



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: March 06, 2015
Jurisdiction: City of Tigard
Local file no.: DCA 2014-00001 & ZON
DLCD file no.: 004-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/04/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 41 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE OF
File No.: MAR 04 2015
Received: LAND CONSERVATION AND DEVELOPMENT

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Tigard

Local file no.: **DCA2014-00001 and ZON2014-00002**

Date of adoption: February 24, 2015

Date sent: March 3, 2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 12/23/14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
If yes, describe how the adoption differs from the proposal:

The adopted amendments are not different from how they were described in the Notice of Proposed Change; however, they were significantly modified in the course of the public review process. Significant changes include the addition of two new code sections addressing on-street parking & model homes.

Local contact (name and title): Susan P Shanks

Phone: 503-718-2454

E-mail: susans@tigard-or.gov

Street address: 13125 SW Hall Boulevard

City: Tigard

Zip: 97223-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Adopted amendments add a new plan district chapter to the Tigard Community Development Code (TCDC), entitled the River Terrace Plan District (Chapter 18.660).

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from County FD-20	to City R-4.5	Acres: 70.11
Change from County FD-20	to City R-7	Acres: 272.44
Change from County FD-20	to City R-12	Acres: 86.19
Change from County FD-20	to City R-25	Acres: 39.29
County FD-20	to City Community Commercial	Acres: 17.71

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): See attached map.


List affected state or federal agencies, local governments and special districts: Request for comments sheet is attached.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

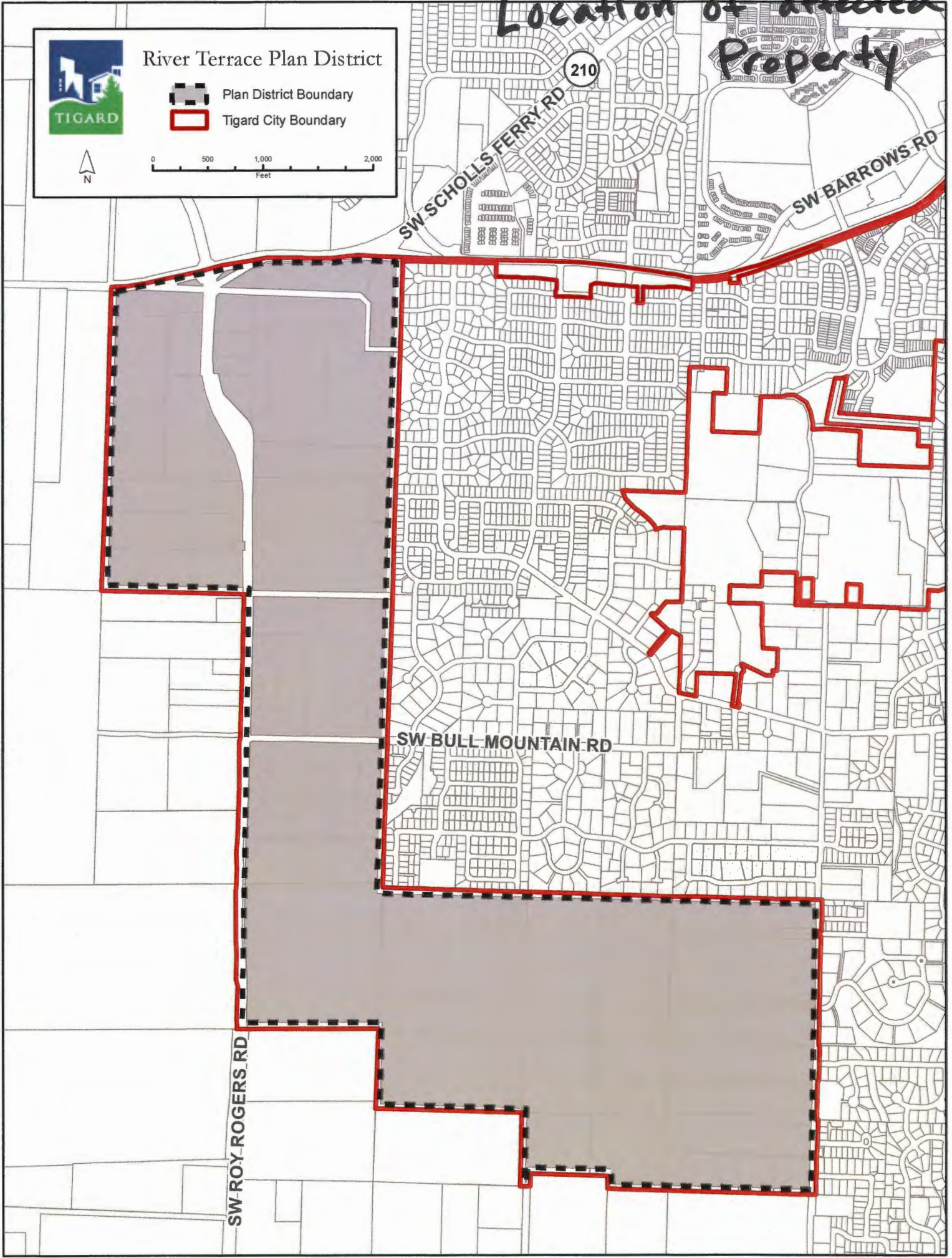
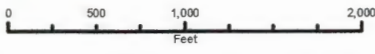

Attachments: 1) Certified Ordinance & Exhibits; 2) Staff Report; 3) City Council Memos; 4) Planning Commission Minutes; 5) List of Parties of Record.

Location of affected Property

River Terrace Plan District



- Plan District Boundary
- Tigard City Boundary



List of Affected Parties

CITY OF TIGARD REQUEST FOR COMMENTS

NOTIFICATION LIST FOR LAND USE COMMUNITY DEVELOPMENT APPLICATIONS

FILE NOS: DCA2014-00001 & ZON2014-00002		FILE NAME: River Terrace Code Amendments & Zoning Map
Mark the block to the left of the name of each person or organization that needs to be notified.		
CITY OFFICES		
x	C.D. Administration/Kenny Asher, CD Director (sent via e-mail 12/23/14)	
x	C.D. Administration/Tom McGuire, Asst CD Director (sent via e-mail 12/23/14)	
x	City Administration/Carol Krager, City Recorder (sent via e-mail 12/23/14)	
	Development Services/Planning-Engineering Techs.	
x	Development Services/Development Eng. Greg Berry (Copy on all Notices of Decision) (sent via e-mail 12/23/14)	
x	Building Division/Mark VanDomelen, Building Official (sent via e-mail 12/23/14)	
x	Police Department/Jim Wolf, Crime Prevention Officer (Copy on all Notices of Decision) (sent via e-mail 12/23/14)	
x	Public Works/John Goodrich, Interim Asst PW Director (sent via e-mail 12/23/14)	
x	Public Works/Kim McMillan (sent via e-mail 12/23/14)	
x	Public Works/Mike McCarthy (sent via e-mail 12/23/14)	
	Planning Commission	
	City Attorney	
	File/Reference (2 sets)	
LOCAL AND STATE JURISDICTIONS		
x	City of Beaverton, Planning Manager, POB 4755, Beaverton OR 97076*	
x	City of Beaverton, Steven Sparks, Dev Svcs Mgr, POB 4755, Beaverton OR 97076*	
	City of Durham City Manager, 17160 SW Upper Boones Ferry Rd, Durham OR 97224*	
x	City of King City City Manager, 15300 SW 116th Ave, King City OR 97224*	
	City of Lake Oswego, Planning Director, POB 369, Lake Oswego OR 97034*	
	City of Portland, Planning Bureau Director, 1900 SW 4th Ave, Suite 4100, Portland OR 97201	
	City of Tualatin Planning Manager, 18880 SW Martinazzi Ave, Tualatin OR 97062*	
	Metro - Land Use and Planning, 600 NE Grand Ave, Portland OR 97232-2736, Joanna Mensher, Data Resource Center (ZCA-Adopted)*	
	Metro - Land Use and Planning, 600 NE Grand Ave, Portland OR 97232-2736, Paulette Copperstone, (ZCA-RFC Only)*	
x	Metro - Land Use and Planning, 600 NE Grand Ave, Portland OR 97232-2736, O. Gerald Uba, PhD, (CPA/DCA/ZON)*	
	ODOT, Rail Division, Dave Lanning, Sr. Crossing Safety Specialist, 555 13th Street NE, Suite 3, Salem OR 97301-4179 (Notify if ODOT R/R-Hwy Crossing is only access to land)	
	ODOT, Region 1 - Development Review Coordinator Carl Torland, Right-of-Way Section, 123 NE Flanders, Portland OR 97209-4037 (Vacations)*	
x	ODOT Region 1 Development Review Program, 123 NW Flanders St, Portland OR 97209	
	OR Dept of Energy, Bonneville Power Administration, Routing TTRC - Attn: Renae Ferrera, POB 3621, Portland OR 97208-3621 (powerlines in area)	
	OR Dept of Aviation, Tom Highland, Planning, 3040 25th Street, SE, Salem OR 97310 (monopole towers)	
	OR Dept of Environmental Quality (DEQ), Regional Administrator, 2020 SW Fourth Ave, Suite 400, Portland OR 97201-4987	
	OR Dept of Fish & Wildlife, Elizabeth Ruther, Habitat Biologist, North Willamette Watershed District, 18330 NW Sauvie Island Road, Portland OR 97231	
	OR Dept of Geo. & Mineral Ind., 800 NE Oregon Street, Suite 965, Portland OR 97232	
	OR Dept of Land Conservation & Dev., Mara Ulloa, 635 Capitol Street NE, Suite 150, Salem OR 97301-2540 (Comp Plan Amendments & Measure 37) - Per 11/18/13 email from John Floyd - you have the option to send email copies See DLCD website for online submittal procedures	
x	OR Division of State Lands, Melinda Wood (WLU Form Required), 775 Summer Street NE, Suite 100, Salem OR 97301-1279 Uploaded to DSL website 12/29/14	

CITY OF TIGARD REQUEST FOR COMMENTS

NOTIFICATION LIST FOR LAND USE COMMUNITY DEVELOPMENT APPLICATIONS

	OR Parks and Rec Dept State Historic Preservation Office, 725 Sumner St NE, Suite C, Salem OR 97301 (Notify if property has HD overlay)
x	OR Public Utilities Commission, PO Box 1088, Salem OR 97308-1088
x	US Army Corps of Engineers, Kathryn Harris, Routing CENWP-OP-G, POB 2946, Portland OR 97208-2946 (Maps and CWS letter only)
	Washington County Consolidated Communications Agency (WCCCA) "911", Dave Austin, POB 6375, Beaverton OR 97007-0375 (monopole towers)
x	Washington County, Dept of Land Use & Trans, Naomi Vogel-Beattie, 1400 SW Walnut St MS 51 Hillsboro OR 97123-5625 (general apps)*
x	Washington County, Dept of Land Use & Trans, Brent Curtis, 155 N First Ave, Suite 350, MS 13, Hillsboro OR 97124 (CPA)*
	Washington County, Dept of Land Use & Trans, Assessment & Taxation, 155 N First Ave, Suite 350, MS 9, Hillsboro OR 97124 (ZCA)*
	Washington County, Dept of Land Use & Trans, Doria Mateja, Cartography, 155 N First Ave, Suite 350, MS 14, Hillsboro OR 97124 (ZCA)*

UTILITY PROVIDERS, SPECIAL DISTRICTS & AGENCIES

x	Beaverton School District #48, Jennifer Garland, Demographics, 16550 SW Merlo Rd, Beaverton OR 97006-5152
	Century Link, Right-of-Way Department, Qwest Corporation dba Century Link QC, 1208 NE 64th St, 4th Floor, Seattle WA 98115
	Century Link, Attn: John Pfeifer, 1600 7th Ave, 4th Floor, Seattle, WA 98191-0000 (proposed and approved Annexation notices)
x	Century Link, Karen Stewart, Local Government Affairs Director, 310 SW Park Ave, Portland OR 97205 (proposed and approved Annexation notices)
x	Clean Water Services, Development Services Department, David Schweitzer/SWM Program, 2550 SW Hillsboro Hwy, Hillsboro OR 97123*
x	Comcast Cable Corp., Gerald Backhaus, 14200 SW Brigadoon Court, Beaverton OR 97005 (See map for area contact) NO MAP? ... Joe Patton
	Metro Area Communications Commission (MACC), Fred Christ, 15201 NW Greenbrier Parkway, C-1, Beaverton OR 97006-4886 (annexations only)
x	NW Natural Gas Company, Scott Palmer, Engineering Coord., 220 SW Second Ave, Portland OR 97209-3991
	NW Natural Gas Company, Account Services, ATTN: Annexation Coordinator 220 SW Second Ave, Portland OR 97209-3991 (Annexations only)
x	Portland General Electric, Lorraine Katz, 2213 SW 153rd Drive, Beaverton OR 97006
x	Portland General Electric, Tod L. Shattuck, 2213 SW 153rd Drive, Beaverton OR 97006
	Portland Western R/R, Burlington Northern/Sante Fe R/R, Oregon Electric R/R, (Burlington, Northern/Sante Fe R/R predecessor), Bruce Carswell, President and GM, 200 Hawthorne Ave SE, Suite C320, Salem OR 97301-5294
	Union Pacific Railroad, Director of Public Affairs, 301 NE 2nd Ave, Portland OR 97232 (currently the PA Dir is Brock Nelson, 503-249-3079)
x	Tigard/Tualatin School District #23], Teri Brady, Administrative Offices, 6960 SW Sandburg St, Tigard OR 97223-8039
x	Tigard Water District, POB 230281, Portland OR 97281-0281
	Tualatin Hills Parks and Rec District, Planning Mgr, 15707 SW Walker Rd, Beaverton OR 97006*
x	Tualatin Valley Fire & Rescue, John Wolff, Deputy Fire Marshall, 11945 SW 70th Ave, Tigard OR 97223-9196*
	Tualatin Valley Water District, Administrative Office, 1850 SW 170th Ave, Beaverton OR 97006*
x	Tri-Met Transit Development, Ben Baldwin, Project Planner, 1800 SW 1st Ave #300, Portland, OR 97201 (If project is within 1/4 mile of a transit route)
x	Verizon, John Cousineau, OSP Network, 4155 SW Cedar Hills Blvd, Beaverton OR 97005

***Indicates automatic notification in compliance with intergovernmental agreement if within 500' of the subject property for any/all city projects (Project Planner is Responsible for Indicating Parties to Notify)**

This document is password protected. Please see Joe or Doreen if you need updates to it or the the corresponding mailing labels at I/CURPLN/Request for Comments Notification Labels. Thank you.

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
ORDINANCE NO. 15-03

AN ORDINANCE ADOPTING ZONING DISTRICTS AND AMENDMENTS TO THE TIGARD MUNICIPAL CODE TITLE 18 (COMMUNITY DEVELOPMENT CODE) TO IMPLEMENT THE RIVER TERRACE COMMUNITY PLAN, RIVER TERRACE FUNDING STRATEGY, AND RIVER TERRACE INFRASTRUCTURE MASTER PLANS AND DECLARING AN EMERGENCY (LAND USE FILES DCA2014-00001 AND ZON2014-00002), *as amended with attached Recommended Changes in Response to Comments*

WHEREAS the City of Tigard annexed the properties in River Terrace in 2011 and 2013; and

WHEREAS the City of Tigard adopted the River Terrace Community Plan (Ordinance No. 14-15) on December 16, 2014 to guide future development in this area; and

WHEREAS the City of Tigard adopted the River Terrace Transportation System Plan Addendum (Ordinance 14-16); River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Park System Master Plan Addendum (Resolution 14-65); and the River Terrace Funding Strategy (Resolution 14-66) specifying key infrastructure necessary to serve new development planned for River Terrace and identifying funding mechanisms to provide such infrastructure; and

WHEREAS it is necessary to adopt zoning districts and Tigard Community Development Code amendments to implement the Tigard Comprehensive Plan, River Terrace Community Plan, River Terrace Funding Strategy, and River Terrace Master Plans for transportation, sewer, water, stormwater, and parks; and

WHEREAS adoption of zoning districts allows development applications to be filed and reviewed for compliance with all applicable standards and criteria; and

WHEREAS it is the intent of the City Council that no development application be granted final approval until such time as the infrastructure funding mechanisms are in effect or infrastructure is otherwise assured or provided as set forth in the development code amendments, River Terrace Funding Strategy, and River Terrace Master Plans; and

WHEREAS, on February 2, 2015, the Tigard Planning Commission held a public hearing, which was noticed in accordance with city standards, and recommended approval of the zoning districts and development code amendments by motion and with vote in support; and

WHEREAS, on February 24, 2014, the Tigard City Council held a public hearing, which was noticed in accordance with city standards, to consider the Planning Commission's recommendation, hear

public testimony, apply applicable decision-making criteria, and to consider appropriate findings and conclusions in support of adoption.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1. The Zoning Districts Map set forth in Exhibit 'A' is hereby adopted designating the zoning for each property shown therein.

SECTION 2: The amendments to the Tigard Municipal Code, Title 18 Community Development Code set forth in Exhibit 'B' are hereby adopted.

SECTION 3: The findings and conclusions contained in Exhibit 'C' are hereby adopted as the basis in support of this Ordinance; and.

SECTION 4: This Ordinance being necessary to allow development applications to be filed and review to commence within the constraints of the construction season and development cycle, an emergency is declared and this Ordinance shall take effect immediately upon signing by the City Recorder and the Mayor.

PASSED: By unanimous vote of all Council members present after being read by number and title only, this 24th day of February, 2015.

Carol A Krager
Carol Krager, City Recorder

APPROVED: By Tigard City Council this 24th day of February, 2015.

John Cook
John Cook, Mayor

Approved as to form:

[Signature]
City Attorney

Certified to be a True Copy of Ord. 15-03
Original on File

By: Carol A Krager
Deputy Recorder - City of Tigard

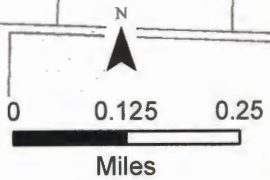
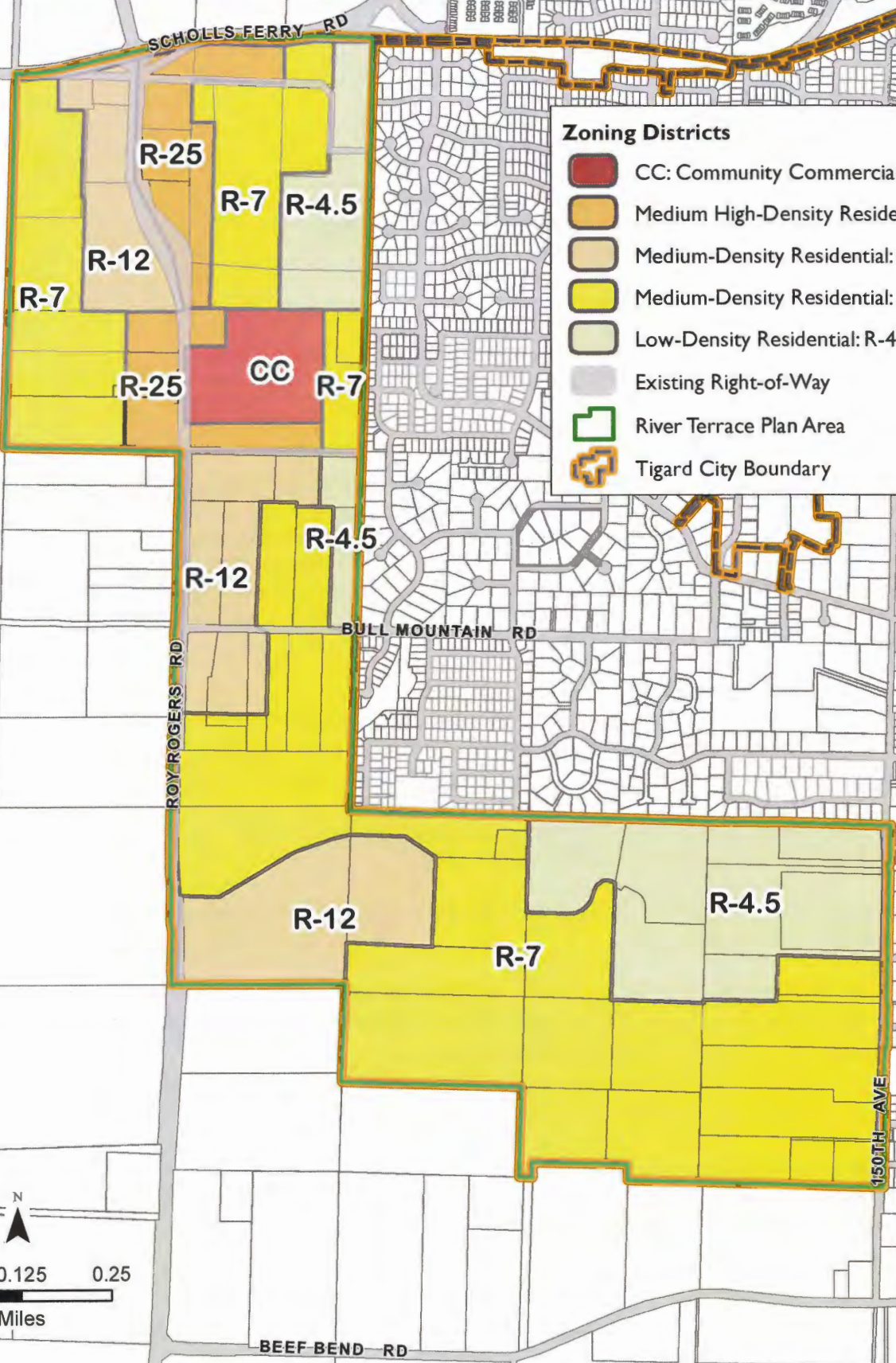
Date: February 25, 2015

City of Tigard
River Terrace
community plan

Zoning Districts

Zoning Districts

-  CC: Community Commercial
-  Medium High-Density Residential: R-25
-  Medium-Density Residential: R-12
-  Medium-Density Residential: R-7
-  Low-Density Residential: R-4.5
-  Existing Right-of-Way
-  River Terrace Plan Area
-  Tigard City Boundary



**Chapter 18.660
RIVER TERRACE PLAN DISTRICT**

Sections:

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 Boulevard Development Standards
18.660.070	Planned Developments
18.660.080	Street Design
18.660.090	Street Connectivity
18.660.100	On-Street Parking
18.660.110	Temporary Sales Offices and Model Homes

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the city's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan, River Terrace Funding Strategy, and associated infrastructure Master Plans for water, sewer, stormwater, parks, and transportation. The titles of these plans and the numbers of their adopting ordinances and resolutions are as follows:

- River Terrace Community Plan (Ordinance 14-15)
- River Terrace Transportation System Plan Addendum (Ordinance 14-16)
- River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25)
- River Terrace Water System Master Plan Addendum (Resolution 14-35)
- River Terrace Stormwater Master Plan (Resolution 14-42)
- River Terrace Park System Master Plan Addendum (Resolution 14-65)
- River Terrace Funding Strategy (Resolution 14-66)

This chapter ensures that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure Master Plans.
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities.
- Ensuring that public facilities are available in advance of or concurrent with development.
- Safeguarding the River Terrace community's health, safety, and welfare.

This chapter also implements those unique aspects of the River Terrace Community Plan and associated infrastructure Master Plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

The statements in this section do not constitute distinct approval criteria, but they shall guide and inform the interpretation and application of the provisions in this chapter.

18.660.020 Applicability

This chapter applies to all property that is located in the River Terrace Plan District. The boundaries of the plan district are shown on Map 18.660.A, which is located at the end of this chapter. The standards and requirements in this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain development approval. The standards and requirements in this chapter shall govern in the event of a conflict.

18.660.030 Provision of Adequate Public Facilities

- A. Intent. The intent of this section is to address the provision of the infrastructure systems necessary to benefit and serve all property in River Terrace as provided for in the River Terrace Community Plan, River Terrace Funding Strategy, and related infrastructure Master Plans, in light of the desire of property owners to commence preliminary development prior to full implementation of these plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure systems are in place or assured.
- B. Approval Standard. Land use applications for Subdivisions, Partitions, Planned Developments, Site Development Reviews, and Conditional Uses may be approved when the applicable standards in Subsection 18.660.030.E are met by the applicant and when all of the following funding components of the River Terrace Funding Strategy have been adopted by the city and are in effect:
1. Transportation: A citywide transportation system development charge (SDC), a River Terrace transportation SDC, and a River Terrace transportation utility fee surcharge.
 2. Sewer: A citywide utility fee surcharge.
 3. Stormwater: A River Terrace stormwater utility fee surcharge.
- C. Deferral of Compliance.
1. The applicant may request to defer demonstrating compliance with one or more of the standards in Subsections 18.660.030.B and E as provided for below:

- a. Preliminary Plat: Deferral of compliance to Final Plat approval.
 - b. Planned Development Concept Plan (without a land division proposal): Deferral of compliance to Detailed Development Plan approval.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for building or public facility improvement permits, whichever occurs first.
2. Deferral of compliance as provided for in Subsection C.1 above shall be granted only if:
- a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for Final Plat or Detailed Development Plan approval, or prior to expiration of the condition of approval described in Subsection C.1.c above. A determination by the approval authority that it is likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant; and
 - b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in Subsection 18.660.030.B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS Chapters 197, 215, 227, or equitable relief in a court of competent jurisdiction.

D. Exception.

- 1. An exception to one or more of the standards in Subsection 18.660.030.B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
- 2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum, River Terrace Water System Master Plan Addendum, River Terrace Stormwater Master Plan, River Terrace Transportation System Plan Addendum, and River Terrace Funding Strategy; and
 - b. Has proposed alternative(s) that ensures that the applicant will provide its proportional share of the funding and construction of the facilities in a timely manner as identified in the River Terrace Funding Strategy and related infrastructure Master Plans. This may include, but is not limited to, a development agreement or reimbursement district; and
 - c. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject to future utility fees or SDCs as described in the River Terrace Funding Strategy; and
 - d. Executes an agreement prepared by the city agreeing that, if the new transportation SDCs described in Subsection 18.660.030.B.1 are not in effect at the time of building permit

issuance, the applicant shall pay an amount equal to the SDC amount assumed in the River Terrace Funding Strategy. No credits shall be issued against this payment, but the city shall issue a refund if:

- i. The applicant made improvements to a facility that is eligible for credit under an adopted SDC credit, up to the amount of the credit, or
 - ii. An SDC is adopted and paid by the applicant or its successor, up to the amount of such payment, or
 - iii. The city has not adopted the SDCs within two years of the effective date of this ordinance.
3. An exception shall be granted only if the city finds that:
- a. There are adequate funding components in place for the infrastructure that is needed to serve the proposed development; and
 - b. The exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum, River Terrace Water System Master Plan Addendum, River Terrace Stormwater Master Plan, River Terrace Transportation System Plan Addendum, and River Terrace Funding Strategy; and
 - c. The proposed alternative(s) ensures that the applicant will provide its proportional share of the funding and construction of the facilities in a timely manner as identified in the River Terrace Funding Strategy and related infrastructure Master Plans.

E. Additional Standards.

1. Infrastructure improvements for water, sewer, stormwater, and transportation systems, including but not limited to pump stations and trunk lines, shall be located and designed to serve the proposed development and not unduly or unnecessarily restrict the ability of any other property to develop in accordance with the applicable River Terrace infrastructure Master Plan. Infrastructure improvements shall be evaluated for conformance with this standard during the land use review process. The city shall take into account the topography, size, and shape of the development site; the impact of the improvement on the development site; and, the reasonableness of available options during its review. The applicant shall not be required to reduce otherwise permitted density or obtain a variance to demonstrate compliance, but this standard may be considered in reviewing a Variance application.
2. Infrastructure improvements for water, sewer, and stormwater shall be placed in easements that are located, wherever possible, within existing or future rights-of-way. Easements and rights-of-way shall extend through and to the edge of the development site at such locations that would maximize the function and availability of the easement and right-of-way to serve adjacent and surrounding properties. Easements and rights-of-way shall be evaluated for conformance with this standard during the land use review process. Dedications of easements and rights-of-way shall be required as a condition of land use approval, except where the approval is for a future phase of a Planned Development or land division approval.
3. Development in water pressure zone 550 shall either provide or demonstrate that there is sufficient water capacity in water pressure zone 550 to serve the proposed development, or that it

can be served by another water pressure zone that has sufficient capacity, to the satisfaction of the City Engineer and Tualatin Valley Fire and Rescue during the land use review process.

4. Development in the north and south sewer sub-basins shall demonstrate, where applicable, that there is sufficient pump station capacity and associated force mains to serve the proposed development, or that it can be served by other system improvements, to the satisfaction of the City Engineer and Clean Water Services during the land use review process.
5. If compliance with storm water management standards is dependent upon an off-site conveyance system or an on- or off-site regional facility that has not yet been provided, the applicant may propose alternative and/or interim systems and facilities as described in the River Terrace Stormwater Master Plan.
 - a. Development approval for an interim facility shall include a condition to decommission the interim facility, connect it to the permanent facility when it becomes available to serve the development, and assurance that adequate financial resources are available to decommission the interim facility when the permanent facility becomes available.
 - b. Development approval for an alternative or on- or off-site regional system or facility may include a condition to form a reimbursement district.
 - c. No storm water management system or facility shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs adjacent or surrounding properties from accessing a public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to fund public facilities and/or services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.040 Approval Criteria

A. Preliminary Plat Approval Criteria. In addition to the approval criteria in Sections 18.420.050 and 18.430.040, the following approval criteria shall apply to all Partition and Subdivision Preliminary Plat applications in River Terrace.

1. Unless the applicable approval authority determines it is in the public interest to make modifications, the applicant shall design and construct all streets, street extensions, and intersections to conform to:
 - a. The River Terrace Transportation System Plan Addendum; and
 - b. The street spacing and connectivity standards of this chapter, the TCDC, and Washington County, where applicable; and

- c. The approved plats of subdivisions and maps of partitions of abutting properties, if any, as to width and general direction.
 - 2. The preliminary plat shall not impede the future use or development of adjacent property in River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
 - 3. Where future re-division is proposed pursuant to Subsections 18.420.020.D or 18.430.020.C, a plan for future phases shall show the location of lot lines, rights-of-way, easements, and other details of layout that demonstrates that future division may readily occur without violating applicable zoning district requirements and development standards of the TCDC.
- B. Conditional Use, Planned Development, and Site Development Review Approval Criteria. In addition to the approval criteria in Section 18.330.030, Sections 18.350.050 and 070, and Section 18.360.090, the following approval criterion shall apply to all Conditional Use, Planned Development, and Site Development Review applications in River Terrace.
- 1. Unless the applicable approval authority determines it is in the public interest to make modifications, the applicant shall design construct all streets, street extensions, and intersections to conform to:
 - a. The River Terrace Transportation System Plan Addendum; and
 - b. The street spacing and connectivity standards of this chapter, the TCDC, and Washington County, where applicable; and
 - c. The approved plats of subdivisions and maps of partitions of abutting properties, if any, as to width and general direction.
 - 2. The development shall not impede the future use or development of adjacent property in River Terrace not under the control or ownership of the applicant proposing the conditional use, planned development, multifamily, or commercial development.
- C. Conditions of Approval. The approval authority may attach such conditions as are necessary to comply with the River Terrace Community Plan, related infrastructure Master Plans, this chapter, and other applicable provisions of the TCDC.

18.660.050 Community Commercial Development Standards [PLACEHOLDER]

18.660.060 River Terrace Boulevard Development Standards

- A. Applicability. The applicable development standards contained in the underlying base zone shall apply to all development in River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370 or Subsection 18.660.060.D, and except as specified below.

The development standards in this section shall apply to the types of development listed below on lots abutting the River Terrace Boulevard right-of-way (ROW). The general location of the River Terrace Boulevard ROW is shown on Map 18.660.B, which is located at the end of this chapter. The Public Works Director, in consultation with the Community Development Director, shall approve the final ROW alignment.

1. All single-family attached, single-family detached, and duplex development.
2. All multifamily residential development.
3. All development subject to conditional use approval.

B. Building Placement and Design.

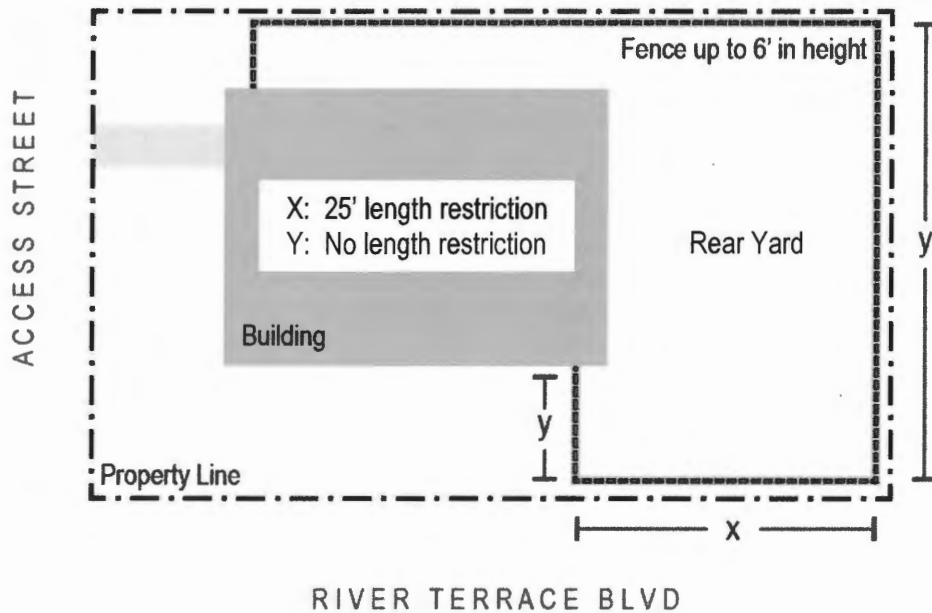
1. The following standards shall apply to all single-family, duplex, and multifamily residential development that is located on the side of the River Terrace Boulevard ROW opposite the trail corridor, except as approved through the adjustment process in accordance with Subsection 18.660.060.D.
 - a. Single-family and duplex development lots shall abut the River Terrace Boulevard ROW with their front or side lot lines.
 - i. Lots with front lot lines abutting the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I.
 - ii. Lots with side lot lines abutting the River Terrace Boulevard ROW shall meet the building design standards for Articulation, Eyes on the Street, Detailed Design, and Garages and Carports in Subsections 18.660.070.I.1, 2, 4, and 5 for the façade that faces the River Terrace Boulevard ROW.
 - b. Any building designed for residential use on a multifamily residential development site that is located within 40 feet of the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I for the entire elevation that faces the River Terrace Boulevard ROW, including those portions of the building façade that may be further than 40 feet from the ROW.
 - c. Multifamily residential development sites shall not include non-residential buildings or uses (e.g. parking lots, detached garages or carports, and utility or storage buildings) within 40 feet of the River Terrace Boulevard ROW.
2. The following standards shall apply to all single-family, duplex, and multifamily residential development that is located on the side of the River Terrace Boulevard ROW with the trail corridor, except as approved through the adjustment process in accordance with Subsection 18.660.060.D.
 - a. Single-family and duplex development lots shall abut the River Terrace Boulevard ROW with their front, side, or rear lot lines.
 - i. Lots with front lot lines abutting the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I.
 - ii. Lots with side or rear lot lines abutting the River Terrace Boulevard ROW shall meet the building design standards for Articulation, Eyes on the Street, Detailed Design, and Garages and Carports in Subsections 18.660.070.I.1, 2, 4, and 5 for the façade that faces the River Terrace Boulevard ROW.
 - iii. All development shall provide at least one walkway connection between the development

and the trail a minimum of every 200 feet of River Terrace Boulevard ROW length, or as otherwise required by the City Engineer for connectivity purposes.

- b. Any building designed for residential use on a multifamily residential development site that is located within 40 feet of the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I for the entire elevation that faces the River Terrace Boulevard ROW, including those portions of the building façade that may be further than 40 feet from the ROW.
 - c. Multifamily residential development sites shall not include non-residential buildings or uses (e.g. parking lots, detached garages or carports, and utility or storage buildings) within 40 feet of the River Terrace Boulevard ROW.
3. The following standards shall apply to all development subject to conditional use approval that is located on either side of the River Terrace Boulevard ROW, except as approved through the adjustment process in accordance with Subsection 18.660.060.D.
- a. Any building that is located within 40 feet of the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I for the entire elevation that faces the River Terrace Boulevard ROW, including those portions of the building façade that may be further than 40 feet from the ROW, or as otherwise determined by the approval authority through the conditional use review process.
 - b. Any landscape element or structure, including an accessory structure or fence, that is located in a yard abutting the River Terrace Boulevard ROW shall be located and designed to support and reinforce a positive pedestrian streetscape experience.
 - c. Conditional use development located on the side of the River Terrace Boulevard ROW with the trail corridor shall provide at least one walkway connection between the development and the trail a minimum of every 200 feet of River Terrace Boulevard ROW length, or as otherwise determined by the approval authority through the conditional use review process.
 - d. Conditional use development shall not include parking lots within 40 feet of the River Terrace Boulevard ROW.
4. Direct individual access to River Terrace Boulevard from single-family and duplex development sites is not permitted along the River Terrace Boulevard ROW, except as approved through the adjustment process in accordance with Subsection 18.660.060.D. Direct access to River Terrace Boulevard from multifamily residential, conditional use, and commercial development sites are allowed where no other practicable alternatives exist. If direct access is permitted by the city through the site development or conditional use review process, the applicant shall be required to mitigate for any safety or traffic management impacts identified by the City Engineer. This may include, but is not limited to, the construction of an on-site vehicle turnaround to eliminate the need for any vehicle turning or backing movements in the public right-of-way.
5. Fences, walls, hedges, or any combination thereof, such as a fence on top of a retaining wall, over 3 feet in height are not permitted in any front, side, or rear yard that lies between any single-family, duplex, or multifamily residential development site and the River Terrace Boulevard ROW, except as allowed below or as approved through the adjustment process in accordance with Subsection 18.660.060.D. Unstained wood, unfaced concrete masonry units (CMU), and chain link fencing are not permitted, except as required for wetlands or other sensitive areas.

- a. Fences or walls that are an integral part of an entry, such as on a porch or stoop, are allowed subject to the underlying base zone's setback standards.
- b. Single-family and duplex development sites with side lot lines abutting the River Terrace Boulevard ROW may have a fence, wall, or hedge up to 6 feet in height and 25 feet in length along the side lot line for the purpose of enclosing a rear yard. Additionally, a fence, wall, or hedge up to 6 feet in height may be of any length along the rear lot line and in the side yard abutting the River Terrace Boulevard ROW for the purpose of enclosing the same rear yard. See Figure 18.660.1 below for an illustration of this fence allowance.

Figure 18.660.1: Fence Allowance for Side Lot Lines Abutting River Terrace Boulevard



- C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard ROW that are not proposing a Planned Development may choose to propose smaller and narrower lots along River Terrace Boulevard in accordance with Table 18.660.1 below. The reduced lot sizes and lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C. This density bonus shall only apply to those proposed residential lots within a subdivision that will have a front, side, or rear lot line abutting the River Terrace Boulevard ROW. All other proposed lots within the subdivision shall be subject to the minimum lot size and width standards of the underlying base zone.

**Table 18.660.1
Reduced Minimum Lot Size and Width for Residential Lots
Abutting River Terrace Boulevard**

	Minimum Lot Size	Minimum Lot Width
R-4.5 Zone		
Single-family detached lots	4,500 sf	40 ft
Duplex lots	7,000 sf	80 ft
R-7 Zone		
Single-family detached lots	3,500 sf	35 ft
Duplex lots	7,000 sf	50 ft
Single family attached lots	2,500 sf	25 ft
R-12 Zone		
Multifamily	2,000 sf*	NA
Single-family detached, duplex, and single-family attached lots	2,500 sf	NA

* Minimum lot area per dwelling unit for multifamily developments

D. Adjustments. Adjustments shall be processed through a Type II procedure, as governed by Section 18.390.040. The applicable approval authority may grant a special adjustment to a standard(s) in this section, as provided for by Subsection 18.370.020.A.2, if all of the following approval criteria can be met.

1. The standard(s) cannot be met due to:
 - a. Topography or other natural constraints associated with the specific development site, or
 - b. Public safety concerns or other legitimate considerations associated with the specific use.
2. The proposed design provides safe and convenient vehicle and pedestrian connections to River Terrace Boulevard.
3. If fences or walls, including retaining walls, over 3 feet in height are proposed, they are constructed of high-quality materials including, but not limited to, brick, stone, or wrought iron. Unstained wood, unfaced concrete masonry units (CMU), and chain link are not permitted, except as required for wetlands or other sensitive areas.

18.660.070 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

- A. Density Calculation. To encourage development that is consistent with the design concept for River Terrace Boulevard, the River Terrace Community Plan, and the building design standards in this chapter, planned developments in River Terrace may limit the land dedicated for public or private rights-of-way, including tracts for vehicle access, to 20% of gross site acreage for the purpose of calculating net development area and density as described in Subsections 18.715.020.A.3 and 4.
- B. Development Standards. The provisions of the underlying base zone(s) shall apply except as modified

by this section. The specific development standards contained in Subsection 18.350.060.C shall not apply. The following specific development standards shall apply in their place.

1. Lot dimensions. The minimum lot area and lot width standards of the underlying base zone shall not apply to any lots, including those lots abutting right-of-way, with the following exception:
 - a. Lots along the eastern and northern perimeter of the River Terrace Plan District abutting existing residential development, or residentially-zoned land that is undeveloped or is in an easement or tract, shall meet the minimum lot area and lot width standards of the underlying base zone.
 2. Building height. The maximum building height standard of the underlying base zone shall not apply to any building on any lot, including those lots abutting right-of-way, with the following exception:
 - a. Buildings on lots along the eastern and northern perimeter of the River Terrace Plan District abutting existing residential development, or residentially-zoned land that is undeveloped or is in an easement or tract, shall be set back 1 additional foot for every 2 feet of height above the maximum height allowed on the side of the lot abutting the perimeter.
 3. Setbacks. The setback standards of the underlying base zone shall not apply to any building on any lot, including those lots abutting right-of-way, except as follows:
 - a. All buildings on lots along the eastern and northern perimeter of the River Terrace Plan District abutting existing residential development, or residentially-zoned land that is undeveloped or is in an easement or tract, shall meet the setback standard of the underlying base zone or the abutting zone, whichever provides the greater setback, on the side of the lot abutting the perimeter. This standard may be met by proposing an open space tract between the proposed development and the abutting development or land.
 - b. All buildings shall meet the minimum requirements of the Oregon Specialty Codes and the Oregon Fire Code.
 - c. All garages and carports shall be set back a minimum of 20 feet on the side of the lot from which vehicle access is taken from a public right-of-way. If vehicle access is taken from a private street or alley, this setback may be reduced to 0 feet where proper clearances for turning and backing movements are provided.
 - d. Where the applicant proposes to reduce the underlying base zone setbacks for buildings on lots not included in Subsection B.3.a above, the applicant shall specify the proposed setbacks on either a lot-by-lot or area-wide basis.
 4. Planning Commission Discretion. The Planning Commission may approve a smaller perimeter lot and/or a lesser perimeter setback where the applicant demonstrates that a smaller lot or lesser setback will have no greater impact on abutting development or land than the minimum standards for perimeter lots described above in Subsections B.1 – 3 above.
- C. Private Outdoor Area—Residential Use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.
- D. Shared Outdoor Recreation and Open Space Facility Areas—Residential Use. The shared outdoor

recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

E. Shared Open Space Facilities. The shared open space facility requirements of Subsection 18.350.070.D.13 shall not apply. In lieu of these requirements, the following open space requirements and development enhancements shall apply. These requirements are intended to provide the community with added benefits that are consistent with the overall development vision for River Terrace as described in the River Terrace Community Plan and River Terrace Park System Master Plan Addendum.

1. The development shall provide parks, trails, and/or open space that:
 - a. Meets a need for neighborhood parks, linear parks, open space, and/or trails that is identified in the River Terrace Park System Master Plan Addendum with respect to both location and the plan's level of service standard; and
 - b. Will be dedicated to the public if the proposal is for a neighborhood park, linear park, or trail.
2. The development shall include at least three (3) of the following development enhancements:
 - a. Trails or paths that augment the public sidewalk system and facilitate access to parks, schools, trails, open spaces, commercial areas, and similar destinations. Trails and paths shall meet all applicable ADA standards and be dedicated to the public or placed in a public access easement. Trails and paths in a public access easement shall be maintained by a homeowner association.
 - b. Nature trails along or through natural resource areas or open spaces. Trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards. Trails shall meet all applicable ADA standards and be dedicated to the public or placed in a public access easement. Trails in a public access easement shall be maintained by a homeowner association.
 - c. Trails, paths, or sidewalks that provide direct access to a public park or recreation area that is no further than one-quarter mile from the development site. Trails and paths shall meet all applicable ADA standards and be dedicated to the public or placed in a public access easement. Trails and paths in a public access easement shall be maintained by a homeowner association.
 - d. Intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. High-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the building design standards in Subsection 18.660.070.I.
3. For those properties abutting Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in Subsection E.2 above:
 - a. Long-term maintenance plan administered by a homeowner association that is acceptable to the applicable road authority for any proposed and/or required landscaping in or adjacent to

the Roy Rogers Road or River Terrace Boulevard right-of-way that is not part of a stormwater management facility.

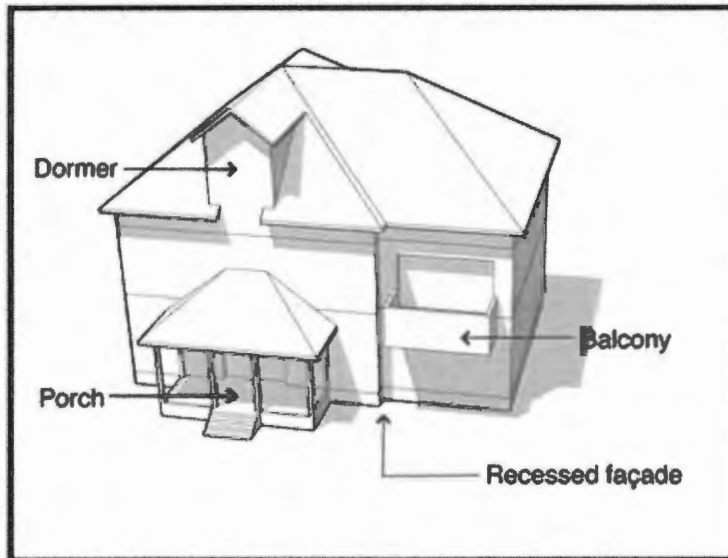
- b. High-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. Park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards in the River Terrace Park System Master Plan Addendum for both linear parks and trails. The Public Works Director shall determine whether the proposed facilities elevate the trail corridor to a linear park facility.
- F. Open Space Conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space in River Terrace. The standards of Subsection 18.810.080.B shall not apply.
- G. Street Design Standards. The standards of Chapter 18.810 shall apply in addition to the specific provisions for public skinny streets, private streets, and private alleys in Subsections 18.660.080.D and E.
- H. Phased Development. The provision for phased development allowed by Subsection 18.350.030.D.1 is modified as follows to clarify the total time period allowed for developing a site in phases: Any additional required land use approvals shall be obtained, e.g. partition or subdivision, and a complete building permit application(s) for the final proposed phase of development shall be submitted to the city within seven years of the Detailed Development Plan approval in order to be issued under the original approval.
- I. Design Standards for Single-Family Dwelling Units and Duplexes. The following design standards apply only when the applicant chooses to provide them under Subsection 18.660.070.E.2.e or where otherwise specified in this chapter.

