



City of Tigard

Respect and Care | Do the Right Thing | Get it Done

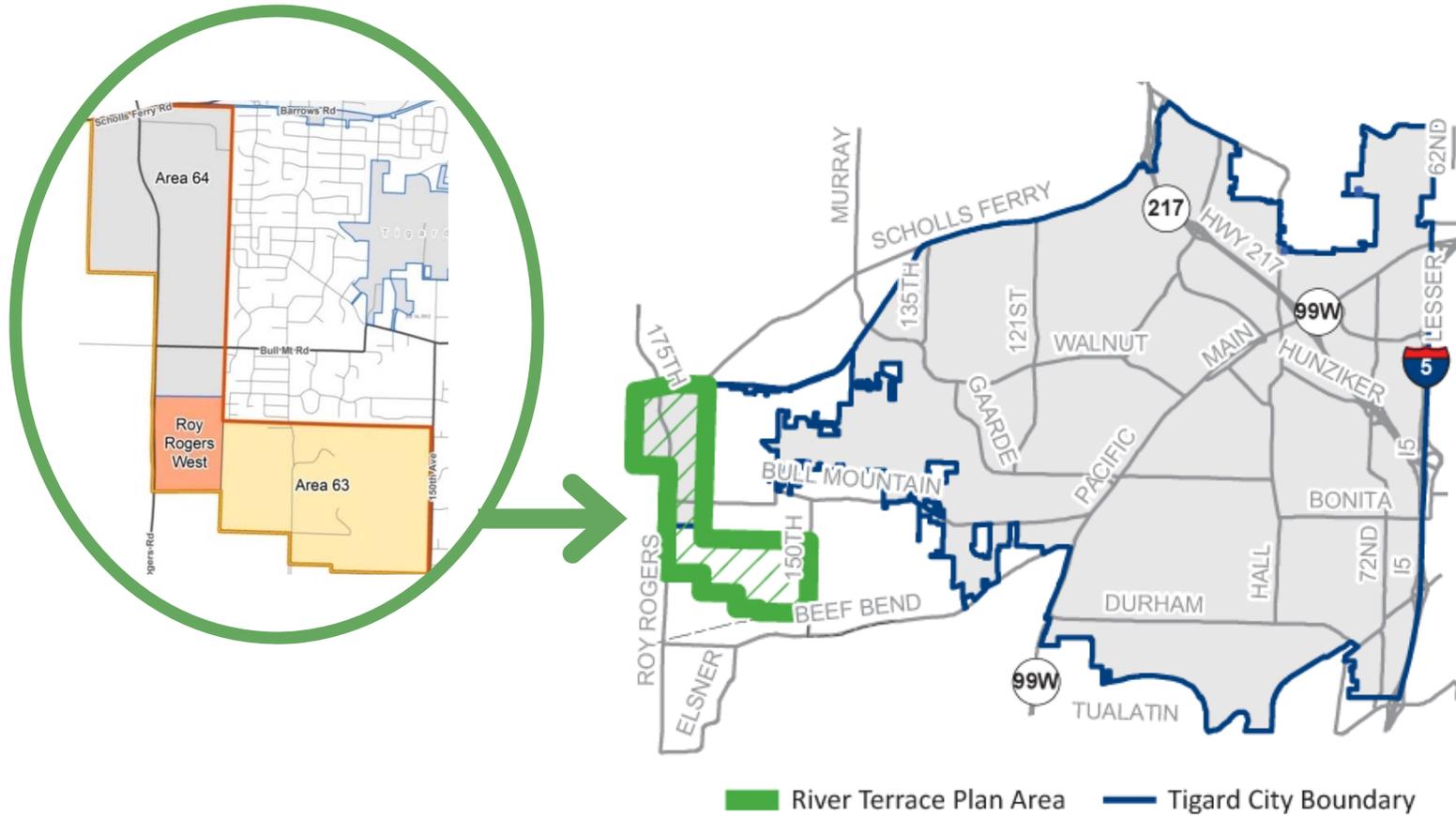
# River Terrace Community Plan Implementation

