus stop changes with mall redevelopment.
- 14** Modify northbound bike lane on Scholls Ferry Rd to improve safety.



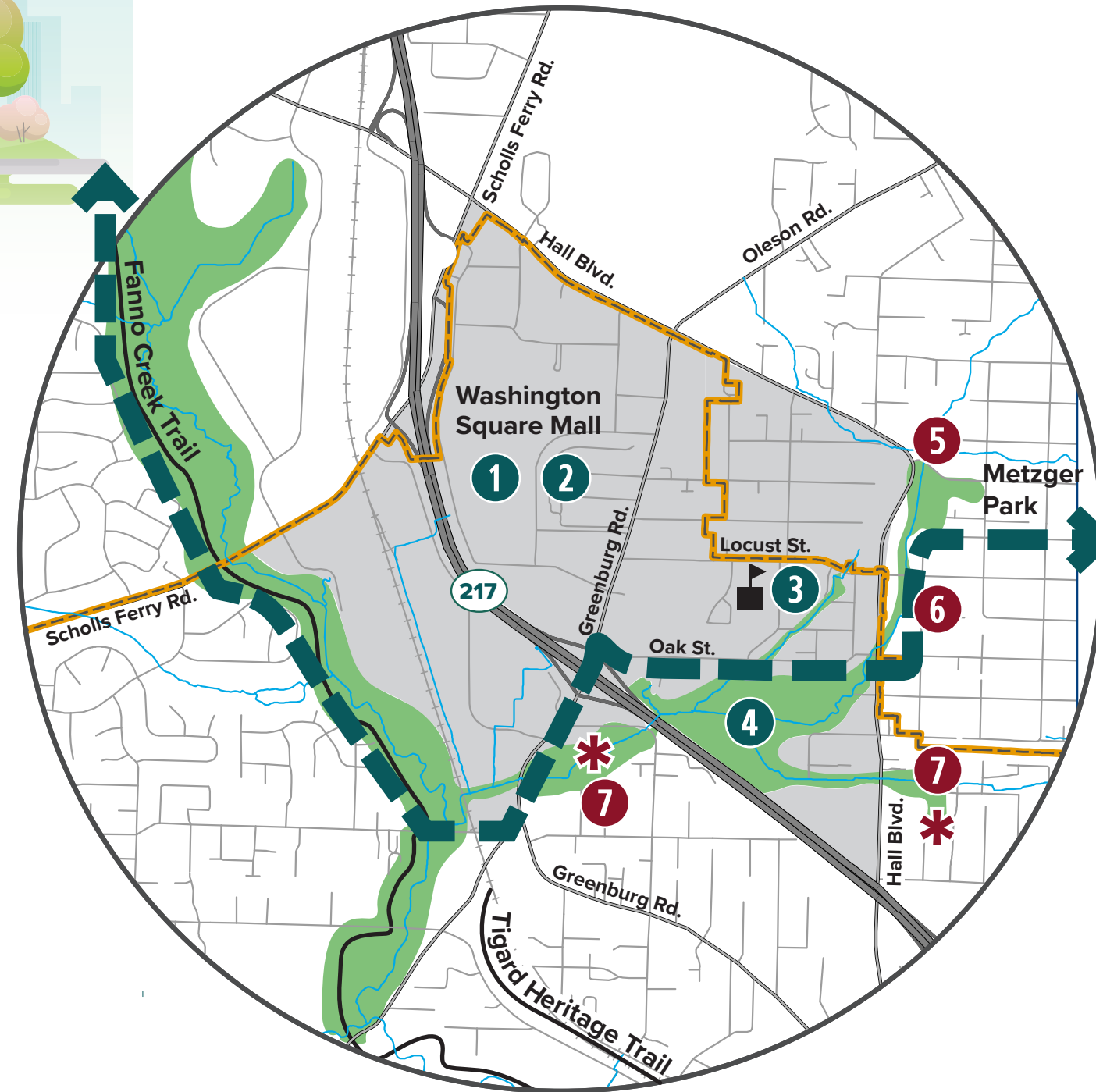
Legend

- | | | | | |
|----------------|---------------------------|------------------|------------------------|-------------------------------------------------|
| Transit Center | Metzger Elementary School | Park/Green Space | Alternative Connection | Existing/Proposed Street Classifications |
| WES Station | City Boundary | Future Park | Future Street | |
| | | | Arterial | |
| | | | | Collector |
| | | | | Neighborhood Route |



Expand and enhance parks and open space

- 1 Ensure the mall includes public outdoor space with mall redevelopment
- 2 Study the feasibility of adding stormwater facilities that also provide public open space, in cooperation with private property owners
- 3 Improve Metzger School Park, in partnership with Tigard-Tualatin School District
- 4 Explore ideas for wetland restoration and limited public access, in cooperation with private property owner



Improve access to parks and recreational opportunities

- 5 Provide access to Metzger Park across Hall Blvd.
(see Transportation Recommendations)
- 6 Establish a clear and safe ped/bike route on quiet streets that connects neighborhood parks and Fanno Creek Trail, in partnership with Washington County and Portland
(see Special Study C)
- 7 Improve access to future parks from adjacent neighborhoods
(see Transportation Recommendations)

Legend