These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote architectural detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

- 1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 below for an illustration of articulation.
 - a. This standard does not apply to buildings on lots that have less than 30 feet of street frontage.
 - b. For buildings on lots with 30 – 60 feet of street frontage, a minimum of one of the following elements shall be provided on each street-facing façade that has 30 – 60 feet of street frontage.
 - i. A porch that is at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.

- iii. A window that projects at least 2 feet from the street-facing façade and is at least 5 feet wide (e.g. bay window).
 - iv. A vertical wall section that is offset by at least 2 feet from the street facing façade and is at least 6 feet wide.
 - v. A gabled dormer.
- c. For buildings on lots with over 60 feet of street frontage, a minimum of one additional element from Subsection I.1.b above shall be provided for every 30 feet of street frontage over 60 feet, on each street-facing façade that has over 60 feet of street frontage. Elements shall be distributed along the length of the façade so that there is no more than 30 feet between elements.

Figure 18.660.2: Building Articulation



2. Eyes on the Street. At least 12% of the area of each street-facing façade must include windows or entrance doors. See Figure 18.660.3 below for an illustration of eyes on the street. Street facing-façade is defined as the aggregate area of all vertical exterior walls measured from top of finished floor at lowest level to top plate or roof eave at highest level, including areas of exterior walls above top plate or roof eave, such as areas within gables, dormers, and clerestories.
- a. Windows. Window area is the aggregate area of each window unit measured around the visible perimeter of the window, including the outer window frame and any interior grids, mullions, or transoms.
 - i. Wall Windows. All of the window area in a street-facing façade wall, including the side wall of a garage, may count toward meeting this standard provided that the windows are transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not count toward meeting this standard.
 - ii. Garage Door Windows. Half of the window area in the door(s) of an attached garage

may count toward meeting this standard.

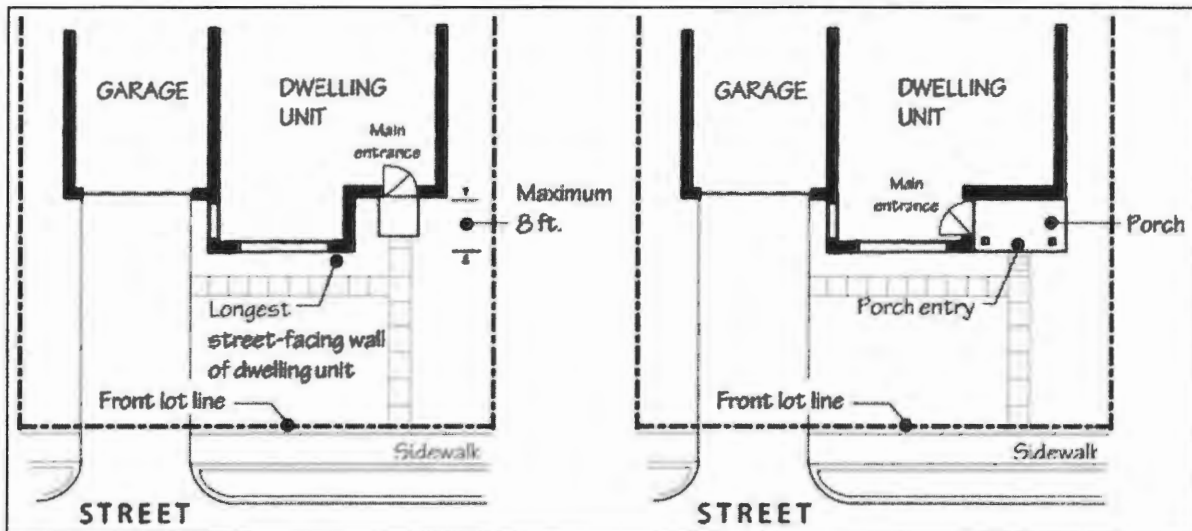
- b. Entrance Doors. Door area is considered the portion of the door that moves. Door frames do not count toward this standard. Entrance doors used to meet this standard must be parallel to the street or at an angle that is no more than 45 degrees from the street.

Figure 18.660.3: Eyes on the Street



- 3. Entrances. At least one entrance must meet both of the following standards. See Figure 18.660.4 below for an illustration of entrances. The entrance must be:

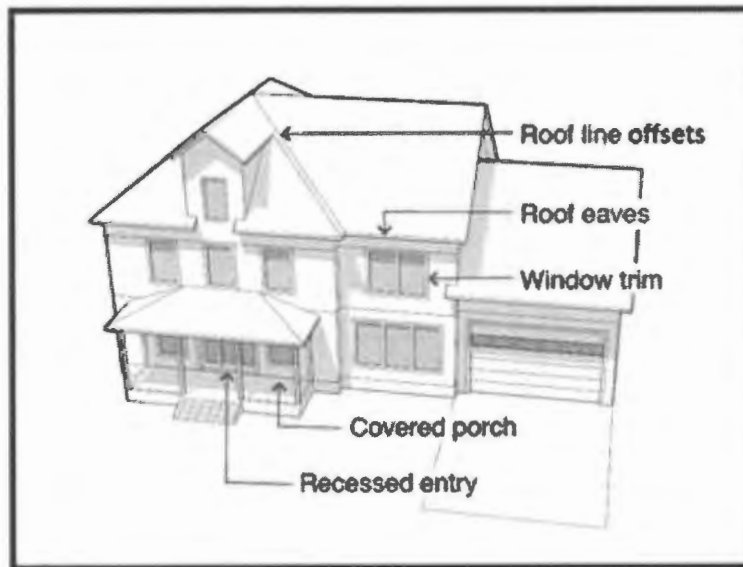
Figure 18.660.4: Entrances



- a. Set back no further than 8 feet beyond the longest street-facing wall of the building; and

- b. Parallel to the street, at an angle that is no more than 45 degrees from the street, or open onto a porch. If the entrance opens onto a porch, the porch must meet the following standards:
 - i. Have a minimum area of 25 square feet and a minimum depth of 5 feet; and
 - ii. Have at least one porch entry facing the street; and
 - iii. Have a roof that is no more than 12 feet above the floor of the porch; and
 - iv. Have a roof that covers at least 30% of the porch area.
4. Detailed Design. All buildings shall include at least five (5) of the following elements on all street-facing façades. See Figure 18.660.5 below for an illustration of detailed design elements.

Figure 18.660.5: Detailed Design Elements

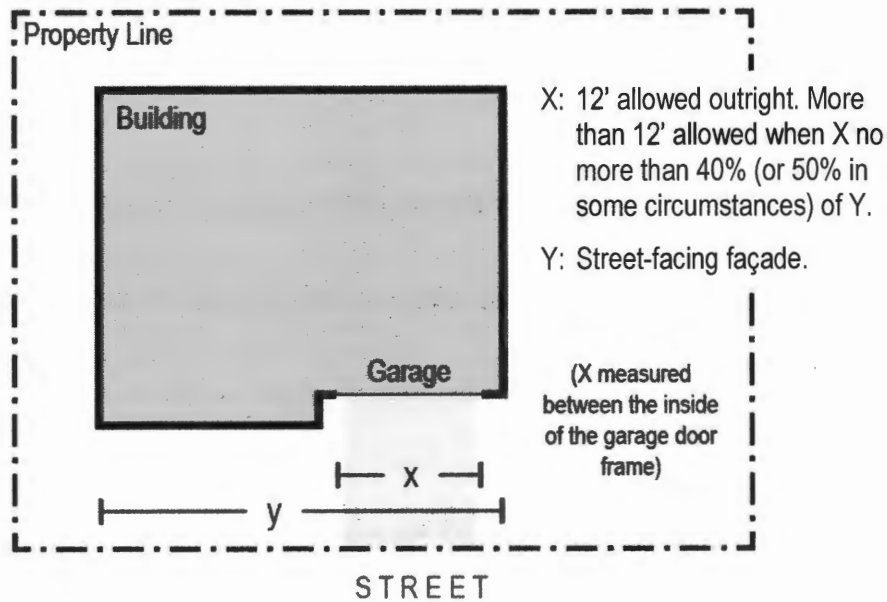


- a. Covered porch: A minimum depth of 5 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
- b. Recessed entry area: A minimum depth of 2 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
- c. Wall offset: A minimum offset of 16 inches from one exterior wall surface to the other.
- d. Dormer: A minimum width of 4 feet that is integrated into the roof form.
- e. Roof eave: A minimum projection of 12 inches from the intersection of the roof and the building walls.
- f. Roof offset: A minimum offset of 2 feet from the top surface of one roof to the top surface of the other.

- g. Roof shingles: Tile or wood shingle roofing material.
 - h. Roof design: Gable roof, hip roof, or gambrel roof design.
 - i. Roof pitch: One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - j. Horizontal lap siding: A minimum visible lap width of 3 to 7 inches once installed. The siding material must be wood, fiber-cement, or vinyl to meet this standard.
 - k. Accent siding: Brick, cedar shingles, stucco, or other accent material that covers a minimum of 40% of the street-facing façade.
 - l. Window trim: A minimum width of 2.5 inches and a minimum depth of 5/8 inches around all street-facing windows.
 - m. Window recess: A minimum depth of 3 inches, as measured horizontally from the face of the building wall, for all street-facing windows except where a bay window is proposed that meets the standard in Subsection I.4.n below.
 - n. Window projection (e.g. bay window): A minimum depth of 2 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
 - o. Balcony: A minimum depth of 3 feet and a minimum width of 5 feet that is accessible from an interior room.
 - p. Attached garage: 35% or less of the street-facing façade width, as measured between the inside of the garage door frame.
5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of residential buildings. See Figure 18.660.6 below for an illustration of garage door width.
- a. Garage Setback: A garage or carport shall be no closer to the front or side lot line than the longest street-facing wall of the building that encloses living area, except as follows:
 - i. A garage or carport may extend up to 5 feet in front of the longest street-facing wall if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - ii. A garage or carport may extend up to 5 feet in front of the longest street-facing wall where the garage is part of a 2-story building and there is a window on the second story above the garage that faces the street with a minimum area of 12 square feet.
 - b. Garage Door Width: The width of a garage door is the width of the opening as measured from inside the garage door frame.
 - i. A dwelling is allowed one 12-foot-wide garage door, regardless of the total width of the street-facing façade.
 - ii. A dwelling may have a garage door wider than 12 feet provided that it does not exceed 40% of the total width of the street-facing façade on which the garage door is located.

- iii. The maximum allowed garage door width may be increased to 50% of the total width of the street-facing façade provided that a total of seven (7) detailed design elements from Subsection 18.660.070.I.4 are included on the street-facing façade on which the garage door is located.
- c. Garage Orientation: A garage may face the front or side lot line on a corner lot provided that the Eyes on the Street standard in Subsection 18.660.070.I.2 is met for both street-facing façades.

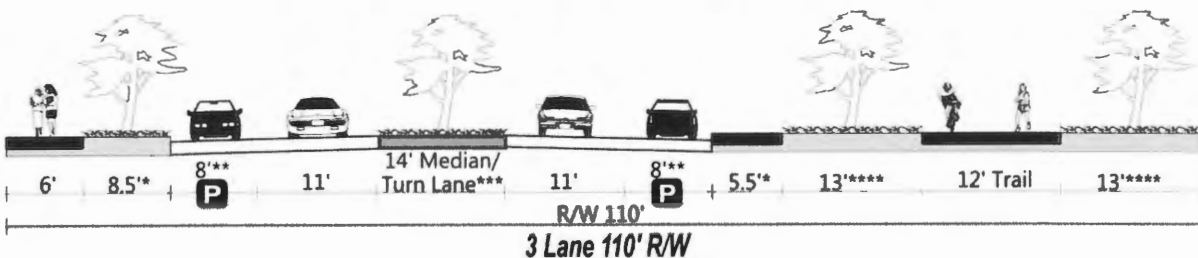
Figure 18.660.6: Garage Door Width



18.660.080 Street Design

- A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown in Figure 18.660.7 below. The general location of River Terrace Boulevard is shown on Map 18.660.B, which is located at the end of this chapter.

Figure 18.660.7: River Terrace Boulevard Cross-Section



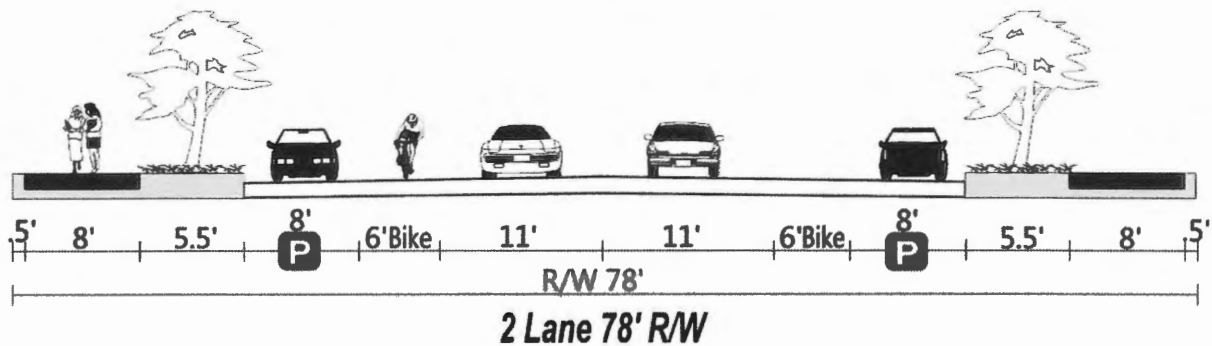
- * Includes 0.5' curb
- ** Interspersed with 6' landscape strip extensions
- *** Includes 2' clearance from travel lanes and 0.5' curb on both sides
- **** 26' minimum width of landscaping unequally distributed on both sides of the trail

1. Design Standards for River Terrace Boulevard. Right-of-way width shall be 110 feet, plus additional right-of-way as needed for slopes, retaining walls, etc. Right-of-way and improvement widths may be reduced to lessen impacts on protected natural resource areas. Right-of way and improvement widths may also be reduced where the city determines that on-street parking adjacent to the trail corridor is not feasible or necessary or where a reduction is otherwise in the public interest as described in the River Terrace Community Plan, River Terrace Transportation System Plan Addendum, or River Terrace Park System Master Plan Addendum. Given the unique nature of this street, the Public Works Director, in consultation with the Community Development Director, shall determine the final alignment, right-of-way width, and improvement widths using the following standards as guidelines unless the applicant requests a formal adjustment through a Type II procedure, as governed by Section 18.390.040 and using approval criteria from Subsection 18.370.020.C.9. All landscaped areas shall meet the Public Improvement Design Standards for River Terrace Boulevard.
 - a. Sidewalks:
 - i. With or without on-street parking, and not adjacent to trail corridor: 6-foot minimum width.
 - ii. With on-street parking, and adjacent to trail corridor: 5.5-foot minimum width (includes 0.5-foot curb).
 - iii. Without on-street parking, and adjacent to trail corridor: No sidewalk required.
 - b. Landscape Strips:
 - i. With or without on-street parking, and not adjacent to trail corridor: 8.5-foot minimum width (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail corridor: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail corridor: 8.5-foot minimum width (includes 0.5-foot curb) between travel lane and trail. This width may also be used to meet the trail corridor landscaping requirement in Subsection A.1.f.ii below.
 - c. Bike Facilities: Accommodated within trail corridor described in Subsection A.1.f below.
 - d. On-Street Parking: 8-foot minimum width where provided, interspersed with 6-foot minimum width landscape strip extensions.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes to be used for landscaping, pedestrian crossing refuge, or left-turn lane (includes 2-foot clearance from travel lanes and 0.5-foot curb on both sides).
 - iii. Left-Turn Lane: 11-foot minimum width where left turns are allowed, as determined by the City Engineer.

- f. Trail Corridor: 38 feet minimum width on one side of the street.
 - i. Trail: 12 feet minimum width of paving.
 - ii. Trail Corridor Landscaping: 26 feet minimum width of landscaping unequally distributed on both sides of the trail to facilitate trail curvature. This width may be reduced if adjacent to a public park or other open space easement or tract and may be used for stormwater management purposes with the approval of the City Engineer.
- g. Required Street Lighting: Intersection safety lighting and basic street lighting per Public Improvement Design Standards.
- h. Vehicle Access: See Subsection 18.660.060.B.4.

B. **Commercial Collector.** The following street design standards apply to the Commercial Collector as shown in Figure 18.660.8 below. These standards apply to the Collector Street located in the Community Commercial Zone as shown on the city's Zoning Map. The general location of the Commercial Collector is shown on Map 18.660.B, which is located at the end of this chapter.

Figure 18.660.8: Commercial Collector Cross-Section



1. Design Standards for Commercial Collector. Right-of-way width shall be 78 feet, plus additional right-of-way as needed for slopes, retaining walls, etc. Right-of-way and improvement widths may be reduced to lessen impacts on protected natural resource areas. Right-of-way and improvement widths may also be reduced where the city determines that a reduction is in the public interest as described in the River Terrace Community Plan, River Terrace Transportation System Plan Addendum, or River Terrace Park System Master Plan Addendum. The City Engineer shall determine the final alignment, right-of-way width, and improvement widths using the following standards as guidelines unless the applicant requests a formal adjustment through a Type II procedure, as governed by Section 18.390.040 and using approval criteria from Subsection 18.370.020.C.9.
 - a. Sidewalks: 8-foot minimum width on both sides of the street.
 - b. Landscape Strips/Furnishing Zones/Tree Wells: 5.5-foot minimum width on both sides of the street (includes 0.5-foot curb).
 - c. Bike Facilities: 6-foot minimum width bike lanes on both sides of the street.

- d. On-Street Parking: 8-foot minimum width on both sides of the street.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction.
 - ii. Left-Turn Lane: 11-foot minimum width where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting, and pedestrian-scale lighting.
 - g. Pedestrian Street Crossings: Curb extensions shall be provided at all pedestrian street crossings (midblock or at intersections) unless the City Engineer finds it is in the public interest not to require curb extensions (e.g., to facilitate truck turning movements).
- C. Arterial Streets. The following street design standards apply to the Arterial Streets in the River Terrace Plan District as shown on Map 18.660.B, which is located at the end of this chapter. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]
- D. Public Skinny Streets and Private Streets. Development sites that have public street frontage on an Arterial Street upon which they cannot take vehicle access shall take access from a private street that meets city standards or from another public street that, at a minimum, meets the skinny street option as shown in Figure 18.810.6.B. Private street standards are established by the City Engineer pursuant to Subsection 18.810.030.T.
- 1. The skinny street option in Figure 18.810.6.B may be used:
 - a. Regardless of the expected number of vehicles per day; and
 - b. When the applicant can demonstrate that the development fronting the proposed skinny street meets the on-street parking standards in Section 18.660.100; and
 - c. When the proposed skinny street is located in a Planned Development.
 - 2. A private street option may be used:
 - a. When the applicant can demonstrate that a public street option is not appropriate for the development being proposed and/or is not practicable due to topography or other natural constraints associated with the specific development site; and
 - b. When the applicant can demonstrate that the proposed private street design provides safe and convenient vehicle and pedestrian connections to the public street network; and
 - c. When the applicant can demonstrate that the development fronting the proposed private street meets the on-street parking standards in Section 18.660.100; and
 - d. When the proposed private street is located in a Planned Development; and
 - e. When the proposed private street will be managed by a homeowner association into

perpetuity. For each private street there shall be a legal recorded document that includes the following at a minimum:

- i. A legal description; and
 - ii. Ownership; and
 - iii. Use rights, including responsibility for enforcement; and
 - iv. A maintenance agreement, including an allocation or method of determining liability for a failure to maintain.
3. Private streets that are proposed in locations others than those described in Subsection D.2 above shall meet all of the standards in Subsection 18.810.030.T.
 4. Adjustments to any of these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria from Subsection 18.370.020.C.9.
- E. Private Alleys. Development sites that have public street frontage on a Local Street, Neighborhood Route, or Collector Street may choose to provide vehicle access through a private alley provided that the alley meets all of the standards below and in Subsection 18.810.030.R. Adjustments to any of these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria from Subsection 18.370.020.C.9.
1. The proposed alley is located in a tract for private access purposes; and
 2. The proposed alley is managed by a homeowner association into perpetuity. For each alley there shall be a legal recorded document that includes the following at a minimum:
 - a. A legal description; and
 - b. Ownership; and
 - c. Use rights, including responsibility for enforcement; and
 - d. A maintenance agreement, including an allocation or method of determining liability for a failure to maintain.

18.660.090 Street Connectivity

- A. Street Alignment and Connections. In addition to the exceptions already allowed in Subsection 18.810.030.H, the following exceptions shall also apply to development in River Terrace.
1. For development sites located on the side of the River Terrace Boulevard right-of-way with the trail corridor, an additional exception to the street spacing requirement is allowed and encouraged to minimize the number of trail crossings, provided that there are bicycle and pedestrian connections in public easements or rights-of-way a minimum of every 330 feet.
 2. For public or private school sites, an additional exception to the street spacing requirement is allowed, provided that there is adequate internal circulation for pedestrians, cyclists, and vehicles within and through the site and a sufficient number and distribution of public access points from

the site to public streets, sidewalks, and trails as determined by the approval authority.

- B. Block Perimeter. The perimeter of blocks formed by streets shall not exceed a total of 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas, bodies of water, pre-existing development, or an arterial or collector street along which the city has identified a need to minimize the number of intersections.

18.660.100 On-Street Parking

- A. Applicability. In addition to the standards in Chapter 18.765 for off-street parking, the following on-street parking standards shall also apply to all residential single-family attached, single-family detached, and duplex development in River Terrace with individual off-street parking and vehicle access on a Local Street, Neighborhood Route, or private street or alley.
- B. Quantity Standards. All single-family and duplex development described in Subsection A above shall provide the following number of on-street parking spaces:
1. For a dwelling with 1 off-street parking space, a minimum of 2 on-street parking spaces shall be provided.
 2. For a dwelling with 2 off-street parking spaces, a minimum of 1 on-street parking space shall be provided.
 3. For dwellings with more than 2 off-street parking spaces, a minimum of 1 on-street parking space shall be provided for every 2 lots with more than 2 off-street parking spaces that are adjacent to each other.
- C. Dimensional Standards. Parking spaces shall be at least 20 feet in length. Parking spaces may not utilize street frontage that contains a driveway, driveway apron, crosswalk, congregate mailbox structure, or fire hydrant to meet the required dimensional standard.
- D. Location Standards. Required on-street parking spaces shall be provided within the development site and along the affected lot's street frontage by parallel parking, except as provided below.
1. All or some of the on-street parking spaces required in Subsections B.1 – 3 above may be provided on a street frontage not associated with the affected lot provided that the required parking space(s) is located on the same block and within 200 feet of the affected lot.
 2. All or some of the on-street parking spaces required in Subsections B.1 – 3 above may be provided in parking courts that are interspersed throughout the development when all of the following standards are met:
 - a. A parking court shall contain no more than 8 parking spaces.
 - b. A parking court shall be located within 200 feet of the affected lots.
 - c. Parking courts within the same block and on the same side of the street shall be separated by at least 200 feet of street frontage.
 - d. A parking court shall be paved and comply with all applicable grading and drainage standards

in the TCDC.

- e. A parking court shall have a landscape strip around its perimeter that is at least 5 feet wide and contains living ground cover and trees spaced every 15 – 40 feet on center. The ground cover shall include shrubs of an appropriate height to minimize headlight glare impacts on adjacent residential uses.
- f. A parking court shall be illuminated. All lighting shall be shielded and directed away from adjacent residential uses.
- g. A parking court that takes access on a public or private Local Street or alley may be designed to allow vehicle turning or backing movements within the street or alley. A parking court that takes access on a public Neighborhood Route may be designed to allow vehicle turning or backing movements within the public right-of-way with the approval of the City Engineer.
- h. All parking spaces in a parking court shall be clearly marked.
- i. A parking court shall be privately owned and maintained by a homeowner association into perpetuity. For each parking court there shall be a legal recorded document that includes, at a minimum, the following:
 - i. A legal description; and
 - ii. Ownership; and
 - iii. Use rights, including responsibility for enforcement; and
 - iv. A maintenance agreement, including an allocation or method of determining liability for a failure to maintain.
- j. No portion of a parking court, including landscaped areas, shall be used to satisfy any requirement for open space or recreation. Additionally, no paved portion of a parking court shall be used as a development's stormwater management facility where it would interfere with the use of the court for parking.
- k. A parking court shall be used solely for the parking of operable passenger vehicles.

E. Adjustments. Adjustments to these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria from Subsection 18.370.020.C.6.a.

18.660.110 Temporary Sales Offices and Model Homes

One temporary sales office and one or more model homes may be located and used prior to final plat approval when proposed by the applicant in conjunction with a preliminary plat application for a subdivision. Any such proposal and approval shall be processed in accordance with Subsection 18.785.030, meet the approval criteria in Subsection 18.785.040.C, and comply with the provisions in this section. If the applicant does not propose a temporary sales office or model home in conjunction with a preliminary plat application for a subdivision, one or both may be proposed at a later date in accordance with Chapter 18.785.

A. Temporary Sales Office.

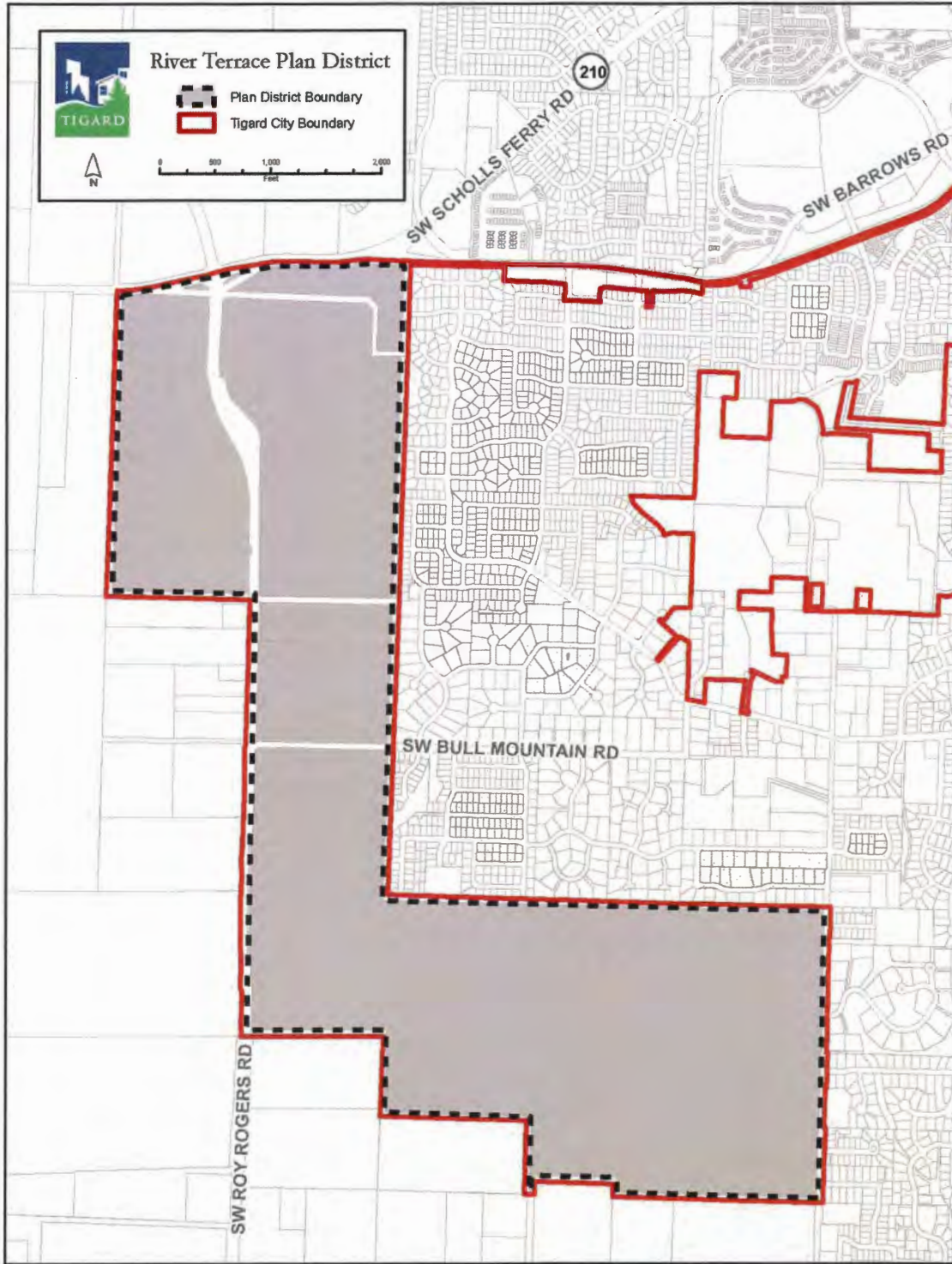
1. No more than one temporary sales office, not including a sales office in a model home, per subdivision may be approved for placement on a lot intended for a dwelling unit as shown on the preliminary plat.
2. Conditions of approval for a temporary sales office shall protect the public's health, safety, and welfare. Conditions of approval shall include, but are not limited to, the following:
 - a. Provision of adequate fire access and water supply, including fire hydrants.
 - b. Provision of safe and adequate pedestrian and vehicle access, including a sidewalk along the frontage of each sales office lot and curbs and the first lift of asphalt on all streets proposed to serve the sales office lot.
 - c. Installation of utilities within all streets proposed to serve the sales office lot.
 - d. Provision of adequate parking.
3. Any improvements to the property shall be designed and constructed so as to not preclude future use of the property as zoned.

B. Model Homes.

1. The number of model homes shall be limited to:
 - a. Three, or one for every 6 acres of land proposed for subdivision in a preliminary plat, whichever is greater, if the preliminary plat application is proposed in conjunction with a Planned Development application.
 - b. One, or one for every 6 acres of land proposed for subdivision in a preliminary plat, whichever is greater, if the preliminary plat application is not proposed in conjunction with a Planned Development application.
2. Conditions of approval for a model home shall protect the public's health, safety, and welfare. Conditions of approval shall include, but are not limited to, the following:
 - a. Provision of adequate fire access and water supply, including fire hydrants.
 - b. Provision of safe and adequate pedestrian and vehicle access, including a sidewalk along the frontage of each model home lot and curbs and the first lift of asphalt on all streets proposed to serve each model home lot.
 - c. Installation of utilities within all streets proposed to serve each model home lot.
 - d. Provision of adequate parking.
3. Any improvement to the property shall be designed and constructed so as to not preclude full compliance with all applicable development standards upon final plat approval. The applicant bears the sole and complete risk of altering and/or relocating the model home prior to final plat approval if such actions are necessary for it to comply with all applicable development standards upon final plat approval.

4. Each model home shall be located and constructed on a separate preliminary lot intended for a dwelling unit as shown on the preliminary plat and in conformance with all applicable development standards, including but not limited to: setbacks, lot coverage, height, façade design, and access. Nothing in this section shall be construed as recognizing the lot on which the model home is located as a final approved lot for any purpose. Nor shall the model home approval be the basis for a variance, exception, vested right or nonconforming use.
 5. No model home may be occupied except during established business hours and in no event shall be used as an overnight accommodation.
 6. One model home may be used as a temporary sales office in lieu of a temporary sales office approved in accordance with either Subsection 18.660.110.A or Subsection 17.785.020.C.
- C. Owner Authorization and Performance Bond. The temporary use application for the sales office and/or model home(s) shall include authorization from the owner, binding its successors and assigns, for the city to enter the property and take such actions as are necessary to demolish and remove any temporary sales office or model home that has been declared a nuisance pursuant to Subsection D.2 below. The applicant shall post a performance bond in favor of the city in an amount designated in the temporary use approval as a reasonable estimate of the cost sufficient for this purpose. The bond shall be released upon final plat approval.
- D. Removal of Model Home or Temporary Sales Office.
1. If final plat approval is not obtained prior to the lapse of the preliminary plat approval, each model home or temporary sales office shall be removed and the property restored and made safe by the applicant or owner. This shall occur no later than 60 days after the lapse of the preliminary plat approval in accordance with Section 18.430.030, including any approved extension.
 2. A model home or temporary sales office not removed in accordance with Subsection D.1 above shall be declared a nuisance. The city shall enter the property and abate the nuisance by taking such actions as are necessary to demolish and remove the structure(s) in accordance with the owner authorization and performance bond required in Subsection C above.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector Location



**PLANNING COMMISSION
RECOMMENDATION TO THE
CITY COUNCIL
FOR THE CITY OF TIGARD, OREGON**



120 DAYS = N/A

SECTION I. APPLICATION SUMMARY

FILE NAME: RIVER TERRACE PLAN DISTRICT & ZONING MAP AMENDMENTS

FILE NO.: Development Code Amendment (DCA) 2014-00001
Zone Map Amendment (ZON) 2014-00002

PROPOSAL: Tigard Community Development Code text amendments and Zoning Map amendments necessary to implement the River Terrace Community Plan, recently adopted by Tigard City Council on December 16, 2014. Proposed changes include the adoption of a new chapter (18.660) within the Community Development Code to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to the approximately 490 acres of land within River Terrace.

APPLICANT: City of Tigard
13125 SW Hall Boulevard
Tigard, OR 97223
OWNER: N/A

LOCATION: River Terrace Plan Area

APPLICABLE REVIEW CRITERIA:

Tigard Community Development Code Subsection 18.390.060.G; Comprehensive Plan Goals 1, 2, 6, 7, 8, 10, 11, 12, 13 and 14; River Terrace Community Plan; Metro's Urban Growth Management Functional Plan Titles 1 and 11; Metro's Regional Transportation Function Plan Title 1; and Statewide Planning Goals 1, 2, 6, 7, 8, 10, 11, 12, 13 and 14.

SECTION II. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommends approval by ordinance of the River Terrace Plan District and River Terrace Zoning Map Amendments, as determined through the public hearing process.

SECTION III. BACKGROUND INFORMATION

Project History

On December 16, 2014, the City of Tigard adopted the River Terrace Community Plan, a long-range planning document that supplements the Tigard Comprehensive Plan. It is designed to guide development and investment in River Terrace over the next several decades as it transitions from rural to urban land uses. It is the result of many years of analysis and visioning by the community, City of Tigard leadership and staff, Washington County leadership and staff, and numerous partner agencies.

Proposal Description

This proposal includes text amendments to the Community Development Code (CDC), and associated Zoning Map Amendments necessary to implement the River Terrace Community Plan. Proposed changes include the adoption of a new chapter (18.660) within the Community Development Code to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to the approximately 490 acres of land within River Terrace.

River Terrace Plan District Chapter

A new plan district chapter is proposed in the Community Development Code to implement key aspects of the River Terrace Community Plan. Plan districts provide a means to create a unique set of development regulations for specific areas that are defined in special plans or studies that work in tandem with base zone regulations to create desired outcomes. The city currently has five plan districts that include such diverse areas as downtown Tigard, Washington Square Mall, and the Tigard Triangle. The intent of the River Terrace Plan District is to address those development conditions that are unique to River Terrace and that were identified through the community planning process. Key elements include:

- Implementation of the River Terrace Boulevard design concept.
- Alignment of the Planned Development open space requirements with the adopted parks master plan for River Terrace.
- Provision or assurance of adequate public facilities prior to specific development approvals from the city.

Zoning District Designations

When Tigard City Council adopted the River Terrace Community Plan, it also adopted Comprehensive Plan designations for all land within River Terrace. Comprehensive Plan designations determine where certain kinds of land uses—such as residential and commercial uses—are allowed. Zoning district designations build upon and implement these land use designations and determine where specific development regulations apply. Such regulations include, but are not limited to, lot sizes and dimensions, building heights and setbacks, and parking requirements.

In River Terrace, the proposal contains one commercial zone and four residential zones. The residential zones range from low-density residential (R-4.5) to medium high-density residential (R-25). Higher density zones are proposed near commercial uses and along major travel corridors. Lower density zones are proposed in areas with steep slopes and along the area's eastern and northern edges to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods.

The proposed Zoning District designations are consistent with the recently adopted Comprehensive Plan designations. Once Zoning District designations are adopted, land use applications for development in River Terrace may be submitted to the city for review. According to the proposed code, however, final development approval cannot be granted until public facilities are provided or assured.

Planning Commission Recommendation

On February 2, 2015, Tigard Planning Commission held a public hearing on the River Terrace Code Amendments (DCA 2014-00001) and Zoning Districts Map (ZON 2014-00002). After listening to staff's presentation and public testimony, followed by careful deliberations, the Planning Commission made a unanimous recommendation to Tigard City Council to adopt the River Terrace Code Amendments and Zoning Districts Map.

SECTION IV. APPLICABLE CRITERIA, FINDINGS AND CONCLUSIONS

This section contains all the applicable city, state and metro policies, provisions, and criteria that apply to the proposed comprehensive plan amendment. Each section is addressed demonstrating how each requirement is met.

APPLICABLE PROVISIONS OF THE TIGARD COMMUNITY DEVELOPMENT CODE (TITLE 18)

Chapter 18.380: Zoning and Text Amendments

18.380.020.A Legislative Amendments **Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 18.309.060G**

FINDING: The proposed legislative amendments are being reviewed under the Type IV legislative procedure as set forth in the chapter. This procedure requires public hearings before both the Planning Commission and City Council.

Chapter 18.390: Decision-Making Procedures

18.390.020.B.4 Type IV Procedures **Type IV procedures apply to legislative matters. Legislative matters involve the creation, revision, or large-scale implementation of public policy. Type IV matters are considered initially by the Planning Commission with final decisions made by the City Council.**

FINDING: This text amendment to the Tigard Comprehensive Plan and map amendments to the Tigard Zoning Map establish standards and procedures to be applied generally across the River Terrace Plan area, an area approximately 490 acres in size. These amendments will be reviewed under the Type IV procedure as detailed in Section 18.390.060.G. In accordance with this section, the amendment is initially being considered by the Planning Commission with City Council making the final decision.

- 18.390.060.G. Decision-making considerations.** **The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:**
- 1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197;**
 - 2. Any federal or state statutes or regulations found applicable;**
 - 3. Any applicable Metro regulations;**
 - 4. Any applicable comprehensive plan policies; and**
 - 5. Any applicable provisions of the City’s implementing ordinances.**

FINDING: Findings and conclusions addressing the applicable criteria above for the proposed text amendments to the Tigard Community Development Code, and map amendments to the Tigard Zoning Map, are provided within this report.

CONCLUSION: Based on the findings above and below, approval criteria for a Type IV decision are satisfied.

APPLICABLE GOALS/POLICIES OF THE TIGARD COMPREHENSIVE PLAN

Chapter 1: Citizen Involvement

Goal 1.1 *Provide citizens, affected agencies, and other jurisdictions the opportunity to participate in all phases of the planning process.*

Policy 2 **The City shall define and publicize an appropriate role for citizens in each phase of the land use planning process.**

Policy 3 **The City shall establish special citizen advisory boards and committees to provide input to the City Council, Planning Commission, and City staff.**

Policy 5 **The opportunities for citizen involvement provided by the City shall be appropriate to the scale of the planning effort and shall involve a broad cross-section of the community.**

FINDING: The proposed text and map amendments implement the River Terrace Community Plan. Citizens, affected agencies, and other jurisdictions were given the opportunity to participate in all phases of the River Terrace Community Plan process. The plan describes opportunities like:

- Advisory committees – a Stakeholder Working Group (SWG), Technical Advisory Committee (TAC), and Implementation Subcommittee were formed to advise the process.
- Community meetings – Eight were held prior to the adoption process.
- Online Tools – A blog and online forum were set up for public participation

The proposed Zoning Map Amendments were revised and reviewed as part of the Community Plan process. The Stakeholder Working Group made up of River Terrace project stakeholders reviewed and recommended the proposed Zoning map to City Council.

The River Terrace Plan District Chapter directly implements the adopted Community Plan and associated infrastructure master plans for water sewer, stormwater, parks, and transportation. For example, such policy considerations include:

- “Amend the Community Development Code and the Public Improvement Design Standards to implement the commercial area vision and design concept for River Terrace Boulevard.” (Action Measure 3-2, RTCP)
- “Amend the Community Development Code to better align the open space requirements for Planned Developments in River Terrace with the River Terrace PSMP Addendum.” (Action Measure 5-3, RTCP)

Project stakeholders were invited to two meetings to discuss the draft Plan District Chapter, and the draft was available online for review and comment.

In addition, several opportunities for participation are also built into the text and map amendment process, including:

- Public Hearing notification requirements pursuant to Chapter 18.390.060 of the Tigard Community Development Code and Measure 56. Public hearing notice of the Planning Commission and City Council public hearings was sent to the interested parties list and all River Terrace property owners.
- A notice was published in the January 15, 2015 issue of The Tigard Times (in accordance with Tigard Development Code Chapter 18.390). The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City’s webpage where the entire draft of the text changes could be viewed.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 1.1 Policies 2, 3 and 5 are met.

Goal 1.2 *Ensure all citizens have access to:*
A. opportunities to communicate directly to the City; and
B. information on issues in an understandable form.

Policy 1 **The City shall ensure pertinent information is readily accessible to the community and presented in such a manner that even technical information is easy to understand.**

Policy 2 **The City shall utilize such communication methods as mailings, posters, newsletters, the internet, and any other available media to promote citizen involvement and continue to evaluate the**

effectiveness of methods used.

Policy 4 **The City shall ensure citizens receive a timely response from policymakers regarding recommendations made through the citizen involvement program.**

Policy 5 **The City shall seek citizen participation and input through collaboration with community organizations, interest groups, and individuals in addition to City sponsored boards and committees.**

Policy 6 **The City shall provide opportunities for citizens to communicate to Council, boards and commissions, and staff regarding issues that concern them.**

FINDING: The proposed text and map amendments implement the River Terrace Community Plan, and were discussed during development of the plan. The adopted River Terrace Community Plan describes how citizens could communicate directly to the city about the project and receive information on issues in an understandable form. Community Plan Goal 1: Public involvement lists opportunities like:

- Updates to City boards and commissions
- Presentations to neighborhood and special interest groups
- River Terrace project website, blog, and interactive maps
- Printed informational material and mailings

Citizen involvement led to several key River Terrace Community Plan refinements, including the type and location of Comprehensive Plan Designations which the proposed Zoning Map amendments will implement.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 1.2 Policies 1, 2, 4, 5 and 6 are met.

Chapter 2: Land Use Planning

Goal 2.1 *Maintain an up-to-date Comprehensive Plan, implementing regulations and action plans as the legislative basis of Tigard's land use planning program.*

Policy 1 **The City's land use program shall establish a clear policy direction, comply with state and regional requirements, and serve its citizens' own interests.**

Policy 2 **The City's land use regulations, related plans, and implementing actions shall be consistent with and implement its Comprehensive Plan.**

Policy 3 **The City shall coordinate the adoption, amendment, and implementation of its land use program with other potentially affected**

jurisdictions and agencies.

Policy 7 **The City’s regulatory land use maps and development code shall implement the Comprehensive Plan by providing for needed urban land uses including:**

- A. Residential;**
- B. Commercial and office employment including business parks;**
- C. Mixed use;**
- D. Industrial;**
- E. Overlay districts where natural resource protections or special planning and regulatory tools are warranted; and**
- F. Public services.**

Policy 12 **The City shall provide a wide range of tools, such as planned development, design standards, and conservation easements, that encourage results such as:**

- A. High quality and innovative design and construction;**
- B. Land use compatibility;**
- C. Protection of natural resources;**
- D. Preservation of open space; and**
- E. Regulatory flexibility necessary for projects to adapt to site conditions.**

Policy 20 **The City shall periodically review and if necessary update its Comprehensive Plan and regulatory maps and implementing measures to ensure they are current and responsive to community needs, provide reliable information, and conform to applicable state law, administrative rules, and regional requirements.**

Policy 21 **The City shall establish design standards to promote quality urban development and to enhance the community’s value, livability, and attractiveness.**

FINDING: The goals and policies contained in the Tigard Comprehensive Plan provide the basis for the city’s land use planning program. The River Terrace Community Plan is a product of this program and an ancillary Comprehensive Plan document. The proposed text and map amendments implement the goals and policies of these two documents for the River Terrace plan area. Together they provide for a variety of land uses and residential densities consistent with the community’s desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks and recreational opportunities. The proposed amendments create tools to achieve this through a mixture of zoning designations and new plan district standards including new planned development options and design standards.

As described in this staff report, the text and map amendments complies with all applicable statewide planning goals, regional regulations, Comprehensive Plan goals and policies, the Comprehensive Plan

Designations Map, and serves the interest of the citizens. The amendment ensures that the River Terrace area is urbanized efficiently.

Potentially affected jurisdictions and agencies were given an opportunity to comment on the proposal. All were given 14 days to respond. Any comments that were received are addressed in Section VII: Outside Agency Comments.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 2.1 Policies 1, 2, 3, 7, 12, 20 and 21 are met.

Policy 6 **The City shall promote the development and maintenance of a range of land use types which are of sufficient economic value to fund needed services and advance the community's social and fiscal stability.**

Policy 8 **The City shall require that appropriate public facilities are made available, or committed, prior to development approval and are constructed prior to, or concurrently with, development occupancy.**

Policy 9 **The City may, upon determining it is in the public interest, enter into development agreements to phase the provision of required public facilities and services and/or payment of impact fees and/or other arrangements that assure the integrity of the infrastructure system and public safety.**

Policy 10 **The City shall institute fees and charges to ensure development pays for development related services and assumes the appropriate costs for impacts on the transportation and other public facility systems.**

Policy 13 **The City shall plan for future public facility expansion for those areas within its Urban Planning Area that can realistically be expected to be within the City limits during the planning period.**

FINDING: This text and map amendment proposal provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes needed housing, neighborhood-scale commercial businesses, schools, parks and recreational opportunities.

The River Terrace area is predominantly agricultural with some scattered single-family homes served by minimal public services. As a result, the plan area does not yet contain infrastructure capable of supporting urban level development. City policies listed above require that appropriate public facilities be made available or committed to, prior to development approval, and are constructed before or concurrent with development occupancy. City policies also require the adoption of fees and charges necessary to ensure development pays for development-related services to mitigate impacts on public facility systems.

In response to these and other policies and requirements, the following master plan documents were developed and adopted to facilitate the urbanization of the River Terrace area.

- River Terrace Park System Master Plan Addendum
- River Terrace Water System Master Plan Addendum
- River Terrace Sanitary Sewer Master Plan Addendum
- River Terrace Stormwater Master Plan
- River Terrace Transportation System Plan Addendum

These plans include a list of infrastructure improvements necessary to accommodate the River Terrace area. A funding strategy for the implementation of these master plans was developed concurrently with the Community Plan and master plans, pursuant to state and regional requirements, and was adopted on December 16, 2014 alongside the River Terrace Community Plan. Additionally, a Citywide Infrastructure Financing Project is underway to update the city's existing utility fees and System Development Charges to fund projects listed in the five master plans.

In order to ensure required public infrastructure is available prior to or concurrent with development, the proposed amendments include procedures and standards pertaining to the adequacy of public facilities within River Terrace (Section 18.660.033 of the proposed plan district chapter).

