

Date: April 27, 2015  
 To: Project Management Team  
 From: Cathy Corliss, Principal  
 cc: Alex Dupey and Jon Pheanis, MIG; and Susie Wright, KAI  
 Re: City of Tigard Strategic Plan Implementation Code Audit Executive Summary

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## Executive Summary

As described in the Strategic Plan, the City of Tigard's vision is to be: "The most walkable community in the Pacific Northwest where people of all ages and abilities enjoy healthy and interconnected lives." The hope is that "walkability" will become an expression of the City's unique identity. In order to accomplish this, development must advance the vision and the Tigard Development Code (TDC), as the document that guides development, needs to be in "alignment" with the vision. The intent of the Code Audit was to evaluate how well the TDC is aligned with the vision by identifying whether current rules, regulations, and practices support or preclude the City's ability to meet these walkability and connectivity goals.

### Key Findings and Recommendations of the Code Audit

- To improve walkability (as measured by WalkScore) the City must provide both a high quality pedestrian environment as well as a range of destinations for pedestrians (e.g., commercial and recreational opportunities within walking distance).
- There are opportunities to improve the general regulations for paths and trails and other pedestrian facilities in the TDC. Terms are used inconsistently. A unified map of existing and future required pedestrian facilities would be helpful. The TDC should be amended to clearly exempt paths and trails within the right-of-way from needing a development permit.
- When new trails are built as standalone projects, the City is often the applicant and is working within the time constraints of a grant. Amendments to the TDC to allow trails as a permitted use in the industrial zone were recently adopted; however, there are additional amendments that would make it easier for the City and others to construct new trails. Amendments of this type would ease permit requirements and reduce delay for the construction of new paths and trails.
- The TDC also establishes pedestrian connectivity requirements for developers. There are opportunities to amend the TDC to strengthen and clarify the standards and approval criteria and provide incentives to ensure that paths, trails and other pedestrian facilities are built and maintained.
- TDC 18.800, Street and Utility Improvements, is in need of a wholesale update to address the vision and Strategic Plan as well as other issues including moving some of the standards into separate Engineering Manual and clarifying the Transportation Impact Analysis requirements.

- As noted above, creating destinations for pedestrians is key to becoming a walkable community. Currently the zoning map dedicates large areas of the City to single family residential development. The City's single family zones allow almost no commercial development, so there are few opportunities to create destinations within walking distance of the majority of residents.
- There are a range of possibilities to allow more commercial activities in neighborhoods while still preserving the residential character:
  - Permit some commercial uses as conditional uses in residential zones in certain locations, or through a special zone. For example, allowing a neighborhood store in a residential area but only along a busy collector street.
  - Expand the types of commercial uses permitted as home occupations. Allow for certain non-residential uses that draw few "customers", such as music and art teachers-.
  - Permit additional commercial activities as "accessory" to institutional uses, for example, allow a coffee shop within a church or school.
  - Encourage small scale produce farming as an accessory use by allowing small farm stands to let people sell what they grow.
- Changes to the residential zones can be controversial and will require substantial public outreach.

### Next Steps

The Code Audit suggests an approach to "bundling" the code amendments into discrete projects. Staff is evaluating these project and will recommend ways of incorporating them into the work program.