Public Hearing  
City Council

February 24, 2015



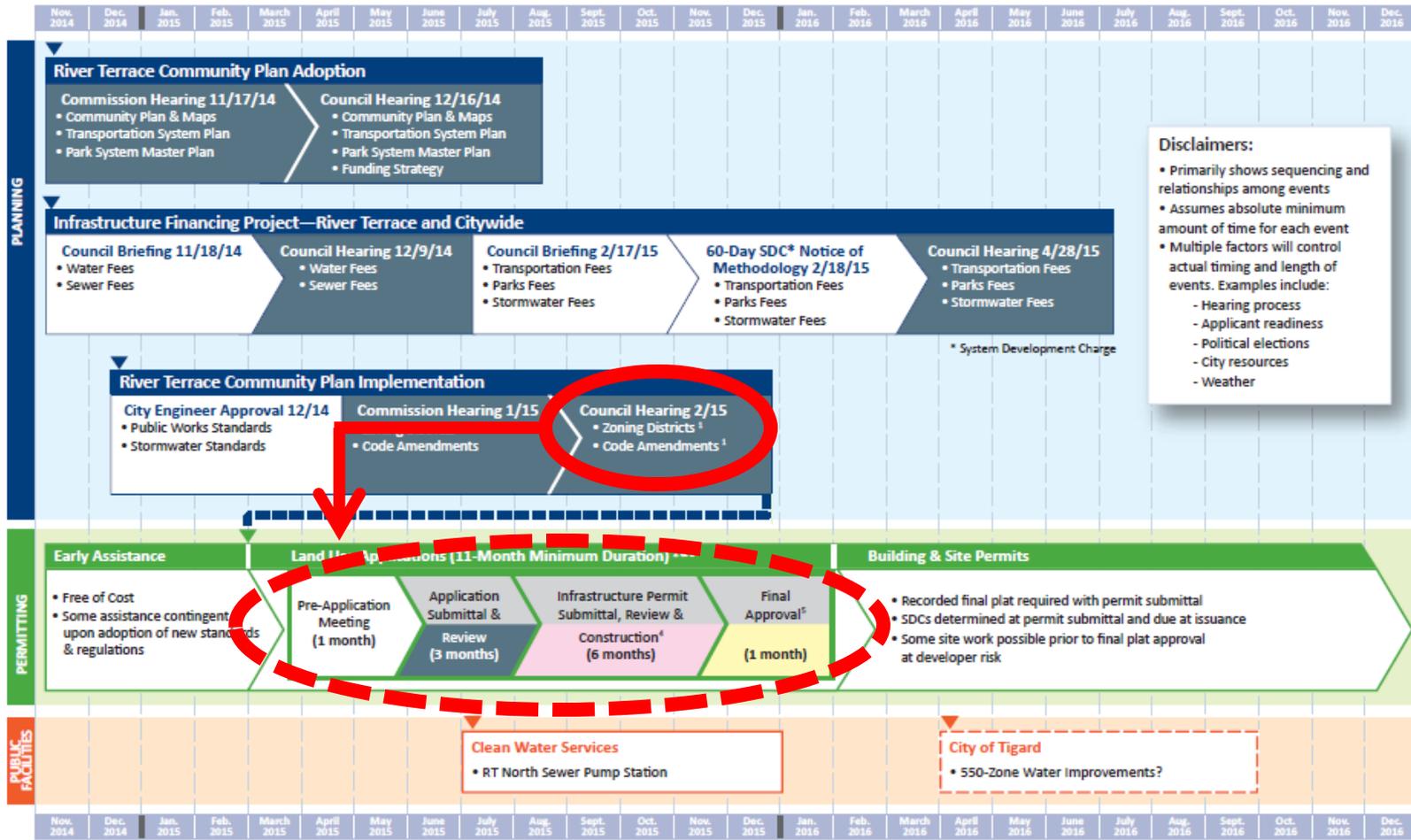
# River Terrace



# Adoption Timeline

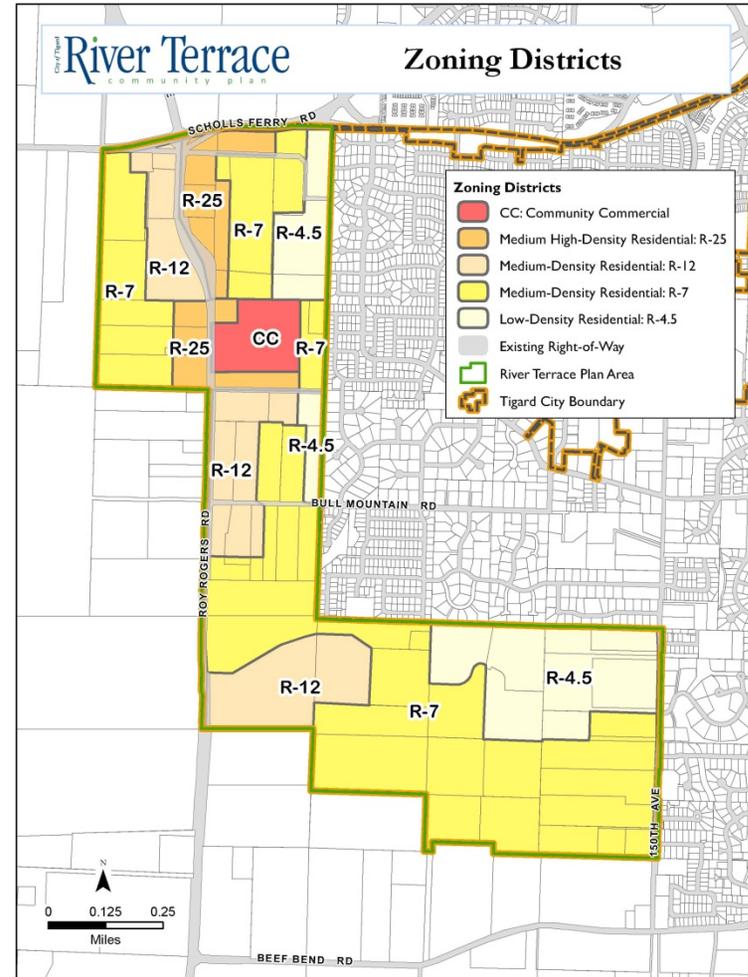
## River Terrace (RT) Adoption and