Tigard City Council hereby interprets Policy 8 to permit development applications to be filed in advance of full implementation of the Master Plans and Funding Strategy. An applicant may seek preliminary approval by qualifying to defer application of certain public facility standards until the final approval stage. Policy 8, and Section 18.660, however, prohibit final development approvals from being issued until public facilities as identified in the Master Plans or otherwise required under the Community Development Code are in place or assured. This interpretation balances the desire of some property owners and development interests to commence preliminary activities prior to full implementation of these plans to avoid losing a construction season with the requirement that no development rights vest or be granted until public facilities are assured or in place.

In addition to compliance with all other Community Development Code provisions relating to providing public facilities, within River Terrace an applicant would be required to demonstrate that the infrastructure financing components have been adopted and/or facilities are available to serve the proposed development. Should services or financing components not be in place, the applicant could request preliminary or conceptual approval, could build the required infrastructure, or request an exception to be considered through a land use procedure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 2.1 Policies 6, 8, 9, 10, and 13 are met.

Policy 15

In addition to other Comprehensive Plan goals and policies deemed applicable, amendments to Tigard's Comprehensive Plan/Zone Map shall be subject to the following specific criteria:

- A. Transportation and other public facilities and services shall be available, or committed to be made available, and of sufficient capacity to serve the land uses allowed by the proposed map designation;
- B. Development of land uses allowed by the new designation shall not negatively affect existing or planned transportation or other public facilities and services;
- C. The new land use designation shall fulfill a proven community need such as provision of needed commercial goods and services, employment, housing, public and community services, etc. in the particular location, versus other appropriately designated and developable properties;
- D. Demonstration that there is an inadequate amount of developable, appropriately designated, land for the land uses that would be allowed by the new designation;
- E. Demonstration that land uses allowed in the proposed designation could be developed in compliance with all applicable regulations and the purposes of any overlay district would be fulfilled;
- F. Land uses permitted by the proposed designation would be compatible, or capable of being made compatible, with environmental conditions and surrounding land uses; and
- G. Demonstration that the amendment does not detract from the viability of the City's natural systems.

FINDING:

The proposed amendments to Tigard's Zoning Map meets the following specific criteria:

- Sufficient capacity/not negatively impact: As described previously in this report, the proposed map amendments are being adopted concurrently with plan district approval standards and review processes that will ensure adequate facilities will be made available or assured prior to or concurrent with development, as set forth in the River Terrace Community Plan and five infrastructure master plans.
- Fulfills a proven community need: A majority of the land in River Terrace is proposed for new housing. A citywide analysis of housing needs and capacity in 2012 found that Tigard has an estimated need for just over 6,500 new housing units over the next 20 years. Over 50% of the city's overall need (3,744 housing units) could be absorbed by River Terrace development.
- Demonstration of inadequacy: A significant portion of the city's estimated capacity for needed housing is assumed to come from River Terrace.
- Demonstration of compliance: The River Terrace Community Plan utilizes the city's existing Comprehensive Plan and zoning district designations.
- Compatibility: Higher residential densities are planned near

commercial and institutional uses and along major transportation corridors. Lower residential densities are planned in areas with steep slopes and along the area's eastern edge to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods.

- Viability of natural systems: The city's natural resource maps were updated in 2014 to ensure that these areas are protected. The city's existing protection programs for natural resources will apply to all development within the newly zoned areas.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 2.1 Policy 15 is met.

Chapter 6: Environmental Quality

Goal 6.1 Reduce air pollution and improve air quality in the community and region.

Policy 3 **The City shall promote land use patterns, which reduce dependency on the automobile, are compatible with existing neighborhoods, and increase opportunities for walking, biking, and /or public transit.**

Policy 6 **The City shall encourage the maintenance and improvement of open spaces, natural resources, and the City's tree canopy to sustain their positive contribution to air quality.**

FINDING: The proposed plan district standards and map amendments support the city's adopted environmental quality goals and policies. Specifically:

- Land use patterns: The River Terrace zoning designations will allow for more intense urban land uses that reduce the dependency on the automobile and increase opportunities for walking, biking, and public transit.
- Multi-modal travel options: River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments. The River Terrace Plan District chapter will implement these changes through boulevard design standards and street design standards set forth in the proposed plan district.
- Open Space: The River Terrace Boulevard cross section requires an 8.5-foot planter strip in addition to a 38-foot wide trail section. Planned development standards encourage the dedication of neighborhood or linear parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum. Additional open space and corridor enhancements not included in the Park System Master Plan are also encouraged.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 6.1 Policies 3 and 6 are met.

Chapter 7: Hazards

Goal 7.1 Protect people and property from flood, landslide, earthquake, wildfire, and severe weather hazards.

Policy 3 The City shall coordinate land use and public facility planning with public safety providers (law enforcement, fire safety, and emergency service providers) to ensure their capability to respond to hazard events.

FINDING: The city's public safety providers (law enforcement and Tualatin Valley Fire and Rescue) served as members of the Technical Advisory Committee for the Rive Terrace Community Plan. Both agencies had an opportunity to comment on this proposal. Any comments received are addressed in Section VI of this staff report.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 7.1 Policy 3 is met.

Chapter 8: Parks, Recreation, Trails, and Open Space

Goal 8.1 Provide a wide variety of high quality park and open spaces for all residents, including both:
A. developed areas with facilities for active recreation; and
B. undeveloped areas for nature-oriented recreation and the protection and enhancement of valuable natural resources within the parks and open space system.

Policy 3 The City shall seek to achieve or exceed the ideal park service level standard of 11.0 acres of parkland per thousand population.

Policy 4 The City shall endeavor to develop neighborhood parks [or neighborhood park facilities within other parks, such as a linear park] located within a half-mile of every resident to provide access to active and passive recreation opportunities for residents of all ages.

Policy 21 Acceptance of any land donated for park purposes shall be based upon its usefulness and adaptability to the Park System Master Plan.

FINDING: The city's adopted Level of service (LOS) standards for parks were used in planning for River Terrace. Overall, the city is proposing to exceed the city's (updated) core standard by over 37 acres as set forth in the recently adopted River Terrace Park System Master Plan. The full range of park types is envisioned in River Terrace to provide access for both active and passive recreation. In lieu of identifying specific park locations, parks are conceptually located within service areas to show where community and neighborhood parks would be needed to meet LOS standards and to achieve the goal of having an equitable distribution of parks in the area.

The proposed text amendments would incentivize the development of park facilities through the adoption of new planned development approval standards allowing for a reduction in private open space dedication (normally 20%), when the proposed dedication meets a park, open space, or trail need identified in the River Terrace Park System Master Plan; will be dedicated to the public; and meets both the location and level of service standard. Additional enhancements are also required such as the construction of park facilities along the trail corridor.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 8.1 Policies 3, 4 and 21 are met.

Goal 8.2 *Create a Citywide network of interconnected on- and off-road pedestrian and bicycle trails.*

Policy 1 **The City shall create an interconnected regional and local system of on- and off-road trails and paths that link together neighborhoods, parks, open spaces, major urban activity centers, and regional recreational opportunities utilizing both public property and easements on private property.**

FINDING: The River Terrace Community Plan addresses trails in two sections: *Goal 8: Parks, Recreation, Trails, and Open Space* and *Goal 12: Transportation*. As stated in the Community Plan, the River Terrace Transportation System Plan Addendum envisions a comprehensive trail system for pedestrians and cyclists that link the many existing natural resources areas, proposed parks, future schools and services, and other planned regional trails in the area. The trail system is consistent with the River Terrace Park System Master Plan Addendum, the city's Strategic Plan for walkability, and the Metro Regional Trails and Greenways Plan.

Proposed text amendments are intended to implement the trail goals of the River Terrace Community Plan through several mechanisms. Design standards for River Terrace Boulevard include a 38-foot wide regional trail corridor in addition to sidewalks, and pedestrian connections between this trail and adjacent residential development. Planned Development standards incentivize the creation, dedication, and/or enhancement of enhanced pedestrian connections and public trails.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 8.2 Policy 1 is met.

Chapter 10: Housing

Goal 10.1 *Provide opportunities for a variety of housing types at a range of price levels to meet the diverse housing needs of current and future City residents.*

Policy 1 **The City shall adopt and maintain land use policies, codes, and standards that provide opportunities to develop a variety of housing**

types that meet the needs, preferences and financial capabilities of Tigard’s present and future residents.

FINDING: Proposed zoning map amendments are consistent with goals of the River Terrace Community Plan. River Terrace stakeholders prioritized a range of residential densities to provide diverse housing types, a variety of housing choices, and integration with existing adjacent Bull Mountain neighborhoods when designing the land use framework for River Terrace. The proposed land uses meet state and Metro requirements for density and the opportunity for attached housing. Approximate acreages, estimated capacity, and allowed housing types are as follows:

Zone	Approximate Acres	Estimated Capacity (Units)
R-4	51.03	296
R-7	190.02	1654
R-12	64.04	914
R-25	29.93	880

Zones	Single-Family Detached	Single-Family Attached	Duplexes	Multifamily
R-4.5	Permitted	Restricted	Conditional	No
R-7	Permitted	Restricted/Conditional	Permitted	No
R-12	Permitted	Permitted	Permitted	Permitted
R-25	Permitted	Permitted	Permitted	Permitted

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 10.1 Policy 1 is met.

Goal 10.2 Maintain a high level of residential livability.

Policy 2 The City shall seek to provide multi-modal transportation access from residential neighborhoods to transit stops, commercial services, employment, and other activity centers.

Policy 5 The City shall encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Policy 6 The City shall promote innovative and well-designed housing development through application of planned developments and community design standards for multi-family housing.

Policy 7 The City shall ensure that residential densities are appropriately

related to locational characteristics and site conditions such as the presence of natural hazards and natural resources, availability of public facilities and services, and existing land use patterns.

Policy 8

The City shall require measures to mitigate the adverse impacts from differing, or more intense, land uses on residential living environments, such as:

- A. orderly transitions from one residential density to another;**
- B. protection of existing vegetation, natural resources and provision of open space areas; and**
- C. installation of landscaping and effective buffering and screening.**

FINDING:

The proposed text amendments ensure development complies with the multi-modal transportation goals and placemaking visions of the River Terrace Community Plan and Transportation System Plan Addendum. The proposed plan district will establish transportation improvement standards to help established a multi-modal transportation system that is designed to connect River Terrace to existing and future neighborhoods, services, parks, schools and regional destinations through a hierarchy of streets and trails that provide residents and visitors with convenient, safe and comfortable travel options. This network of multi-modal streets conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort and mobility.

The proposed zoning designations place higher residential densities near commercial and institutional uses and along major corridors in order to reduce dependency on vehicles. Lower residential densities are planned in areas with steep slopes and along the area's eastern edge to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods. The River Terrace Community plan encourages the co-location of land uses (e.g. parks and trails), public facilities (e.g. stormwater facilities and pump stations), and natural resource areas to maximize the efficient use of land and to create opportunities for community amenities.

The city's current development code, specifically relating to buffering and screening, will apply to the River Terrace plan area ensuring orderly transition of residential densities. The city's current planned development code will also apply to River Terrace, and will be enhanced through the proposed text amendment to implement the vision and goals of the River Terrace Community Plan. Design standards proposed in the River Terrace Plan District, particularly along River Terrace Boulevard, will result in high-quality residential and civic development that will enhance the public realm and provide for enhanced livability.

CONCLUSION:

Based on the above findings, Tigard Comprehensive Plan Goal 10.2 Policies 2, 5, 6, 7 and 8 are met.

Chapter 11: Public Facilities and Services

Goal 11.1 Develop and maintain a stormwater system that protects development, water resources, and wildlife habitat.

Policy 1 **The City shall require that all new development:**
 A. construct the appropriate stormwater facilities or ensure construction by paying their fair share of the cost;
 B. comply with adopted plans and standards for stormwater management; and
 C. meet or exceed regional, state, and federal standards for water quality and flood protection.

Policy 8 **The City shall develop sustainable funding mechanisms:**
 A. for stormwater system maintenance;
 B. to improve deficiencies within the existing system; and
 C. to implement stormwater system improvements identified in the Capital Improvement Plan.

FINDING: The adopted River Terrace Stormwater Master Plan Addendum, and by extension, the River Terrace Community Plan, support the city's stormwater management goals and policies. As described more fully in findings pertaining to Tigard Comprehensive Goal 2.1, the proposed text amendments will ensure that future development within River Terrace does not precede the construction of necessary stormwater facilities set forth in the Stormwater Master Plan Addendum, or without adequate funding mechanisms in place to support future stormwater infrastructure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 11.1 Policies 1 and 8 are met.

Goal 11.2 Secure a reliable, high quality, water supply to meet the existing and future needs of the community.

Policy 6 **The City shall require all new connections within the Tigard Water Service Area to pay a system development charge.**

Policy 8 **The City shall require all new development needing a water supply to :**
 A. connect to a public water system;
 B. pay a system development charge and other costs associated with extending service;
 C. ensure adequate pressure and volume to meet consumption and fire protection needs; and
 D. extend adequately sized water lines with sufficient pressure to the boundaries of the property for anticipated future extension.

FINDING: The River Terrace Water System Master Plan Addendum and, by extension, the River Terrace Community Plan support the city's water supply goals and policies. As described more fully in findings pertaining to Tigard

Comprehensive Goal 2.1, the proposed text amendments will ensure that future development within River Terrace does not precede the construction of necessary potable water facilities set forth in the Water System Master Plan Addendum, or without adequate funding mechanisms in place to support future water delivery infrastructure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 11.2 Policies 6 and 8 are met.

Goal 11.3 Develop and maintain a wastewater collection system that meets the existing and future needs of the community.

Policy 1 The City shall require that all new development:
A. connect to the public wastewater system and pay a connection fee;
B. construct the appropriate wastewater infrastructure; and
C. comply with adopted plans and standards for wastewater management.

FINDING: The River Terrace Sanitary Sewer Master Plan Addendum and, by extension, the River Terrace Community Plan support the city's adopted sanitary sewer goals and policies. As described more fully in findings pertaining to Tigard Comprehensive Goal 2.1, the proposed text amendments will ensure that future development within River Terrace does not precede the construction of necessary sanitary sewer facilities set forth in the Sanitary Sewer Master Plan Addendum, or without adequate funding mechanisms in place to support future stormwater infrastructure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 11.3 Policy 1 is met.

Chapter 12: Transportation

Goal 12.1 Develop mutually supportive land use and transportation plans to enhance the livability of the community.

Policy 1 The City shall plan for a transportation system that meets current community needs and anticipated growth and development.

Policy 3 The City shall maintain and enhance transportation functionality by emphasizing multi-modal travel options for all types of land uses.

Policy 4 The City shall promote land uses and transportation investments that promote balanced transportation options.

Policy 5 The City shall develop plans for major transportation corridors and provide appropriate land uses in and adjacent to those corridors.

Policy 6 The City shall support land use patterns that reduce greenhouse gas

emissions and preserve the function of the transportation system.

Policy 7 The City shall strive to protect the natural environment from impacts derived from transportation facilities.

Policy 9 The City shall coordinate with private and public developers to provide access via a safe, efficient, and balanced transportation system.

FINDING: The proposed River Terrace Plan District includes approval criteria, street and alley design standards, requirements and incentives for trail connections, and adjustment processes to respond to environmental features. These designs are based on the goals and findings of the River Terrace Community Plan and River Terrace Transportation Master Plan Addendum, and are intended to accommodate all modes of travel for users of all ages and abilities where possible. They are also designed to safely connect people to where they need to go, providing residents and visitors with a number of travel choices to their destinations. The streets are also envisioned to be more than just places for automobile travel, recognizing that they are also where people gather, walk, bike, access transit, and park their vehicles.

The proposed zoning map amendments place higher residential densities near commercial and institutional uses and along major corridors to reduce dependency on vehicles.

The River Terrace TSP Addendum envisions a comprehensive trail system for pedestrians and cyclists that link the many existing natural resource areas, proposed parks, future schools and services, and other planned regional trails in the area. The proposed plan district standards include space for the River Terrace Trail in the River Terrace Boulevard cross-section, require connections to the trail from adjacent land uses, and provide incentives for trail construction within the Planned Development standards proposed for the plan district.

The plan district language recognizes that street alignments and intersections should avoid and/or minimize impacts to identified natural resource areas wherever possible, and an adjustment process is also included to minimize or avoid resource impacts.

Proposed street design standards are based on input and recommendations documented during the River Terrace Community Plan process. Potentially affected jurisdictions, agencies, and other stakeholders were given an opportunity to collaborate with staff. In addition, the city sent out a request for comments to all potentially affected jurisdictions, agencies, and stakeholders. All were given 14 days to respond. Any comments that were received are addressed in Section VII: Outside Agency Comments.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.1 Policies 1, 3, 4, 5, 6, 7, 8 and 9 are met.

- Goal 12.2** *Develop and maintain a transportation system for the efficient movement of people and goods.*
- Policy 3** **The City shall design streets to encourage a reduction in trip length by improving arterial, collector, and local street connections.**
- Policy 4** **The City shall design arterial routes, highway access, and adjacent land uses in ways that facilitate the efficient movement of people, goods and services.**
- FINDING:** The proposed text amendments include street connectivity standards intended to reduce trip lengths and increase the efficient movement of people for all modes of transportation. To facilitate connections for development adjacent to River Terrace Boulevard, a primary multi-modal transportation corridor within the plan area, the proposed standards allow development to increase street spacing beyond the 530-foot standard applicable in the rest of the city. The purpose of this exception is to reduce the number of street crossings for pedestrian and bicycle users utilizing River Terrace Boulevard. Mitigating the increased distance between intersections is a requirement for a bicycle or pedestrian easements to connect to River Terrace Boulevard at an increased spacing of one connection every 330 feet and a reduction in maximum block perimeter length.
- CONCLUSION:** Based on the above findings, Tigard Comprehensive Plan Goal 12.2 Policies 3 and 4 are met.
- Goal 12.3** *Provide an accessible, multi-modal transportation system that meets the mobility needs of the community.*
- Policy 4** **The City shall support and prioritize bicycle, pedestrian, and transit improvements for transportation disadvantaged populations who may be dependent on travel modes other than private automobile.**
- Policy 5** **The City shall develop and maintain neighborhood and local connections to provide efficient circulation in and out of the neighborhoods.**
- Policy 8** **The City shall design all projects on Tigard city streets to encourage pedestrian and bicycle travel.**
- Policy 10** **The City shall require and/or facilitate the construction of off-street trails to develop pedestrian and bicycle connections that cannot be provided by a street.**
- Policy 11** **The City shall require appropriate access to bicycle and pedestrian facilities for all schools, parks, public facilities, and commercial areas.**
- FINDING:** The proposed River Terrace Plan District Chapter includes approval criteria,

street and alley design standards, requirements and incentives for active use trail connections within the River Terrace Plan Area and connections to regional trails that continue beyond the plan area. These designs are based on the goals and findings of the River Terrace Community Plan and River Terrace Transportation System Plan Addendum, and are intended to accommodate all modes of travel for users of all ages and abilities where possible. Designs also safely connect people to where they need to go, providing residents and visitors with a number of travel choices to their destinations. The streets are also envisioned to be more than just places for automobile travel, recognizing that they are also where people gather, walk, bike, access transit, and park their vehicles.

The River Terrace Transportation System Plan Addendum envisions a comprehensive trail system for pedestrians and cyclists that link the many existing natural resource areas, proposed parks, future schools and services, and other planned regional trails in the area. The proposed plan district standards include space for the River Terrace Trail in the River Terrace Boulevard cross-section, a separate active use trail, required connections to the River Terrace trail from adjacent land uses, and incentives for trail construction within the Planned Development standards proposed for the plan district.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.3 Policies 4, 5, 8, 10 and 11 are met.

Goal 12.4 Maintain and improve transportation system safety.

- Policy 1** **The City shall consider the intended uses of a street during the design to promote safety, efficiency, and multi-modal needs.**
- Policy 2** **The City shall coordinate with appropriate agencies to provide safe, secure, connected, and desirable pedestrian, bicycle, and public transit facilities.**

FINDING: The River Terrace Plan District establishes design standards for streets within the plan district. The River Terrace Boulevard cross-section requires sidewalks separated by planter strips, bike lanes, and a regional trail in a 38-foot right-of-way. Proposed design standards for collectors include a sidewalk separated by a planter strip and dedicated bike lanes. These design features promote safety, efficiency, and enhance the user experience along the main north-south access road for the plan area.

The design standards proposed in the River Terrace Plan District are based on recommendations provided during the River Terrace Community Plan process, which included guidance from a Technical Advisory Committee (TAC). The TAC included members from Metro, Oregon Department of Transportation, the City of Beaverton, and Washington County, as well as other affected agencies and jurisdictions.

The City sent out a request for comments on the proposed text amendments to all potentially affected jurisdictions and agencies. All were given 14 days to respond. Any comments that were received are addressed in Section VII of this Staff Report.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.4 Policies 1 and 2 are met.

Goal 12.5 *Coordinate planning, development, operation, and maintenance of the transportation system with appropriate agencies.*

Policy 1 **The City shall coordinate and cooperate with adjacent agencies and service providers—including Metro, TriMet, ODOT, Washington County, and neighboring cities—when appropriate, to develop transportation projects which benefit the region as a whole, in addition to the City of Tigard.**

FINDING: The design standards proposed in the River Terrace Plan District are based on recommendations provided during the River Terrace Community Plan process, which included guidance from a Technical Advisory Committee (TAC). The TAC included members from Metro, the Oregon Department of Transportation, City of Beaverton, and Washington County, as well as other affected agencies and jurisdictions.

The City sent out a request for comments on the proposed amendments to all potentially affected jurisdictions and agencies. All were given 14 days to respond. Any comments that were received are addressed in Section VI of this Staff Report.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.5 Policy 1 is met.

Chapter 13: Energy Conservation

Goal 13.1 *Reduce energy consumption.*

Policy 1 **The City shall promote the reduction of energy consumption associated with vehicle miles traveled through:**

- A. land use patterns that reduce dependency on the automobile;**
- B. public transit that is reliable, connected, and efficient; and**
- C. bicycle and pedestrian infrastructure that is safe and well connected.**

FINDING: The proposed text and map amendments support the city's adopted energy conservation goals and policies.

The River Terrace Plan District and associated zoning map amendments are intended to enable residents in the River Terrace area to safely and efficiently travel between destinations via any number of active

transportation modes, such as walking and biking. A system of sidewalks, bikeways, and trails will provide access to key destinations such as parks, schools, and commercial areas.

The zoning designations place higher residential densities near commercial and institutional uses and along major corridors reducing the dependency on vehicles. The proposed zone designations also make transit a viable option in the future.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 13.1 Policy 1 is met.

APPLICABLE PROVISIONS OF THE RIVER TERRACE COMMUNITY PLAN

Goal 2: Land Use Planning

Action Measure 1 Adopt the Comprehensive Plan and zoning district designations shown on Maps 1 and 2 respectively.

Action Measure 2 Amend the Community Development Code and the Public Improvement Design Standards to implement the commercial area vision and design concept for River Terrace Boulevard.

FINDING: The proposed map amendments would adopt zoning designations consistent with Maps 1 and 2 of the River Terrace Community Plan.

The proposed text amendments would adopt design standards for River Terrace Boulevard and adjacent development (18.660.040-080). A placeholder within the proposed code creates a space and context for the future adoption of commercial area design standards.

CONCLUSION: Based on the findings above, Action Measure 1 and 2 of Goal 2 of the River Terrace Community Plan are satisfied.

Goal 8: Parks, Recreation, Trail, and Open Space

Action Measure 3 Amend the Community Development Code to better align the open space requirements for Planned Developments in River Terrace with the River Terrace PSMP Addendum.

Action Measure 6 Amend the Community Development Code and the Public Improvement Design Standards to implement the design concept for River Terrace Boulevard, which includes the River Terrace Trail.

FINDING: The proposed River Terrace Plan District standards (18.660.060) provide greater flexibility to developers through changes to the planned development process (18.660.060) and encourage the dedication or enhancement of public parks, open space, and trails consistent with the

River Terrace Park System Master Plan Addendum.

The proposed River Terrace Plan District standards implement the River Terrace Boulevard and River Terrace Trail design concepts, as set forth in proposed sections 18.660.050 through 18.660.080.

CONCLUSION: Based on the findings above, Action Measures 3 and 6 of Goal 8 of the River Terrace Community Plan are satisfied.

Goal 10: Housing

Action Measure 1 Adopt the Comprehensive Plan and zoning district designations described in the section on Land Use to facilitate a mix of residential densities that allows for a variety of housing types in order to comply with the Metropolitan Housing Rule and to meet a wide range of housing needs.

FINDING: Proposed amendments to the Tigard Zoning Map are consistent with Maps 1 and 2 of the River Terrace Community Plan, and are intended to provide a variety of housing types consistent with the goals of the Community Plan and Metropolitan Housing Rule.

CONCLUSION: Based on the findings above, Action Measure 1 of Goal 10 of the River Terrace Community Plan is satisfied.

Goal 12: Transportation

Action Measure 4 Amend the Community Development Code and the Public Improvement Design Standards to allow for needed zoning and design flexibility along the entire length of River Terrace Boulevard while staying true to the design concept.

FINDING: An adjustment process has been incorporated into the River Terrace Boulevard Design Standards (18.660.060) and Street Design standards (18.660.070). Exceptions to street connections and block perimeter standards are also proposed in plan district standards regarding Street Connectivity (18.660.080). Together, these will help implement the design concept.

CONCLUSION: Based on the findings above, Action Measure 4 of Goal 12 of the River Terrace Community Plan is satisfied.

Goal 14: Urbanization

Action Measure 2 Adopt the Comprehensive Plan and zoning district designations shown on Maps 1 and 2 respectively.

Action Measure 3 Work with the development community and affected service providers to fund and construct the public facilities needed in River

Terrace in accordance with the recommendations in the various River Terrace infrastructure master plans and the River Terrace Funding Strategy.

FINDING: Proposed changes to the Tigard Zoning Map are consistent with maps 1 and 2 of the River Terrace Community Plan.

As discussed in greater detail under findings pertaining to Comprehensive Plan Goal 2.1, the proposed River Terrace Plan District includes standards and procedures relating to the adequacy of needed public facilities. The City has engaged the development community and affected service providers in a collaborative process to develop clear and objective standards and flexible options to ensure infrastructure is constructed and funded in accordance with the five master plans and the River Terrace Funding Strategy.

CONCLUSION: Based on the findings above, Action Measures 2 and 3 of the River Terrace Community Plan is satisfied.

APPLICABLE PROVISIONS OF METRO FUNCTIONAL PLANS

Urban Growth Management Functional Plan

Title 1 Housing Capacity - The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity.

FINDING: Title 1 facilitates the efficient use of land within the Urban Growth Boundary (UGB). The Title requires cities and counties to determine their capacity for housing and adopt minimum density requirements. Title 1 also requires cities and counties to report changes in capacity annually to Metro.

Proposed map changes will establish housing capacity within the River Terrace area, by assigning zoning consistent with the Comprehensive Plan Designations Map and Maps 1 and 2 of the River Terrace Community Plan. These text and map amendments were completed following the rules outlined in OAR 660, Division 7 (Metropolitan Housing). The proposed text and map amendments will implement policy related to a 20-year supply of land, and do not affect compliance with Title 1. Both Metro and Oregon Department of Land Conservation and Development staff were provided the opportunity to review and comment on all work leading up to the adoption of the River Terrace Community Plan, as members of the Technical Advisory Committee.

CONCLUSION: Based on the above findings, Metro’s Urban Growth Management Functional Plan Title 1 is met.

Title 11 **Planning for New Urban Areas - The Regional Framework Plan calls for long-range planning to ensure that areas brought into the UGB are urbanized efficiently and become or contribute to mixed-use, walkable, transit friendly communities. It is the purpose of Title 11 to guide such long-range planning for urban reserves and areas added to the UGB. It is also the purpose of Title 11 to provide interim protection for areas added to the UGB until city or county amendments to land use regulations to allow urbanization become applicable to the areas.**

FINDING: The River Terrace Community Plan is in conformance with the requirements of Metro Functional Plan Title 11. The purpose of Title 11 is to ensure areas like River Terrace, which have been brought into the Urban Growth Boundary (UGB) for urban development purposes, are efficiently urbanized and developed as complete communities. The proposed text and map amendments to the Development Code and Zoning Map will help to implement the vision of the River Terrace Community Plan and accommodate future population growth in a livable community characterized by high quality development and adequate public facilities.

CONCLUSION: Based on the above findings, Metro's Urban Growth Management Functional Plan Title 11 is met.

Regional Transportation Functional Plan

Title 1 **Transportation System Design**
3.08.110 Street System Design

- E. If proposed residential or mixed-use development of five or more acres involves construction of a new street, the city and county regulations shall require the applicant to provide a site plan that:**
- 1. Is consistent with the conceptual new streets map required by subsection D;**
 - 2. Provides full street connections with spacing of no more than 530 feet between connections, except if prevented by barriers such as topography, rail lines, freeways, pre-existing development, leases, easements or covenants that existed prior to May 1, 1995, or by requirements of Titles 3 and 13 of the UGMFP;**
 - 3. If streets must cross water features protected pursuant to Title 3 UGMFP, provides a crossing every 800 to 1,200 feet unless habitat quality or the length of the crossing prevents a full street connection;**
 - 4. If full street connection is prevented, provides bicycle and pedestrian accessways on public easements or rights-of-way spaced such that accessways are not more than 330 feet apart, unless not possible for the reasons set forth in paragraph 3;**
 - 5. Provides for bike and pedestrian accessways that cross water features protected pursuant to Title 3 of the UGMFP at an average of 530 feet between accessways unless habitat quality**
 - 6. If full street connection over water features protected pursuant**

to Title 3 of the UGMFP cannot be constructed in centers as defined in Title 6 of the UGMFP or Main Streets shown on the 2040 Growth Concept Map, or if spacing of full street connections exceeds 1,200 feet, provides bike and pedestrian crossings at an average of 530 feet between accessways unless habitat quality or the length of the crossing prevents a connection;

- 7. Limits cul-de-sac designs or other closed-end street designs to circumstances in which barriers prevent full street extensions and limits the length of such streets to 200 feet and the number of dwellings along the street to no more than 25; and**
- 8. Provides street cross-sections showing dimensions of right-of-way improvements and posted or expected speed limits.**

FINDING:

Proposed River Terrace Plan District standards include plan area specific standards for street connections and block perimeter standards. This includes an exception to allow an increase in spacing standards beyond the regional standard of 5300 feet, and a reduction in maximum block perimeters from 2,000 to 1,600 feet.

To improve local access and circulation, and preserve capacity on the region's arterial system, each local Transportation System Plan must include a conceptual map of new streets for all contiguous areas of vacant and redevelopable lots and parcels of five or more acres that are zoned to allow residential or mixed-use development. Full street connections should be provided at least every 530 feet (or 1/10th of a mile) or pedestrian and bicycle connections every 330 feet if a full-street connection is not possible. Cul-de-sac or other closed-end street designs are also restricted to circumstances in which barriers prevent full street extensions and such streets are limited in length to 200 feet and the number of dwellings along the street to no more than 25.

The City of Tigard street spacing standards in Tigard Community Development Code Section 18.810 are consistent with the Metro Regional Transportation Functional Plan, requiring full street connections every 530 feet. City standards also require the perimeter of blocks not exceed 2,000 feet in length, and requires pedestrian and bicycle connections every 330 feet if full street connections are not possible, consistent with the regional standard.

River Terrace Boulevard, which is parallel to and east of Roy Rogers Road, is envisioned as a boulevard that seamlessly integrates the River Terrace Trail into its design. In order to successfully balance vehicle mobility with safety and comfort of pedestrian and bicycle users on the River Terrace Trail, motor vehicle crossings of the trail will be limited. The trail and associated drainage/bioswale surrounding it provides a barrier to complying with the Metro and City street spacing standard of 530 feet. Coordination with Metro staff indicated that these conditions provide valid justification to deviate from these standards. Where spacing between full street connections exceeds 530 feet, midblock pedestrian and bicycle connections must be provided

every 330 feet, to be consistent with the City and regional standard.

Overall, the deviation from the street spacing standard will have little impact on motor vehicle circulation, since the proposed River Terrace Boulevard is less than 700 feet east of Roy Rogers Road, leaving little room for continuous blocks. In addition, Washington County restricts direct access to arterial streets (such as Roy Rogers Road) to other arterial or collector streets. Therefore, east-to-west motor vehicle circulation will be limited to neighborhood traffic.

To encourage multi-modal travel within River Terrace and to help mitigate for the extended street spacing allowed on River Terrace Boulevard, the City standard for block perimeter length (currently at 2,000 feet) is recommended to be reduced to 1,600 feet. In locations where the block perimeters must exceed 1,600 feet, midblock pedestrian and bicycle connections must be provided at least every 330 feet, to be consistent with the city and regional street spacing standard. Overall, longer street blocks are inconvenient and unsafe for pedestrians, indirectly encouraging mid-street crossings as the only practical means to access places directly across the street and often requiring pedestrians to go out of their way to get to their destination. Longer blocks also encourage higher vehicle speeds due to fewer traffic calming mechanisms that shorter blocks with more frequent intersections provide. Shorter blocks also provide flexibility and options for pedestrians and bicyclists, allowing for more direct and convenient travel, while offering more opportunities to safely access destinations.

CONCLUSION: Based on the above findings, Metro's Regional Transportation Functional Plan Street System Design standards are met.

APPLICABLE PROVISIONS OF STATEWIDE PLANNING GOALS ADOPTED UNDER OREGON REVISED STATUTES CHAPTER 197

The City's Comprehensive Plan incorporated the Statewide Planning Goals and was acknowledged by the state as being in compliance with state law; therefore, the Statewide Goals are addressed under the Comprehensive Plan Policy Sections. The following Statewide Planning Goals are applicable:

Goal 1: Citizen Involvement; Goal 2: Land Use Planning; Goal 6: Air, Water and Land Resources Quality; Goal 7: Areas subject to Natural Hazards; Goal 8: Recreational Needs; Goal 10: Housing; Goal 11: Public Facilities and Services; Goal 12: Transportation; Goal 13: Energy Conservation; Goal 14: Urbanization.

SECTION V. ADDITIONAL CITY STAFF COMMENTS

The City of Tigard's Administrative Department, Public Works Department, and Police Department had an opportunity to review this proposal and had no objections.

SECTION VI. OUTSIDE AGENCY COMMENTS

The following agencies/jurisdictions had an opportunity to review this proposal and did not respond:

Washington County, Department of Land Use and Transportation
City of King City
Beaverton School District #48
Metro Land Use and Planning
Oregon Department of Land Conservation and Development
Oregon Department of Transportation, Region 1
Oregon Department of Environmental Quality
Oregon Department of Fish and Wildlife
Oregon Public Utilities Commission
US Army Corps of Engineers
Century Link
Clean Water Services
Comcast Cable
Metro Area Communications Commission
NW Natural
Portland General Electric
Tri-Met
Verizon

City of Beaverton had an opportunity to review this proposal and suggested edits for clarity. Suggested changes were reviewed and incorporated into the proposed draft where appropriate.

Tualatin Valley Fire & Rescue had an opportunity to review this proposal and had no objections.

Department of State Lands had an opportunity to review this proposal and had no objections.

Tigard-Tualatin School District had an opportunity to review the proposal and requested the following changes:

- Exempt school sites within the River Terrace Plan District from Tigard Community Development Code Section 18.810.030.H, which regulates street alignments and connections. As communicated in emails from Kelly Hossaini on January 22, 2015, the District has found this subsection difficult to meet without bisecting a school facility with a public street, citing Alberta Rider Elementary School as a specific example. In recognition of the unique campus needs for schools, as well as the need for neighborhood connectivity, the proposal was amended to include an exemption to street spacing requirements for

public and private schools, provided there is adequate internal circulation within and through the site and a sufficient number and distribution of external access points.

- Exempt Conditional Use buildings, such as school buildings, along River Terrace Boulevard from the proposed building design standards. As communicated in emails from Kelly Hossaini on January 27, 2015, the District does not believe that residential building design standards are appropriate to apply to school buildings. However, in recognition of the variety of Conditional Uses that may be proposed along River Terrace Boulevard, e.g. churches, substations, and schools, the proposal was amended to allow the Conditional Use approval authority the discretion to determine which, if any, building design standards are appropriate.
- Remove the prohibition on direct access to River Terrace Boulevard for non-residential uses. As communicated in emails from Kelly Hossaini on January 27, 2015, the District believes that they should not be required to go through an Adjustment process to be able to take direct access from the boulevard. In recognition of the unique access needs for multi-family, conditional use, and commercial development, the proposal was amended to allow direct access from the boulevard for these types of uses where no other practicable alternative exists.

SECTION VII. PUBLIC COMMENTS

The Planning Commission received and considered both written and oral comments from interested parties as part of their deliberations on February 2, 2015.

In addition to the agency comments summarized in Section VI above, written comments were submitted by the following interested parties prior to the public hearing on February 2, 2015:

- Jamie Morgan-Stasny; Metropolitan Land Group
- Jim Lange and Stacy Connery; Pacific Community Design on behalf of Polygon Homes
- Michael C. Robinson; Perkins Coie on behalf of West Hills Development Company

Oral and written comments were submitted by the following interested parties at or after the public hearing on February 2, 2015:

- Jim Lange; Pacific Community Design on behalf of Polygon Homes
- Don Hanson; OTAK on behalf of West Hills Development Company
- Jamie Morgan-Stasny; Metropolitan Land Group

Listed below are the main highlights from all oral and written comments received. The full text of all comments can be found in the project file and Planning Commission minutes of February 2, 2015.

- During staff's presentation it was noted that Section 18.660.060 (River Terrace Boulevard Design Standards) needed more refinement in order to better address access and building design issues related to various conditional uses that could potentially abut River Terrace Boulevard. The Commission was supportive of the suggested refinements.
- Jim Lange requested the following three changes to the proposal:
 - Allow additional model homes beyond the current limit of one model home per subdivision. The Commission was supportive of the idea of allowing more than one

model home per subdivision; however, the ensuing discussion raised concerns about the legality and risk to the city behind such a policy.

- Allow the option of a private street where a public street is currently required for those homes that abut Roy Rogers Road.
- Allow elimination of the landscape strip on streets where the proximity of driveways in a row house development would preclude enough soil volume to support a street tree, as required by the city's Urban Forestry Plan.

The Commission directed staff to look into the model home and landscape strip issues further and prepare a recommendation for City Council to review. No changes to private street standards were included in the Planning Commission's recommendation


The Planning Commission was presented copies of all written comments and heard all oral testimony before rendering a motion to recommend approval of the zoning district designations as proposed, and a second motion to recommend approval of the text amendments with refinements made to building design and access standards along River Terrace Boulevard, model home allowances, and landscape strip requirements adjacent to row-house developments.

SECTION VIII. CONCLUSION

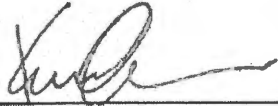
The proposed changes comply with the applicable Statewide Planning Goals, applicable regional, state and federal regulations, the Tigard Comprehensive Plan, and applicable provisions of the City's implementing ordinances.

Therefore, the Planning Commission recommends that the City Council approve an Ordinance for a Zoning Map Amendment and Development Code Amendment that adopts the following documents as determined through the public hearing process:

1. River Terrace Zoning Districts Map
2. River Terrace Community Development Code Amendment creating Chapter 18.660 River Terrace Plan District


PREPARED BY: John Floyd
Associate Planner

February 10, 2015
DATE


APPROVED BY: Kenny Asher
Community Development Director

February 10, 2015
DATE

Attachment 2

AIS-1986

5.

Business Meeting

Meeting Date: 02/24/2015

Length (in minutes): 90 Minutes

Agenda Title: River Terrace Map and Code Amendments

Prepared For: Susan Shanks, Community Development

Submitted By: Agnes Kowacz, Community Development

Item Type:	Motion Requested	Meeting Type:	Council
	Ordinance		Business
	Public Hearing - Legislative		Meeting -
			Main

Public Hearing: Yes

Publication Date: 01/15/2015

Information

ISSUE

Shall the City Council approve a Zone Change (ZON 2014-00002) and a Development Code Amendment (DCA 2014-00001) to assign zoning districts on the city's Zoning Map to the approximately 490 acres of land in River Terrace and create a new River Terrace Plan District chapter in the Community Development Code to regulate development in River Terrace and ensure that public facilities are built and adequately funded?

STAFF RECOMMENDATION / ACTION REQUEST

Staff recommends approval of the attached ordinance that adopts the map and code amendments proposed in ZON 2014-00002 and DCA 2014-00001.

KEY FACTS AND INFORMATION SUMMARY

In 2014, City Council adopted the River Terrace Community Plan, River Terrace Funding Strategy, and various River Terrace infrastructure master plans. These plans were developed to guide investment and development in River Terrace over the next several decades as it transitions from rural to urban land use to accommodate needed housing in the region. Council is now being asked to consider adoption of an ordinance that would serve as the first step in the implementation of these plans. In response to Council's desire to see development commence as soon as possible within this construction season, the ordinance has been drafted to take effect immediately.

The attached ordinance includes both map and code amendments. Adoption of the map amendment would result in the assignment of city zoning districts to all land within River Terrace. Adoption of the code amendment would result in the application of a new set of development code regulations to all land within River Terrace. Both of these amendments are described below in more detail.

5 + amendments

The proposed amendments were presented to the Planning Commission at a public hearing on February 2, 2015. Public testimony was received and considered by the Planning Commission as part of their deliberations. At the conclusion of their deliberations, the Planning Commission made a unanimous recommendation to Council that the entire package of amendments be approved and adopted with minor modifications. See Attachment 1 for the Planning Commission's recommendation.

The full set of attachments for your consideration is as follows:

- Attachment 1: Planning Commission Recommendation
- Attachment 2: Code Amendment Summary
- Attachment 3: Ordinance and Exhibits (i.e. Map Amendment, Code Amendment, and Findings and Conclusions)
- Attachment 4: Written Public Comments
- Attachment 5: PowerPoint Presentation

MAP AMENDMENT: ZONING DISTRICTS MAP

When Council adopted the River Terrace Community Plan, Council also adopted Comprehensive Plan designations for all land within River Terrace. Comprehensive Plan designations determine where certain kinds of land uses, such as residential and commercial uses, are allowed. Zoning district designations build upon and implement these land use designations and determine where specific development regulations apply. Such regulations include, but are not limited to, lot sizes and dimensions, building heights and setbacks, and parking requirements.

There is one commercial zone and four residential zones proposed in River Terrace. The location and size of each zone was determined through a community planning process that culminated in the Stakeholder Working Group's unanimous approval of the proposed Zoning Districts Map. The residential zones range from low-density residential (R-4.5) to medium high-density residential (R-25). Higher density zones are proposed near commercial uses and along major travel corridors. Lower density zones are proposed in areas with steep slopes and along the area's eastern and northern edges to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods.

The zoning district designations being proposed are consistent with the Comprehensive Plan designations recently adopted by Council. Once zoning district designations are adopted for this area, land use applications for development may be submitted to the city for review.

CODE AMENDMENT: RIVER TERRACE PLAN DISTRICT CHAPTER

A new plan district chapter is proposed in the Community Development Code to implement key aspects of the River Terrace Community Plan. Plan districts provide a means to create a unique set of development regulations for specific areas to ensure that community expectations are met. The city currently has five plan districts that include such diverse areas as downtown Tigard, Washington Square Mall, and the Tigard Triangle. The intent of the River Terrace Plan District is to address those development conditions that are unique to River Terrace and that were identified through the community planning process. Key

elements include:

- Implementation of the River Terrace Boulevard design concept.
- Alignment of the Planned Development open space requirements with the adopted parks master plan for River Terrace.
- Provision or assurance of adequate public facilities prior to specific development approvals from the city.

In summary, adoption of the proposed map and code amendments would further the city's goal of facilitating development in River Terrace in a timely manner.

OTHER ALTERNATIVES

Council could choose to not approve the ordinance and not adopt the proposed map and code amendments. In the alternative, Council could choose to direct staff to make modifications to either or both of these documents.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

River Terrace Community Plan Implementation
River Terrace Permitting and Development

DATES OF PREVIOUS COUNCIL CONSIDERATION

Council adopted the River Terrace Community Plan, River Terrace Funding Strategy, River Terrace Transportation System Plan Addendum, and River Terrace Park System Master Plan Addendum on December 16, 2014. Council adopted the River Terrace Sanitary Sewer Master Plan Addendum, River Terrace Water System Master Plan Addendum, and River Terrace Stormwater Master Plan earlier in 2014.

Attachments

[ATT 1 Planning Commission Recommendation](#)

[ATT 2 Code Amendment Summary](#)

[ATT 3 Ordinance and Exhibits](#)

[ATT 4 Written Comments](#)

[ATT 5 Public Hearing Presentation](#)



City of Tigard Memorandum

To: Mayor John Cook and Members of Council

From: Calista Fitzgerald, Vice President, Tigard Planning Commission

Re: Planning Commission Recommendation on the River Terrace Community Plan Implementation Proposal

Date: February 3, 2015

On February 2, 2015, the Tigard Planning Commission held a public hearing on the River Terrace Code Amendments (DCA 2014-00001) and Zoning Districts Map (ZON 2014-00002). After listening to staff's presentation and public testimony, followed by careful deliberations, the Planning Commission made a unanimous recommendation that the Tigard City Council approve the River Terrace Code Amendments and Zoning Districts Map.

There were approximately ten members of the public at the hearing and the comments were positive and supportive overall. During staff's presentation it was noted that Section 18.660.060 needed more refinement in order to better address access and design issues related to various conditional uses, including the school site, that could potentially front River Terrace Blvd. The Commission was supportive of the suggested refinements.

Only two members of the public provided verbal testimony. One developer noted that the city's current code language only allows one model home per subdivision and that it would be desirable to allow more since their development will include a variety of housing products designed for different buyers. The Commission was open to the idea of allowing more than one model home per subdivision; however, the ensuing discussion raised concerns about the legality and risk to the city behind such a policy. The same developer also requested the option of a private street where a public street was currently required by the proposed code and the ability to eliminate the landscape strip on streets where the proximity of driveways in a row house development would preclude enough soil volume to support a street tree, as required by the city's Urban Forestry Plan. At the close of the meeting the Commission directed staff to look into the model home and landscape strip issues further and prepare a recommendation for the City Council to review during the scheduled City Council meeting on February 24, 2015.

The Planning Commission is pleased to forward its recommendation on the River Terrace Code Amendments and Zoning Districts Map. Our recommendation included careful review of all public comments and a thorough deliberation of all the issues raised. We look forward to your adoption process and the development of Tigard's newest neighborhood.

RIVER TERRACE PLAN DISTRICT

Chapter Summary

This document summarizes the proposed new River Terrace Plan District chapter (Chapter 18.660) in the Tigard Community Development Code on a section by section basis.

18.660.010 Purpose

Summary

The purpose of the proposed amendments is to:

- Implement the city’s River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development; and
- Ensure that public facilities will be adequate to serve new development.

18.660.020 Applicability

Summary

The proposed amendments apply to the River Terrace area and are in addition to all other applicable provisions of the Tigard Community Development Code.

18.660.030 Provision of Adequate Public Facilities

Summary

The proposed amendments allow development to move forward with the adoption of zoning and protect the community’s interests by ensuring that needed facilities are built and/or adequately funded before final development approvals are issued.

Details

- Requires adoption of the fees and charges identified in the River Terrace Funding Strategy prior to land use approval.
- Allows applicants the ability to propose funding alternatives if new fees and/or charges are not adopted by the time final land use approvals are desired.

