



# City of Tigard

## Memorandum

**To:** Tigard City Council and Planning Commission

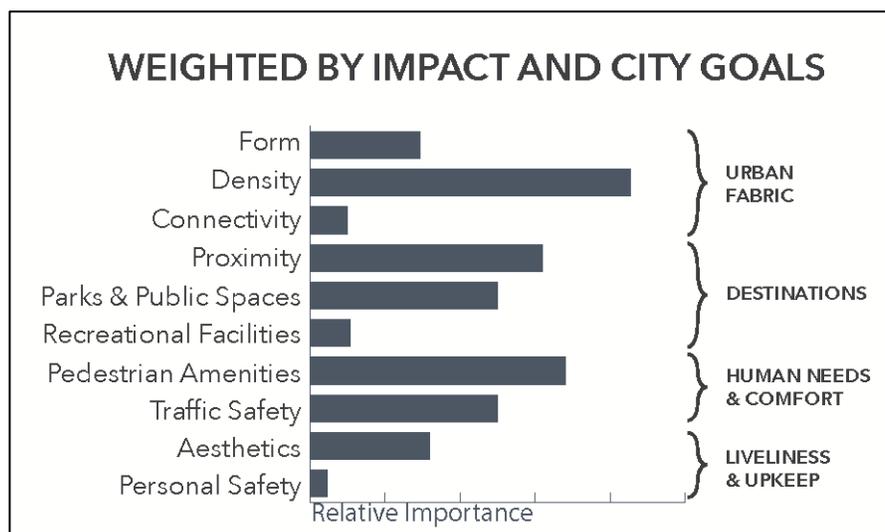
**From:** Susan P. Shanks, Project Manager

**Subject:** Application of State of Place Analysis to Urban Renewal Funding Allocations

**Date:** August 31, 2016

The State of Place analysis for the Triangle is based on 20,000 data points that were collected block-by-block by a team of trained graduate students in 2016. This quantitative assessment provides a snapshot of the quality of the built environment and, more importantly, what kinds of improvements would have the greatest positive impact on the area, both in terms of walkability and a return on public and private investment.

Of the ten urban design dimensions measured and shown on the bar graph below, the analysis strongly suggests that we focus on improving the area's **density, proximity, parks/public spaces, pedestrian/bike amenities, and traffic safety**. Density refers to the presence of developed land (as opposed to vacant land), multifamily housing, and vertical mixed-use buildings. Proximity refers to the presence of a mix of commercial uses (such as grocery stores, restaurants, retail stores, etc.) within walking distance of housing and employment.



In summary, the State of Place analysis provides guidance for making decisions about the kinds of investments to make in the Triangle that support its transformation into a thriving mixed-use and pedestrian-oriented district. Based on this analysis, the city needs to encourage a range of investments and interactions. Transportation improvements, particularly those that address traffic safety and provide pedestrian/bike amenities, are important, but so is creating parks and public spaces and helping businesses and developers improve the area's density and proximity score.

On a related note, completing one or several transportation projects may indirectly support new development, but funding projects and programs that directly support a diverse mix of businesses and the construction of housing is more likely to result in the type of development that is needed in the Triangle for it to transform into the dynamic and walkable urban place that is envisioned. Funding programs that assist development also has the added and needed benefit of increasing the assessed value of the Triangle over time, which contributes to the area's ability to raise funds through urban renewal and meet the plan's goals and objectives.