Implementation Timeline

October 2014 DRAFT



## Map Amendment: **Zoning Districts**

*Adoption allows  
submittal of development  
applications.*

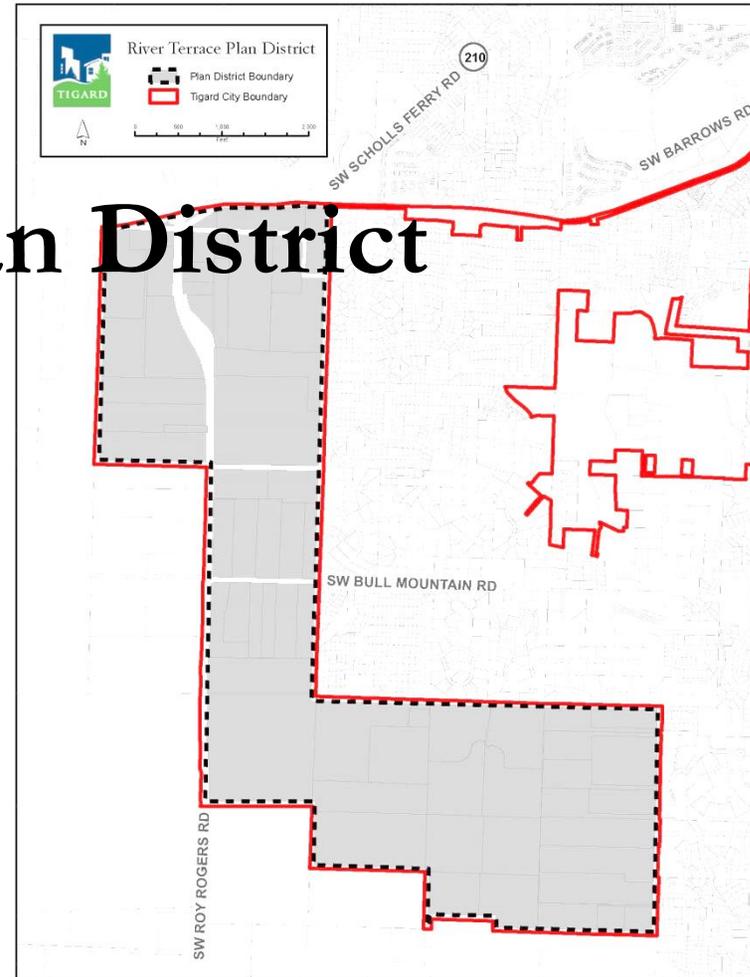


Code Amendment:

## River Terrace Plan District

*Adoption implements  
Community Plan and  
Master Plans.*

*Adoption ensures  
infrastructure is built and  
adequately funded.*



## River Terrace Plan District

- 18.660.010 Purpose
- 18.660.020 Applicability
- 18.660.030 Provision of Adequate Public Facilities**
- 18.660.040 Approval Criteria
- 18.660.050 Community Commercial Development Standards
- 18.660.060 River Terrace Blvd Development Standards**
- 18.660.070 Planned Developments**
- 18.660.080 Street Design**
- 18.660.090 Street Connectivity
- 18.660.100 On-Street Parking Standards**
- 18.660.110 Temporary Sales Offices and Model Homes**

## 18.660.030 Provision of Adequate Public Facilities

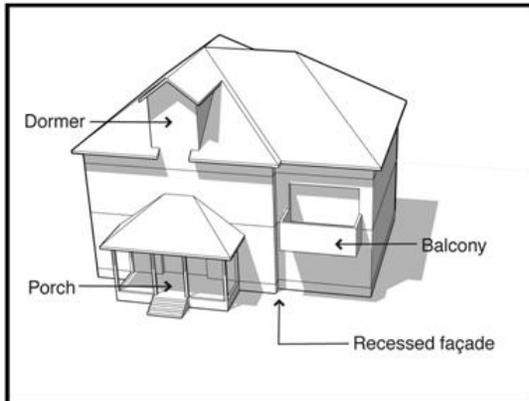
- Allows development to move forward
- Ensures that needed public facilities are built and adequately funded



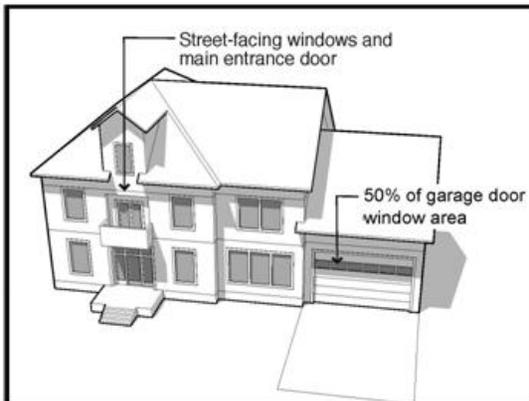
## 18.660.060 River Terrace Blvd Development Standards

- Regulates private development along the boulevard
- Allows density bonus along the boulevard