Supporting Policy

Tigard Comprehensive Plan (Policy 2.1.8): *The City shall require that appropriate public facilities are made available, or committed, prior to development approval and are constructed prior to, or concurrently with, development occupancy.*

18.660.040 Approval Criteria

Summary

The proposed amendments require conformance with the River Terrace Transportation System Plan and other applicable street standards. In addition, preliminary plats shall not impede the future use or development of neighboring properties, and phased developments must show how future phases will conform to all applicable standards.

18.660.050 Community Commercial Development Standards [Placeholder Section]

18.660.060 River Terrace Boulevard Development Standards

Summary

The proposed amendments regulate building placement and design for all residential development and conditional uses abutting River Terrace Boulevard. A density bonus for residential development is also provided along the boulevard to help offset the land and development costs of the boulevard.

Details

Density bonus provisions allow smaller and narrower lots along River Terrace Boulevard. Building placement and design standards address:

- Lot orientation
- Fence height
- Vehicle access
- Façade design

Supporting Policy

River Terrace Community Plan (Action Measure 12-4): *Amend the Community Development Code and the Public Improvement Design Standards to allow for needed zoning and design flexibility along the entire length of River Terrace Boulevard while staying true to the design concept.*

18.660.070 Planned Developments

Summary

The proposed amendments include standards and incentives to encourage development that is consistent with the River Terrace Community Plan and the River Terrace Park System Master Plan.

Details

Proposed standards and incentives include:

- Alignment of open space requirements with the River Terrace Park System Master Plan.

- Additional development enhancement requirements such as nature trails, intersection treatments, and architectural design features.
- Allowance to limit rights-of-way to 20% of gross site area for density calculation purposes.
- Additional lot, height, and setback flexibility.

Supporting Policy

River Terrace Community Plan (Action Measure 8-3): *Amend the Community Development Code to better align the open space requirements for Planned Developments in River Terrace with the River Terrace Park System Master Plan Addendum.*

18.660.080 Street Design

Summary

The proposed amendments include street design standards for River Terrace Boulevard and the collector within the Community Commercial Zone, with allowances for modifications that are consistent with the River Terrace Community Plan. They also indicate where alleys, skinny streets, and private streets may be proposed.

Supporting Policy

River Terrace Community Plan (Action Measure 12-4): *Amend the Community Development Code and the Public Improvement Design Standards to allow for needed zoning and design flexibility along the entire length of River Terrace Boulevard while staying true to the design concept.*

18.660.090 Street Connectivity

Summary

The proposed amendments include street connection and block perimeter exceptions to minimize the number of trail crossings along River Terrace Boulevard, without compromising bicycle and pedestrian connections.

Supporting Policy

River Terrace Community Plan (Action Measure 12-4): *Amend the Community Development Code and the Public Improvement Design Standards to allow for needed zoning and design flexibility along the entire length of River Terrace Boulevard while staying true to the design concept.*

18.660.100 On-Street Parking

Summary

The proposed amendments include on-street parking standards for single-family and duplex

development that are clear and objective, work in tandem with existing off-street parking requirements, and allow for small parking pockets in lieu of traditional on-street parking spaces.

18.660.110 Temporary Sales Offices and Model Homes

Summary

The proposed amendments describe how many model homes are allowed based on the type and size of the development being proposed.

Details

Proposed requirements include:

- Allowance for construction prior to final plat approval.
- Compliance with all applicable development standards prior to final plat approval.
- Requirement to provide all necessary utilities, access, and parking to accommodate temporary sales use.
- Requirement to remove if final plat not recorded within a certain period of time.

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
ORDINANCE NO. 15-_____

AN ORDINANCE ADOPTING ZONING DISTRICTS AND AMENDMENTS TO THE TIGARD MUNICIPAL CODE TITLE 18 (COMMUNITY DEVELOPMENT CODE) TO IMPLEMENT THE RIVER TERRACE COMMUNITY PLAN, RIVER TERRACE FUNDING STRATEGY, AND RIVER TERRACE INFRASTRUCTURE MASTER PLANS AND DECLARING AN EMERGENCY (LAND USE FILES DCA2014-00001 AND ZON2014-00002)

WHEREAS the City of Tigard annexed the properties in River Terrace in 2011 and 2013; and

WHEREAS the City of Tigard adopted the River Terrace Community Plan (Ordinance No. 14-15) on December 16, 2014 to guide future development in this area; and

WHEREAS the City of Tigard adopted the River Terrace Transportation System Plan Addendum (Ordinance 14-16); River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Park System Master Plan Addendum (Resolution 14-65); and the River Terrace Funding Strategy (Resolution 14-66) specifying key infrastructure necessary to serve new development planned for River Terrace and identifying funding mechanisms to provide such infrastructure; and

WHEREAS it is necessary to adopt zoning districts and Tigard Community Development Code amendments to implement the Tigard Comprehensive Plan, River Terrace Community Plan, River Terrace Funding Strategy, and River Terrace Master Plans for transportation, sewer, water, stormwater, and parks; and

WHEREAS adoption of zoning districts allows development applications to be filed and reviewed for compliance with all applicable standards and criteria; and

WHEREAS it is the intent of the City Council that no development application be granted final approval until such time as the infrastructure funding mechanisms are in effect or infrastructure is otherwise assured or provided as set forth in the development code amendments, River Terrace Funding Strategy, and River Terrace Master Plans; and

WHEREAS, on February 2, 2015, the Tigard Planning Commission held a public hearing, which was noticed in accordance with city standards, and recommended approval of the zoning districts and development code amendments by motion and with vote in support; and

WHEREAS, on February 24, 2014, the Tigard City Council held a public hearing, which was noticed in accordance with city standards, to consider the Planning Commission's recommendation, hear

public testimony, apply applicable decision-making criteria, and to consider appropriate findings and conclusions in support of adoption.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1. The Zoning Districts Map set forth in Exhibit 'A' is hereby adopted designating the zoning for each property shown therein.

SECTION 2: The amendments to the Tigard Municipal Code, Title 18 Community Development Code set forth in Exhibit 'B' are hereby adopted.

SECTION 3: The findings and conclusions contained in Exhibit 'C' are hereby adopted as the basis in support of this Ordinance; and.

SECTION 4: This Ordinance being necessary to allow development applications to be filed and review to commence within the constraints of the construction season and development cycle, an emergency is declared and this Ordinance shall take effect immediately upon signing by the City Recorder and the Mayor.

PASSED: By _____ vote of all Council members present after being read by number and title only, this _____ day of _____, 2015.

Carol Krager, City Recorder

APPROVED: By Tigard City Council this _____ day of _____, 2015.

John Cook, Mayor

Approved as to form:

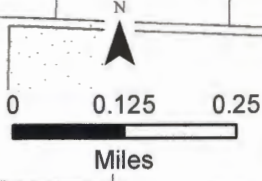
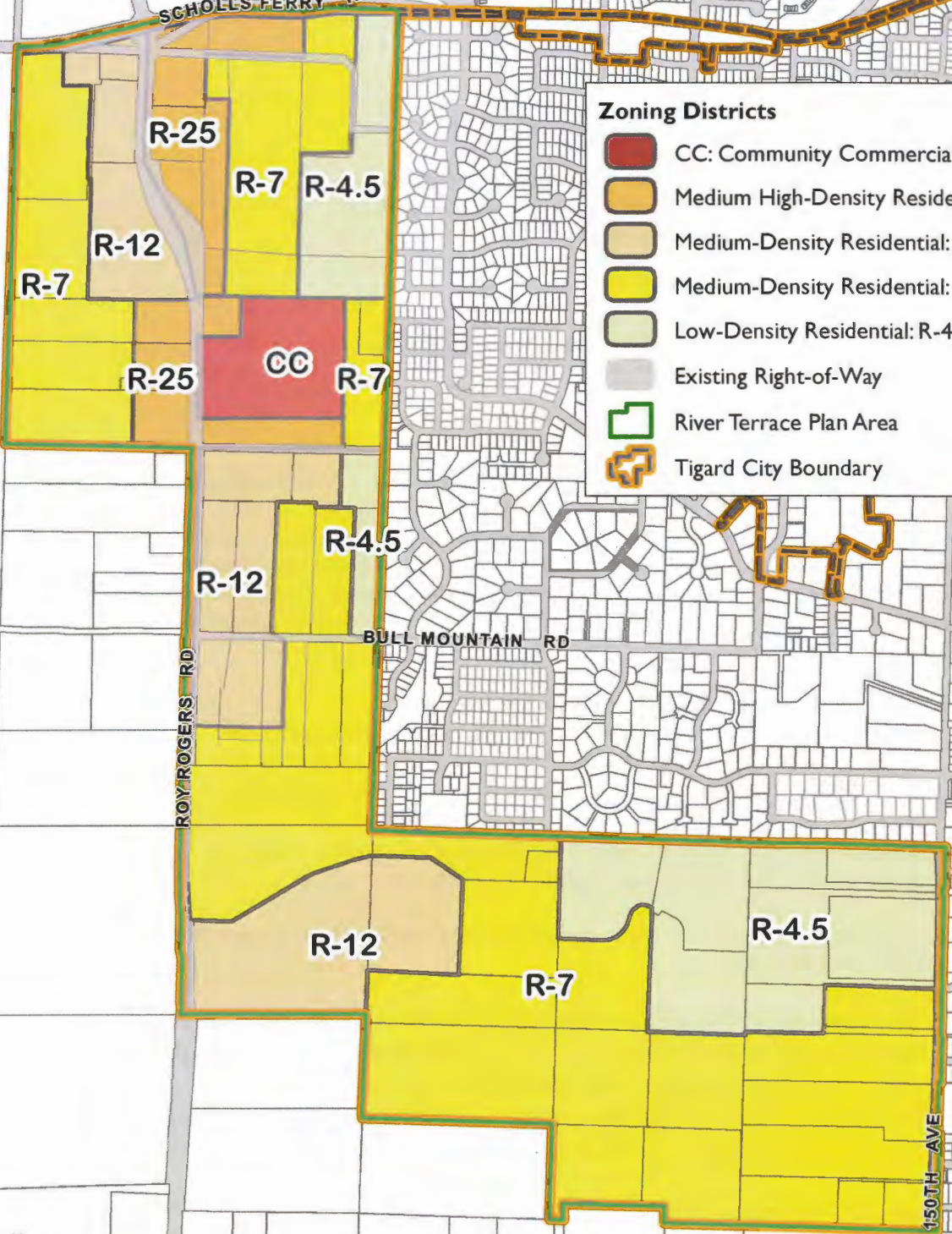
City Attorney

City of Tigard
River Terrace
community plan

Zoning Districts

Zoning Districts

-  CC: Community Commercial
-  Medium High-Density Residential: R-25
-  Medium-Density Residential: R-12
-  Medium-Density Residential: R-7
-  Low-Density Residential: R-4.5
-  Existing Right-of-Way
-  River Terrace Plan Area
-  Tigard City Boundary



**Chapter 18.660
RIVER TERRACE PLAN DISTRICT**

Sections:

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 Boulevard Development Standards
18.660.070	Planned Developments
18.660.080	Street Design
18.660.090	Street Connectivity
18.660.100	On-Street Parking
18.660.110	Temporary Sales Offices and Model Homes

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the city's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan, River Terrace Funding Strategy, and associated infrastructure Master Plans for water, sewer, stormwater, parks, and transportation. The titles of these plans and the numbers of their adopting ordinances and resolutions are as follows:

- River Terrace Community Plan (Ordinance 14-15)
- River Terrace Transportation System Plan Addendum (Ordinance 14-16)
- River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25)
- River Terrace Water System Master Plan Addendum (Resolution 14-35)
- River Terrace Stormwater Master Plan (Resolution 14-42)
- River Terrace Park System Master Plan Addendum (Resolution 14-65)
- River Terrace Funding Strategy (Resolution 14-66)

This chapter ensures that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure Master Plans.
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities.
- Ensuring that public facilities are available in advance of or concurrent with development.
- Safeguarding the River Terrace community's health, safety, and welfare.

This chapter also implements those unique aspects of the River Terrace Community Plan and associated infrastructure Master Plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

The statements in this section do not constitute distinct approval criteria, but they shall guide and inform the interpretation and application of the provisions in this chapter.

18.660.020 Applicability

This chapter applies to all property that is located in the River Terrace Plan District. The boundaries of the plan district are shown on Map 18.660.A, which is located at the end of this chapter. The standards and requirements in this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain development approval. The standards and requirements in this chapter shall govern in the event of a conflict.

18.660.030 Provision of Adequate Public Facilities

- A. Intent. The intent of this section is to address the provision of the infrastructure systems necessary to benefit and serve all property in River Terrace as provided for in the River Terrace Community Plan, River Terrace Funding Strategy, and related infrastructure Master Plans, in light of the desire of property owners to commence preliminary development prior to full implementation of these plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure systems are in place or assured.
- B. Approval Standard. Land use applications for Subdivisions, Partitions, Planned Developments, Site Development Reviews, and Conditional Uses may be approved when the applicable standards in Subsection 18.660.030.E are met by the applicant and when all of the following funding components of the River Terrace Funding Strategy have been adopted by the city and are in effect:
1. Transportation: A citywide transportation system development charge (SDC), a River Terrace transportation SDC, and a River Terrace transportation utility fee surcharge.
 2. Sewer: A citywide utility fee surcharge.
 3. Stormwater: A River Terrace stormwater utility fee surcharge.
- C. Deferral of Compliance.
1. The applicant may request to defer demonstrating compliance with one or more of the standards in Subsections 18.660.030.B and E as provided for below:

- a. Preliminary Plat: Deferral of compliance to Final Plat approval.
 - b. Planned Development Concept Plan (without a land division proposal): Deferral of compliance to Detailed Development Plan approval.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for building or public facility improvement permits, whichever occurs first.
2. Deferral of compliance as provided for in Subsection C.1 above shall be granted only if:
- a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for Final Plat or Detailed Development Plan approval, or prior to expiration of the condition of approval described in Subsection C.1.c above. A determination by the approval authority that it is likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant; and
 - b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in Subsection 18.660.030.B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS Chapters 197, 215, 227, or equitable relief in a court of competent jurisdiction.

D. Exception.

- 1. An exception to one or more of the standards in Subsection 18.660.030.B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
- 2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum, River Terrace Water System Master Plan Addendum, River Terrace Stormwater Master Plan, River Terrace Transportation System Plan Addendum, and River Terrace Funding Strategy; and
 - b. Has proposed alternative(s) that ensures that the applicant will provide its proportional share of the funding and construction of the facilities in a timely manner as identified in the River Terrace Funding Strategy and related infrastructure Master Plans. This may include, but is not limited to, a development agreement or reimbursement district; and
 - c. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject to future utility fees or SDCs as described in the River Terrace Funding Strategy; and
 - d. Executes an agreement prepared by the city agreeing that, if the new transportation SDCs described in Subsection 18.660.030.B.1 are not in effect at the time of building permit

issuance, the applicant shall pay an amount equal to the SDC amount assumed in the River Terrace Funding Strategy. No credits shall be issued against this payment, but the city shall issue a refund if:

- i. The applicant made improvements to a facility that is eligible for credit under an adopted SDC credit, up to the amount of the credit, or
 - ii. An SDC is adopted and paid by the applicant or its successor, up to the amount of such payment, or
 - iii. The city has not adopted the SDCs within two years of the effective date of this ordinance.
3. An exception shall be granted only if the city finds that there is adequate funding in place for the infrastructure that is needed to serve the proposed development.

E. Additional Standards.

1. Infrastructure improvements for water, sewer, stormwater, and transportation systems, including but not limited to pump stations and trunk lines, shall be located and designed to serve the proposed development and not unduly or unnecessarily restrict the ability of any other property to develop in accordance with the applicable River Terrace infrastructure Master Plan. Infrastructure improvements shall be evaluated for conformance with this standard during the land use review process. The city shall take into account the topography, size, and shape of the development site; the impact of the improvement on the development site; and, the reasonableness of available options during its review. The applicant shall not be required to reduce otherwise permitted density or obtain a variance to demonstrate compliance, but this standard may be considered in reviewing a Variance application.
2. Infrastructure improvements for water, sewer, and stormwater shall be placed in easements that are located, wherever possible, within existing or future rights-of-way. Easements and rights-of-way shall extend through and to the edge of the development site at such locations that would maximize the function and availability of the easement and right-of-way to serve adjacent and surrounding properties. Easements and rights-of-way shall be evaluated for conformance with this standard during the land use review process. Dedications of easements and rights-of-way shall be required as a condition of land use approval, except where the approval is for a future phase of a Planned Development or land division approval.
3. Development in water pressure zone 550 shall either provide or demonstrate that there is sufficient water capacity in water pressure zone 550 to serve the proposed development, or that it can be served by another water pressure zone that has sufficient capacity, to the satisfaction of the City Engineer and Tualatin Valley Fire and Rescue during the land use review process.
4. Development in the north and south sewer sub-basins shall demonstrate, where applicable, that there is sufficient pump station capacity and associated force mains to serve the proposed development, or that it can be served by other system improvements, to the satisfaction of the City Engineer and Clean Water Services during the land use review process.
5. If compliance with storm water management standards is dependent upon an off-site conveyance system or an on- or off-site regional facility that has not yet been provided, the applicant may propose alternative and/or interim systems and facilities as described in the River Terrace

Stormwater Master Plan.

- a. Development approval for an interim facility shall include a condition to decommission the interim facility, connect it to the permanent facility when it becomes available to serve the development, and assurance that adequate financial resources are available to decommission the interim facility when the permanent facility becomes available.
- b. Development approval for an alternative or on- or off-site regional system or facility may include a condition to form a reimbursement district.
- c. No storm water management system or facility shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs adjacent or surrounding properties from accessing a public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to fund public facilities and/or services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.040 Approval Criteria

A. Preliminary Plat Approval Criteria. In addition to the approval criteria in Sections 18.420.050 and 18.430.040, the following approval criteria shall apply to all Partition and Subdivision Preliminary Plat applications in River Terrace.

1. Unless the applicable approval authority determines it is in the public interest to make modifications, the applicant shall design and construct all streets, street extensions, and intersections to conform to:
 - a. The River Terrace Transportation System Plan Addendum; and
 - b. The street spacing and connectivity standards of this chapter, the TCDC, and Washington County, where applicable; and
 - c. The approved plats of subdivisions and maps of partitions of abutting properties, if any, as to width and general direction.
2. The preliminary plat shall not impede the future use or development of adjacent property in River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
3. Where future re-division is proposed pursuant to Subsections 18.420.020.D or 18.430.020.C, a plan for future phases shall show the location of lot lines, rights-of-way, easements, and other details of layout that demonstrates that future division may readily occur without violating applicable zoning district requirements and development standards of the TCDC.

- B. Conditional Use, Planned Development, and Site Development Review Approval Criteria. In addition to the approval criteria in Section 18.330.030, Sections 18.350.050 and 070, and Section 18.360.090, the following approval criterion shall apply to all Conditional Use, Planned Development, and Site Development Review applications in River Terrace.
1. Unless the applicable approval authority determines it is in the public interest to make modifications, the applicant shall design construct all streets, street extensions, and intersections to conform to:
 - a. The River Terrace Transportation System Plan Addendum; and
 - b. The street spacing and connectivity standards of this chapter, the TCDC, and Washington County, where applicable; and
 - c. The approved plats of subdivisions and maps of partitions of abutting properties, if any, as to width and general direction.
 2. The development shall not impede the future use or development of adjacent property in River Terrace not under the control or ownership of the applicant proposing the conditional use, planned development, multifamily, or commercial development.
- C. Conditions of Approval. The approval authority may attach such conditions as are necessary to comply with the River Terrace Community Plan, related infrastructure Master Plans, this chapter, and other applicable provisions of the TCDC.

18.660.050 Community Commercial Development Standards [PLACEHOLDER]

18.660.060 River Terrace Boulevard Development Standards

- A. Applicability. The applicable development standards contained in the underlying base zone shall apply to all development in River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370 or Subsection 18.660.060.D, and except as specified below.

The development standards in this section shall apply to the types of development listed below on lots abutting the River Terrace Boulevard right-of-way (ROW). The general location of the River Terrace Boulevard ROW is shown on Map 18.660.B, which is located at the end of this chapter. The Public Works Director, in consultation with the Community Development Director, shall approve the final ROW alignment.

1. All single-family attached, single-family detached, and duplex development.
 2. All multifamily residential development.
 3. All development subject to conditional use approval.
- B. Building Placement and Design.
1. The following standards shall apply to all single-family, duplex, and multifamily residential development that is located on the side of the River Terrace Boulevard ROW opposite the trail

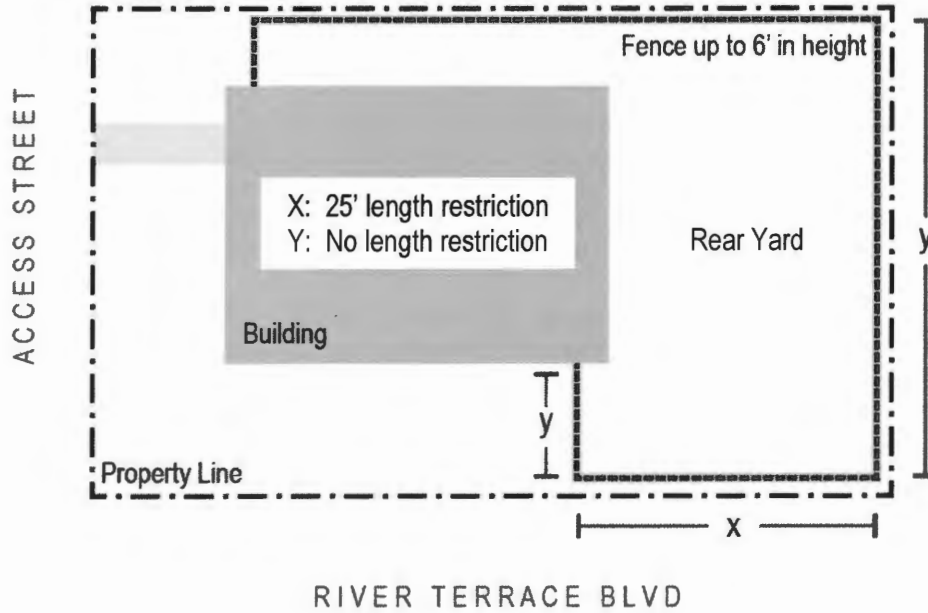
corridor, except as approved through the adjustment process in accordance with Subsection 18.660.060.D.

- a. Single-family and duplex development lots shall abut the River Terrace Boulevard ROW with their front or side lot lines.
 - i. Lots with front lot lines abutting the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I.
 - ii. Lots with side lot lines abutting the River Terrace Boulevard ROW shall meet the building design standards for Articulation, Eyes on the Street, Detailed Design, and Garages and Carports in Subsections 18.660.070.I.1, 2, 4, and 5 for the façade that faces the River Terrace Boulevard ROW.
 - b. Any building designed for residential use on a multifamily residential development site that is located within 40 feet of the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I for the entire elevation that faces the River Terrace Boulevard ROW, including those portions of the building façade that may be further than 40 feet from the ROW.
 - c. Multifamily residential development sites shall not include non-residential buildings or uses (e.g. parking lots, detached garages or carports, and utility or storage buildings) within 40 feet of the River Terrace Boulevard ROW.
2. The following standards shall apply to all single-family, duplex, and multifamily residential development that is located on the side of the River Terrace Boulevard ROW with the trail corridor, except as approved through the adjustment process in accordance with Subsection 18.660.060.D.
- a. Single-family and duplex development lots shall abut the River Terrace Boulevard ROW with their front, side, or rear lot lines.
 - i. Lots with front lot lines abutting the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I.
 - ii. Lots with side or rear lot lines abutting the River Terrace Boulevard ROW shall meet the building design standards for Articulation, Eyes on the Street, Detailed Design, and Garages and Carports in Subsections 18.660.070.I.1, 2, 4, and 5 for the façade that faces the River Terrace Boulevard ROW.
 - iii. All development shall provide at least one walkway connection between the development and the trail a minimum of every 200 feet of River Terrace Boulevard ROW length, or as otherwise required by the City Engineer for connectivity purposes.
 - b. Any building designed for residential use on a multifamily residential development site that is located within 40 feet of the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I for the entire elevation that faces the River Terrace Boulevard ROW, including those portions of the building façade that may be further than 40 feet from the ROW.

- c. Multifamily residential development sites shall not include non-residential buildings or uses (e.g. parking lots, detached garages or carports, and utility or storage buildings) within 40 feet of the River Terrace Boulevard ROW.
3. The following standards shall apply to all development subject to conditional use approval that is located on either side of the River Terrace Boulevard ROW, except as approved through the adjustment process in accordance with Subsection 18.660.060.D.
 - a. Any building that is located within 40 feet of the River Terrace Boulevard ROW shall meet all of the building design standards in Subsection 18.660.070.I for the entire elevation that faces the River Terrace Boulevard ROW, including those portions of the building façade that may be further than 40 feet from the ROW, or as otherwise determined by the approval authority through the conditional use review process.
 - b. Any landscape element or structure, including an accessory structure or fence, that is located in a yard abutting the River Terrace Boulevard ROW shall be located and designed to support and reinforce a positive pedestrian streetscape experience.
 - c. Conditional use development located on the side of the River Terrace Boulevard ROW with the trail corridor shall provide at least one walkway connection between the development and the trail a minimum of every 200 feet of River Terrace Boulevard ROW length, or as otherwise determined by the approval authority through the conditional use review process.
 - d. Conditional use development shall not include parking lots within 40 feet of the River Terrace Boulevard ROW.
4. Direct individual access to River Terrace Boulevard from single-family and duplex development sites is not permitted along the River Terrace Boulevard ROW, except as approved through the adjustment process in accordance with Subsection 18.660.060.D. Direct access to River Terrace Boulevard from multifamily residential, conditional use, and commercial development sites are allowed where no other practicable alternatives exist. If direct access is permitted by the city through the site development or conditional use review process, the applicant shall be required to mitigate for any safety or traffic management impacts identified by the City Engineer. This may include, but is not limited to, the construction of an on-site vehicle turnaround to eliminate the need for any vehicle turning or backing movements in the public right-of-way.
5. Fences, walls, hedges, or any combination thereof, such as a fence on top of a retaining wall, over 3 feet in height are not permitted in any front, side, or rear yard that lies between any single-family, duplex, or multifamily residential development site and the River Terrace Boulevard ROW, except as allowed below or as approved through the adjustment process in accordance with Subsection 18.660.060.D. Unstained wood, unfaced concrete masonry units (CMU), and chain link fencing are not permitted, except as required for wetlands or other sensitive areas.
 - a. Fences or walls that are an integral part of an entry, such as on a porch or stoop, are allowed subject to the underlying base zone's setback standards.
 - b. Single-family and duplex development sites with side lot lines abutting the River Terrace Boulevard ROW may have a fence, wall, or hedge up to 6 feet in height and 25 feet in length along the side lot line for the purpose of enclosing a rear yard. Additionally, a fence, wall, or hedge up to 6 feet in height may be of any length along the rear lot line and in the side yard

abutting the River Terrace Boulevard ROW for the purpose of enclosing the same rear yard. See Figure 18.660.1 below for an illustration of this fence allowance.

Figure 18.660.1: Fence Allowance for Side Lot Lines Abutting River Terrace Boulevard



- C. **Density Bonus.** In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard ROW that are not proposing a Planned Development may choose to propose smaller and narrower lots along River Terrace Boulevard in accordance with Table 18.660.1 below. The reduced lot sizes and lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C. This density bonus shall only apply to those proposed residential lots within a subdivision that will have a front, side, or rear lot line abutting the River Terrace Boulevard ROW. All other proposed lots within the subdivision shall be subject to the minimum lot size and width standards of the underlying base zone.

**Table 18.660.1
Reduced Minimum Lot Size and Width for Residential Lots
Abutting River Terrace Boulevard**

	Minimum Lot Size	Minimum Lot Width
R-4.5 Zone		
Single-family detached lots	4,500 sf	40 ft
Duplex lots	7,000 sf	80 ft
R-7 Zone		
Single-family detached lots	3,500 sf	35 ft
Duplex lots	7,000 sf	50 ft
Single family attached lots	2,500 sf	25 ft

	Minimum Lot Size	Minimum Lot Width
R-12 Zone		
Multifamily	2,000 sf*	NA
Single-family detached, duplex, and single-family attached lots	2,500 sf	NA

* Minimum lot area per dwelling unit for multifamily developments

D. Adjustments. Adjustments shall be processed through a Type II procedure, as governed by Section 18.390.040. The applicable approval authority may grant an adjustment to a standard(s) in this section if all of the following approval criteria can be met.

1. The standard(s) cannot be met due to:
 - a. Topography or other natural constraints associated with the specific development site, or
 - b. Public safety concerns or other legitimate considerations associated with the specific use.
2. The proposed design provides safe and convenient vehicle and pedestrian connections to River Terrace Boulevard.
3. If fences or walls, including retaining walls, over 3 feet in height are proposed, they are constructed of high-quality materials including, but not limited to, brick, stone, or wrought iron. Unstained wood, unfaced concrete masonry units (CMU), and chain link are not permitted, except as required for wetlands or other sensitive areas.

18.660.070 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

- A. Density Calculation. To encourage development that is consistent with the design concept for River Terrace Boulevard, the River Terrace Community Plan, and the building design standards in this chapter, planned developments in River Terrace may limit the land dedicated for public or private rights-of-way, including tracts for vehicle access, to 20% of gross site acreage for the purpose of calculating net development area and density as described in Subsections 18.715.020.A.3 and 4.
- B. Development Standards. The provisions of the underlying base zone(s) shall apply except as modified by this section. The specific development standards contained in Subsection 18.350.060.C shall not apply. The following specific development standards shall apply in their place.
 1. Lot dimensions. The minimum lot area and lot width standards of the underlying base zone shall not apply to any lots, including those lots abutting right-of-way, with the following exception:
 - a. Lots along the eastern and northern perimeter of the River Terrace Plan District abutting existing residential development, or residentially-zoned land that is undeveloped or is in an easement or tract, shall meet the minimum lot area and lot width standards of the underlying base zone.
 2. Building height. The maximum building height standard of the underlying base zone shall not apply to any building on any lot, including those lots abutting right-of-way, with the following

exception:

- a. Buildings on lots along the eastern and northern perimeter of the River Terrace Plan District abutting existing residential development, or residentially-zoned land that is undeveloped or is in an easement or tract, shall be set back 1 additional foot for every 2 feet of height above the maximum height allowed on the side of the lot abutting the perimeter.
3. Setbacks. The setback standards of the underlying base zone shall not apply to any building on any lot, including those lots abutting right-of-way, except as follows:
 - a. All buildings on lots along the eastern and northern perimeter of the River Terrace Plan District abutting existing residential development, or residentially-zoned land that is undeveloped or is in an easement or tract, shall meet the setback standard of the underlying base zone or the abutting zone, whichever provides the greater setback, on the side of the lot abutting the perimeter. This standard may be met by proposing an open space tract between the proposed development and the abutting development or land.
 - b. All buildings shall meet the minimum requirements of the Oregon Specialty Codes and the Oregon Fire Code.
 - c. All garages and carports shall be set back a minimum of 20 feet on the side of the lot from which vehicle access is taken from a public right-of-way. If vehicle access is taken from a private street or alley, this setback may be reduced to 0 feet where proper clearances for turning and backing movements are provided.
 - d. Where the applicant proposes to reduce the underlying base zone setbacks for buildings on lots not included in Subsection B.3.a above, the applicant shall specify the proposed setbacks on either a lot-by-lot or area-wide basis.
 4. Planning Commission Discretion. The Planning Commission may approve a smaller perimeter lot and/or a lesser perimeter setback where the applicant demonstrates that a smaller lot or lesser setback will have no greater impact on abutting development or land than the minimum standards for perimeter lots described above in Subsections B.1 – 3 above.
- C. Private Outdoor Area—Residential Use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.
- D. Shared Outdoor Recreation and Open Space Facility Areas—Residential Use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.
- E. Shared Open Space Facilities. The shared open space facility requirements of Subsection 18.350.070.D.13 shall not apply. In lieu of these requirements, the following open space requirements and development enhancements shall apply. These requirements are intended to provide the community with added benefits that are consistent with the overall development vision for River Terrace as described in the River Terrace Community Plan and River Terrace Park System Master Plan Addendum.
1. The development shall provide parks, trails, and/or open space that:
 - a. Meets a need for neighborhood parks, linear parks, open space, and/or trails that is identified

in the River Terrace Park System Master Plan Addendum with respect to both location and the plan's level of service standard; and

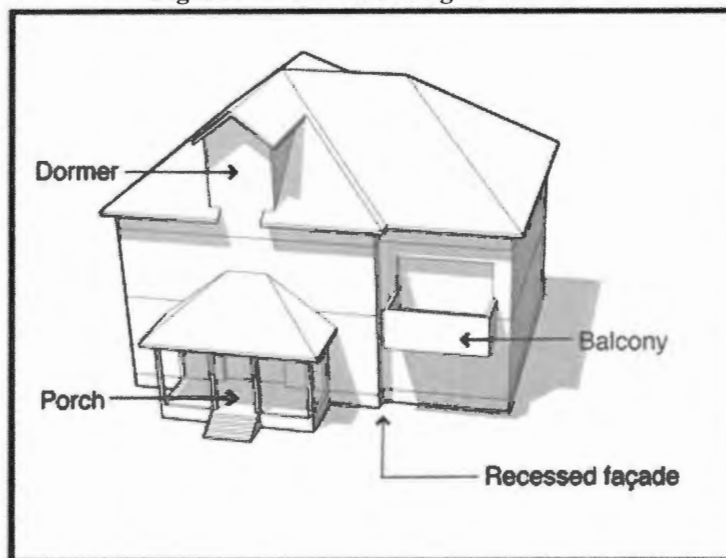
- b. Will be dedicated to the public if the proposal is for a neighborhood park, linear park, or trail.
2. The development shall include at least three (3) of the following development enhancements:
 - a. Trails or paths that augment the public sidewalk system and facilitate access to parks, schools, trails, open spaces, commercial areas, and similar destinations. Trails and paths shall meet all applicable ADA standards and be dedicated to the public or placed in a public access easement. Trails and paths in a public access easement shall be maintained by a homeowner association.
 - b. Nature trails along or through natural resource areas or open spaces. Trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards. Trails shall meet all applicable ADA standards and be dedicated to the public or placed in a public access easement. Trails in a public access easement shall be maintained by a homeowner association.
 - c. Trails, paths, or sidewalks that provide direct access to a public park or recreation area that is no further than one-quarter mile from the development site. Trails and paths shall meet all applicable ADA standards and be dedicated to the public or placed in a public access easement. Trails and paths in a public access easement shall be maintained by a homeowner association.
 - d. Intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. High-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the building design standards in Subsection 18.660.070.I.
 3. For those properties abutting Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in Subsection E.2 above:
 - a. Long-term maintenance plan administered by a homeowner association that is acceptable to the applicable road authority for any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard right-of-way that is not part of a stormwater management facility.
 - b. High-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. Park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards in the River Terrace Park System Master Plan Addendum for both linear parks and trails. The Public Works Director shall determine whether the proposed facilities elevate the trail corridor to a linear park facility.

- F. Open Space Conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space in River Terrace. The standards of Subsection 18.810.080.B shall not apply.
- G. Street Design Standards. The standards of Chapter 18.810 shall apply in addition to the specific provisions for public skinny streets, private streets, and private alleys in Subsections 18.660.080.D and E.
- H. Phased Development. The provision for phased development allowed by Subsection 18.350.030.D.1 is modified as follows to clarify the total time period allowed for developing a site in phases: Any additional required land use approvals shall be obtained, e.g. partition or subdivision, and a complete building permit application(s) for the final proposed phase of development shall be submitted to the city within seven years of the Detailed Development Plan approval in order to be issued under the original approval.
- I. Design Standards for Single-Family Dwelling Units and Duplexes. The following design standards apply only when the applicant chooses to provide them under Subsection 18.660.070.E.2.e or where otherwise specified in this chapter.

These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote architectural detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

1. **Articulation**. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 below for an illustration of articulation.

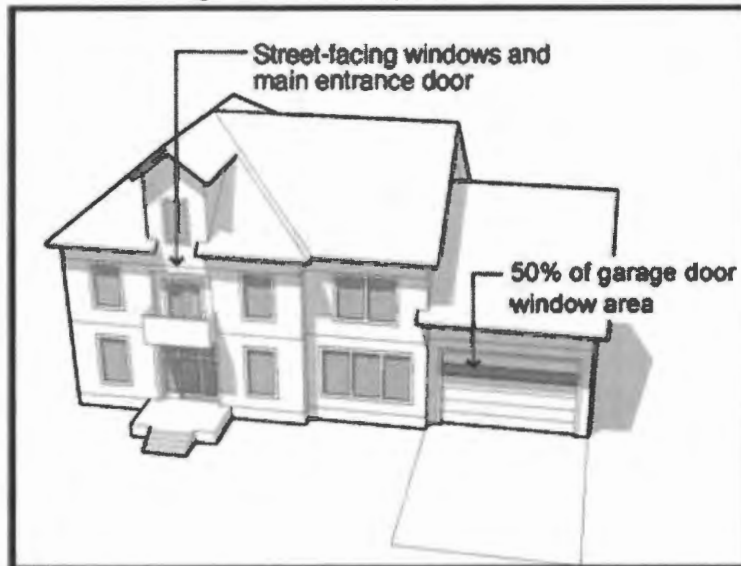
Figure 18.660.2: Building Articulation



- a. This standard does not apply to buildings on lots that have less than 30 feet of street frontage.

- b. For buildings on lots with 30 – 60 feet of street frontage, a minimum of one of the following elements shall be provided on each street-facing façade that has 30 – 60 feet of street frontage.
 - i. A porch that is at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A window that projects at least 2 feet from the street-facing façade and is at least 5 feet wide (e.g. bay window).
 - iv. A vertical wall section that is offset by at least 2 feet from the street facing façade and is at least 6 feet wide.
 - v. A gabled dormer.
 - c. For buildings on lots with over 60 feet of street frontage, a minimum of one additional element from Subsection I.1.b above shall be provided for every 30 feet of street frontage over 60 feet, on each street-facing façade that has over 60 feet of street frontage. Elements shall be distributed along the length of the façade so that there is no more than 30 feet between elements.
2. Eyes on the Street. At least 12% of the area of each street-facing façade must include windows or entrance doors. See Figure 18.660.3 below for an illustration of eyes on the street. Street facing-façade is defined as the aggregate area of all vertical exterior walls measured from top of finished floor at lowest level to top plate or roof eave at highest level, including areas of exterior walls above top plate or roof eave, such as areas within gables, dormers, and clerestories.

Figure 18.660.3: Eyes on the Street

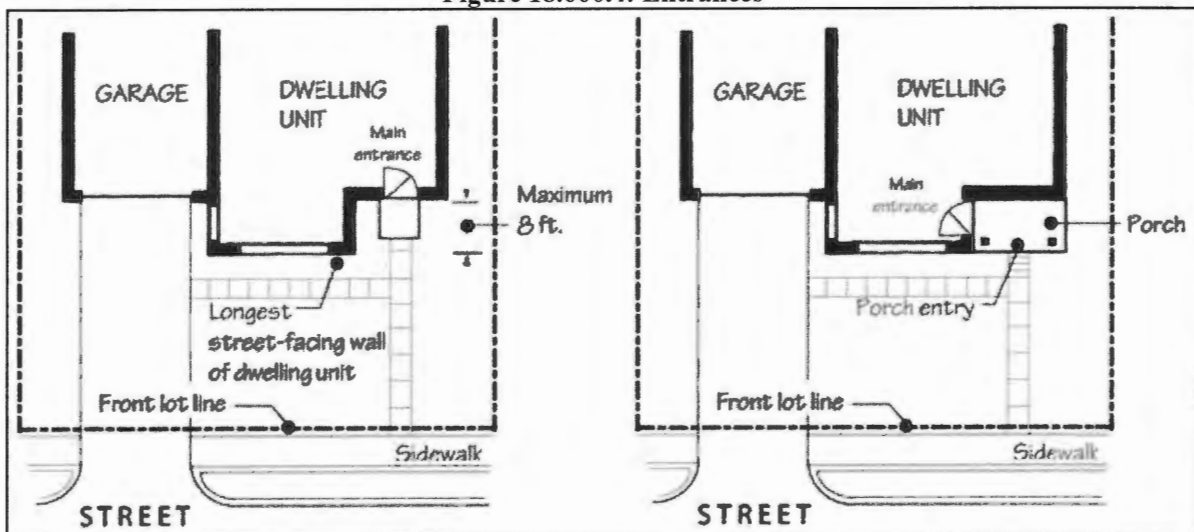


- a. Windows. Window area is the aggregate area of each window unit measured around the visible perimeter of the window, including the outer window frame and any interior grids,

mullions, or transoms.

- i. Wall Windows. All of the window area in a street-facing façade wall, including the side wall of a garage, may count toward meeting this standard provided that the windows are transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not count toward meeting this standard.
 - ii. Garage Door Windows. Half of the window area in the door(s) of an attached garage may count toward meeting this standard.
 - b. Entrance Doors. Door area is considered the portion of the door that moves. Door frames do not count toward this standard. Entrance doors used to meet this standard must be parallel to the street or at an angle that is no more than 45 degrees from the street.
3. Entrances. At least one entrance must meet both of the following standards. See Figure 18.660.4 below for an illustration of entrances. The entrance must be:
- a. Set back no further than 8 feet beyond the longest street-facing wall of the building; and
 - b. Parallel to the street, at an angle that is no more than 45 degrees from the street, or open onto a porch. If the entrance opens onto a porch, the porch must meet the following standards:
 - i. Have a minimum area of 25 square feet and a minimum depth of 5 feet; and
 - ii. Have at least one porch entry facing the street; and
 - iii. Have a roof that is no more than 12 feet above the floor of the porch; and
 - iv. Have a roof that covers at least 30% of the porch area.

Figure 18.660.4: Entrances

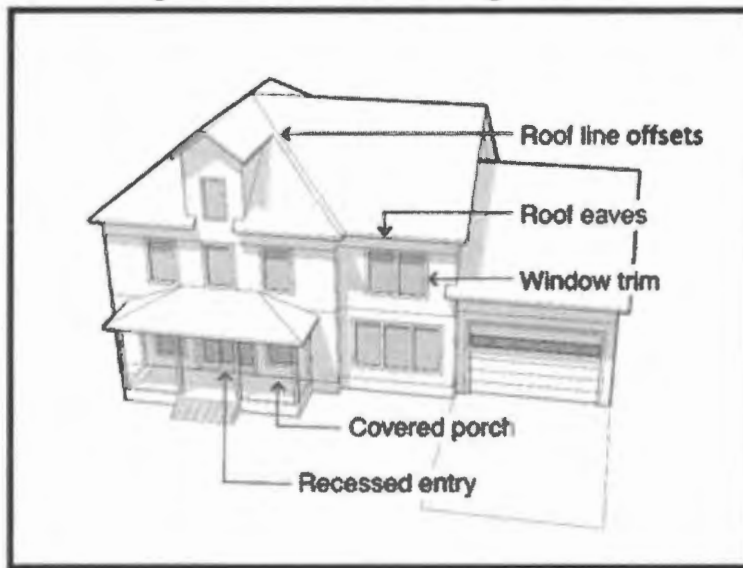


4. Detailed Design. All buildings shall include at least five (5) of the following elements on all

street-facing façades. See Figure 18.660.5 below for an illustration of detailed design elements.

- a. Covered porch: A minimum depth of 5 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
- b. Recessed entry area: A minimum depth of 2 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.

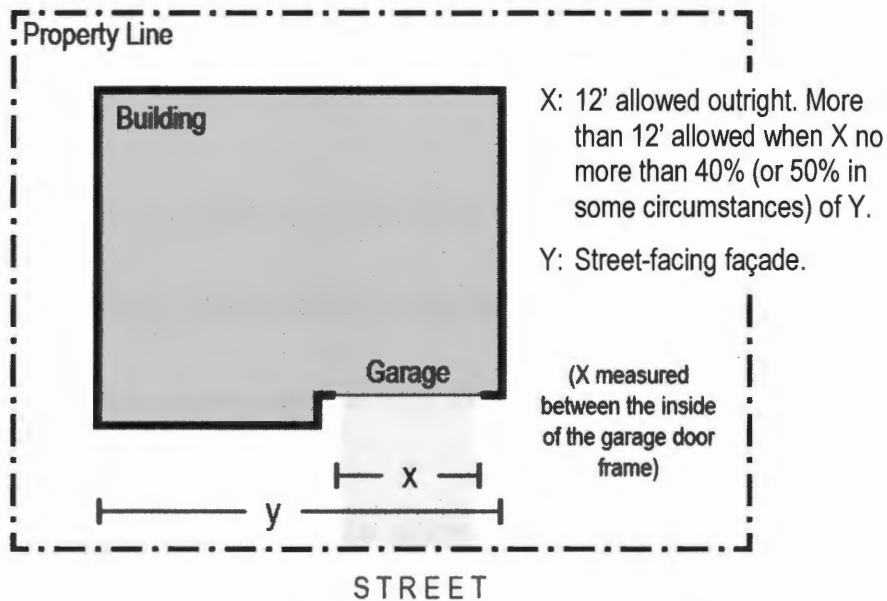
Figure 18.660.5: Detailed Design Elements



- c. Wall offset: A minimum offset of 16 inches from one exterior wall surface to the other.
- d. Dormer: A minimum width of 4 feet that is integrated into the roof form.
- e. Roof eave: A minimum projection of 12 inches from the intersection of the roof and the building walls.
- f. Roof offset: A minimum offset of 2 feet from the top surface of one roof to the top surface of the other.
- g. Roof shingles: Tile or wood shingle roofing material.
- h. Roof design: Gable roof, hip roof, or gambrel roof design.
- i. Roof pitch: One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
- j. Horizontal lap siding: A minimum visible lap width of 3 to 7 inches once installed. The siding material must be wood, fiber-cement, or vinyl to meet this standard.
- k. Accent siding: Brick, cedar shingles, stucco, or other accent material that covers a minimum of 40% of the street-facing façade.

- l. Window trim: A minimum width of 2.5 inches and a minimum depth of 5/8 inches around all street-facing windows.
 - m. Window recess: A minimum depth of 3 inches, as measured horizontally from the face of the building wall, for all street-facing windows except where a bay window is proposed that meets the standard in Subsection I.4.n below.
 - n. Window projection (e.g. bay window): A minimum depth of 2 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
 - o. Balcony: A minimum depth of 3 feet and a minimum width of 5 feet that is accessible from an interior room.
 - p. Attached garage: 35% or less of the street-facing façade width, as measured between the inside of the garage door frame.
5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of residential buildings. See Figure 18.660.6 below for an illustration of garage door width.
- a. Garage Setback: A garage or carport shall be no closer to the front or side lot line than the longest street-facing wall of the building that encloses living area, except as follows:
 - i. A garage or carport may extend up to 5 feet in front of the longest street-facing wall if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - ii. A garage or carport may extend up to 5 feet in front of the longest street-facing wall where the garage is part of a 2-story building and there is a window on the second story above the garage that faces the street with a minimum area of 12 square feet.
 - b. Garage Door Width: The width of a garage door is the width of the opening as measured from inside the garage door frame.
 - i. A dwelling is allowed one 12-foot-wide garage door, regardless of the total width of the street-facing façade.
 - ii. A dwelling may have a garage door wider than 12 feet provided that it does not exceed 40% of the total width of the street-facing façade on which the garage door is located.
 - iii. The maximum allowed garage door width may be increased to 50% of the total width of the street-facing façade provided that a total of seven (7) detailed design elements from Subsection 18.660.070.I.4 are included on the street-facing façade on which the garage door is located.
 - c. Garage Orientation: A garage may face the front or side lot line on a corner lot provided that the Eyes on the Street standard in Subsection 18.660.070.I.2 is met for both street-facing facades.

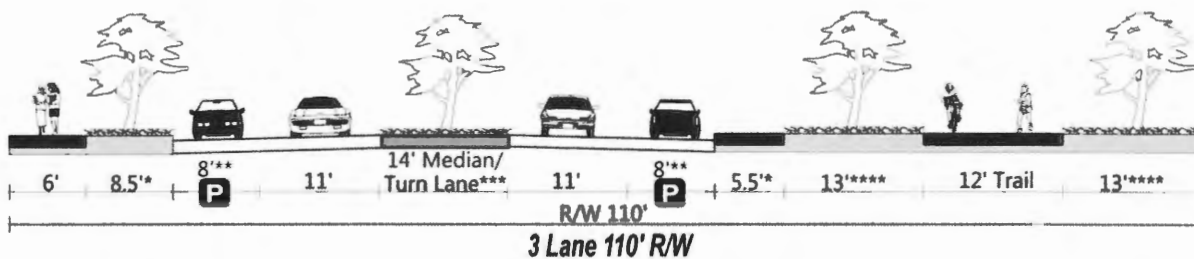
Figure 18.660.6: Garage Door Width



18.660.080 Street Design

A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown in Figure 18.660.7 below. The general location of River Terrace Boulevard is shown on Map 18.660.B, which is located at the end of this chapter.

Figure 18.660.7: River Terrace Boulevard Cross-Section



- * Includes 0.5' curb
- ** Interspersed with 6' landscape strip extensions
- *** Includes 2' clearance from travel lanes and 0.5' curb on both sides
- **** 26' minimum width of landscaping unequally distributed on both sides of the trail

1. Design Standards for River Terrace Boulevard. Right-of-way width shall be 110 feet, plus additional right-of-way as needed for slopes, retaining walls, etc. Right-of-way width may be reduced to lessen impacts on protected natural resource areas. Right-of way width may also be reduced where the city determines that on-street parking adjacent to the trail corridor is not feasible or necessary or where a reduction is otherwise in the public interest as described in the River Terrace Community Plan, River Terrace Transportation System Plan Addendum, or River Terrace Park System Master Plan Addendum. Given the unique nature of this street, the Public Works Director, in consultation with the Community Development Director, shall determine the

final alignment and right-of-way width using the following standards as guidelines unless the applicant requests a formal adjustment through a Type II procedure, as governed by Section 18.390.040 and using approval criteria from Subsection 18.370.020.C.9. All landscaped areas shall meet the Public Improvement Design Standards for River Terrace Boulevard.

a. Sidewalks:

- i. With or without on-street parking, and not adjacent to trail corridor: 6-foot minimum width.
- ii. With on-street parking, and adjacent to trail corridor: 5.5-foot minimum width (includes 0.5-foot curb).
- iii. Without on-street parking, and adjacent to trail corridor: No sidewalk required.

b. Landscape Strips:

- i. With or without on-street parking, and not adjacent to trail corridor: 8.5-foot minimum width (includes 0.5-foot curb).
- ii. With on-street parking, and adjacent to trail corridor: No landscape strip required.
- iii. Without on-street parking, and adjacent to trail corridor: 8.5-foot minimum width (includes 0.5-foot curb) between travel lane and trail. This width may also be used to meet the trail corridor landscaping requirement in Subsection A.1.f.ii below.

c. Bike Facilities: Accommodated within trail corridor described in Subsection A.1.f below.

d. On-Street Parking: 8-foot minimum width where provided, interspersed with 6-foot minimum width landscape strip extensions.

e. Travel Lanes:

- i. Through Lanes: One 11-foot travel lane in each direction.
- ii. Median: 14 feet between travel lanes to be used for landscaping, pedestrian crossing refuge, or left-turn lane (includes 2-foot clearance from travel lanes and 0.5-foot curb on both sides).
- iii. Left-Turn Lane: 11-foot minimum width where left turns are allowed, as determined by the City Engineer.

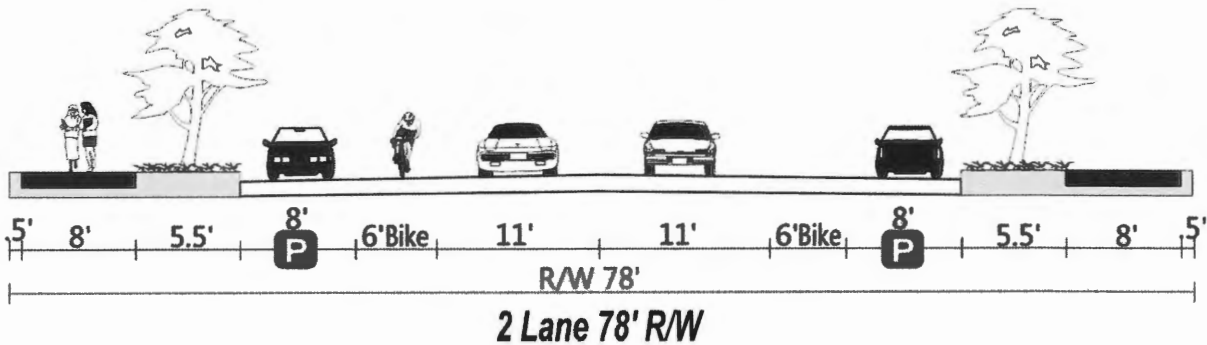
f. Trail Corridor: 38 feet minimum width on one side of the street.

- i. Trail: 12 feet minimum width of paving.
- ii. Trail Corridor Landscaping: 26 feet minimum width of landscaping unequally distributed on both sides of the trail to facilitate trail curvature. This width may be reduced if adjacent to a public park or other open space easement or tract and may be used for stormwater management purposes with the approval of the City Engineer.

- g. Required Street Lighting: Intersection safety lighting and basic street lighting per Public Improvement Design Standards.
- h. Vehicle Access: See Subsection 18.660.060.B.4.

B. **Commercial Collector.** The following street design standards apply to the Commercial Collector as shown in Figure 18.660.8 below. These standards apply to the Collector Street located in the Community Commercial Zone as shown on the city's Zoning Map. The general location of the Commercial Collector is shown on Map 18.660.B, which is located at the end of this chapter.

Figure 18.660.8: Commercial Collector Cross-Section



1. Design Standards for Commercial Collector. Right-of-way width shall be 78 feet, plus additional right-of-way as needed for slopes, retaining walls, etc. Right-of-way width may be reduced to lessen impacts on protected natural resource areas. Right-of way width may also be reduced where the city determines that a reduction is in the public interest as described in the River Terrace Community Plan, River Terrace Transportation System Plan Addendum, or River Terrace Park System Master Plan Addendum. The City Engineer shall determine the final alignment and right-of-way width using the following standards as guidelines unless the applicant requests a formal adjustment through a Type II procedure, as governed by Section 18.390.040 and using approval criteria from Subsection 18.370.020.C.9.
 - a. Sidewalks: 8-foot minimum width on both sides of the street.
 - b. Landscape Strips/Furnishing Zones/Tree Wells: 5.5-foot minimum width on both sides of the street (includes 0.5-foot curb).
 - c. Bike Facilities: 6-foot minimum width bike lanes on both sides of the street.
 - d. On-Street Parking: 8-foot minimum width on both sides of the street.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction.
 - ii. Left-Turn Lane: 11-foot minimum width where left-turns are allowed, as determined by the City Engineer.

- f. Required Street Lighting: Intersection safety lighting, basic street lighting, and pedestrian-scale lighting.
 - g. Pedestrian Street Crossings: Curb extensions shall be provided at all pedestrian street crossings (midblock or at intersections) unless the City Engineer finds it is in the public interest not to require curb extensions (e.g., to facilitate truck turning movements).
- C. Arterial Streets. The following street design standards apply to the Arterial Streets in the River Terrace Plan District as shown on Map 18.660.B, which is located at the end of this chapter. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]
- D. Public Skinny Streets and Private Streets. Development sites that have public street frontage on an Arterial Street upon which they cannot take vehicle access shall take access from a private street that meets city standards or from another public street that, at a minimum, meets the skinny street option as shown in Figure 18.810.6.B. Private street standards are established by the City Engineer pursuant to Subsection 18.810.030.T.
1. The skinny street option in Figure 18.810.6.B may be used:
 - a. Regardless of the expected number of vehicles per day; and
 - b. When the applicant can demonstrate that the development fronting the proposed skinny street meets the on-street parking standards in Section 18.660.100; and
 - c. When the proposed skinny street is located in a Planned Development.
 2. A private street option may be used:
 - a. When the applicant can demonstrate that a public street option is appropriate for the development being proposed and/or is not practicable due to topography or other natural constraints associated with the specific development site; and
 - b. When the applicant can demonstrate that the proposed private street design provides safe and convenient vehicle and pedestrian connections to the public street network; and
 - c. When the applicant can demonstrate that the development fronting the proposed private street meets the on-street parking standards in Section 18.660.100; and
 - d. When the proposed private street is located in a Planned Development; and
 - e. When the proposed private street will be managed by a homeowner association into perpetuity. For each private street there shall be a legal recorded document that includes the following at a minimum:
 - i. A legal description; and
 - ii. Ownership; and
 - iii. Use rights, including responsibility for enforcement; and

- iv. A maintenance agreement, including an allocation or method of determining liability for a failure to maintain.
 3. Private streets that are proposed in locations others than those described in Subsection D.2 above shall meet all of the standards in Subsection 18.810.030.T.
 4. Adjustments to any of these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria from Subsection 18.370.020.C.9.
- E. Private Alleys. Development sites that have public street frontage on a Local Street, Neighborhood Route, or Collector Street may choose to provide vehicle access through a private alley provided that the alley meets all of the standards below and in Subsection 18.810.030.R. Adjustments to any of these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria from Subsection 18.370.020.C.9.
 1. The proposed alley is located in a tract for private access purposes; and
 2. The proposed alley is managed by a homeowner association into perpetuity. For each alley there shall be a legal recorded document that includes the following at a minimum:
 - a. A legal description; and
 - b. Ownership; and
 - c. Use rights, including responsibility for enforcement; and
 - d. A maintenance agreement, including an allocation or method of determining liability for a failure to maintain.

18.660.090 Street Connectivity

- A. Street Alignment and Connections. In addition to the exceptions already allowed in Subsection 18.810.030.H, the following exceptions shall also apply to development in River Terrace.
 1. For development sites located on the side of the River Terrace Boulevard right-of-way with the trail corridor, an additional exception to the street spacing requirement is allowed and encouraged to minimize the number of trail crossings, provided that there are bicycle and pedestrian connections in public easements or rights-of-way a minimum of every 330 feet.
 2. For public or private school sites, an additional exception to the street spacing requirement is allowed, provided that there is adequate internal circulation for pedestrians, cyclists, and vehicles within and through the site and a sufficient number and distribution of public access points from the site to public streets, sidewalks, and trails as determined by the approval authority.
- B. Block Perimeter. The perimeter of blocks formed by streets shall not exceed a total of 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas, bodies of water, pre-existing development, or an arterial or collector street along which the city has identified a need to minimize the number of intersections.

18.660.100 On-Street Parking

- A. Applicability. In addition to the standards in Chapter 18.765 for off-street parking, the following on-street parking standards shall also apply to all residential single-family attached, single-family detached, and duplex development in River Terrace with individual off-street parking and vehicle access on a Local Street, Neighborhood Route, or private street or alley.
- B. Quantity Standards. All single-family and duplex development described in Subsection A above shall provide the following number of on-street parking spaces:
1. For a dwelling with 1 off-street parking space, a minimum of 2 on-street parking spaces shall be provided.
 2. For a dwelling with 2 off-street parking spaces, a minimum of 1 on-street parking space shall be provided.
 3. For dwellings with more than 2 off-street parking spaces, a minimum of 1 on-street parking space shall be provided for every 2 lots with more than 2 off-street parking spaces that are adjacent to each other.
- C. Dimensional Standards. Parking spaces shall be at least 20 feet in length. Parking spaces may not utilize street frontage that contains a driveway, driveway apron, crosswalk, congregate mailbox structure, or fire hydrant to meet the required dimensional standard.
- D. Location Standards. Required on-street parking spaces shall be provided within the development site and along the affected lot's street frontage by parallel parking, except as provided below.
1. All or some of the on-street parking spaces required in Subsections B.1 – 3 above may be provided on a street frontage not associated with the affected lot provided that the required parking space(s) is located on the same block and within 200 feet of the affected lot.
 2. All or some of the on-street parking spaces required in Subsections B.1 – 3 above may be provided in parking courts that are interspersed throughout the development when all of the following standards are met:
 - a. A parking court shall contain no more than 8 parking spaces.
 - b. A parking court shall be located within 200 feet of the affected lots.
 - c. Parking courts within the same block and on the same side of the street shall be separated by at least 200 feet of street frontage.
 - d. A parking court shall be paved and comply with all applicable grading and drainage standards in the TCDC.
 - e. A parking court shall have a landscape strip around its perimeter that is at least 5 feet wide and contains living ground cover and trees spaced every 15 – 40 feet on center. The ground cover shall include shrubs of an appropriate height to minimize headlight glare impacts on adjacent residential uses.
 - f. A parking court shall be illuminated. All lighting shall be shielded and directed away from

adjacent residential uses.

- g. A parking court that takes access on a public or private Local Street or alley may be designed to allow vehicle turning or backing movements within the street or alley. A parking court that takes access on a public Neighborhood Route may be designed to allow vehicle turning or backing movements within the public right-of-way with the approval of the City Engineer.
- h. All parking spaces in a parking court shall be clearly marked.
- i. A parking court shall be privately owned and maintained by a homeowner association into perpetuity. For each parking court there shall be a legal recorded document that includes, at a minimum, the following:
 - i. A legal description; and
 - ii. Ownership; and
 - iii. Use rights, including responsibility for enforcement; and
 - iv. A maintenance agreement, including an allocation or method of determining liability for a failure to maintain.
- j. No portion of a parking court, including landscaped areas, shall be used to satisfy any requirement for open space or recreation. Additionally, no paved portion of a parking court shall be used as a development's stormwater management facility where it would interfere with the use of the court for parking.
- k. A parking court shall be used solely for the parking of operable passenger vehicles.

E. Adjustments. Adjustments to these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria from Subsection 18.370.020.C.6.a.

18.660.110 Temporary Sales Offices and Model Homes

One temporary sales office and one or more model homes may be located and used prior to final plat approval when proposed by the applicant in conjunction with a preliminary plat application for a subdivision. Any such proposal and approval shall be processed in accordance with Subsection 18.785.030, meet the approval criteria in Subsection 18.785.040.C, and comply with the provisions in this section. If the applicant does not propose a temporary sales office or model home in conjunction with a preliminary plat application for a subdivision, one or both may be proposed at a later date in accordance with Chapter 18.785.

A. Temporary Sales Office.

- 1. No more than one temporary sales office, not including a sales office in a model home, per subdivision may be approved for placement on a lot intended for a dwelling unit as shown on the preliminary plat.
- 2. Conditions of approval for a temporary sales office shall protect the public's health, safety, and welfare. Conditions of approval shall include, but are not limited to, the following:

- a. Provision of adequate fire access and water supply, including fire hydrants.
 - b. Provision of safe and adequate pedestrian and vehicle access, including a sidewalk along the frontage of each sales office lot and curbs and the first lift of asphalt on all streets proposed to serve the sales office lot.
 - c. Installation of utilities within all streets proposed to serve the sales office lot.
 - d. Provision of adequate parking.
3. Any improvements to the property shall be designed and constructed so as to not preclude future use of the property as zoned.

B. Model Homes.

1. The number of model homes shall be limited to:
 - a. Three, or one for every 6 acres of land proposed for subdivision in a preliminary plat, whichever is greater, if the preliminary plat application is proposed in conjunction with a Planned Development application.
 - b. One, or one for every 6 acres of land proposed for subdivision in a preliminary plat, whichever is greater, if the preliminary plat application is not proposed in conjunction with a Planned Development application.
2. Conditions of approval for a model home shall protect the public's health, safety, and welfare. Conditions of approval shall include, but are not limited to, the following:
 - a. Provision of adequate fire access and water supply, including fire hydrants.
 - b. Provision of safe and adequate pedestrian and vehicle access, including a sidewalk along the frontage of each model home lot and curbs and the first lift of asphalt on all streets proposed to serve each model home lot.
 - c. Installation of utilities within all streets proposed to serve each model home lot.
 - d. Provision of adequate parking.
3. Any improvement to the property shall be designed and constructed so as to not preclude full compliance with all applicable development standards upon final plat approval. The applicant bears the sole and complete risk of altering and/or relocating the model home prior to final plat approval if such actions are necessary for it to comply with all applicable development standards upon final plat approval.
4. Each model home shall be located and constructed on a separate preliminary lot intended for a dwelling unit as shown on the preliminary plat and in conformance with all applicable development standards, including but not limited to: setbacks, lot coverage, height, façade design, and access. Nothing in this section shall be construed as recognizing the lot on which the model home is located as a final approved lot for any purpose. Nor shall the model home approval be the basis for a variance, exception, vested right or nonconforming use.

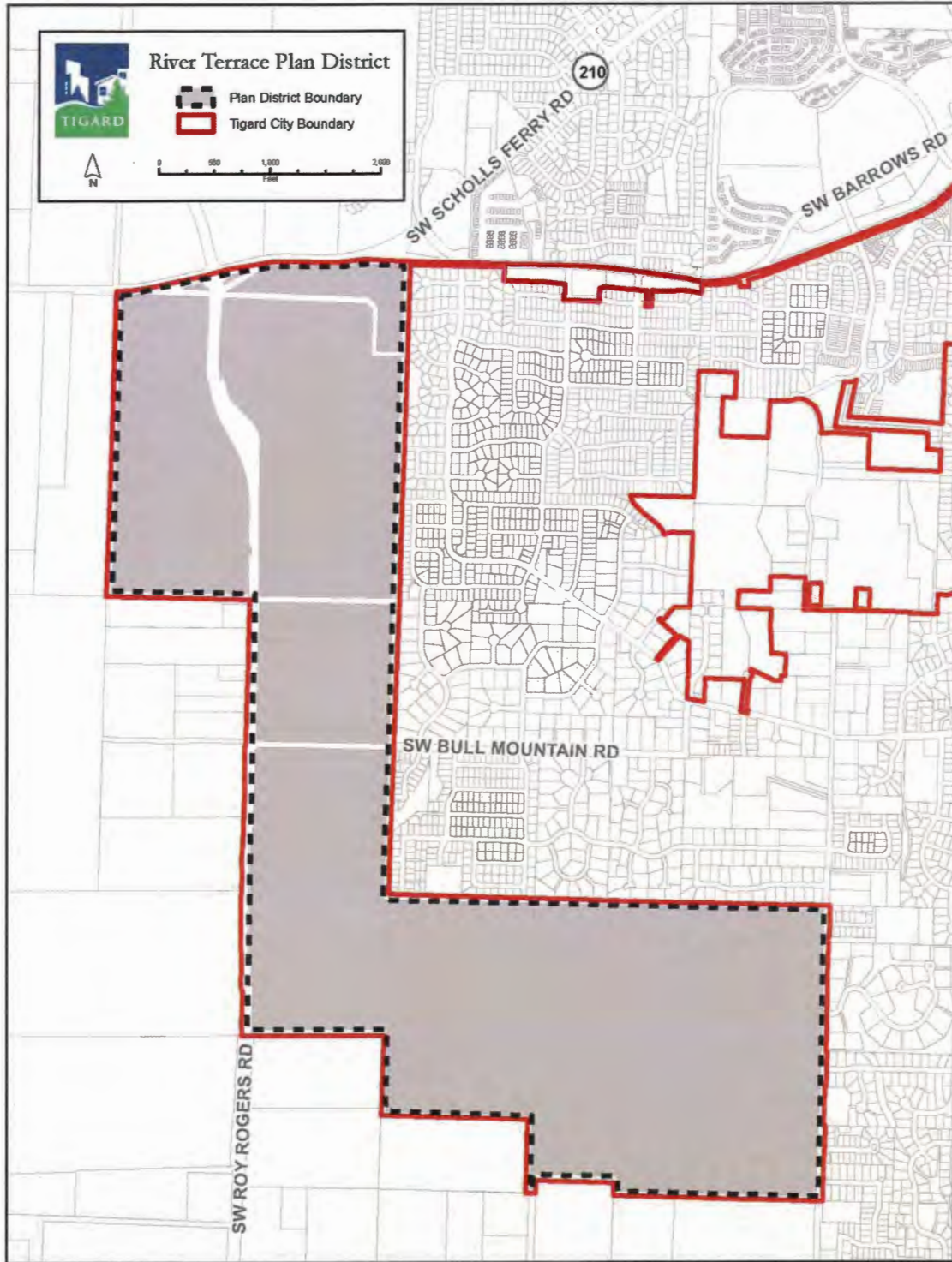
5. No model home may be occupied except during established business hours and in no event shall be used as an overnight accommodation.
6. One model home may be used as a temporary sales office in lieu of a temporary sales office approved in accordance with either Subsection 18.660.110.A or Subsection 17.785.020.C.

C. Owner Authorization and Performance Bond. The temporary use application for the sales office and/or model home(s) shall include authorization from the owner, binding its successors and assigns, for the city to enter the property and take such actions as are necessary to demolish and remove any temporary sales office or model home that has been declared a nuisance pursuant to Subsection D.2 below. The applicant shall post a performance bond in favor of the city in an amount designated in the temporary use approval as a reasonable estimate of the cost sufficient for this purpose. The bond shall be released upon final plat approval.

D. Removal of Model Home or Temporary Sales Office.

1. If final plat approval is not obtained prior to the lapse of the preliminary plat approval, each model home or temporary sales office shall be removed and the property restored and made safe by the applicant or owner. This shall occur no later than 60 days after the lapse of the preliminary plat approval in accordance with Section 18.430.030, including any approved extension.
2. A model home or temporary sales office not removed in accordance with Subsection D.1 above shall be declared a nuisance. The city shall enter the property and abate the nuisance by taking such actions as are necessary to demolish and remove the structure(s) in accordance with the owner authorization and performance bond required in Subsection C above.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector Location



Hearing Date: February 24, 2015 Time: 7:30 PM

**PLANNING COMMISSION
RECOMMENDATION TO THE
CITY COUNCIL
FOR THE CITY OF TIGARD, OREGON**



120 DAYS = N/A

SECTION I. APPLICATION SUMMARY

FILE NAME: RIVER TERRACE PLAN DISTRICT & ZONING MAP AMENDMENTS

FILE NO.: Development Code Amendment (DCA) 2014-00001
Zone Map Amendment (ZON) 2014-00002

PROPOSAL: Tigard Community Development Code text amendments and Zoning Map amendments necessary to implement the River Terrace Community Plan, recently adopted by Tigard City Council on December 16, 2014. Proposed changes include the adoption of a new chapter (18.660) within the Community Development Code to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to the approximately 490 acres of land within River Terrace.

APPLICANT: City of Tigard
13125 SW Hall Boulevard
Tigard, OR 97223

OWNER: N/A

LOCATION: River Terrace Plan Area

APPLICABLE REVIEW CRITERIA:

Tigard Community Development Code Subsection 18.390.060.G; Comprehensive Plan Goals 1, 2, 6, 7, 8, 10, 11, 12, 13 and 14; River Terrace Community Plan; Metro's Urban Growth Management Functional Plan Titles 1 and 11; Metro's Regional Transportation Function Plan Title 1; and Statewide Planning Goals 1, 2, 6, 7, 8, 10, 11, 12, 13 and 14.

SECTION II. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommends approval by ordinance of the River Terrace Plan District and River Terrace Zoning Map Amendments, as determined through the public hearing process.

SECTION III. BACKGROUND INFORMATION

Project History

On December 16, 2014, the City of Tigard adopted the River Terrace Community Plan, a long-range planning document that supplements the Tigard Comprehensive Plan. It is designed to guide development and investment in River Terrace over the next several decades as it transitions from rural to urban land uses. It is the result of many years of analysis and visioning by the community, City of Tigard leadership and staff, Washington County leadership and staff, and numerous partner agencies.

Proposal Description

This proposal includes text amendments to the Community Development Code (CDC), and associated Zoning Map Amendments necessary to implement the River Terrace Community Plan. Proposed changes include the adoption of a new chapter (18.660) within the Community Development Code to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to the approximately 490 acres of land within River Terrace.

River Terrace Plan District Chapter

A new plan district chapter is proposed in the Community Development Code to implement key aspects of the River Terrace Community Plan. Plan districts provide a means to create a unique set of development regulations for specific areas that are defined in special plans or studies that work in tandem with base zone regulations to create desired outcomes. The city currently has five plan districts that include such diverse areas as downtown Tigard, Washington Square Mall, and the Tigard Triangle. The intent of the River Terrace Plan District is to address those development conditions that are unique to River Terrace and that were identified through the community planning process. Key elements include:

- Implementation of the River Terrace Boulevard design concept.
- Alignment of the Planned Development open space requirements with the adopted parks master plan for River Terrace.
- Provision or assurance of adequate public facilities prior to specific development approvals from the city.

Zoning District Designations

When Tigard City Council adopted the River Terrace Community Plan, it also adopted Comprehensive Plan designations for all land within River Terrace. Comprehensive Plan designations determine where certain kinds of land uses—such as residential and commercial uses—are allowed. Zoning district designations build upon and implement these land use designations and determine where specific development regulations apply. Such regulations include, but are not limited to, lot sizes and dimensions, building heights and setbacks, and parking requirements.

In River Terrace, the proposal contains one commercial zone and four residential zones. The residential zones range from low-density residential (R-4.5) to medium high-density residential (R-25). Higher density zones are proposed near commercial uses and along major travel corridors. Lower density zones are proposed in areas with steep slopes and along the area's eastern and northern edges to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods.

The proposed Zoning District designations are consistent with the recently adopted Comprehensive Plan designations. Once Zoning District designations are adopted, land use applications for development in River Terrace may be submitted to the city for review. According to the proposed code, however, final development approval cannot be granted until public facilities are provided or assured.

Planning Commission Recommendation

On February 2, 2015, Tigard Planning Commission held a public hearing on the River Terrace Code Amendments (DCA 2014-00001) and Zoning Districts Map (ZON 2014-00002). After listening to staff's presentation and public testimony, followed by careful deliberations, the Planning Commission made a unanimous recommendation to Tigard City Council to adopt the River Terrace Code Amendments and Zoning Districts Map.

SECTION IV. APPLICABLE CRITERIA, FINDINGS AND CONCLUSIONS

This section contains all the applicable city, state and metro policies, provisions, and criteria that apply to the proposed comprehensive plan amendment. Each section is addressed demonstrating how each requirement is met.

APPLICABLE PROVISIONS OF THE TIGARD COMMUNITY DEVELOPMENT CODE (TITLE 18)

Chapter 18.380: Zoning and Text Amendments

18.380.020.A Legislative Amendments **Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 18.309.060G**

FINDING: The proposed legislative amendments are being reviewed under the Type IV legislative procedure as set forth in the chapter. This procedure requires public hearings before both the Planning Commission and City Council.

Chapter 18.390: Decision-Making Procedures

18.390.020.B.4 Type IV Procedures **Type IV procedures apply to legislative matters. Legislative matters involve the creation, revision, or large-scale implementation of public policy. Type IV matters are considered initially by the Planning Commission with final decisions made by the City Council.**

FINDING: This text amendment to the Tigard Comprehensive Plan and map amendments to the Tigard Zoning Map establish standards and procedures to be applied generally across the River Terrace Plan area, an area approximately 490 acres in size. These amendments will be reviewed under the Type IV procedure as detailed in Section 18.390.060.G. In accordance with this section, the amendment is initially being considered by the Planning Commission with City Council making the final decision.

- 18.390.060.G. Decision-making considerations.** The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:
- 1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197;**
 - 2. Any federal or state statutes or regulations found applicable;**
 - 3. Any applicable Metro regulations;**
 - 4. Any applicable comprehensive plan policies; and**
 - 5. Any applicable provisions of the City's implementing ordinances.**

FINDING: Findings and conclusions addressing the applicable criteria above for the proposed text amendments to the Tigard Community Development Code, and map amendments to the Tigard Zoning Map, are provided within this report.

CONCLUSION: Based on the findings above and below, approval criteria for a Type IV decision are satisfied.

APPLICABLE GOALS/POLICIES OF THE TIGARD COMPREHENSIVE PLAN

Chapter 1: Citizen Involvement

Goal 1.1 Provide citizens, affected agencies, and other jurisdictions the opportunity to participate in all phases of the planning process.

Policy 2 The City shall define and publicize an appropriate role for citizens in each phase of the land use planning process.

Policy 3 The City shall establish special citizen advisory boards and committees to provide input to the City Council, Planning Commission, and City staff.

Policy 5 The opportunities for citizen involvement provided by the City shall be appropriate to the scale of the planning effort and shall involve a broad cross-section of the community.

FINDING: The proposed text and map amendments implement the River Terrace Community Plan. Citizens, affected agencies, and other jurisdictions were given the opportunity to participate in all phases of the River Terrace Community Plan process. The plan describes opportunities like:

- Advisory committees – a Stakeholder Working Group (SWG), Technical Advisory Committee (TAC), and Implementation Subcommittee were formed to advise the process.
- Community meetings – Eight were held prior to the adoption process.
- Online Tools – A blog and online forum were set up for public participation

The proposed Zoning Map Amendments were revised and reviewed as part of the Community Plan process. The Stakeholder Working Group made up of River Terrace project stakeholders reviewed and recommended the proposed Zoning map to City Council.

The River Terrace Plan District Chapter directly implements the adopted Community Plan and associated infrastructure master plans for water sewer, stormwater, parks, and transportation. For example, such policy considerations include:

- “Amend the Community Development Code and the Public Improvement Design Standards to implement the commercial area vision and design concept for River Terrace Boulevard.” (Action Measure 3-2, RTCP)
- “Amend the Community Development Code to better align the open space requirements for Planned Developments in River Terrace with the River Terrace PSMP Addendum.” (Action Measure 5-3, RTCP)

Project stakeholders were invited to two meetings to discuss the draft Plan District Chapter, and the draft was available online for review and comment.

In addition, several opportunities for participation are also built into the text and map amendment process, including:

- Public Hearing notification requirements pursuant to Chapter 18.390.060 of the Tigard Community Development Code and Measure 56. Public hearing notice of the Planning Commission and City Council public hearings was sent to the interested parties list and all River Terrace property owners.
- A notice was published in the January 15, 2015 issue of The Tigard Times (in accordance with Tigard Development Code Chapter 18.390). The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City’s webpage where the entire draft of the text changes could be viewed.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 1.1 Policies 2, 3 and 5 are met.

Goal 1.2 *Ensure all citizens have access to:*
A. opportunities to communicate directly to the City; and
B. information on issues in an understandable form.

Policy 1 **The City shall ensure pertinent information is readily accessible to the community and presented in such a manner that even technical information is easy to understand.**

Policy 2 **The City shall utilize such communication methods as mailings, posters, newsletters, the internet, and any other available media to promote citizen involvement and continue to evaluate the**

effectiveness of methods used.

Policy 4 **The City shall ensure citizens receive a timely response from policymakers regarding recommendations made through the citizen involvement program.**

Policy 5 **The City shall seek citizen participation and input through collaboration with community organizations, interest groups, and individuals in addition to City sponsored boards and committees.**

Policy 6 **The City shall provide opportunities for citizens to communicate to Council, boards and commissions, and staff regarding issues that concern them.**

FINDING: The proposed text and map amendments implement the River Terrace Community Plan, and were discussed during development of the plan. The adopted River Terrace Community Plan describes how citizens could communicate directly to the city about the project and receive information on issues in an understandable form. Community Plan Goal 1: Public involvement lists opportunities like:

- Updates to City boards and commissions
- Presentations to neighborhood and special interest groups
- River Terrace project website, blog, and interactive maps
- Printed informational material and mailings

Citizen involvement led to several key River Terrace Community Plan refinements, including the type and location of Comprehensive Plan Designations which the proposed Zoning Map amendments will implement.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 1.2 Policies 1, 2, 4, 5 and 6 are met.

Chapter 2: Land Use Planning

Goal 2.1 *Maintain an up-to-date Comprehensive Plan, implementing regulations and action plans as the legislative basis of Tigard's land use planning program.*

Policy 1 **The City's land use program shall establish a clear policy direction, comply with state and regional requirements, and serve its citizens' own interests.**

Policy 2 **The City's land use regulations, related plans, and implementing actions shall be consistent with and implement its Comprehensive Plan.**

Policy 3 **The City shall coordinate the adoption, amendment, and implementation of its land use program with other potentially affected**

jurisdictions and agencies.

- Policy 7** **The City’s regulatory land use maps and development code shall implement the Comprehensive Plan by providing for needed urban land uses including:**
- A. Residential;**
 - B. Commercial and office employment including business parks;**
 - C. Mixed use;**
 - D. Industrial;**
 - E. Overlay districts where natural resource protections or special planning and regulatory tools are warranted; and**
 - F. Public services.**
- Policy 12** **The City shall provide a wide range of tools, such as planned development, design standards, and conservation easements, that encourage results such as:**
- A. High quality and innovative design and construction;**
 - B. Land use compatibility;**
 - C. Protection of natural resources;**
 - D. Preservation of open space; and**
 - E. Regulatory flexibility necessary for projects to adapt to site conditions.**
- Policy 20** **The City shall periodically review and if necessary update its Comprehensive Plan and regulatory maps and implementing measures to ensure they are current and responsive to community needs, provide reliable information, and conform to applicable state law, administrative rules, and regional requirements.**
- Policy 21** **The City shall establish design standards to promote quality urban development and to enhance the community’s value, livability, and attractiveness.**

FINDING: The goals and policies contained in the Tigard Comprehensive Plan provide the basis for the city’s land use planning program. The River Terrace Community Plan is a product of this program and an ancillary Comprehensive Plan document. The proposed text and map amendments implement the goals and policies of these two documents for the River Terrace plan area. Together they provide for a variety of land uses and residential densities consistent with the community’s desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks and recreational opportunities. The proposed amendments create tools to achieve this through a mixture of zoning designations and new plan district standards including new planned development options and design standards.

As described in this staff report, the text and map amendments complies with all applicable statewide planning goals, regional regulations, Comprehensive Plan goals and policies, the Comprehensive Plan

Designations Map, and serves the interest of the citizens. The amendment ensures that the River Terrace area is urbanized efficiently.

Potentially affected jurisdictions and agencies were given an opportunity to comment on the proposal. All were given 14 days to respond. Any comments that were received are addressed in Section VII: Outside Agency Comments.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 2.1 Policies 1, 2, 3, 7, 12, 20 and 21 are met.

Policy 6 **The City shall promote the development and maintenance of a range of land use types which are of sufficient economic value to fund needed services and advance the community’s social and fiscal stability.**

Policy 8 **The City shall require that appropriate public facilities are made available, or committed, prior to development approval and are constructed prior to, or concurrently with, development occupancy.**

Policy 9 **The City may, upon determining it is in the public interest, enter into development agreements to phase the provision of required public facilities and services and/or payment of impact fees and/or other arrangements that assure the integrity of the infrastructure system and public safety.**

Policy 10 **The City shall institute fees and charges to ensure development pays for development related services and assumes the appropriate costs for impacts on the transportation and other public facility systems.**

Policy 13 **The City shall plan for future public facility expansion for those areas within its Urban Planning Area that can realistically be expected to be within the City limits during the planning period.**

FINDING: This text and map amendment proposal provides for a variety of land uses and residential densities consistent with the community’s desire to create a community of great neighborhoods that includes needed housing, neighborhood-scale commercial businesses, schools, parks and recreational opportunities.

The River Terrace area is predominantly agricultural with some scattered single-family homes served by minimal public services. As a result, the plan area does not yet contain infrastructure capable of supporting urban level development. City policies listed above require that appropriate public facilities be made available or committed to, prior to development approval, and are constructed before or concurrent with development occupancy. City policies also require the adoption of fees and charges necessary to ensure development pays for development-related services to mitigate impacts on public facility systems.

In response to these and other policies and requirements, the following master plan documents were developed and adopted to facilitate the urbanization of the River Terrace area.

- River Terrace Park System Master Plan Addendum
- River Terrace Water System Master Plan Addendum
- River Terrace Sanitary Sewer Master Plan Addendum
- River Terrace Stormwater Master Plan
- River Terrace Transportation System Plan Addendum

These plans include a list of infrastructure improvements necessary to accommodate the River Terrace area. A funding strategy for the implementation of these master plans was developed concurrently with the Community Plan and master plans, pursuant to state and regional requirements, and was adopted on December 16, 2014 alongside the River Terrace Community Plan. Additionally, a Citywide Infrastructure Financing Project is underway to update the city's existing utility fees and System Development Charges to fund projects listed in the five master plans.

In order to ensure required public infrastructure is available prior to or concurrent with development, the proposed amendments include procedures and standards pertaining to the adequacy of public facilities within River Terrace (Section 18.660.033 of the proposed plan district chapter).

Tigard City Council hereby interprets Policy 8 to permit development applications to be filed in advance of full implementation of the Master Plans and Funding Strategy. An applicant may seek preliminary approval by qualifying to defer application of certain public facility standards until the final approval stage. Policy 8, and Section 18.660, however, prohibit final development approvals from being issued until public facilities as identified in the Master Plans or otherwise required under the Community Development Code are in place or assured. This interpretation balances the desire of some property owners and development interests to commence preliminary activities prior to full implementation of these plans to avoid losing a construction season with the requirement that no development rights vest or be granted until public facilities are assured or in place.

In addition to compliance with all other Community Development Code provisions relating to providing public facilities, within River Terrace an applicant would be required to demonstrate that the infrastructure financing components have been adopted and/or facilities are available to serve the proposed development. Should services or financing components not be in place, the applicant could request preliminary or conceptual approval, could build the required infrastructure, or request an exception to be considered through a land use procedure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 2.1 Policies 6, 8, 9, 10, and 13 are met.

Policy 15

In addition to other Comprehensive Plan goals and policies deemed applicable, amendments to Tigard's Comprehensive Plan/Zone Map shall be subject to the following specific criteria:

- A. Transportation and other public facilities and services shall be available, or committed to be made available, and of sufficient capacity to serve the land uses allowed by the proposed map designation;**
- B. Development of land uses allowed by the new designation shall not negatively affect existing or planned transportation or other public facilities and services;**
- C. The new land use designation shall fulfill a proven community need such as provision of needed commercial goods and services, employment, housing, public and community services, etc. in the particular location, versus other appropriately designated and developable properties;**
- D. Demonstration that there is an inadequate amount of developable, appropriately designated, land for the land uses that would be allowed by the new designation;**
- E. Demonstration that land uses allowed in the proposed designation could be developed in compliance with all applicable regulations and the purposes of any overlay district would be fulfilled;**
- F. Land uses permitted by the proposed designation would be compatible, or capable of being made compatible, with environmental conditions and surrounding land uses; and**
- G. Demonstration that the amendment does not detract from the viability of the City's natural systems.**

FINDING:

The proposed amendments to Tigard's Zoning Map meets the following specific criteria:

- Sufficient capacity/not negatively impact: As described previously in this report, the proposed map amendments are being adopted concurrently with plan district approval standards and review processes that will ensure adequate facilities will be made available or assured prior to or concurrent with development, as set forth in the River Terrace Community Plan and five infrastructure master plans.
- Fulfills a proven community need: A majority of the land in River Terrace is proposed for new housing. A citywide analysis of housing needs and capacity in 2012 found that Tigard has an estimated need for just over 6,500 new housing units over the next 20 years. Over 50% of the city's overall need (3,744 housing units) could be absorbed by River Terrace development.
- Demonstration of inadequacy: A significant portion of the city's estimated capacity for needed housing is assumed to come from River Terrace.
- Demonstration of compliance: The River Terrace Community Plan utilizes the city's existing Comprehensive Plan and zoning district designations.
- Compatibility: Higher residential densities are planned near

commercial and institutional uses and along major transportation corridors. Lower residential densities are planned in areas with steep slopes and along the area's eastern edge to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods.

- Viability of natural systems: The city's natural resource maps were updated in 2014 to ensure that these areas are protected. The city's existing protection programs for natural resources will apply to all development within the newly zoned areas.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 2.1 Policy 15 is met.

Chapter 6: Environmental Quality

Goal 6.1 Reduce air pollution and improve air quality in the community and region.

Policy 3 The City shall promote land use patterns, which reduce dependency on the automobile, are compatible with existing neighborhoods, and increase opportunities for walking, biking, and /or public transit.

Policy 6 The City shall encourage the maintenance and improvement of open spaces, natural resources, and the City's tree canopy to sustain their positive contribution to air quality.

FINDING: The proposed plan district standards and map amendments support the city's adopted environmental quality goals and policies. Specifically:

- Land use patterns: The River Terrace zoning designations will allow for more intense urban land uses that reduce the dependency on the automobile and increase opportunities for walking, biking, and public transit.
- Multi-modal travel options: River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments. The River Terrace Plan District chapter will implement these changes through boulevard design standards and street design standards set forth in the proposed plan district.
- Open Space: The River Terrace Boulevard cross section requires an 8.5-foot planter strip in addition to a 38-foot wide trail section. Planned development standards encourage the dedication of neighborhood or linear parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum. Additional open space and corridor enhancements not included in the Park System Master Plan are also encouraged.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 6.1 Policies 3 and 6 are met.

Chapter 7: Hazards

Goal 7.1 Protect people and property from flood, landslide, earthquake, wildfire, and severe weather hazards.

Policy 3 The City shall coordinate land use and public facility planning with public safety providers (law enforcement, fire safety, and emergency service providers) to ensure their capability to respond to hazard events.

FINDING: The city's public safety providers (law enforcement and Tualatin Valley Fire and Rescue) served as members of the Technical Advisory Committee for the Rive Terrace Community Plan. Both agencies had an opportunity to comment on this proposal. Any comments received are addressed in Section VI of this staff report.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 7.1 Policy 3 is met.

Chapter 8: Parks, Recreation, Trails, and Open Space

Goal 8.1 Provide a wide variety of high quality park and open spaces for all residents, including both:
A. developed areas with facilities for active recreation; and
B. undeveloped areas for nature-oriented recreation and the protection and enhancement of valuable natural resources within the parks and open space system.

Policy 3 The City shall seek to achieve or exceed the ideal park service level standard of 11.0 acres of parkland per thousand population.

Policy 4 The City shall endeavor to develop neighborhood parks [or neighborhood park facilities within other parks, such as a linear park] located within a half-mile of every resident to provide access to active and passive recreation opportunities for residents of all ages.

Policy 21 Acceptance of any land donated for park purposes shall be based upon its usefulness and adaptability to the Park System Master Plan.

FINDING: The city's adopted Level of service (LOS) standards for parks were used in planning for River Terrace. Overall, the city is proposing to exceed the city's (updated) core standard by over 37 acres as set forth in the recently adopted River Terrace Park System Master Plan. The full range of park types is envisioned in River Terrace to provide access for both active and passive recreation. In lieu of identifying specific park locations, parks are conceptually located within service areas to show where community and neighborhood parks would be needed to meet LOS standards and to achieve the goal of having an equitable distribution of parks in the area.

The proposed text amendments would incentivize the development of park facilities through the adoption of new planned development approval standards allowing for a reduction in private open space dedication (normally 20%), when the proposed dedication meets a park, open space, or trail need identified in the River Terrace Park System Master Plan; will be dedicated to the public; and meets both the location and level of service standard. Additional enhancements are also required such as the construction of park facilities along the trail corridor.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 8.1 Policies 3, 4 and 21 are met.

Goal 8.2 *Create a Citywide network of interconnected on- and off-road pedestrian and bicycle trails.*

Policy 1 **The City shall create an interconnected regional and local system of on- and off-road trails and paths that link together neighborhoods, parks, open spaces, major urban activity centers, and regional recreational opportunities utilizing both public property and easements on private property.**

FINDING: The River Terrace Community Plan addresses trails in two sections: *Goal 8: Parks, Recreation, Trails, and Open Space* and *Goal 12: Transportation*. As stated in the Community Plan, the River Terrace Transportation System Plan Addendum envisions a comprehensive trail system for pedestrians and cyclists that link the many existing natural resources areas, proposed parks, future schools and services, and other planned regional trails in the area. The trail system is consistent with the River Terrace Park System Master Plan Addendum, the city's Strategic Plan for walkability, and the Metro Regional Trails and Greenways Plan.

Proposed text amendments are intended to implement the trail goals of the River Terrace Community Plan through several mechanisms. Design standards for River Terrace Boulevard include a 38-foot wide regional trail corridor in addition to sidewalks, and pedestrian connections between this trail and adjacent residential development. Planned Development standards incentivize the creation, dedication, and/or enhancement of enhanced pedestrian connections and public trails.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 8.2 Policy 1 is met.

Chapter 10: Housing

Goal 10.1 *Provide opportunities for a variety of housing types at a range of price levels to meet the diverse housing needs of current and future City residents.*

Policy 1 **The City shall adopt and maintain land use policies, codes, and standards that provide opportunities to develop a variety of housing**

types that meet the needs, preferences and financial capabilities of Tigard’s present and future residents.

FINDING: Proposed zoning map amendments are consistent with goals of the River Terrace Community Plan. River Terrace stakeholders prioritized a range of residential densities to provide diverse housing types, a variety of housing choices, and integration with existing adjacent Bull Mountain neighborhoods when designing the land use framework for River Terrace. The proposed land uses meet state and Metro requirements for density and the opportunity for attached housing. Approximate acreages, estimated capacity, and allowed housing types are as follows:

Zone	Approximate Acres	Estimated Capacity (Units)
R-4	51.03	296
R-7	190.02	1654
R-12	64.04	914
R-25	29.93	880

Zones	Single-Family Detached	Single-Family Attached	Duplexes	Multifamily
R-4.5	Permitted	Restricted	Conditional	No
R-7	Permitted	Restricted/Conditional	Permitted	No
R-12	Permitted	Permitted	Permitted	Permitted
R-25	Permitted	Permitted	Permitted	Permitted

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 10.1 Policy 1 is met.

Goal 10.2 Maintain a high level of residential livability.

Policy 2 The City shall seek to provide multi-modal transportation access from residential neighborhoods to transit stops, commercial services, employment, and other activity centers.

Policy 5 The City shall encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Policy 6 The City shall promote innovative and well-designed housing development through application of planned developments and community design standards for multi-family housing.

Policy 7 The City shall ensure that residential densities are appropriately

related to locational characteristics and site conditions such as the presence of natural hazards and natural resources, availability of public facilities and services, and existing land use patterns.

Policy 8

The City shall require measures to mitigate the adverse impacts from differing, or more intense, land uses on residential living environments, such as:

- A. orderly transitions from one residential density to another;**
- B. protection of existing vegetation, natural resources and provision of open space areas; and**
- C. installation of landscaping and effective buffering and screening.**

FINDING:

The proposed text amendments ensure development complies with the multi-modal transportation goals and placemaking visions of the River Terrace Community Plan and Transportation System Plan Addendum. The proposed plan district will establish transportation improvement standards to help established a multi-modal transportation system that is designed to connect River Terrace to existing and future neighborhoods, services, parks, schools and regional destinations through a hierarchy of streets and trails that provide residents and visitors with convenient, safe and comfortable travel options. This network of multi-modal streets conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort and mobility.