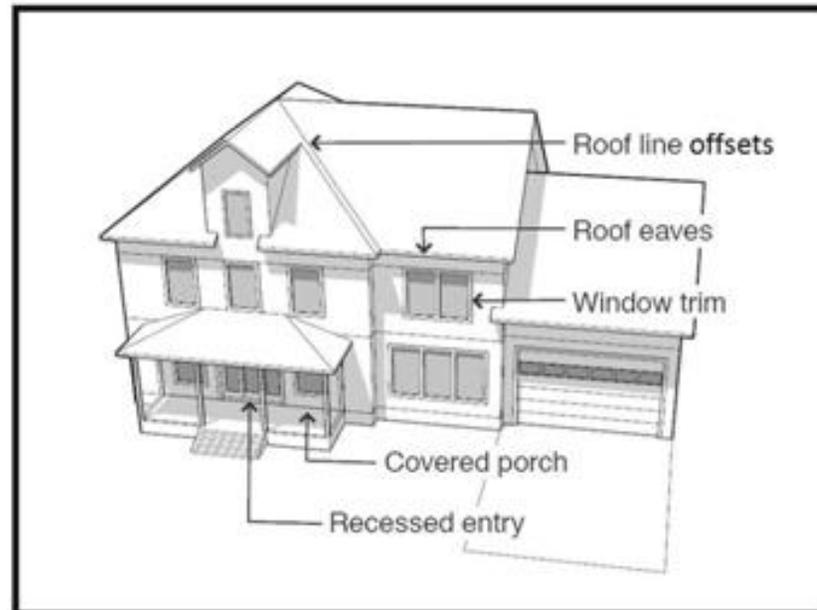


Design standards for articulation



Design standards for eyes on the street

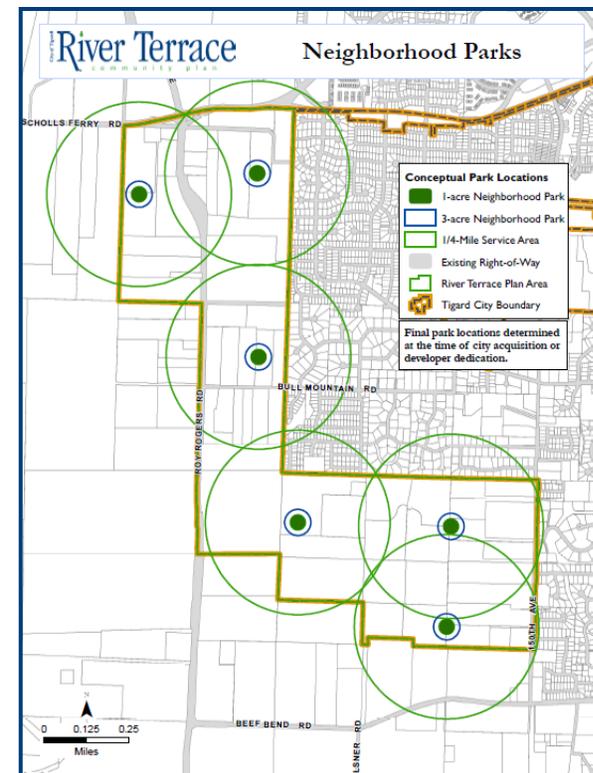
## Residential Façade Design



Design standards for detailed design

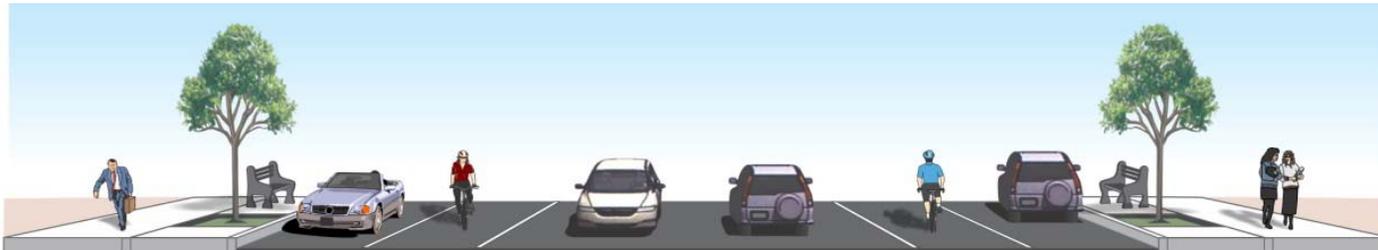
## 18.660.070 Planned Developments

- Aligns open space requirement with Park System Master Plan & city level of service
- Requires additional development enhancements per Community Plan vision
- Allows limit on rights-of-way to 20% of gross site area for density calculation purposes



## 18.660.080 Street Design

- River Terrace Blvd and Commercial Collector Cross Sections
- Private Streets, Skinny Streets, and Alleys



## 18.660.100 On-Street Parking Standards

- Clear & Objective
- Off-street Parking
- Parking Pockets

## 18.660.110 Temporary Sales Offices and Model Homes

- Allows more than 1 model home prior to final plat approval to:
  - Make the most of the real estate market cycle
  - Facilitate construction of more than one housing type
- Requires removal if final plat not recorded



## Comment Summary & Staff Response

- Metropolitan Land Group
- West Hills
- Polygon
- Tigard Tualatin School District

# Modifications

**Summary of changes from  
Planning Commission draft**

**Recommended changes to  
current draft**

City of Tigard

# Recommendation

## Zoning District Designations

Map Amendment ZON2014-00002

## River Terrace Plan District

**(with recommended changes)**

Code Amendment DCA2014-00001

### **RECOMMEND APPROVAL**

Planning Commission

Stakeholder Working Group

Project Team

City of Tigard

# Conclusion

**Thank You**

**QUESTIONS?**

# River Terrace Park Recommendations

Park Type	Park Need	Recommendation
Community	19.25 acres (3 acres/1000)	<b>19.25 acres</b> minimum (Locations and exact sizes TBD)
Neighborhood	9.62 acres (1.5 acres/1000)	<b>9.62 acres</b> minimum (Locations and exact sizes TBD)
Tot Lot/Pocket	No Standard	May be provided by development
Linear	8.02 acres (1.25 acres/1000)	<b>8.02 acres</b> minimum (Locations and exact sizes TBD)
Trail	1.67 miles (0.26 miles/1000)	<b>3.01 miles</b> proposed
Open Space	27.26 acres (4.25 acres/1000)	<b>65 acres</b> under natural resource protection
Core Standard	65.82 acres (10 acres/1000)	<b>101.89 acres</b>



# Potential Site Design