The proposed zoning designations place higher residential densities near commercial and institutional uses and along major corridors in order to reduce dependency on vehicles. Lower residential densities are planned in areas with steep slopes and along the area's eastern edge to provide a buffer between existing lower density neighborhoods and future higher density neighborhoods. The River Terrace Community plan encourages the co-location of land uses (e.g. parks and trails), public facilities (e.g. stormwater facilities and pump stations), and natural resource areas to maximize the efficient use of land and to create opportunities for community amenities.

The city's current development code, specifically relating to buffering and screening, will apply to the River Terrace plan area ensuring orderly transition of residential densities. The city's current planned development code will also apply to River Terrace, and will be enhanced through the proposed text amendment to implement the vision and goals of the River Terrace Community Plan. Design standards proposed in the River Terrace Plan District, particularly along River Terrace Boulevard, will result in high-quality residential and civic development that will enhance the public realm and provide for enhanced livability.

CONCLUSION:

Based on the above findings, Tigard Comprehensive Plan Goal 10.2 Policies 2, 5, 6, 7 and 8 are met.

Chapter 11: Public Facilities and Services

Goal 11.1 Develop and maintain a stormwater system that protects development, water resources, and wildlife habitat.

Policy 1 **The City shall require that all new development:**
 A. construct the appropriate stormwater facilities or ensure construction by paying their fair share of the cost;
 B. comply with adopted plans and standards for stormwater management; and
 C. meet or exceed regional, state, and federal standards for water quality and flood protection.

Policy 8 **The City shall develop sustainable funding mechanisms:**
 A. for stormwater system maintenance;
 B. to improve deficiencies within the existing system; and
 C. to implement stormwater system improvements identified in the Capital Improvement Plan.

FINDING: The adopted River Terrace Stormwater Master Plan Addendum, and by extension, the River Terrace Community Plan, support the city's stormwater management goals and policies. As described more fully in findings pertaining to Tigard Comprehensive Goal 2.1, the proposed text amendments will ensure that future development within River Terrace does not precede the construction of necessary stormwater facilities set forth in the Stormwater Master Plan Addendum, or without adequate funding mechanisms in place to support future stormwater infrastructure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 11.1 Policies 1 and 8 are met.

Goal 11.2 Secure a reliable, high quality, water supply to meet the existing and future needs of the community.

Policy 6 **The City shall require all new connections within the Tigard Water Service Area to pay a system development charge.**

Policy 8 **The City shall require all new development needing a water supply to :**
 A. connect to a public water system;
 B. pay a system development charge and other costs associated with extending service;
 C. ensure adequate pressure and volume to meet consumption and fire protection needs; and
 D. extend adequately sized water lines with sufficient pressure to the boundaries of the property for anticipated future extension.

FINDING: The River Terrace Water System Master Plan Addendum and, by extension, the River Terrace Community Plan support the city's water supply goals and policies. As described more fully in findings pertaining to Tigard

Comprehensive Goal 2.1, the proposed text amendments will ensure that future development within River Terrace does not precede the construction of necessary potable water facilities set forth in the Water System Master Plan Addendum, or without adequate funding mechanisms in place to support future water delivery infrastructure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 11.2 Policies 6 and 8 are met.

Goal 11.3 Develop and maintain a wastewater collection system that meets the existing and future needs of the community.

Policy 1 The City shall require that all new development:
A. connect to the public wastewater system and pay a connection fee;
B. construct the appropriate wastewater infrastructure; and
C. comply with adopted plans and standards for wastewater management.

FINDING: The River Terrace Sanitary Sewer Master Plan Addendum and, by extension, the River Terrace Community Plan support the city's adopted sanitary sewer goals and policies. As described more fully in findings pertaining to Tigard Comprehensive Goal 2.1, the proposed text amendments will ensure that future development within River Terrace does not precede the construction of necessary sanitary sewer facilities set forth in the Sanitary Sewer Master Plan Addendum, or without adequate funding mechanisms in place to support future stormwater infrastructure.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 11.3 Policy 1 is met.

Chapter 12: Transportation

Goal 12.1 Develop mutually supportive land use and transportation plans to enhance the livability of the community.

Policy 1 The City shall plan for a transportation system that meets current community needs and anticipated growth and development.

Policy 3 The City shall maintain and enhance transportation functionality by emphasizing multi-modal travel options for all types of land uses.

Policy 4 The City shall promote land uses and transportation investments that promote balanced transportation options.

Policy 5 The City shall develop plans for major transportation corridors and provide appropriate land uses in and adjacent to those corridors.

Policy 6 The City shall support land use patterns that reduce greenhouse gas

emissions and preserve the function of the transportation system.

Policy 7 **The City shall strive to protect the natural environment from impacts derived from transportation facilities.**

Policy 9 **The City shall coordinate with private and public developers to provide access via a safe, efficient, and balanced transportation system.**

FINDING: The proposed River Terrace Plan District includes approval criteria, street and alley design standards, requirements and incentives for trail connections, and adjustment processes to respond to environmental features. These designs are based on the goals and findings of the River Terrace Community Plan and River Terrace Transportation Master Plan Addendum, and are intended to accommodate all modes of travel for users of all ages and abilities where possible. They are also designed to safely connect people to where they need to go, providing residents and visitors with a number of travel choices to their destinations. The streets are also envisioned to be more than just places for automobile travel, recognizing that they are also where people gather, walk, bike, access transit, and park their vehicles.

The proposed zoning map amendments place higher residential densities near commercial and institutional uses and along major corridors to reduce dependency on vehicles.

The River Terrace TSP Addendum envisions a comprehensive trail system for pedestrians and cyclists that link the many existing natural resource areas, proposed parks, future schools and services, and other planned regional trails in the area. The proposed plan district standards include space for the River Terrace Trail in the River Terrace Boulevard cross-section, require connections to the trail from adjacent land uses, and provide incentives for trail construction within the Planned Development standards proposed for the plan district.

The plan district language recognizes that street alignments and intersections should avoid and/or minimize impacts to identified natural resource areas wherever possible, and an adjustment process is also included to minimize or avoid resource impacts.

Proposed street design standards are based on input and recommendations documented during the River Terrace Community Plan process. Potentially affected jurisdictions, agencies, and other stakeholders were given an opportunity to collaborate with staff. In addition, the city sent out a request for comments to all potentially affected jurisdictions, agencies, and stakeholders. All were given 14 days to respond. Any comments that were received are addressed in Section VII: Outside Agency Comments.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.1 Policies 1, 3, 4, 5, 6, 7, 8 and 9 are met.

Goal 12.2 Develop and maintain a transportation system for the efficient movement of people and goods.

Policy 3 The City shall design streets to encourage a reduction in trip length by improving arterial, collector, and local street connections.

Policy 4 The City shall design arterial routes, highway access, and adjacent land uses in ways that facilitate the efficient movement of people, goods and services.

FINDING: The proposed text amendments include street connectivity standards intended to reduce trip lengths and increase the efficient movement of people for all modes of transportation. To facilitate connections for development adjacent to River Terrace Boulevard, a primary multi-modal transportation corridor within the plan area, the proposed standards allow development to increase street spacing beyond the 530-foot standard applicable in the rest of the city. The purpose of this exception is to reduce the number of street crossings for pedestrian and bicycle users utilizing River Terrace Boulevard. Mitigating the increased distance between intersections is a requirement for a bicycle or pedestrian easements to connect to River Terrace Boulevard at an increased spacing of one connection every 330 feet and a reduction in maximum block perimeter length.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.2 Policies 3 and 4 are met.

Goal 12.3 Provide an accessible, multi-modal transportation system that meets the mobility needs of the community.

Policy 4 The City shall support and prioritize bicycle, pedestrian, and transit improvements for transportation disadvantaged populations who may be dependent on travel modes other than private automobile.

Policy 5 The City shall develop and maintain neighborhood and local connections to provide efficient circulation in and out of the neighborhoods.

Policy 8 The City shall design all projects on Tigard city streets to encourage pedestrian and bicycle travel.

Policy 10 The City shall require and/or facilitate the construction of off-street trails to develop pedestrian and bicycle connections that cannot be provided by a street.

Policy 11 The City shall require appropriate access to bicycle and pedestrian facilities for all schools, parks, public facilities, and commercial areas.

FINDING: The proposed River Terrace Plan District Chapter includes approval criteria,

street and alley design standards, requirements and incentives for active use trail connections within the River Terrace Plan Area and connections to regional trails that continue beyond the plan area. These designs are based on the goals and findings of the River Terrace Community Plan and River Terrace Transportation System Plan Addendum, and are intended to accommodate all modes of travel for users of all ages and abilities where possible. Designs also safely connect people to where they need to go, providing residents and visitors with a number of travel choices to their destinations. The streets are also envisioned to be more than just places for automobile travel, recognizing that they are also where people gather, walk, bike, access transit, and park their vehicles.

The River Terrace Transportation System Plan Addendum envisions a comprehensive trail system for pedestrians and cyclists that link the many existing natural resource areas, proposed parks, future schools and services, and other planned regional trails in the area. The proposed plan district standards include space for the River Terrace Trail in the River Terrace Boulevard cross-section, a separate active use trail, required connections to the River Terrace trail from adjacent land uses, and incentives for trail construction within the Planned Development standards proposed for the plan district.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.3 Policies 4, 5, 8, 10 and 11 are met.

Goal 12.4 Maintain and improve transportation system safety.

- Policy 1** **The City shall consider the intended uses of a street during the design to promote safety, efficiency, and multi-modal needs.**
- Policy 2** **The City shall coordinate with appropriate agencies to provide safe, secure, connected, and desirable pedestrian, bicycle, and public transit facilities.**

FINDING: The River Terrace Plan District establishes design standards for streets within the plan district. The River Terrace Boulevard cross-section requires sidewalks separated by planter strips, bike lanes, and a regional trail in a 38-foot right-of-way. Proposed design standards for collectors include a sidewalk separated by a planter strip and dedicated bike lanes. These design features promote safety, efficiency, and enhance the user experience along the main north-south access road for the plan area.

The design standards proposed in the River Terrace Plan District are based on recommendations provided during the River Terrace Community Plan process, which included guidance from a Technical Advisory Committee (TAC). The TAC included members from Metro, Oregon Department of Transportation, the City of Beaverton, and Washington County, as well as other affected agencies and jurisdictions.

The City sent out a request for comments on the proposed text amendments to all potentially affected jurisdictions and agencies. All were given 14 days to respond. Any comments that were received are addressed in Section VII of this Staff Report.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.4 Policies 1 and 2 are met.

Goal 12.5 *Coordinate planning, development, operation, and maintenance of the transportation system with appropriate agencies.*

Policy 1 **The City shall coordinate and cooperate with adjacent agencies and service providers—including Metro, TriMet, ODOT, Washington County, and neighboring cities—when appropriate, to develop transportation projects which benefit the region as a whole, in addition to the City of Tigard.**

FINDING: The design standards proposed in the River Terrace Plan District are based on recommendations provided during the River Terrace Community Plan process, which included guidance from a Technical Advisory Committee (TAC). The TAC included members from Metro, the Oregon Department of Transportation, City of Beaverton, and Washington County, as well as other affected agencies and jurisdictions.

The City sent out a request for comments on the proposed amendments to all potentially affected jurisdictions and agencies. All were given 14 days to respond. Any comments that were received are addressed in Section VI of this Staff Report.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 12.5 Policy 1 is met.

Chapter 13: Energy Conservation

Goal 13.1 *Reduce energy consumption.*

Policy 1 **The City shall promote the reduction of energy consumption associated with vehicle miles traveled through:**
A. land use patterns that reduce dependency on the automobile;
B. public transit that is reliable, connected, and efficient; and
C. bicycle and pedestrian infrastructure that is safe and well connected.

FINDING: The proposed text and map amendments support the city’s adopted energy conservation goals and policies.

The River Terrace Plan District and associated zoning map amendments are intended to enable residents in the River Terrace area to safely and efficiently travel between destinations via any number of active

transportation modes, such as walking and biking. A system of sidewalks, bikeways, and trails will provide access to key destinations such as parks, schools, and commercial areas.

The zoning designations place higher residential densities near commercial and institutional uses and along major corridors reducing the dependency on vehicles. The proposed zone designations also make transit a viable option in the future.

CONCLUSION: Based on the above findings, Tigard Comprehensive Plan Goal 13.1 Policy 1 is met.

APPLICABLE PROVISIONS OF THE RIVER TERRACE COMMUNITY PLAN

Goal 2: Land Use Planning

Action Measure 1 Adopt the Comprehensive Plan and zoning district designations shown on Maps 1 and 2 respectively.

Action Measure 2 Amend the Community Development Code and the Public Improvement Design Standards to implement the commercial area vision and design concept for River Terrace Boulevard.

FINDING: The proposed map amendments would adopt zoning designations consistent with Maps 1 and 2 of the River Terrace Community Plan.

The proposed text amendments would adopt design standards for River Terrace Boulevard and adjacent development (18.660.040-080). A placeholder within the proposed code creates a space and context for the future adoption of commercial area design standards.

CONCLUSION: Based on the findings above, Action Measure 1 and 2 of Goal 2 of the River Terrace Community Plan are satisfied.

Goal 8: Parks, Recreation, Trail, and Open Space

Action Measure 3 Amend the Community Development Code to better align the open space requirements for Planned Developments in River Terrace with the River Terrace PSMP Addendum.

Action Measure 6 Amend the Community Development Code and the Public Improvement Design Standards to implement the design concept for River Terrace Boulevard, which includes the River Terrace Trail.

FINDING: The proposed River Terrace Plan District standards (18.660.060) provide greater flexibility to developers through changes to the planned development process (18.660.060) and encourage the dedication or enhancement of public parks, open space, and trails consistent with the

River Terrace Park System Master Plan Addendum.

The proposed River Terrace Plan District standards implement the River Terrace Boulevard and River Terrace Trail design concepts, as set forth in proposed sections 18.660.050 through 18.660.080.

CONCLUSION: Based on the findings above, Action Measures 3 and 6 of Goal 8 of the River Terrace Community Plan are satisfied.

Goal 10: Housing

Action Measure 1 Adopt the Comprehensive Plan and zoning district designations described in the section on Land Use to facilitate a mix of residential densities that allows for a variety of housing types in order to comply with the Metropolitan Housing Rule and to meet a wide range of housing needs.

FINDING: Proposed amendments to the Tigard Zoning Map are consistent with Maps 1 and 2 of the River Terrace Community Plan, and are intended to provide a variety of housing types consistent with the goals of the Community Plan and Metropolitan Housing Rule.

CONCLUSION: Based on the findings above, Action Measure 1 of Goal 10 of the River Terrace Community Plan is satisfied.

Goal 12: Transportation

Action Measure 4 Amend the Community Development Code and the Public Improvement Design Standards to allow for needed zoning and design flexibility along the entire length of River Terrace Boulevard while staying true to the design concept.

FINDING: An adjustment process has been incorporated into the River Terrace Boulevard Design Standards (18.660.060) and Street Design standards (18.660.070). Exceptions to street connections and block perimeter standards are also proposed in plan district standards regarding Street Connectivity (18.660.080). Together, these will help implement the design concept.

CONCLUSION: Based on the findings above, Action Measure 4 of Goal 12 of the River Terrace Community Plan is satisfied.

Goal 14: Urbanization

Action Measure 2 Adopt the Comprehensive Plan and zoning district designations shown on Maps 1 and 2 respectively.

Action Measure 3 Work with the development community and affected service providers to fund and construct the public facilities needed in River

Terrace in accordance with the recommendations in the various River Terrace infrastructure master plans and the River Terrace Funding Strategy.

FINDING: Proposed changes to the Tigard Zoning Map are consistent with maps 1 and 2 of the River Terrace Community Plan.

As discussed in greater detail under findings pertaining to Comprehensive Plan Goal 2.1, the proposed River Terrace Plan District includes standards and procedures relating to the adequacy of needed public facilities. The City has engaged the development community and affected service providers in a collaborative process to develop clear and objective standards and flexible options to ensure infrastructure is constructed and funded in accordance with the five master plans and the River Terrace Funding Strategy.

CONCLUSION: Based on the findings above, Action Measures 2 and 3 of the River Terrace Community Plan is satisfied.

APPLICABLE PROVISIONS OF METRO FUNCTIONAL PLANS

Urban Growth Management Functional Plan

Title 1 Housing Capacity - The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity.

FINDING: Title 1 facilitates the efficient use of land within the Urban Growth Boundary (UGB). The Title requires cities and counties to determine their capacity for housing and adopt minimum density requirements. Title 1 also requires cities and counties to report changes in capacity annually to Metro.

Proposed map changes will establish housing capacity within the River Terrace area, by assigning zoning consistent with the Comprehensive Plan Designations Map and Maps 1 and 2 of the River Terrace Community Plan. These text and map amendments were completed following the rules outlined in OAR 660, Division 7 (Metropolitan Housing). The proposed text and map amendments will implement policy related to a 20-year supply of land, and do not affect compliance with Title 1. Both Metro and Oregon Department of Land Conservation and Development staff were provided the opportunity to review and comment on all work leading up to the adoption of the River Terrace Community Plan, as members of the Technical Advisory Committee.

CONCLUSION: Based on the above findings, Metro’s Urban Growth Management Functional Plan Title 1 is met.

Title 11 **Planning for New Urban Areas - The Regional Framework Plan calls for long-range planning to ensure that areas brought into the UGB are urbanized efficiently and become or contribute to mixed-use, walkable, transit friendly communities. It is the purpose of Title 11 to guide such long-range planning for urban reserves and areas added to the UGB. It is also the purpose of Title 11 to provide interim protection for areas added to the UGB until city or county amendments to land use regulations to allow urbanization become applicable to the areas.**

FINDING: The River Terrace Community Plan is in conformance with the requirements of Metro Functional Plan Title 11. The purpose of Title 11 is to ensure areas like River Terrace, which have been brought into the Urban Growth Boundary (UGB) for urban development purposes, are efficiently urbanized and developed as complete communities. The proposed text and map amendments to the Development Code and Zoning Map will help to implement the vision of the River Terrace Community Plan and accommodate future population growth in a livable community characterized by high quality development and adequate public facilities.

CONCLUSION: Based on the above findings, Metro’s Urban Growth Management Functional Plan Title 11 is met.

Regional Transportation Functional Plan

Title 1 **Transportation System Design**
3.08.110 Street System Design

- E. If proposed residential or mixed-use development of five or more acres involves construction of a new street, the city and county regulations shall require the applicant to provide a site plan that:**
- 1. Is consistent with the conceptual new streets map required by subsection D;**
 - 2. Provides full street connections with spacing of no more than 530 feet between connections, except if prevented by barriers such as topography, rail lines, freeways, pre-existing development, leases, easements or covenants that existed prior to May 1, 1995, or by requirements of Titles 3 and 13 of the UGMFP;**
 - 3. If streets must cross water features protected pursuant to Title 3 UGMFP, provides a crossing every 800 to 1,200 feet unless habitat quality or the length of the crossing prevents a full street connection;**
 - 4. If full street connection is prevented, provides bicycle and pedestrian accessways on public easements or rights-of-way spaced such that accessways are not more than 330 feet apart, unless not possible for the reasons set forth in paragraph 3;**
 - 5. Provides for bike and pedestrian accessways that cross water features protected pursuant to Title 3 of the UGMFP at an average of 530 feet between accessways unless habitat quality**
 - 6. If full street connection over water features protected pursuant**

to Title 3 of the UGMFP cannot be constructed in centers as defined in Title 6 of the UGMFP or Main Streets shown on the 2040 Growth Concept Map, or if spacing of full street connections exceeds 1,200 feet, provides bike and pedestrian crossings at an average of 530 feet between accessways unless habitat quality or the length of the crossing prevents a connection;

7. Limits cul-de-sac designs or other closed-end street designs to circumstances in which barriers prevent full street extensions and limits the length of such streets to 200 feet and the number of dwellings along the street to no more than 25; and
8. Provides street cross-sections showing dimensions of right-of-way improvements and posted or expected speed limits.

FINDING:

Proposed River Terrace Plan District standards include plan area specific standards for street connections and block perimeter standards. This includes an exception to allow an increase in spacing standards beyond the regional standard of 5300 feet, and a reduction in maximum block perimeters from 2,000 to 1,600 feet.

To improve local access and circulation, and preserve capacity on the region's arterial system, each local Transportation System Plan must include a conceptual map of new streets for all contiguous areas of vacant and redevelopable lots and parcels of five or more acres that are zoned to allow residential or mixed-use development. Full street connections should be provided at least every 530 feet (or 1/10th of a mile) or pedestrian and bicycle connections every 330 feet if a full-street connection is not possible. Cul-de-sac or other closed-end street designs are also restricted to circumstances in which barriers prevent full street extensions and such streets are limited in length to 200 feet and the number of dwellings along the street to no more than 25.

The City of Tigard street spacing standards in Tigard Community Development Code Section 18.810 are consistent with the Metro Regional Transportation Functional Plan, requiring full street connections every 530 feet. City standards also require the perimeter of blocks not exceed 2,000 feet in length, and requires pedestrian and bicycle connections every 330 feet if full street connections are not possible, consistent with the regional standard.

River Terrace Boulevard, which is parallel to and east of Roy Rogers Road, is envisioned as a boulevard that seamlessly integrates the River Terrace Trail into its design. In order to successfully balance vehicle mobility with safety and comfort of pedestrian and bicycle users on the River Terrace Trail, motor vehicle crossings of the trail will be limited. The trail and associated drainage/bioswale surrounding it provides a barrier to complying with the Metro and City street spacing standard of 530 feet. Coordination with Metro staff indicated that these conditions provide valid justification to deviate from these standards. Where spacing between full street connections exceeds 530 feet, midblock pedestrian and bicycle connections must be provided

every 330 feet, to be consistent with the City and regional standard.

Overall, the deviation from the street spacing standard will have little impact on motor vehicle circulation, since the proposed River Terrace Boulevard is less than 700 feet east of Roy Rogers Road, leaving little room for continuous blocks. In addition, Washington County restricts direct access to arterial streets (such as Roy Rogers Road) to other arterial or collector streets. Therefore, east-to-west motor vehicle circulation will be limited to neighborhood traffic.

To encourage multi-modal travel within River Terrace and to help mitigate for the extended street spacing allowed on River Terrace Boulevard, the City standard for block perimeter length (currently at 2,000 feet) is recommended to be reduced to 1,600 feet. In locations where the block perimeters must exceed 1,600 feet, midblock pedestrian and bicycle connections must be provided at least every 330 feet, to be consistent with the city and regional street spacing standard. Overall, longer street blocks are inconvenient and unsafe for pedestrians, indirectly encouraging mid-street crossings as the only practical means to access places directly across the street and often requiring pedestrians to go out of their way to get to their destination. Longer blocks also encourage higher vehicle speeds due to fewer traffic calming mechanisms that shorter blocks with more frequent intersections provide. Shorter blocks also provide flexibility and options for pedestrians and bicyclists, allowing for more direct and convenient travel, while offering more opportunities to safely access destinations.

CONCLUSION: Based on the above findings, Metro's Regional Transportation Functional Plan Street System Design standards are met.

APPLICABLE PROVISIONS OF STATEWIDE PLANNING GOALS ADOPTED UNDER OREGON REVISED STATUTES CHAPTER 197

The City's Comprehensive Plan incorporated the Statewide Planning Goals and was acknowledged by the state as being in compliance with state law; therefore, the Statewide Goals are addressed under the Comprehensive Plan Policy Sections. The following Statewide Planning Goals are applicable:

Goal 1: Citizen Involvement; Goal 2: Land Use Planning; Goal 6: Air, Water and Land Resources Quality; Goal 7: Areas subject to Natural Hazards; Goal 8: Recreational Needs; Goal 10: Housing; Goal 11: Public Facilities and Services; Goal 12: Transportation; Goal 13: Energy Conservation; Goal 14: Urbanization.

SECTION V. ADDITIONAL CITY STAFF COMMENTS

The City of Tigard's Administrative Department, Public Works Department, and Police Department had an opportunity to review this proposal and had no objections.

SECTION VI. OUTSIDE AGENCY COMMENTS

The following agencies/jurisdictions had an opportunity to review this proposal and did not respond:

Washington County, Department of Land Use and Transportation
City of King City
Beaverton School District #48
Metro Land Use and Planning
Oregon Department of Land Conservation and Development
Oregon Department of Transportation, Region 1
Oregon Department of Environmental Quality
Oregon Department of Fish and Wildlife
Oregon Public Utilities Commission
US Army Corps of Engineers
Century Link
Clean Water Services
Comcast Cable
Metro Area Communications Commission
NW Natural
Portland General Electric
Tri-Met
Verizon

City of Beaverton had an opportunity to review this proposal and suggested edits for clarity. Suggested changes were reviewed and incorporated into the proposed draft where appropriate.

Tualatin Valley Fire & Rescue had an opportunity to review this proposal and had no objections.

Department of State Lands had an opportunity to review this proposal and had no objections.

Tigard-Tualatin School District had an opportunity to review the proposal and requested the following changes:

- Exempt school sites within the River Terrace Plan District from Tigard Community Development Code Section 18.810.030.H, which regulates street alignments and connections. As communicated in emails from Kelly Hossaini on January 22, 2015, the District has found this subsection difficult to meet without bisecting a school facility with a public street, citing Alberta Rider Elementary School as a specific example. In recognition of the unique campus needs for schools, as well as the need for neighborhood connectivity, the proposal was amended to include an exemption to street spacing requirements for

public and private schools, provided there is adequate internal circulation within and through the site and a sufficient number and distribution of external access points.

- Exempt Conditional Use buildings, such as school buildings, along River Terrace Boulevard from the proposed building design standards. As communicated in emails from Kelly Hossaini on January 27, 2015, the District does not believe that residential building design standards are appropriate to apply to school buildings. However, in recognition of the variety of Conditional Uses that may be proposed along River Terrace Boulevard, e.g. churches, substations, and schools, the proposal was amended to allow the Conditional Use approval authority the discretion to determine which, if any, building design standards are appropriate.
- Remove the prohibition on direct access to River Terrace Boulevard for non-residential uses. As communicated in emails from Kelly Hossaini on January 27, 2015, the District believes that they should not be required to go through an Adjustment process to be able to take direct access from the boulevard. In recognition of the unique access needs for multi-family, conditional use, and commercial development, the proposal was amended to allow direct access from the boulevard for these types of uses where no other practicable alternative exists.

SECTION VII. PUBLIC COMMENTS

The Planning Commission received and considered both written and oral comments from interested parties as part of their deliberations on February 2, 2015.

In addition to the agency comments summarized in Section VI above, written comments were submitted by the following interested parties prior to the public hearing on February 2, 2015:

- Jamie Morgan-Stasny; Metropolitan Land Group
- Jim Lange and Stacy Connery; Pacific Community Design on behalf of Polygon Homes
- Michael C. Robinson; Perkins Coie on behalf of West Hills Development Company

Oral and written comments were submitted by the following interested parties at or after the public hearing on February 2, 2015:

- Jim Lange; Pacific Community Design on behalf of Polygon Homes
- Don Hanson; OTAK on behalf of West Hills Development Company
- Jamie Morgan-Stasny; Metropolitan Land Group

Listed below are the main highlights from all oral and written comments received. The full text of all comments can be found in the project file and Planning Commission minutes of February 2, 2015.

- During staff's presentation it was noted that Section 18.660.060 (River Terrace Boulevard Design Standards) needed more refinement in order to better address access and building design issues related to various conditional uses that could potentially abut River Terrace Boulevard. The Commission was supportive of the suggested refinements.
- Jim Lange requested the following three changes to the proposal:
 - Allow additional model homes beyond the current limit of one model home per subdivision. The Commission was supportive of the idea of allowing more than one

model home per subdivision; however, the ensuing discussion raised concerns about the legality and risk to the city behind such a policy.

- Allow the option of a private street where a public street is currently required for those homes that abut Roy Rogers Road.
- Allow elimination of the landscape strip on streets where the proximity of driveways in a row house development would preclude enough soil volume to support a street tree, as required by the city's Urban Forestry Plan.

The Commission directed staff to look into the model home and landscape strip issues further and prepare a recommendation for City Council to review. No changes to private street standards were included in the Planning Commission's recommendation

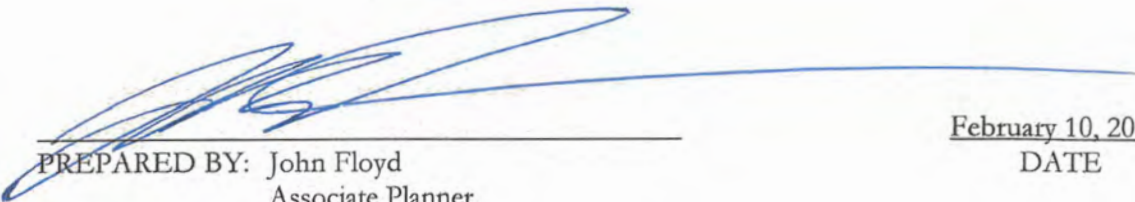
The Planning Commission was presented copies of all written comments and heard all oral testimony before rendering a motion to recommend approval of the zoning district designations as proposed, and a second motion to recommend approval of the text amendments with refinements made to building design and access standards along River Terrace Boulevard, model home allowances, and landscape strip requirements adjacent to row-house developments.

SECTION VIII. CONCLUSION

The proposed changes comply with the applicable Statewide Planning Goals, applicable regional, state and federal regulations, the Tigard Comprehensive Plan, and applicable provisions of the City's implementing ordinances.


Therefore, the Planning Commission recommends that the City Council approve an Ordinance for a Zoning Map Amendment and Development Code Amendment that adopts the following documents as determined through the public hearing process:

1. River Terrace Zoning Districts Map
2. River Terrace Community Development Code Amendment creating Chapter 18.660 River Terrace Plan District



PREPARED BY: John Floyd
Associate Planner

February 10, 2015
DATE



APPROVED BY: Kenny Asher
Community Development Director

February 10, 2015
DATE



City of Tigard

ATTACHMENT 4: WRITTEN COMMENTS

Agency Comments

Tigard Tualatin School District – 1/27/15.....Attachment 4.1
Tigard Tualatin School District – 1/22/15.....Attachment 4.2
Oregon Department of State Lands – 1/21/15.....Attachment 4.3
City of Beaverton – 1/9/15.....Attachment 4.4
Tualatin Valley Fire and Rescue District – 1/8/15.....Attachment 4.5

Public Comments *(At or After 2/2/15 Planning Commission Hearing)*

Metropolitan Land Group – 2/6/15.....Attachment 4.6
Pacific Community Design (for Polygon) – 2/2/15.....Attachment 4.7

Public Comments *(Before 2/2/15 Planning Commission Hearing)*

Summary of Public Comments.....Attachment 4.8
 Metropolitan Land Group – 1/13/15.....Attachment 4.8.A
 Michael Robinson (for West Hills) – 1/13/15.....Attachment 4.8.B
 Pacific Community Design (for Polygon) – 1/12/15...Attachment 4.8.C

Susan Shanks

From: Hossaini, Kelly <Kelly.Hossaini@MillerNash.com>
Sent: Tuesday, January 27, 2015 3:37 PM
To: Susan Shanks
Cc: Steve Olson (steve.olson@IBIGroup.com); Matt Lewis (matt.lewis@cardno.com)
Subject: RE: River Terrace Plan District -- PC Draft

Correction - It looks like 18.660.060(B)(3) would require a variance regardless of which side of the street the trail is on.

Kelly Hossaini

Partner, Real Estate, Land Use, and Environmental Team Leader

Miller Nash Graham & Dunn LLP

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From: Hossaini, Kelly
Sent: Tuesday, January 27, 2015 3:28 PM
To: 'Susan Shanks'
Cc: Steve Olson (steve.olson@IBIGroup.com); Matt Lewis (matt.lewis@cardno.com)
Subject: RE: River Terrace Plan District -- PC Draft

Hi, Susan -

I note that in the previous version of the 18.660, the school site wouldn't have been subject to the River Terrace Boulevard Development Standards, 18.660.050, because those standards applied to commercial and residential development sites - not institutional. It looks like now the school site would be subject to 18.660.050 to the extent that any building on the property is within 40 feet of River Terrace Boulevard, because school buildings would be a "building designed for a conditional use." I first wanted to see if that was the intent of the code revisions. If so, the impact is that such a school building would have to meet "all of the building design standards in Subsection 18.660.070(G)," which contains design standards for single-family dwelling units and duplexes. Much of what is in there would simply be inapplicable or unworkable on a school building, e.g., porches, dormers, etc. So, I'm not sure it is intended that these provisions apply to a school.

Also, do we know yet which side of River Terrace Boulevard the River Terrace Trail is going to be on as it abuts the school site? It looks like if the trail is going to be on the school side of the street, which makes some sense, 18.660.060(B)(3) will require the District to get one or more variances for the needed driveway(s)/vehicle access(es). As you know, we're likely going to have no other access to the school site, at least for a while, so it's not clear why we would have to get a variance for what we can't avoid.

Thanks much - Kelly

Susan Shanks

From: Hossaini, Kelly <Kelly.Hossaini@MillerNash.com>
Sent: Thursday, January 22, 2015 2:51 PM
To: Kim McMillan
Cc: Susan Shanks
Subject: RE: River Terrace Plan District
Attachments: scan.pdf

Kim and Susan -

During this e-mail exchange I was having a foggy recollection of having run into 18.810.030(H) before in the development of a school site. So, I did some research and was able to dig out of my old files what I was remembering. In 2003/2004, TTSD was developing the Alberta Rider Elementary School site. I only got involved in that effort after the hearings officer at the time approved the CUP for the school and the neighbors appealed that decision to city council. (The neighbors subsequently dropped the appeal.) One of the big issues with respect to the CUP was the fact that the school development was not going to meet 18.810.030(H) and so had to get a variance approved. As you will see from the attached hearings officer decision, the variance was a complicated, messy bone of contention. While the circumstances surrounding the school site in River Terrace are somewhat different from those surrounding Alberta Rider, the important fact is that staff applied 18.810.030(H) to the school site and took the position that nothing exempted the school site from that provision. I would like to avoid the possibility of another go-around with 18.810.030(H) and a school site. I don't think anyone would seriously argue that school campuses should have public streets gridded through them. As we planned for River Terrace, I don't think anyone assumed or expected that the school site would have an east-west public street running through it.

Adding an exemption in the new River Terrace development code section would not run afoul of either the TPR or the Metro Regional Transportation Functional Plan. The TPR requires connectivity, but does not spell out exact standards for connectivity. That is left to the local jurisdiction's discretion. The Metro Regional Transportation Function Plan requires the 530-foot spacing requirement, but only for residential and mixed use developments. (Metro Code 3.08.110(2), (5), and (6).) I didn't find anything in the City's comprehensive plan or TSP that would preclude the exemption. I think everyone would probably agree that the most important thing for a school site is to have adequate vehicular, pedestrian, and bicycle access to the school site, and then probably to have adequate pedestrian and bicycle access through it. I think the transportation planning done in conjunction with the River Terrace community planning effort assures that.

Let me know what you think after you review this information.

Thanks much - Kelly

Kelly Hossaini

Partner, Real Estate, Land Use, and Environmental Team Leader

Miller Nash Graham & Dunn LLP

From: Hossaini, Kelly
Sent: Thursday, January 15, 2015 9:27 AM
To: 'Kim McMillan'
Cc: 'Susan Shanks'
Subject: RE: River Terrace Plan District

Hi, Kim -

Thanks for the response. So, it sounds like it is the City's interpretation that 18.810.040(B) trumps 18.810.030(H)? If so, my only lingering concern about 18.810.040(B) is that (1)(c) allows an exception for nonresidential blocks for which internal public circulation provides "equivalent access." I'm not sure that's going to be true in this case. The school site will have internal vehicular access, but it won't be for the public to get from River Terrace Boulevard to the extension of 161st. It will have bike and pedestrian access open to the public, but I think it can be argued that that doesn't provide public circulation equivalent to a street. It may be that we need an exception in 18.660 for clarity. I'm not worried so much about City staff imposing some requirement that the District put a public street through the middle of its campus - it's more to guard against some possible opponent to the school site development in the future making an issue of it. I would hope no one would do that, but I've seen opponents use all kinds of things to their advantage as long as there's a plausible argument they can make.

Thanks much - Kelly

From: Kim McMillan [<mailto:KIM@tigard-or.gov>]
Sent: Wednesday, January 14, 2015 3:27 PM
To: Hossaini, Kelly
Cc: Susan Shanks
Subject: FW: River Terrace Plan District

Hi Kelly,

In reading your email below, I don't know that we need an exception to the code for street spacing for the school property. I would suggest your application address TDC 18.810.040 Blocks. Section B1.a provides an exception to blocks greater than 2000 feet for nonresidential blocks in which internal public circulation provides equivalent access. I hope this helps, but if you need more clarification please don't hesitate to give me a call.

Kim



Kim S. McMillan, P.E.

Assistant City Engineer
DIRECT 503-718-2642
CELL 503-866-5784
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WEB www.tigard-or.gov

City of Tigard | PUBLIC WORKS DEPARTMENT
13125 SW Hall Boulevard, Tigard, OR 97223

From: Susan Shanks <SusanS@tigard-or.gov>
Date: January 13, 2015 at 1:12:08 PM PST
To: Mike McCarthy <MikeM@tigard-or.gov>
Cc: "Kelly Hossaini Esq, Miller Nash (Land use) for TTSD (Kelly.Hossaini@MillerNash.com)" <Kelly.Hossaini@MillerNash.com>
Subject: FW: River Terrace Plan District

Hi Mike – Can you answer Kelly's question and copy me so I know if we need some kind of exception in the RT code for schools.

Thanks!

Susan P Shanks | Senior Planner

Community Development Department | City of Tigard

Email susans@tigard-or.gov

Phone [503-718-2454](tel:503-718-2454)

Fax [503-718-2748](tel:503-718-2748)

From: Hossaini, Kelly [<mailto:Kelly.Hossaini@MillerNash.com>]

Sent: Tuesday, January 13, 2015 10:59 AM

To: Susan Shanks

Subject: River Terrace Plan District

Hi, Susan -

Happy 2015! I took a look at the proposed Chapter 18.660, River Terrace Plan District, and don't really have any issues with respect to TTSD. I do have a question, though. The District's property is approximately 660 by 1300 feet. I know the Tigard Development Code wants to see streets spaced at no more than 530 feet. Should there be some exception in Chapter 18.660 for the school property with respect to the 530 feet? I don't believe that the City has interpreted its code in the past to apply the 530 feet standard to school sites (for obvious reasons), but it might be a good idea to make that clear in 18.660 so there are no hang-ups later. There may be something already in the code that has been relied on in the past to exempt school sites from the 530-foot spacing requirement and I'm just not aware of it.

Thanks much - Kelly

Kelly Hossaini

Partner, Real Estate, Land Use, and Environmental Team Leader

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WETLAND LAND USE NOTIFICATION RESPONSE
 OREGON DEPARTMENT OF STATE LANDS
 775 Summer Street NE, Suite 100, Salem, OR 97301-1279
 Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2014-0303

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Susan Shanks from city of Tigard submitted a WLUN pertaining to local case file #: (DCA) 2014-00001.

Activity location:

township: Multiple range: Multiple section: Multiple quarter-quarter section: _____

tax lot(s): Multiple _____

street address: _____

city: _____

county: _____

latitude: 45.414923 _____

longitude: -122.848979 _____

Mapped wetland/waterway features:

- The national wetlands inventory shows a wetland/waterway on the property.
- The local wetlands inventory shows a wetland/waterway on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

- A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

- An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

Contacts:

- For permit information and requirements contact DSL Resource Coordinator (see website for current list) http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways
- For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list)
http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways

- This is a preliminary jurisdictional determination and is advisory only.

Comments: Thank you for notification of the City of Tigard Planning Division's proposal to Adopt Community Development Code (CDC) text amendments and Zoning map amendments necessary to implement the River Terrace Community Plan. We have no specific comments regarding this proposal.

However, please remember that through the Wetland Land Use Notification Process, the city will need to provide notice to the Department within five working days of the acceptance of any complete application for the following activities that are wholly or partially within areas identified as wetlands on the State-wide Wetlands Inventory:

- a. Subdivisions;
- b. Building permits for new structures;
- c. Other development permits and approvals that allow physical alteration of the land involving excavation and grading, including permits for removal or fill, or both, or development in floodplains and floodways;
- d. Conditional use permits and variances that involve physical alterations to the land or construction of new structures; and
- e. Planned unit development approvals.

Thank you for your participation in the Wetland Land Use Notification process.

Response by:  _____ date: 01/21/2015

Susan Shanks

From: Leigh Crabtree <lcrabtree@beavertonoregon.gov>
Sent: Friday, January 09, 2015 12:59 PM
To: Susan Shanks
Subject: FW: DRAFT River Terrace Plan District 18-Dec-2014 - LC
Attachments: DRAFT River Terrace Plan District 18-Dec-2014 - LC.docx

Susan,

Attached is my review of the River Terrace Plan, which ended up being more editing for clarity than anything else.

I did not comment on:

18.660.033 Adequacy of Public Facilities (it seems as though this would be better suited in the engineering manual or city code, but this is based off my knowledge of Beaverton's ordinance structure, not Tigard's)
18.660.035 Preliminary Plat Approval Criteria

If you would like something more formal, please let me know.

Thank you for providing us with the opportunity to review the plan.

Please let me know if you have any questions.

Sincerely,

Leigh
(503) 520-2458

PUBLIC RECORDS LAW DISCLOSURE

This e-mail is a public record of the City of Beaverton and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

18.660.010	Purpose
18.660.020	Where These Regulations Apply
18.660.030	Applicability
18.660.033	Adequacy of Public Facilities
18.660.035	Preliminary Plat Approval Criteria
18.660.040	Community Commercial Development Standards
18.660.050	River Terrace Boulevard Development Standards
18.660.060	Planned Developments
18.660.070	Street Design
18.660.080	Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

- A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.
- B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:
1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
 2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
 3. Sewer: A citywide utility fee surcharge.
 4. Stormwater: A River Terrace storm water utility fee surcharge.
- C. Deferral of Compliance.
1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
 2. Deferral of compliance shall be granted only if:
 - a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is

Comment [C1]: Should we call this section "Provision of Adequate Public Facilities" since it only addresses financial adequacy not "physical" adequacy (e.g., that there are services to the development)?

likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and

- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception.

1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilitates as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards.

1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B.
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and
 - c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority

determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.

2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and, shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

- A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.
1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
 2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
 3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.

B. Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

Comment [C2]: Here's where we would add what is basically a reverse of this requirement

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below.

The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B; the City Engineer shall approve the final alignment. The following standards outlined in Section 18.660.050 apply to commercial and residential development sites abutting both sides of the River Terrace Boulevard right-of-way, as follows:

1. ~~For Residential~~ single-family attached, single-family detached, and duplex development, ~~the following standards apply to all development on these lots abutting the River Terrace Boulevard right-of-way (ROW).~~
2. Commercial and Multifamily Residential development that includes multiple buildings ~~For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except for those buildings that have with less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).~~
3. ~~The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right of way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.~~

Comment [LC3]: Lot or development site?

Comment [LC4]: is there an applicable distance from the right-of-way that assists in determining the visibility of the 15 feet of elevation?

B. Building Placement and Design.

~~1.~~ Primary buildings shall have their front façade and front entry door oriented to River Terrace Boulevard.

~~2.~~

1. At least one front entry door;

a. is required for each business or dwelling with a ground floor frontage.

a.

~~b.~~

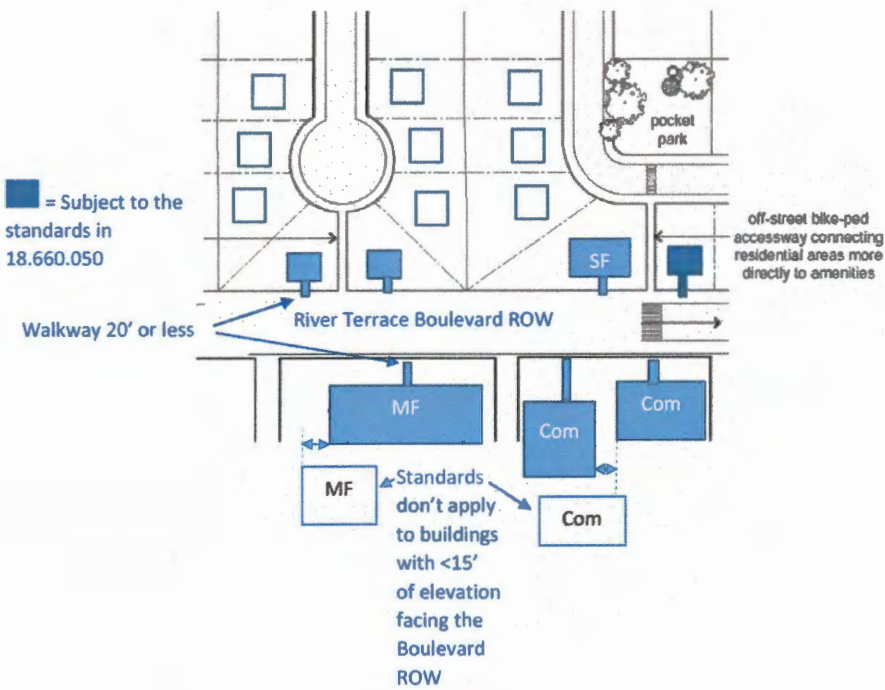
~~e.b.~~ At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

2. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). All walkways shall be ADA accessible.

Comment [LC5]: Is this meant to be a maximum 20 foot building setback? If not, then what else can be developed at the end of the 20 feet of walkway?

~~d. For those properties that abut the trail side of the right of way, one walkway connection is required between the development and the trail for every 5 single family detached lots (including duplex lots) that are located within a single block. All walkways shall be ADA accessible.~~

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



3. For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every:

a. 5 single-family detached lots (including duplex lots) that are located within a single block. All walkways shall be ADA accessible.

~~a.b. For those properties that abut the trail, one walkway connection is required between the development and the trail for every~~ 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. All walkways shall be ADA accessible.

~~b.c. For those properties that abut the trail, one walkway connection is required between the development and the trail for every~~ 200 feet of frontage of multifamily development. All walkways shall be ADA accessible.

~~3.4.~~ No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

~~4.5.~~ No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process, in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). ~~This d~~

Density bonuses shall only apply to residential lots that are proposed to abut the River Terrace Boulevard right-of-way with subdivision, as follows: once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5:

~~a. Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may be reduced to a~~ minimum lot size ~~to of~~ 4,500 square feet and ~~the a~~ minimum lot width to 40 feet.

~~a.b. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may be reduced the to a~~ minimum lot size ~~to of~~ 7,000 square feet and ~~the a~~ minimum lot width to 80 feet.

2. Land zoned R-7:

~~a. Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may be reduced the to a~~ minimum lot size ~~to of~~ 3,500 square feet and ~~the a~~ minimum lot width ~~to of~~ 35 feet.

~~b. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may be reduced the to a~~ minimum lot size ~~to of~~ 7,000 square feet.

~~b.c. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may be reduced the to a~~ minimum lot size ~~to of~~ 2,500 square feet and ~~the a~~ minimum lot width to 25 feet.

3. Land zoned R-12:

Comment [C6]: Here's an example of how this should work:

On a 10 acre site (80% net to gross) with 700' of frontage on RTB it would work like this:

R-4.5
Standard = 46 du @ 7500 sf; there would be 14 lots with 50' width along RTB

With Bonus: 17 du @ 4500 sf with 40' width along RTB plus 36 standard lots at 7500 sf on remainder = 53 lots total.

R-7
Standard = 70 du @ 5000 sf; there would be 14 lots with 50' width along RTB

With Bonus: 23 du @ 3000 sf with 30' width along RTB plus 56 standard lots at 5000 sf on remainder = 79 lots total.

Comment [LC7]: do you intend to have a minimum lot width, say 70 feet?

~~a. Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2,000 square feet per dwelling unit.~~

~~e.b. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2,500 square feet per dwelling unit.~~

C.D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to ~~the a~~ standard(s) of this section based on findings that:

1. The standard(s) cannot be met due to topography or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. Wood or chain link fencing is not permitted.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. ~~Private outdoor area—Residential use.~~ The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

B. ~~Shared outdoor recreation and open space facility areas—Residential use.~~ The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

C. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept ~~an lesser~~ amount of open space that is less than 20 percent where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, ~~and/or trails, or a combination thereof~~, identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public.
2. The city may accept ~~an lesser~~ amount of open space that is less than 20 percent in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:

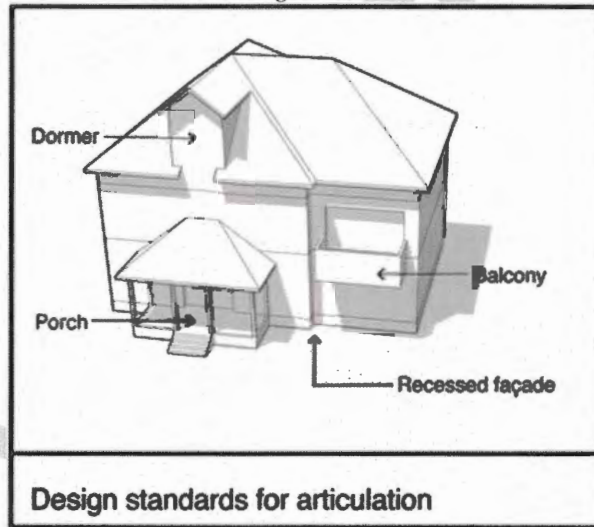
- a. ~~Provide a~~ comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. ~~Provide p~~Public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. ~~Provide or s~~Show that the proposed development has direct access to and is within a ~~1/4~~~~one-~~~~quarter~~ mile of a public park or recreation area via a public or private trail, path, or walkway.
 - d. ~~Provide i~~Intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. ~~Provide h~~High-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above:
- a. ~~Provide for the l~~ong-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard right-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
 - b. ~~Provide a h~~High-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. ~~Provide p~~Park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.
- D. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.
- E. Design Standards for Single-Family Dwelling Units and Duplexes. These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e₂ above, to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C.

These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote ~~attention to architectural~~ detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

- 1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
 - a. For buildings with 30-60 feet of street frontage, a minimum of ~~1~~~~one~~ of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.

- ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet widedeep.
 - iv. A section of the façade, a minimum of six feet wide, that is recessed by at least a minimum of 2 feet deep and 6 feet long.
 - v. A gabled dormer.
- b. For buildings with over 60 feet of street frontage, at least +-one element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.
- c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

**Figure 18.660.2
Building Articulation**



2. Eyes on the Street. At least 12% of the area of each street-facing façade must be-include windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- a. Windows. All of the window area in the street-facing wall(s) of a building(s) may be calculated. Windows used to meet this standard so long as the windows are must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - b. Garage Door Windows. Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard.
 - b. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - c. Window area is considered the entire area within the outer window frame, including any interior window grid.
 - d. Entrance Doors. Doors area calculated-used to meet this standard must be parallel to face the street or be at an angle of no greater than 45 degrees from the street.
 - e. Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

Comment [LC8]: add to definitions?

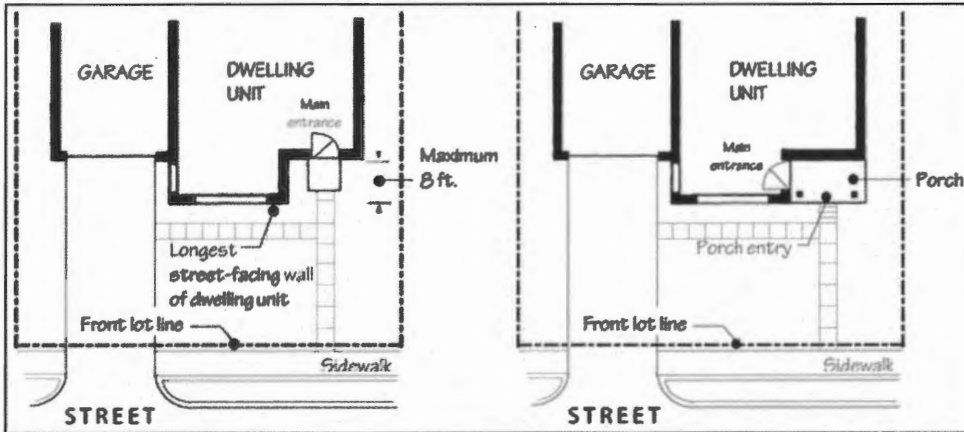
Comment [LC9]: add to definitions?

Figure 18.660.3
Eyes on the Street



3. Main Entrance. ~~See Figure 18.660.4 for an illustration of main entrances.~~ At least ~~1~~one main entrance must meet ~~both of~~ the following standards. ~~The entrance must be:~~ ~~See Figure 18.660.4 for an illustration of main entrances.~~
- a. ~~Be Set back~~ no further than 8 feet ~~behind~~beyond the longest street-facing wall of the building; ~~and,~~
 - b. ~~Face Parallel~~ to the ~~street~~right-of-way ~~or,~~ be at an angle ~~that is no more than of up to~~ 45 degrees from ~~parallel with the right-of-way~~the street; ~~or,~~
 - b.c. ~~Open~~ onto a porch. If the entrance opens ~~up~~ onto a porch, the porch must ~~meet all of~~satisfy these ~~following~~additional standards:
 - i. Be at least 25 square feet in area with a minimum 4-foot depth; ~~and,~~
 - ii. Have at least 1 porch entry facing the street; ~~and,~~
 - iii. Have a roof that is no more than 12 feet above the floor of the porch; ~~and,~~
 - iv. Have a roof that covers at least 30% of the porch area.

Figure 18.660.4
Main Entrances

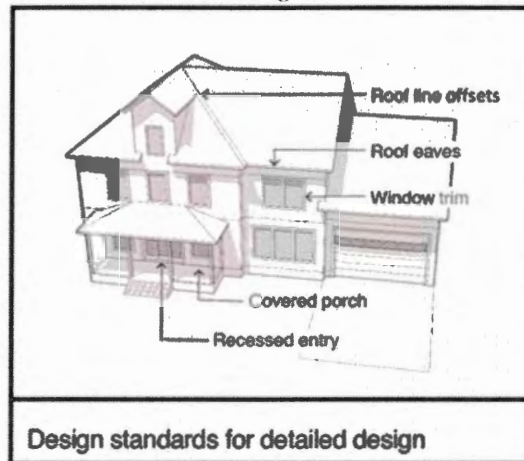


4. Detailed Design. See Figure 18.660.5 for illustration of detailed design elements. All buildings shall include at least five (5) of the following features on any street-facing façade elevation. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch: at a minimum of least 5 feet deep, as measured horizontally from the face of the main building façade elevation to the opposite edge of the deck, and at least a minimum of 5 feet wide.
 - Recessed entry area: A minimum of at least 2 feet deep, as measured horizontally from the face of the main building façade elevation, and A minimum of at least 5 feet wide.
 - Offset: on the building face of at least A minimum of 16 inches of setback (depth) difference from one exterior wall surface to the other.
 - Domer: A minimum of that is at least 4 feet wide and integrated into the roof form.
 - Roof eaves: with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line variation: A minimum offsets of at least 2 feet of offset from the top surface of one roof to the top surface of the other.
 - Shingles: Tile or wood shingle roofs.
 - Siding: Horizontal lap siding: between 3 to 7 inches wide laps (in the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Siding: Brick, cedar shingles, stucco, or other similar decorative accent materials covering at least a minimum of 40% of the street-facing façade elevation.
 - Roof: Gable roof, hip roof, or gambrel roof design.
 - Window trim: A minimum of around all windows at least 3 inches wide and 5/8 in deep around all windows.
 - Window recesses: A minimum of 3 in all windows, of at least 3 inches as measured horizontally from the face of the building elevation façade in all windows.
 - Balcony: A minimum of that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - Roof, solar: One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - Window, Bay: A minimum of window at least 2 feet deep and 5 feet long.

Comment [LC10]: Is this meant to provide a surface for solar panels?

- p. Attached garage: width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade elevation width, as measured between the inside of the garage door frame.

Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
- a. Garage Front Setback: The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall elevation of the a house building that encloses living area. The following exceptions apply:
- i. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - ii. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
- b. Garage Door: See Figure 19.505.2.C.2.
- i. A dwelling is allowed one 12-ft-wide garage door, regardless of the total width of street-facing elevation, as measured between the inside of the garage door frame.
 - ii. Beyond 12-feet, as noted in i., above, the width of a street-facing garage door(s), may not exceed 40% of the total width of the street-facing elevation on the same street frontage as the garage door, as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft wide garage door, regardless of the total width of street-facing façades.

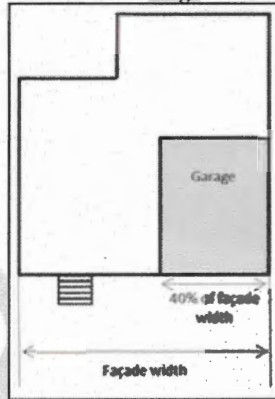
6.c. Garage Width: The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade elevation if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade elevation.

Comment [LC11]: Garage or garage door?

6.d. Garage Front: A garage door may face the side lot line. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

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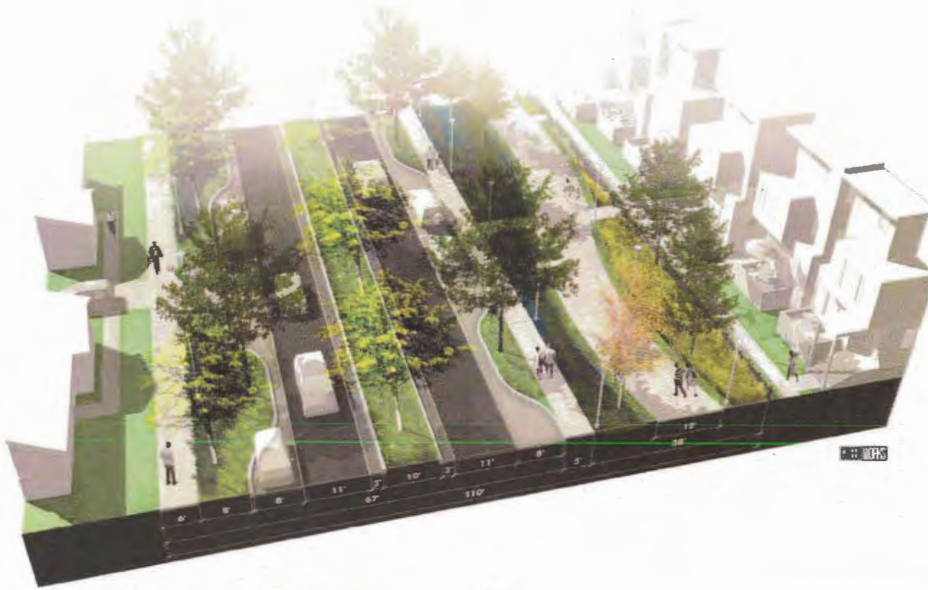
Figure 18.660.5
Maximum Garage Width



18.660.070 Street Design

- A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

Figure 18.660.6 River Terrace Boulevard Cross-Section



1. Design Standards for River Terrace Boulevard.
 - a. Right-of-Way Width: 110 feet plus addition ROW as needed for slopes, retaining walls, etc.
 - b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk.
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk.
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
 - c. Landscape Strip:
 - i. With or without on-street parking, and no adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
 - d. Bike Facilities: 12-foot trail on west side of street in accordance with design standards below.
 - e. On-Street Parking: **On-Street Parking**: Optional 8 feet, as determined by the City Engineer.
 - f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

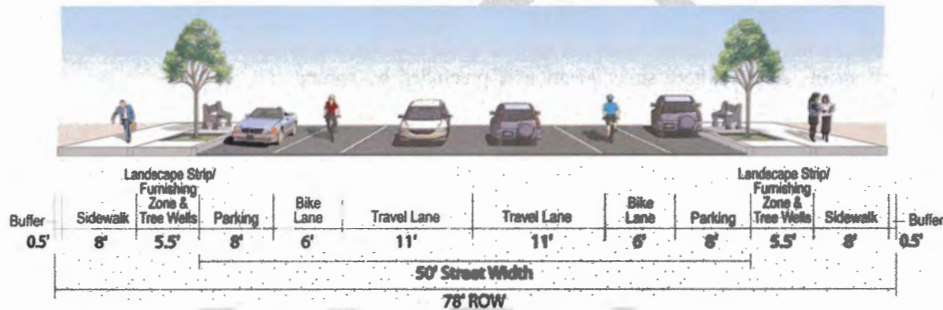
Comment [LC12]: Reference the section.

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed, as determined by the City Engineer.
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, basic street lighting, and pedestrian-scale lighting
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

Comment [LC13]: What other street? A separate street upon which the lot fronts?

- B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



1. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk width: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells width: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting, and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions ~~into the for the width of the~~ parking lane, unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

Comment [LC14]: Is this meant to be a one or the other options? If so, be clear. If these are separate issues, just separate them.

- C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

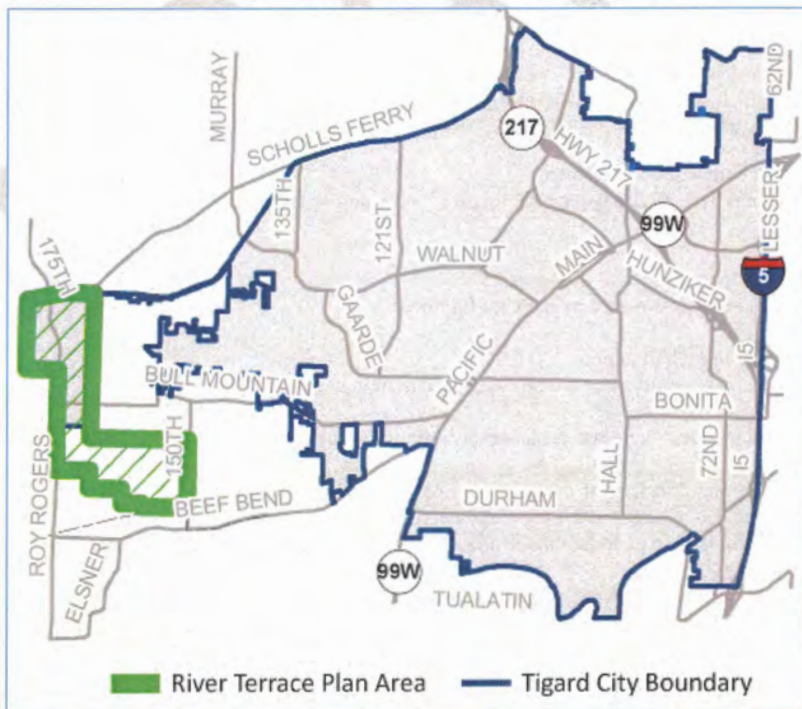
D. Adjustments. Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements or width reduction of trail right-of-way or landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources or are otherwise in the public's interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

18.660.080 Street Connectivity

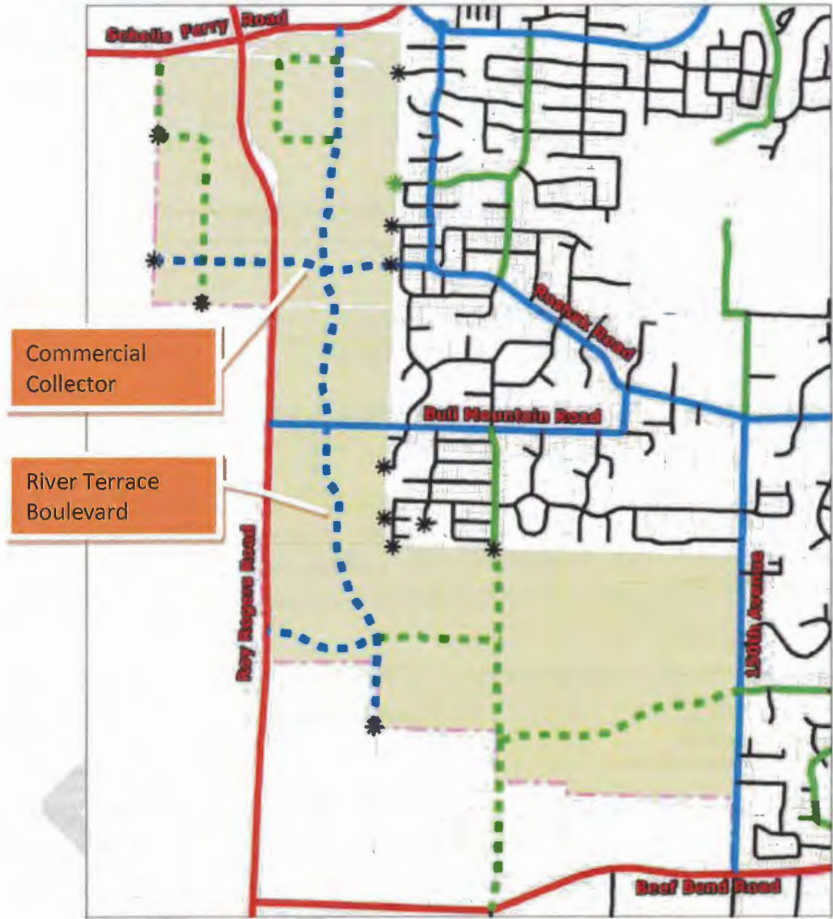
A. Street alignment and connections. For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.

B. Block Perimeter. The perimeter of blocks formed by streets shall not exceed **a total of 1,600 feet** measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector





REQUEST FOR COMMENTS

DATE: December 23, 2014
 TO: Interested and Affected Parties
 FROM: City of Tigard Planning Division
 STAFF: Susan P Shanks, Senior Planner
 CONTACT: Phone: (503) 718-2454, Fax: (503) 718-2748, Email: susans@tigard-or.gov

PROPOSAL:
RIVER TERRACE PLAN DISTRICT
 Development Code Amendment (DCA) 2014-00001
RIVER TERRACE ZONING DISTRICTS MAP
 Zone Change (ZON) 2014-00002

REQUEST: Adopt Community Development Code (CDC) text amendments and Zoning map amendments necessary to implement the River Terrace Community Plan. Proposed changes include the adoption of a new CDC Chapter (18.660) to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to approximately 490 acres of land within River Terrace.

APPLICABLE REVIEW CRITERIA: CDC Chapters 18.380.020 and 18.390.060.G; Comprehensive Plan Goals 1, 2, 8, 10, 11, 12, and 14; Statewide Planning Goals 1, 2, 8, 10, 11, 12, and 14; and Metro's Urban Growth Management Functional Plan Titles 1 and 11.

Attached are the **Proposed Amendments** for your review. From information supplied by various departments and agencies and from other information available to staff, a report and recommendation will be prepared and a decision will be rendered on the proposal in the near future. If you wish to comment on these amendments, **WE NEED YOUR COMMENTS BY: JANUARY 9, 2015.** You may use the space provided below or attach a separate letter to return your comments. If you are unable to respond by the above date, please phone the staff contact noted above with your comments and confirm your comments in writing as soon as possible. If you have any questions, contact the Tigard Planning Division, 13125 SW Hall Boulevard, Tigard, OR 97223.

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- We have reviewed the proposal and have no objections to it.
- Please contact _____
- Please refer to the enclosed letter or e _____
- Written comments provided below:



John Wolff IAAI-CFI
 Deputy Fire Marshal II
 (503) 259-1504 - direct
 (503) 642-4814 - fax
 (503) 649-8577 - main
 John.Wolff@tvfr.com
 11945 S.W. 70th Avenue
 Tigard, OR 97223-9196
 www.tvfr.com

our office.

Name & Phone Number of Person Commenting: _____

Susan Shanks

From: Susan Shanks
Sent: Monday, February 09, 2015 7:56 AM
To: Susan Shanks
Subject: FW: Proposed language for 18.660.030)E)3

From: Jamie Morgan-Stasny [mailto:jamiem@metlandgroup.com]
Sent: Friday, February 06, 2015 2:47 PM
To: Susan Shanks
Cc: 'Matt Sprague'
Subject: RE: Proposed language for 18.660.030)E)3

Hi Susan,
This looks great, thank you for your help in getting the code updated 😊
We are comfortable with the language as proposed and will not plan to meet on Monday as previously discussed.
Thank you again.
Sincerely,
Jamie

Jamie Stasny | Project Planner
Metropolitan Land Group, LLC
17933 NW Evergreen Parkway, Suite 300 • Beaverton, OR 97006
V 503-597-7106 F 503-597-7149 C 503-752-5807
JamieM@metlandgroup.com

From: Susan Shanks [mailto:SusanS@tigard-or.gov]
Sent: Thursday, February 05, 2015 3:42 PM
To: Jamie Morgan-Stasny
Subject: RE: Proposed language for 18.660.030)E)3

Hi Jamie,

We're fine with your proposed language with just the tiniest of tweaks. How does this work for you?

3. Development in water pressure zone 550 shall either provide or demonstrate that there is sufficient water capacity in water pressure zone 550 to serve the proposed development, **or that it can be served by another water pressure zone that has sufficient capacity**, to the satisfaction of the City Engineer and Tualatin Valley Fire and Rescue during the land use review process.
4. Development in the north and south sewer sub-basins shall demonstrate, where applicable, that there is sufficient pump station capacity and associated force mains to serve the proposed development, **or that it can be served by other system improvements, to the satisfaction of the City Engineer and Clean Water Services** during the land use review process.

If you're good with this then I'll go ahead and cancel our meeting on Monday.

Thanks,

Susan P Shanks | Senior Planner
Community Development Department | City of Tigard

Email susans@tigard-or.gov
Phone 503-718-2454
Fax 503-718-2748

From: Jamie Morgan-Stasny [<mailto:jamiem@metlandgroup.com>]
Sent: Wednesday, February 04, 2015 9:49 AM
To: Susan Shanks
Subject: RE: Proposed language for 18.660.030)E)3

Hi Susan,
We would propose the following bold underlined changes to section 18.660.030)E)4

4. During the land use review process, development in the north and south sewer sub-basins shall demonstrate, where applicable, that there is sufficient pump station capacity and associated force mains to serve the proposed development or that other system improvements can be made that are demonstrated to be adequate to serve the development.

Please let me know if this is workable.
Many thanks!!
Sincerely,
Jamie

From: Susan Shanks [<mailto:SusanS@tigard-or.gov>]
Sent: Tuesday, February 03, 2015 5:32 PM
To: Jamie Morgan-Stasny
Subject: RE: Proposed language for 18.660.030)E)3

Ok. I'll stay tuned.

From: Jamie Morgan-Stasny [<mailto:jamiem@metlandgroup.com>]
Sent: Tuesday, February 03, 2015 5:02 PM
To: Susan Shanks
Subject: RE: Proposed language for 18.660.030)E)3

We are still discussing the sanitary language, i will let you know by tomorrow where we end up.
Thanks,
Jamie

----- Original message -----

From: Susan Shanks <SusanS@tigard-or.gov>
Date: 02/03/2015 3:50 PM (GMT-08:00)
To: Jamie Morgan-Stasny <jamiem@metlandgroup.com>
Cc: 'Matt Sprague' <msprague@sfadg.com>, John O'Neil <johno@metlandgroup.com>
Subject: RE: Proposed language for 18.660.030)E)3

Thanks, Jamie. I'll float this by staff. Any proposed changes to the sewer language or are you good with what's proposed?

From: Jamie Morgan-Stasny [<mailto:jamiem@metlandgroup.com>]
Sent: Tuesday, February 03, 2015 3:04 PM
To: Susan Shanks

Cc: 'Matt Sprague'; John O'Neil
Subject: Proposed language for 18.660.030)E)3

Hi Susan,

We would like to propose that the bold underlined language shown below be incorporated into section 18.660.030)E)3

*Development in water pressure zone 550 shall either provide or demonstrate that there is sufficient water capacity in water pressure zone 550 **or that the development can be served by another pressure zone that has adequate capacity** to serve the proposed development to the satisfaction of the City Engineer and Tualatin Valley Fire and Rescue during the land use review process.*

Please let me know if this addition is acceptable, and if we will still require the meeting next Monday.

Many thanks,

Sincerely,

Jamie Stasny | Project Planner

Metropolitan Land Group, LLC
17933 NW Evergreen Parkway, Suite 300 • Beaverton, OR 97006
V 503-597-7106 F 503-597-7149 C 503-752-5807
JamieM@metlandgroup.com

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MEMORANDUM

DATE: February 2, 2015
TO: City of Tigard Planning Commission
FROM: Jim Lange, Pacific Community Design
RE: Proposed Code Amendment for Chapter 18.660 – River Terrace Plan District

This Memorandum is submitted on behalf of Polygon Homes to request the following edits to the proposed Chapter 18.660 - River Terrace Plan District.

Proposed edit to Section 18.660.080.D. is shown in bold underline, below.

- D. Skinny Streets. Development sites that have public street frontage on an Arterial Street upon which they cannot take vehicle access shall may take access from another public street that, at a minimum, meets the skinny street option as shown in Figure 18.810.6.B, except that the planter strips can be eliminated from the segments of the street that have continuous, closely spaced driveways. This option may be used:
1. Regardless of the expected number of vehicles per day; and
2. Only when it is located in a Planned Development; and
3. Only when it can be demonstrated that the development fronting the skinny street meets the on-street parking standards in Section 18.660.100 below.

Adjustments to these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

Proposed addition to allow for more than one model home within projects in the River Terrace Plan District shown in bold underline, below.

18.660.110 Temporary Uses for Sales Office and Model Homes

Within residential developments in the River Terrace area, the number of model homes allowed through Section 18.785.020.C. is not limited to one.

Thank you.



City of Tigard Memorandum

To: Tigard City Council

From: Susan P Shanks, River Terrace Project Manager
Zechariah Heck, Project Planning Assistant

Re: Summary of Public Comments Received Prior to Planning Commission Hearing

Date: February 10, 2015

Staff received a number of detailed track change comments from the development community on the River Terrace Plan District code amendments prior to the Planning Commission hearing on February 2, 2015. These comments are attached to this memo as Attachments 4.8.A, B, and C. A summary of these comments and staff's response to them is provided below.

COMMENTS FROM METROPOLITAN LAND GROUP (MLG)

18.660.040 Approval Criteria

- Clarify whether phased development provisions apply to phased approvals or phased construction.
- Delete provision for right-of-way dedication during phased development.

18.660.070 Planned Developments

- Clarify how perimeter lots are defined and where standards apply.
- Allow more lot dimension and setback flexibility for perimeter lots.
- Delete provision requiring applicant to provide an analysis that shows how an alternative open space proposal and development enhancements are equivalent to the standard 20% open space requirement.

Staff Response: Staff agreed with each of the changes suggested by MLG and revised the December 18th draft of the code amendments accordingly.

COMMENTS FROM WEST HILLS

General

- Clarify procedures, terms, and standards throughout and make standards more clear and objective wherever possible.

18.660.040 Approval Criteria

- Delete provision for right-of-way dedication during phased development.

18.660.060 River Terrace Boulevard Development Standards

- Clarify how River Terrace Blvd development standards apply to side-oriented lots.
- Require design standards for facades facing River Terrace Blvd in lieu of front entries and walkways.

18.660.070 Planned Developments

- Eliminate open space requirement altogether and focus on development enhancements.

18.660.080 Street Design

- Allow more River Terrace Blvd design flexibility up front.

Staff Response: Staff agreed with each of the changes suggested by West Hills and revised the December 18th draft of the code amendments accordingly, with one exception. Staff revised the Planned Development open space requirement, but did not eliminate it entirely.

COMMENTS FROM POLYGON

18.660.030 Provision of Adequate Public Facilities

- Include Developer Agreement as an option for compliance deferral.

18.660.060 River Terrace Boulevard Development Standards

- Clarify how River Terrace Blvd development standards apply to side-oriented lots.
- Require design standards for facades facing River Terrace Blvd in lieu of front entries and walkways.

18.660.070 Planned Developments

- Clarify how perimeter lots are defined and where standards apply.
- Limit right-of-way reduction for Planned Development density calculations.
- Add definitions for how to measure street-facing facades and window area.

18.660.080 Street Design

- Clarify where Community Commercial street standards apply.

Staff Response: Staff agreed with each of the changes suggested by Polygon and revised the December 18th draft of the code amendments accordingly.

Susan Shanks

From: Jamie Morgan-Stasny <jamiem@metlandgroup.com>
Sent: Tuesday, January 13, 2015 4:24 PM
To: Susan Shanks
Cc: 'Matt Sprague'
Subject: River Terrace Plan District Comments - MLG
Attachments: 201501131444.pdf

Hi Susan,

Attached are our comments on the River Terrace Plan Code language.

A number of our concerns were addressed by Fred's group, but we did have a number of other ideas that should be considered, namely –

- Not requiring compliance with the following sections when applying for a Planned Development (as described on page 18.660-7 attached)
 - 18.350.060.C.1 (80% rule)
 - 18.350.060.C.3 (extreme rule)
 - Table 18.510.2
- Removal of the rough proportionality requirement within section 18.660.060, C on page 18.660-8
 - We feel that the guidelines set forth in 18.660.060 C 1, 2 & 3 will provide enough discretion to the Planning Commission and negate the need for a rough proportionality demonstration.

Please feel free to call if you would like to discuss our comments further.

Matt Sprague from SFA is our planner who is currently in process on two Planned Developments within the City of Tigard. He had some great insight and comments. Please also do not hesitate to call him directly if you have questions or would like more information. His direct number is (503) 332.8385.

Thank you for your consideration,

- Jamie

Jamie Stasny | Project Planner

Metropolitan Land Group, LLC

17933 NW Evergreen Parkway, Suite 300 • Beaverton, OR 97006

V 503-597-7106 F 503-597-7149 C 503-752-5807

JamieM@metlandgroup.com

SFA Design Group
Code Review + Comment

1/12/14

Matt Sprague

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

- 18.660.010 Purpose
- 18.660.020 Where These Regulations Apply
- 18.660.030 Applicability
- 18.660.033 Adequacy of Public Facilities
- 18.660.035 Preliminary Plat Approval Criteria
- 18.660.040 Community Commercial Development Standards
- 18.660.050 River Terrace Boulevard Development Standards
- 18.660.060 Planned Developments
- 18.660.070 Street Design
- 18.660.080 Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

- A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.
- B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:
1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
 2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
 3. Sewer: A citywide utility fee surcharge.
 4. Stormwater: A River Terrace storm water utility fee surcharge.
- C. Deferral of Compliance.
1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
 2. Deferral of compliance shall be granted only if:
 - a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is

likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and

- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception.

1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards.

1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B.
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and
 - c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority

determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.

2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and, shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 **Preliminary Plat Approval Criteria**

A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace:

1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

Should clarification be needed noting the difference between phased approvals & phased construction? Item 3 is about phased approvals

I can't see this working based upon purchase & closing requirements in typical phased developments. ↓ MRS 1/12/14

4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.

B. Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

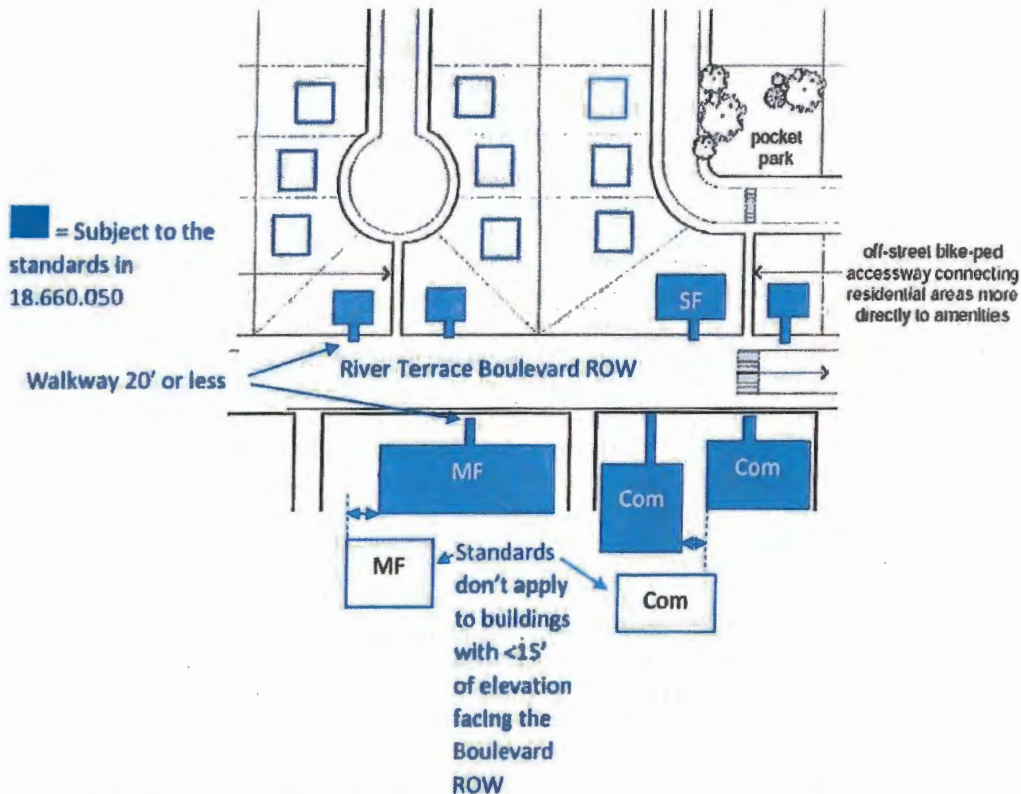
1. For single-family attached, single-family detached, and duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW).
2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).
3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

B. Building Placement and Design.

1. Primary buildings shall have their front façade and front entry door oriented to River Terrace Boulevard.
2. At least one front entry door is required for each business or dwelling with a ground floor frontage.
3. At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). All walkways shall be ADA accessible.

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. All walkways shall be ADA accessible.

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. All walkways shall be ADA accessible.
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. All walkways shall be ADA accessible.
- No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
- No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.
2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.
3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. Wood or chain link fencing is not permitted.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Private outdoor area—Residential use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

The City needs to clarify setbacks adjacent to perimeters within this text. Currently it is up to staff interpretation & unclear with a "changing" perimeter

Also suggest adding language that a parcel adjacent to a public or private street is not considered a perimeter lot

*Other code sections that should not apply: 18.350.060.C.2 (80% rule)
18.350.060.C.3 (extreme)*

*11/2/14
m/s*

Table 18.510.2 - remove 30' setback restriction in favor of a setback the same as the lower density zone

*11/2/14
m/s*

*11/2/14
m/s*

B. Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

C. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below, ~~and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.~~

→ Remove as the requirements of 1, 2 and 3 shall ensure adequate OS
1/13/15
JMS

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public.
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway. *Including sidewalks along streets.*
 - d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above.
 - a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
 - b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks

Including sidewalks along streets.
1/12/14
MJS

and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

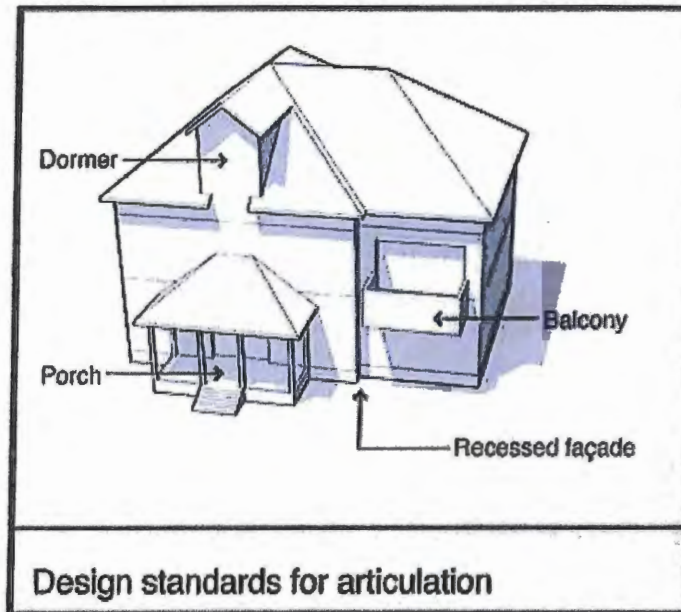
D. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

E. Design Standards for Single-Family Dwelling Units and Duplexes. These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

Is this the facade length or lot frontage?

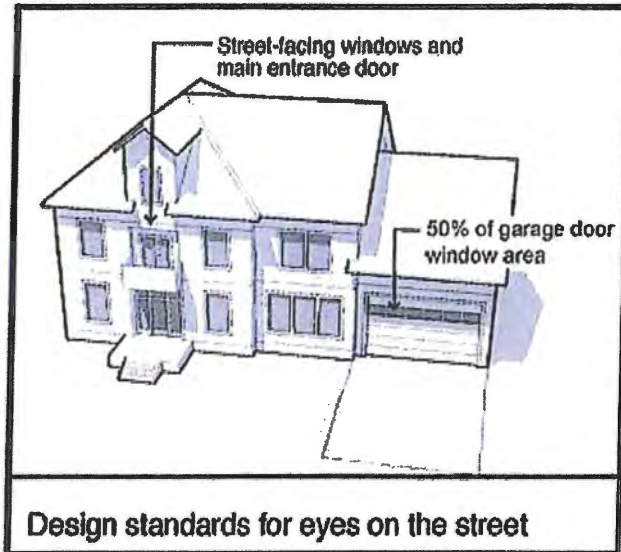
1. **Articulation.** All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
 - a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.
 - c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

**Figure 18.660.2
Building Articulation**



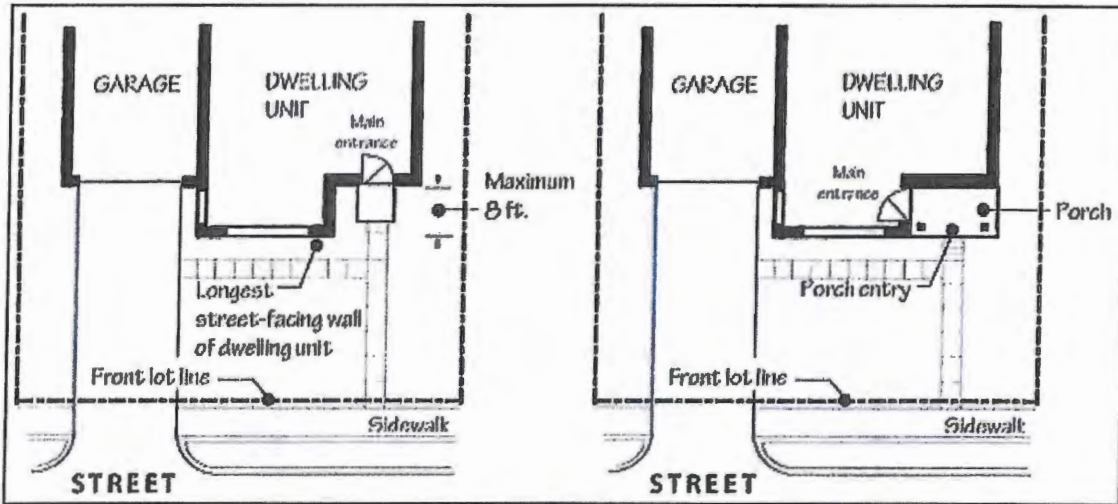
2. Eyes on the Street. At least 12% of the area of each street-facing façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
 - a. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - b. Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - c. Window area is considered the entire area within the outer window frame, including any interior window grid.
 - d. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
 - e. Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

Figure 18.660.3
Eyes on the Street



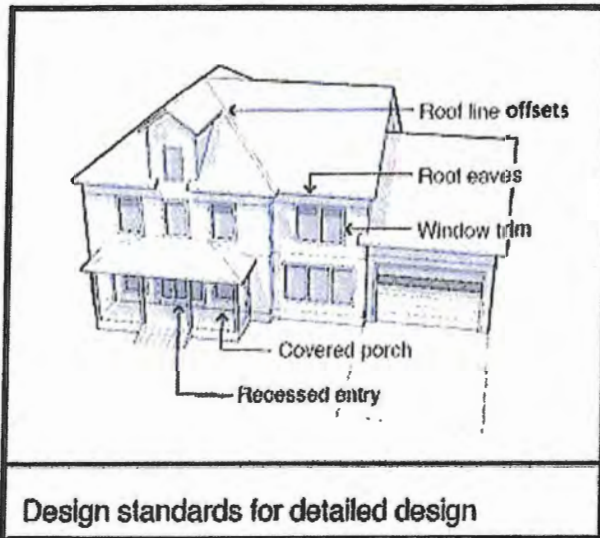
3. **Main Entrance.** At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
 - a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 25 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

**Figure 18.660.4
Main Entrances**



4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - Dormer that is at least 4 feet wide and integrated into the roof form.
 - Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design.
 - Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

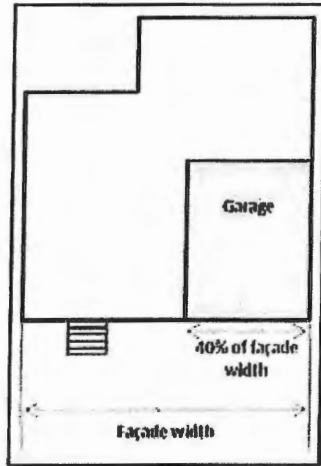
Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
 - a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - cl. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade.
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

Both requirements limit units in the R-12 zone to single car garage openings. 1/12/14 mls

**Figure 18.660.5
Maximum Garage Width**

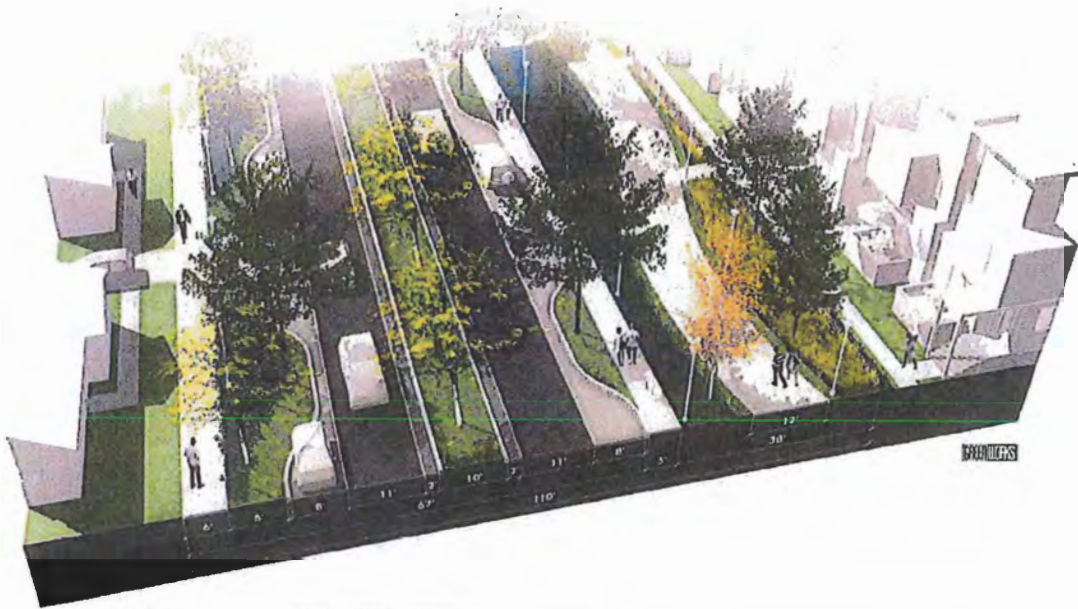


DRAFT

18.660.070 Street Design

- A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

Figure 18.660.6 River Terrace Boulevard Cross-Section

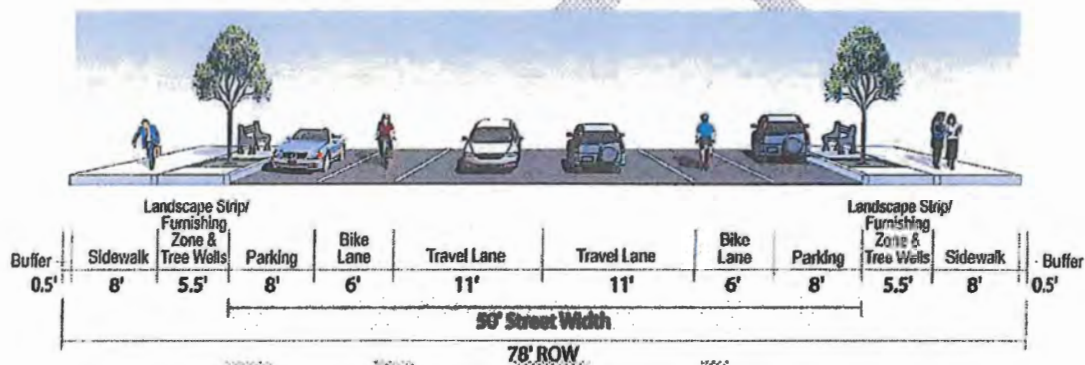


1. Design Standards for River Terrace Boulevard.
 - a. Right-of-Way Width: 110 feet plus addition ROW as needed for slopes, retaining walls, etc.
 - b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk.
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk.
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
 - c. Landscape Strip:
 - i. With or without on-street parking, and no adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
 - d. Bike Facilities: 12-foot trail on west side of street in accordance with design standards below.
 - e. On-Street Parking: On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

- iii. **Left-Turn Lane:** Required 11 feet where left-turns are allowed , as determined by the City Engineer.
- g. **Trail Right-of-Way:** 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. **Required Street Lighting:** Intersection safety lighting, basic street lighting and pedestrian-scale lighting
- i. **Access:** Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

B. **Collector within Community Commercial Zone.** The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



1. **Design Standards for Collector within the Community Commercial Zone**
 - a. **Right-of-Way Width:** 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. **Sidewalk:** 8-foot sidewalk on both sides of the street.
 - c. **Landscape Strip/Furnishing Zone and Tree Wells:** 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. **Bike Facilities/On-Street Parking:**
 - i. **Biking Facility:** 6-foot bike lane on both sides of the street.
 - ii. **On-Street Parking:** Optional 8 feet, as determined by the City Engineer.
 - e. **Travel Lanes:**
 - i. **Through Lanes:** One 11-foot lane in each direction
 - ii. **Left-Turn Lane:** Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. **Required Street Lighting:** Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. **Street Crossings:** All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

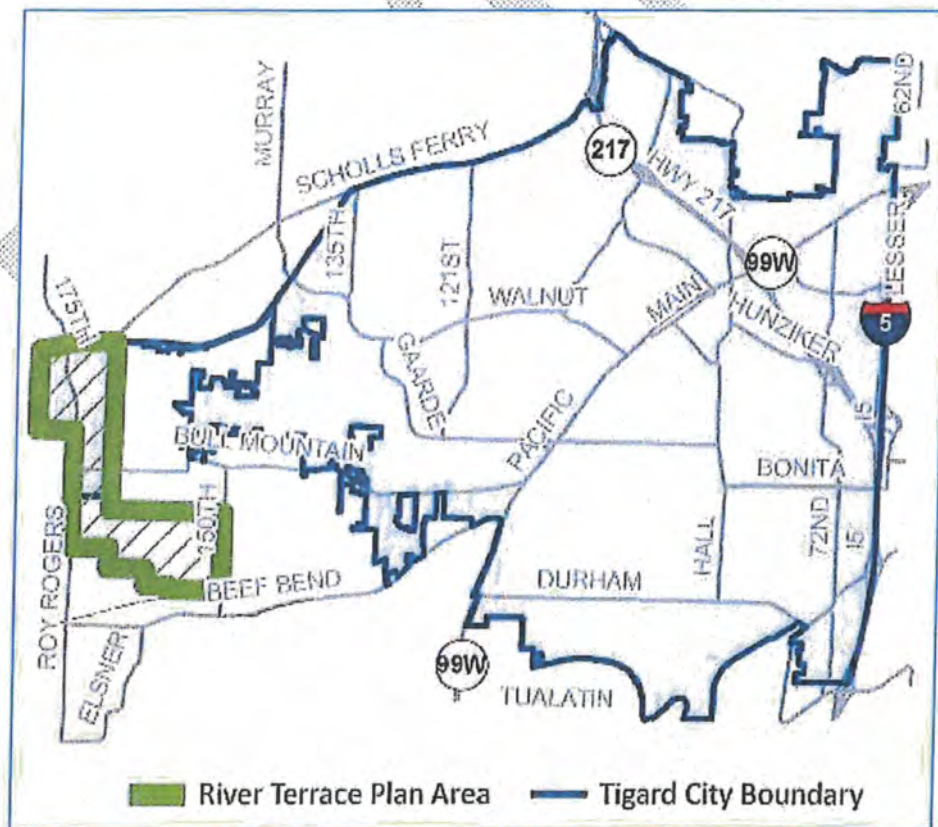
C. **Arterials within River Terrace Plan District.** The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

- D. **Adjustments.** Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements or width reduction of trail right-of-way or landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources or are otherwise in the public's interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

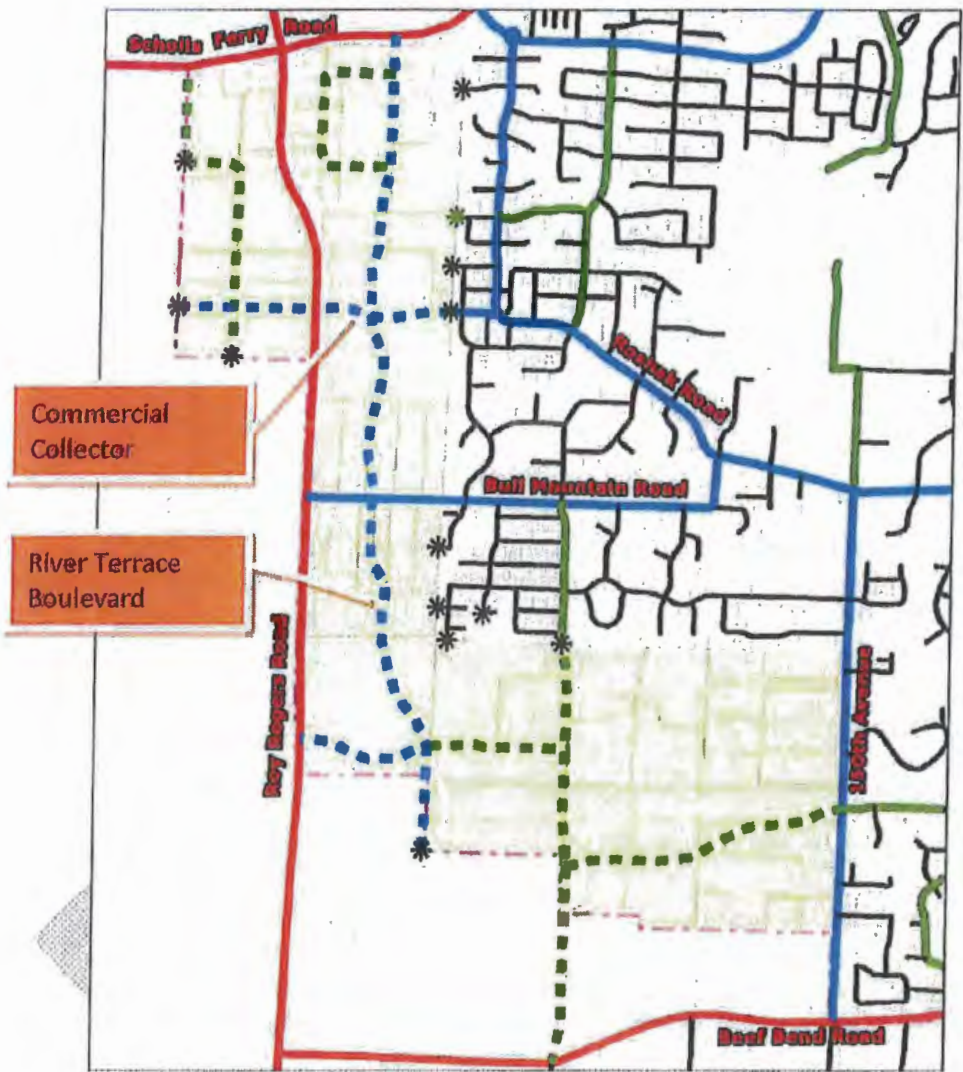
18.660.080 Street Connectivity

- A. **Street alignment and connections.** For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.
- B. **Block Perimeter.** The perimeter of blocks formed by streets shall not exceed 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector



January 13, 2015

Michael C. Robinson
MRobinson@perkinscoie.com
D. (503) 727-2264
F. (503) 346-2264

VIA EMAIL

Susan Shanks, Project Manager
City of Tigard Community Development Department
Tigard City Hall
13125 SW Hall Boulevard
Tigard, OR 97223

Re: River Terrace

Dear Ms. Shanks:

This office represents West Hills Development Company (“West Hills”). This letter’s enclosures contain comments from West Hills and its representatives on the draft River Terrace Land Use Regulations (TCDC Chapter 18.660) amendments scheduled to be heard by the Tigard Planning Commission (the “Planning Commission”) on February 2, 2015.

This letter contains two (2) enclosures:

- Exhibit 1:** Comments from Michael C. Robinson.
- Exhibit 2:** Comments from West Hills and Otak.

My comments address four (4) main areas:

1. The Tigard Comprehensive Plan should not be an approval criterion by way of conditions of approval for land division applications. ORS 179.195(1).
2. Subjective approval standards should not apply to “needed housing” applications. ORS 197.303(1); 197.307(4).
3. The proposed land use regulations should clarify in what process and under what standards the Planning Director and the City Engineer exercise their discretion.
4. TCDC 18.660.035.A.4 should be eliminated. TCDC 18.660.035.A.3 requires that the preliminary plat show future phase information, including preliminary rights-of-way. Because an applicant cannot dedicate rights-of-way beyond a current phase, TCDC 18.660.035.A.4 is not possible to accomplish.

Please place this letter and its enclosures before the Planning Commission prior to the public hearing and in the official Planning Department file for this legislative amendment. Please add

Susan Shanks, Project Manager
January 13, 2015
Page 2

my name to the mailing list for receipt of the notice of decision by both the Planning Commission and the City Council on this amendment.

Thank you in advance for your courtesy and assistance. Please feel free to call me if you have any questions.

Very truly yours,



Michael C. Robinson

MCR:rsr
Enclosures

cc: Mr. Dan Grimberg (via email) (w/ encls.)
Mr. Don Hanson (via email) (w/ encls.)
Mr. Mike Peebles (via email) (w/ encls.)
Ms. Miriam Wilson (via email) (w/ encls.)
Mr. Marc Butorac (via email) (w/ encls.)
Mr. Garrett Stephenson (via email) (w/ encls.)

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

18.660.010	Purpose
18.660.020	Where These Regulations Apply
18.660.030	Applicability
18.660.033	Adequacy of Public Facilities
18.660.035	Preliminary Plat Approval Criteria
18.660.040	Community Commercial Development Standards
18.660.050	River Terrace Boulevard Development Standards
18.660.060	Planned Developments
18.660.070	Street Design
18.660.080	Street Connectivity

18.660.010 Purpose

^① PLANS (OR CITY'S)
The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

^② S
This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

^③ RIVER TERRACE
This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

^④ THE PURPOSE STATEMENT IS NOT AN APPROVAL CRITERION

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

(3) LIST OTHER APPLICABLE TCDC STANDARDS

18.660.033 Adequacy of Public Facilities

A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.

B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect: (6) ?

1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
3. Sewer: A citywide utility fee surcharge.
4. Stormwater: A River Terrace storm water utility fee surcharge.

C. Deferral of Compliance.

1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection: (9) (7) components (8) FOR THE APPLICANTS
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.

(10) AS PROVIDED FOR IN SUBSECTION (C)(1)

2. Deferral of compliance shall be granted only if:
 - a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is

likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and

- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215, or 227, or equitable relief in a court of competent jurisdiction.

D. Exception.

- 1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
- 2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy; and (12)
 - c. Executes an agreement prepared by the city agreeing that, if the (new SDCs) are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code; and (14)
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

(B) SDCs provided for in subsection D (2)(a)

E. Additional Standards.

- 1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B. (15) applicable
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and same comment (17)
 - c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority (16) in what process

determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.

2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.

3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and, shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

- A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.

1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

③ (Dated —)
4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.

B. ^{applicable} Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties. ③

TCP SHOULD NOT BE APPLICABLE
CBS 197.195A
UNLESS SPECIFIED

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

1. For single-family attached, single-family detached, and duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW).

NOT CTO,
197.303

2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1). ③

BY whom; at what POINT

3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

B. Building Placement and Design.

define ③

1. Primary buildings shall have their front façade and front entry door oriented to River Terrace Boulevard. 197.303

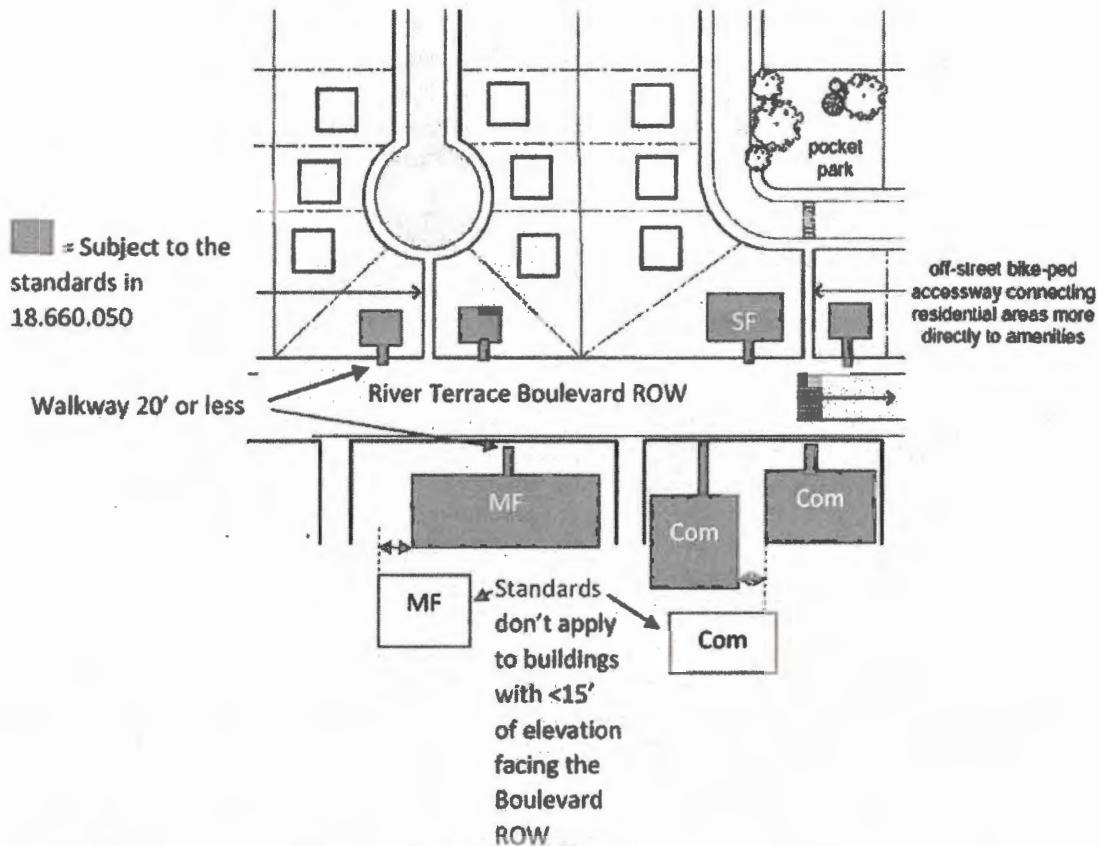
2. At least one front entry door is required for each business or dwelling with a ground floor frontage (on what?) ③

3. At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. 197.303 ③

4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). All walkways shall be ADA accessible. ③

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. All walkways shall be ADA accessible.

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. All walkways shall be ADA accessible.
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. All walkways shall be ADA accessible.
- No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
- No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

(12) _____ (SPECIFY)

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.
2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.
3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed ^{through the (13)} ~~by means of a Type II~~ procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography, ⁽¹⁴⁾ or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they ^{shall (15)} will be constructed of high-quality materials. Wood or chain link fencing is not permitted.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Private outdoor area—Residential use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

B. Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

C. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public. in (47) (46) (paid —) shall
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations. IS THIS DEFINED (48)
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards. (49) IS THIS DEFINED
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway. are these terms defined (50)
 - d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments. 197.303 (51)
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2, above. (52) ✓
 - a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required. (53)
 - b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way. 197.303 (54)
 - c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks in (55)

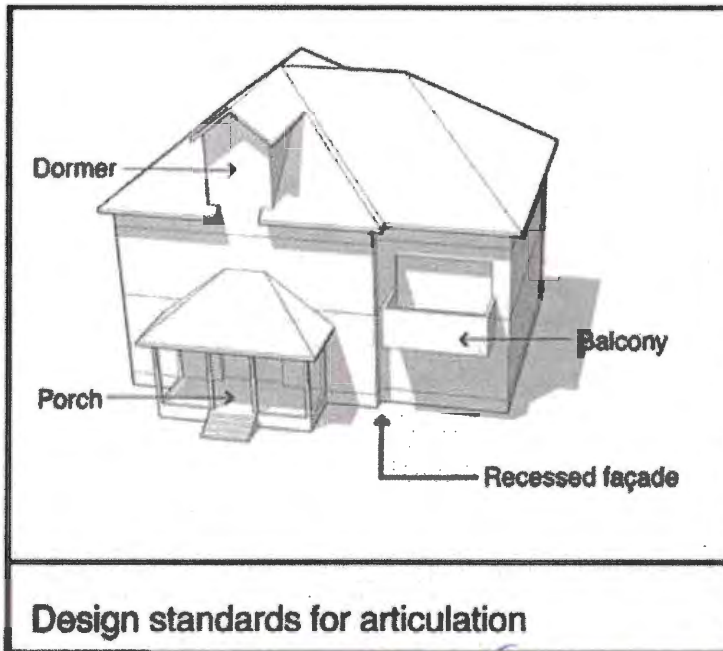
and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

D. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

E. Design Standards for Single-Family Dwelling Units and Duplexes. ^{UNDER 56} These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e above, to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and ~~should not be interpreted as requiring a specific architectural style.~~ ⁵⁷ ~~An architectural feature may be used to comply with more than one standard.~~ ^{DO NOT 58}

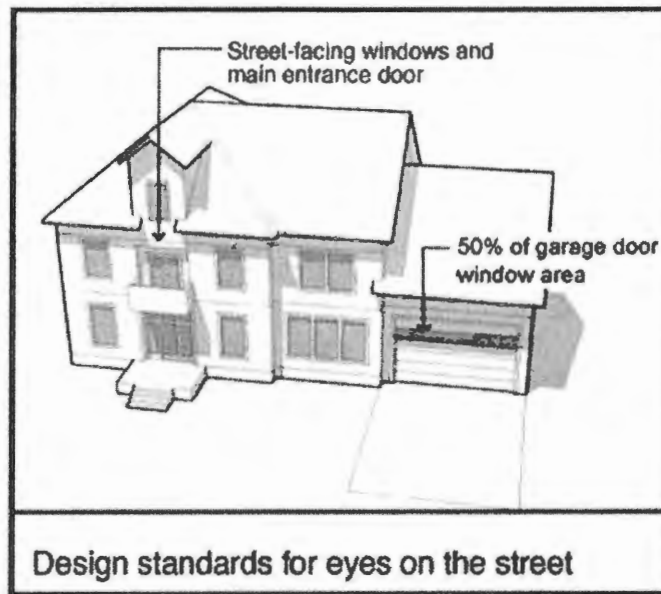
1. **Articulation.** All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
 - a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.
 - c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

**Figure 18.660.2
Building Articulation**



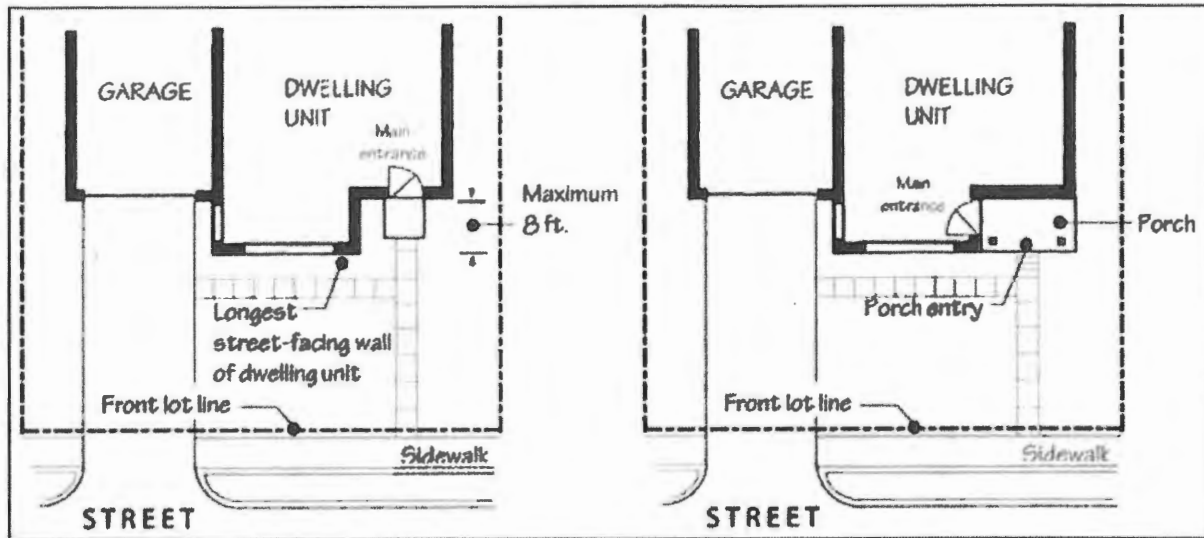
2. Eyes on the Street. At least 12% ^{new measured?} of the area of each ^{GA} street-facing facade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - Window area is considered the entire area within the outer window frame, including any interior window grid.
 - Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street. ✓ (C)
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

Figure 18.660.3
Eyes on the Street



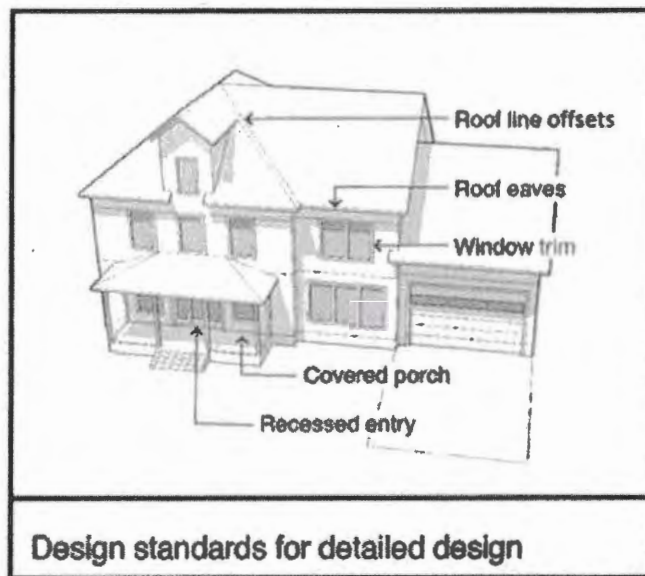
3. Main Entrance. At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
 - a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 25 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

Figure 18.660.4
Main Entrances



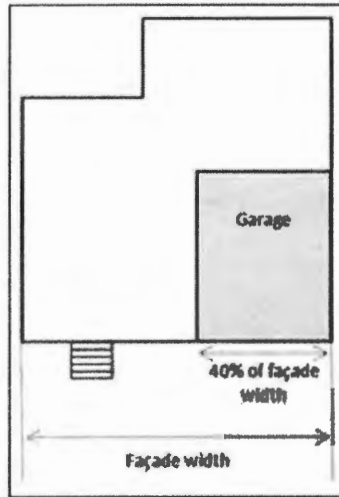
4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - Dormer that is at least 4 feet wide and integrated into the roof form.
 - Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design.
 - Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas. (61)
K17.303
- a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade.
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

Figure 18.660.5
Maximum Garage Width



DRAFT

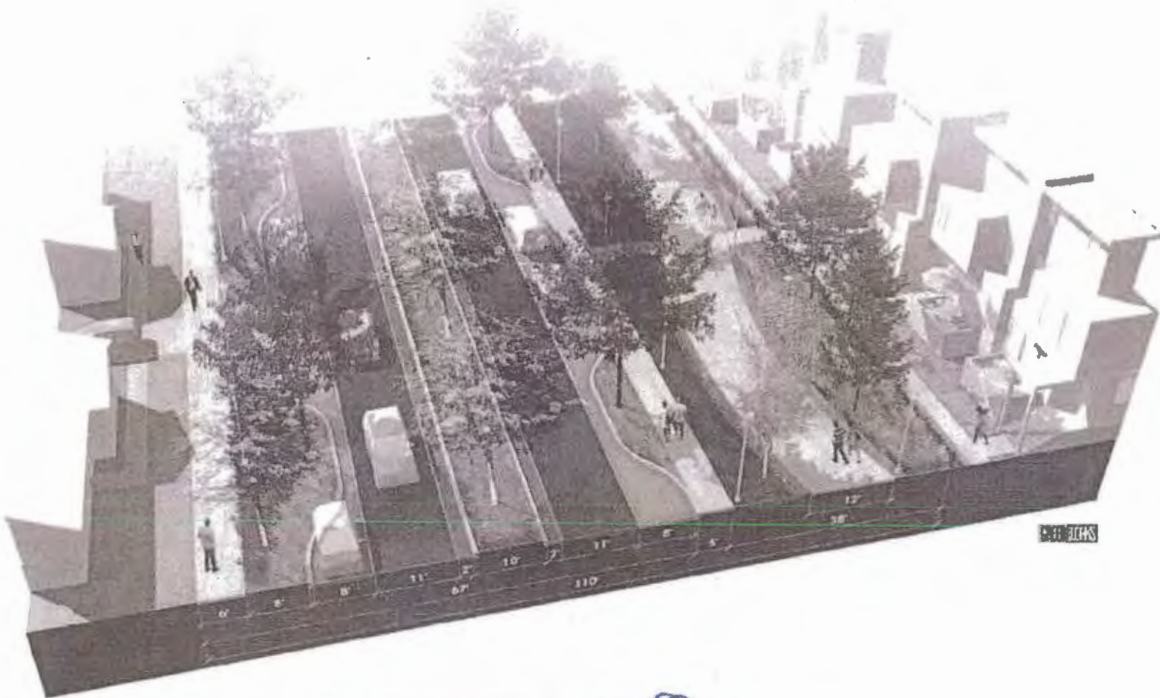
18.660.070 Street Design

- A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

HW APPLIED?

Figure 18.660.6 River Terrace Boulevard Cross-Section

62

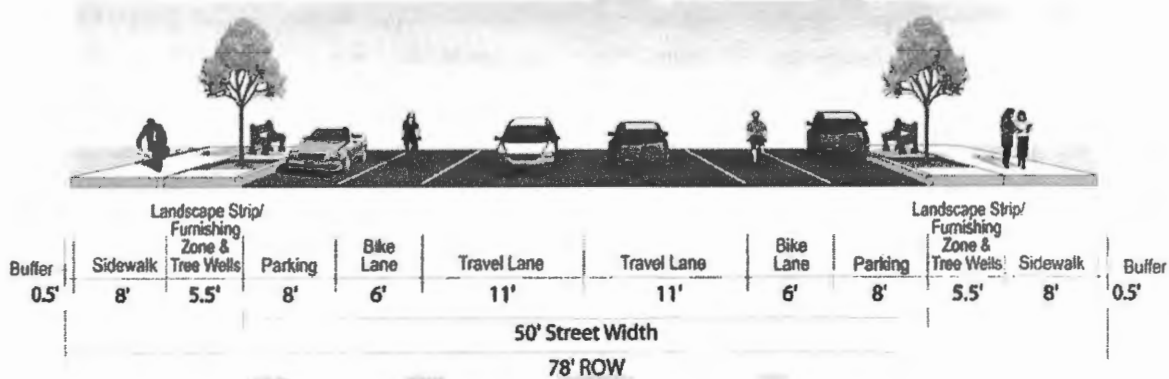


1. Design Standards for River Terrace Boulevard.
- a. Right-of-Way Width: 110 feet plus additional ROW as needed for slopes, retaining walls, etc.
 - b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk.
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk.
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
 - c. Landscape Strip:
 - i. With or without on-street parking, and no adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
 - d. Bike Facilities: 12-foot trail on west side of street in accordance with design standards below.
 - e. On-Street Parking: On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed , as determined by the City Engineer.
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

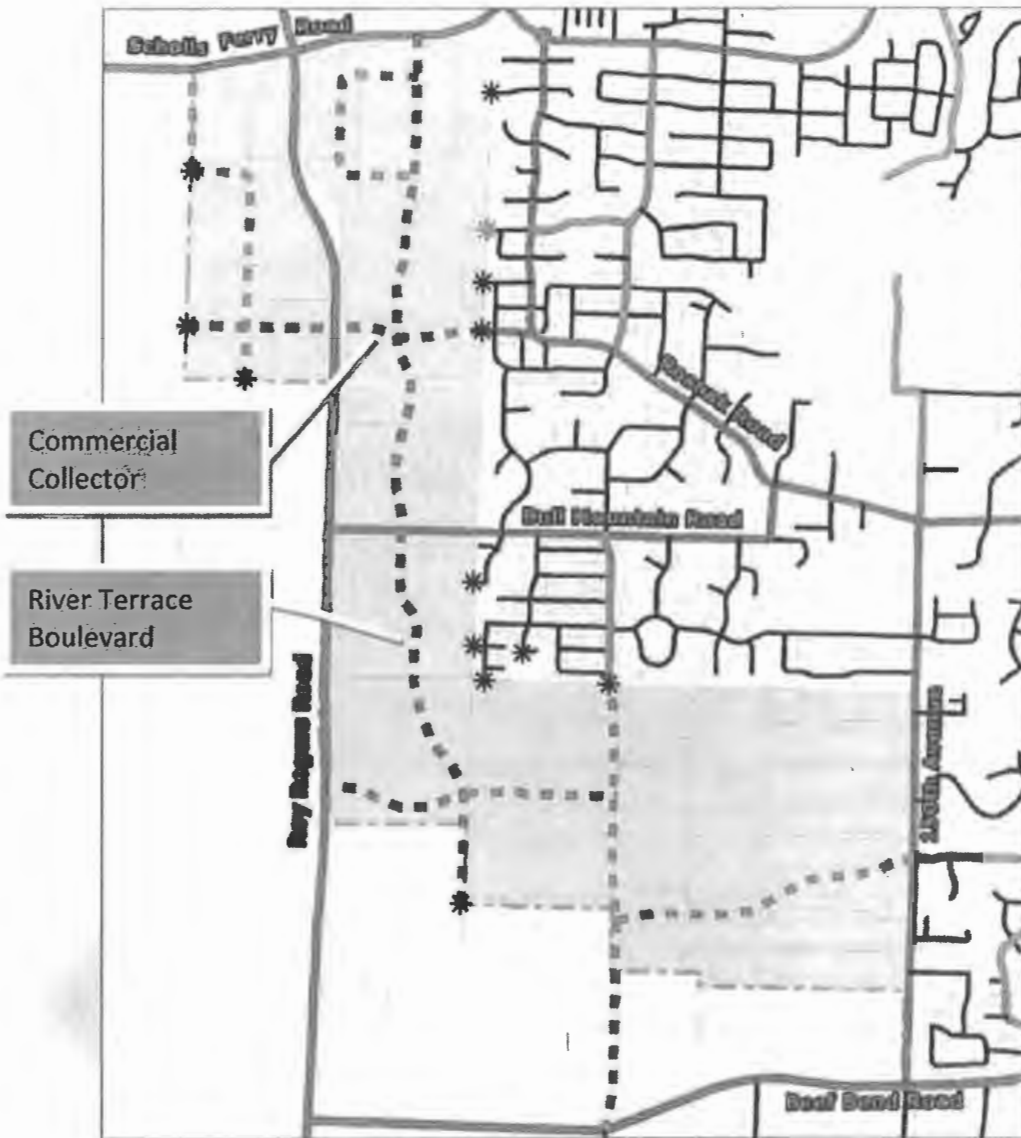
Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



- 1. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

Map 18.660.B: River Terrace Boulevard and Commercial Collector



Polygon
 Reservoirs
 w/ West Hills
 additional
 comments
 apt
 Green- ~~Water~~
 1/12/15

Chapter 18.660
 RIVER TERRACE PLAN DISTRICT

Sections:

- 18.660.010 Purpose
- 18.660.020 Where These Regulations Apply
- 18.660.030 Applicability
- 18.660.033 Adequacy of Public Facilities
- 18.660.035 Preliminary Plat Approval Criteria
- 18.660.040 Community Commercial Development Standards
- 18.660.050 River Terrace Boulevard Development Standards
- 18.660.060 Planned Developments
- 18.660.070 Street Design
- 18.660.080 Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

1/8/15

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.

B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:

1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
3. Sewer: A citywide utility fee surcharge.
4. Stormwater: A River Terrace storm water utility fee surcharge.

C. Deferral of Compliance.

1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
 - d. Development Agreement. A Development Agreement between the City and the developer/applicant may establish alternative schedules for meeting compliance with the criteria in subsection B.
2. Deferral of compliance shall be granted only if:

- a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and
- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception

- 1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
- 2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards

- 1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and

- c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.
2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

- A. **Additional Approval Criteria.** In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.
1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
 2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
 3. Where phased development is proposed, a plan for future phases shows the location of lot lines,

rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities

B. Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

1. For single-family attached, single-family detached, and duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW).
2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).
3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

B. Building Placement and Design.

1. Primary buildings shall have their front facade and front entry door oriented to River Terrace Boulevard, except as approved through the adjustment process in accordance with Subsection 18.660.050 D.
2. At least one front entry door is required for each business ~~structure~~ with a ground floor frontage.
3. ~~Business~~ front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. ~~IF THE DOOR IS FACING RIVER TERRACE BLVD.~~
4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk, except as approved through the adjustment process in accordance with Subsection 18.660.050 D. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way

* Doesn't work for phased development
 a) Land Pickup Schedule
 b) Property ownership
 c) Need flexibility for future revisions/alignment issues

Language about access options? i.e. if development land locked = need on phased development

Require Enhanced detailing
 ENHANCE THE FACADE ORIENTED TO RIVER TERRACE BLVD PER REQUIREMENTS LIST IN XXX.XX

Front Door necessary

DELETE

Adjust Fencing Requirement

IF THE FRONT DOOR IS PLANNED TO BE ORIENTED TO RIVER TERRACE BLVD.

exclude side load - access to RT Blvd trail not to be required

(see Figure 18.660.1). ~~All for multi-family and commercial buildings, this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

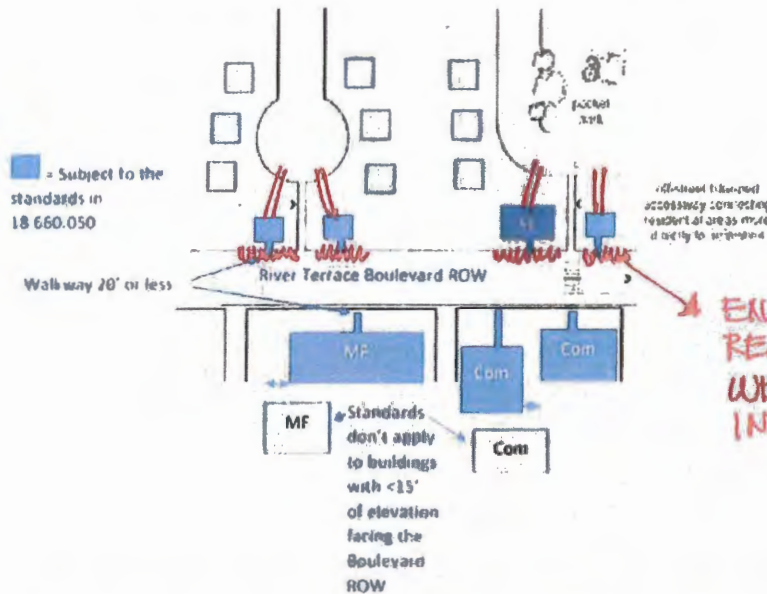
Not Necessary

BUILDING CODE ADDRESSES THIS ALREADY.

Topography

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. ~~All this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. ~~All this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. ~~All this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

BLDG. CODE ALREADY ADDRESSES THIS REQUIRMT.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Density Calculation. ^{10/1/14} To encourage alley loaded development and developments with shorter block lengths, as well as to encourage development consistent with the Goals of the River Terrace Community Plan, Planned Developments within River Terrace may limit deductions for streets and alleys to 20%.

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B. Private outdoor area—Residential use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

C. Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

D. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public by owned and maintained by a homeowners association.
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway.
 - d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060 E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above.

Eliminate #1
City to Review

comment:
open space works w/ Mike R.
comments, its performance
oriented vs. flat 20% requirement
-DH

1. ~~MINIMUM LOT SIZE IS 4,500 SQ FT.~~
(2 min)

DELETE -
VEGETATIVE HEDGES
SHOULD BE ALLOWED
IT'S NATURE!

Make up to 4 ft.
to accommodate
hand rails and
deck rails.

- 8. No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
- 9. No fences, walls ~~or hedges~~ over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

SEE BELOW

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.
2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.
3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. ~~Wood or chain link fencing is not permitted, unless required for wetlands or other sensitive areas.~~

UNSTAINED WOOD OR CHAIN LINK

• ACCEPTABLE SHALL INCLUDE, BUT NOT LIMITED TO,

STUCCO, BRICK, WROUGHT IRON AND/VEG. HEDGE NOT OVER 6' TALL.

- a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
- b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
- c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

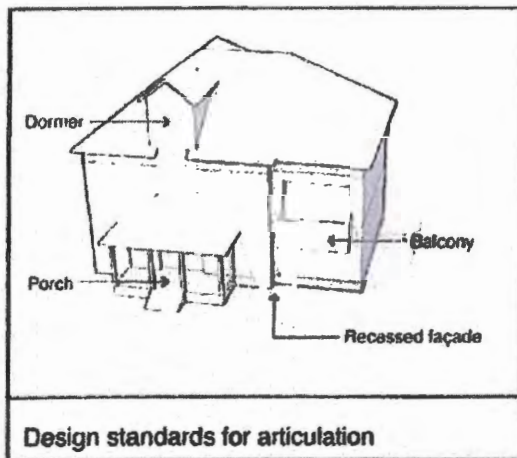
13) Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

14) Design Standards for Single-Family Dwelling Units and Duplexes. These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.c above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
 - a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.
 - c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

Figure 18.660.2
Building Articulation

COTTAGES & SUMMER



2. Eyes on the Street. At least 12% of the area of each street-facing façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- Street-facing façade is defined as the aggregate area of all vertical exterior walls measured from top of finished floor at lowest level to top plate or roof eave of highest level. Areas of exterior walls above top plate or roof eave, such as areas within gables, dormers, clerestories, etc. may be excluded from façade area. Areas of lower roofs may be deducted from street façade.
 - Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - Window area is considered the entire area within the outer window frame, including any interior window grid, the aggregate area of each window unit measured around the visible perimeter of the window, so as to include outer window frame, mullions and grids.
 - Doors used to meet this standard must face the street, or be at an angle of no greater than 45 degrees from the street.
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

only if used as an option

OK

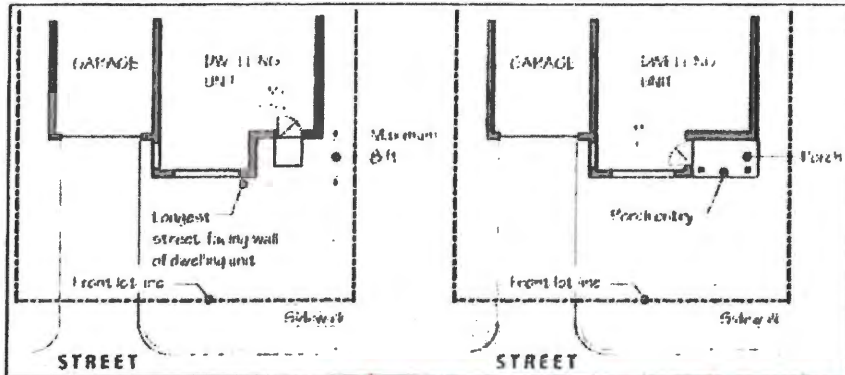
Figure 18.660.3
Eyes on the Street



3. Main Entrance. At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
- Be no further than 8 feet behind the longest street-facing wall of the building
 - Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - Be at least 20 square feet in area with a minimum 4-foot depth.
 - Have at least 1 porch entry facing the street.
 - Have a roof that is no more than 12 feet above the floor of the porch.
 - Have a roof that covers at least 30% of the porch area.

20 sq TO BE CONSISTANT W/ #4 NEXT.

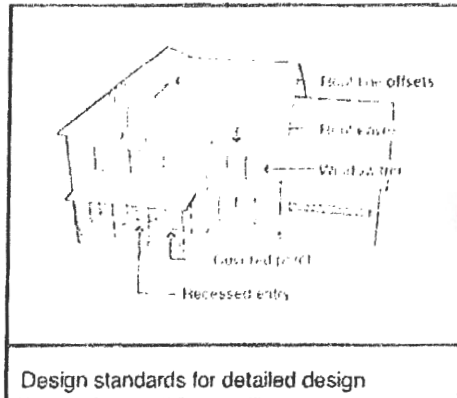
Figure 18.660.4
Main Entrances



4' TO BE CONSISTANT W/ #3 PREVIOUSLY.

4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 3 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide. *OK*
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - Dormer that is at least 4 feet wide and integrated into the roof form.
 - Roof caves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design. *2.5" NET*
 - Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its cave line oriented within 30 degrees of the true north/south axis.
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

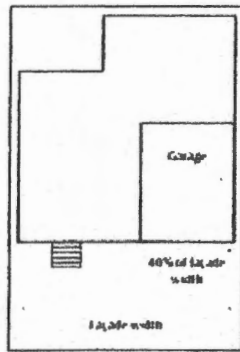
Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
 - a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade. *15' GARAGE DOOR ON COTTAGE.*
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.F.2 is met.

THIS MEANS TO HAVE A 2 CAR WIDE GARAGE THE HOUSE NEEDS TO BE 38-40 WIDE! NO COTTAGES OR BUNGALOWS

Figure 18.660.5
Maximum Garage Width



18.660.070 Street Design

A River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

Figure 18.660.6 River Terrace Boulevard Cross-Section



- I. Design Standards for River Terrace Boulevard.
 - a. Right-of-Way Width: 140-foot plus addition ROW as needed for slopes, retaining walls, etc
 - b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk.
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
 - c. Landscape Strip:
 - i. With or without on-street parking, and not adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
 - d. Bike Facilities: 12-foot trail on west side of street in accordance with design standards below
 - e. On-Street Parking: On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

need some (big) use or ability to reduce this if adjacent to park or other open space
 → main ~~side~~ ~~road~~ ~~corridor~~
 corridor one

I don't think we need separate ROW just for trail, it can be part of street ROW

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed, as determined by the City Engineer
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, and basic street lighting and pedestrian scale lighting
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

Review Lighting

B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660 B and in Figure 18.660.7 below.

Commented [SC1]: Clarification needed whether this collector cross section continues into residential zones across Roy Rogers Road.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



- I. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

C Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

D) Adjustments. Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements or width reduction of trail ~~right-of-way~~ ^{corridor} or landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources or are otherwise in the public's interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

Review

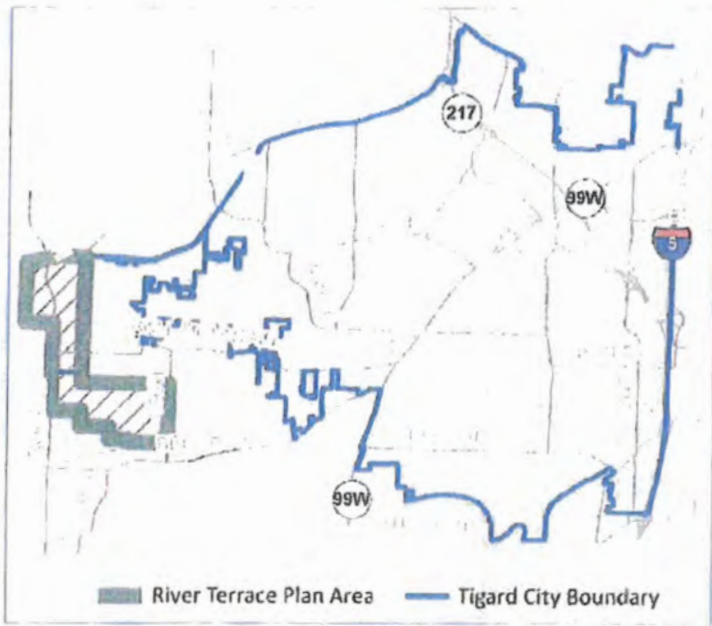
Review - Street adjts

confirm adjustments/notes

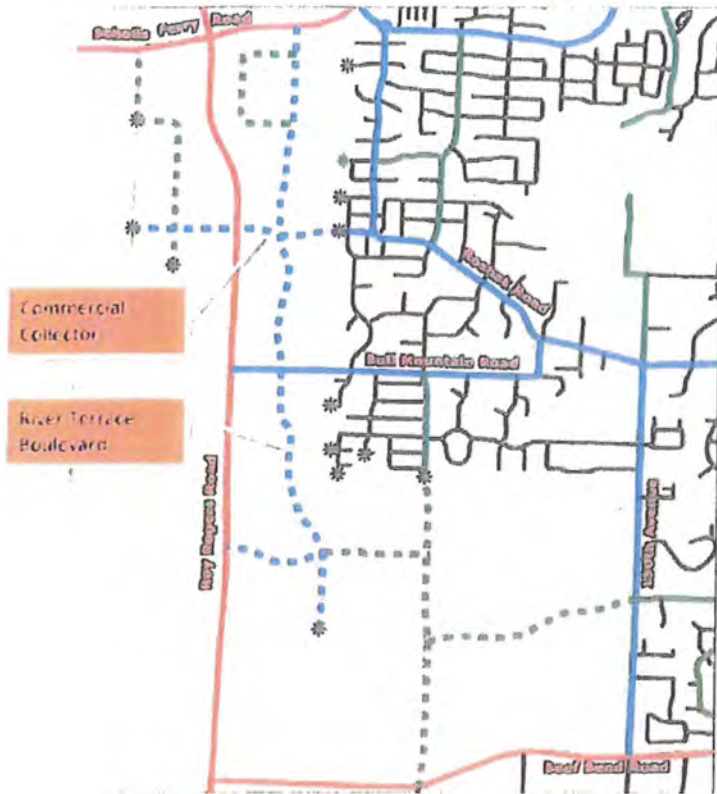
18.660.080 Street Connectivity

- A) Street alignment and connections. For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.
- B) Block Perimeter. The perimeter of blocks formed by streets shall not exceed 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector



Susan Shanks

From: Susan Shanks
Sent: Friday, January 23, 2015 12:27 PM
To: Susan Shanks
Subject: FW: Follow up on River Terrace Plan District Code edits - 1 addition to Pg 8

From: Stacy Connery [<mailto:stacy@pacific-community.com>]
Sent: Friday, January 16, 2015 5:21 PM
To: Susan Shanks
Cc: Fred Gast (fred.gast@polygonhomes.com); Jim Lange
Subject: RE: Follow up on River Terrace Plan District Code edits - 1 addition to Pg 8

Hi Susan,

I just left you a voice mail explaining that we have made 1 additional suggested edit to the Planned Development section of the DRAFT River Terrace Plan District Code on Page 8 of the attached updated file. This additional suggested edit is also shown below. We discussed this topic with Cheryl Caines at one of our pre-pre-application meetings. I'll give you a call on Tuesday to see if you have any questions.

- B. Perimeter Lot Dimensional Standards. The lot dimensional standards of 18.350.060C.1. shall only apply to the edges of the River Terrace Plan District that are directly adjacent to an existing residential development that is outside the River Terrace Plan District.

Thank you,
Stacy Connery, AICP
(503) 828-5052



12564 SW Main Street
Tigard, OR 97223

Please consider the environment before printing this e-mail

From: Stacy Connery
Sent: Monday, January 12, 2015 10:08 AM
To: Susan P Shanks (susans@tigard-or.gov)
Cc: Fred Gast (fred.gast@polygonhomes.com); Jim Lange (jim@pacific-community.com)
Subject: Follow up on River Terrace Plan District Code edits

Hi Susan,

Attached is an electronic copy with 'track changes' showing suggested edits to the River Terrace Plan District DRAFT as shared in our meeting last Thursday (1/8/15). The attached copy also includes the follow up suggested edits for side and rear facades along River Terrace Boulevard. Please let me know if you have any questions regarding the attached information.

Thank you,
Stacy Connery, AICP
(503) 828-5052

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

18.660.010	Purpose
18.660.020	Where These Regulations Apply
18.660.030	Applicability
18.660.033	Adequacy of Public Facilities
18.660.035	Preliminary Plat Approval Criteria
18.660.040	Community Commercial Development Standards
18.660.050	River Terrace Boulevard Development Standards
18.660.060	Planned Developments
18.660.070	Street Design
18.660.080	Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.

B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:

1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
3. Sewer: A citywide utility fee surcharge.
4. Stormwater: A River Terrace storm water utility fee surcharge.

C. Deferral of Compliance.

1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
 - d. Development Agreement: A Development Agreement between the City and the developer/applicant may establish alternative schedules for meeting compliance with the criteria in subsection B.
2. Deferral of compliance shall be granted only if:

- a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and
- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception.

1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards.

1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B.
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and

- c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.
2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and, shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

- A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.
1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
 2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.

3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and
4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.

B. Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

1. For alley loaded single-family attached, alley loaded single-family detached, and alley loaded duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW). Other development patterns with side or rear elevations facing River Terrace Boulevard shall only be subject to section 18.660.050.B.10.
2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).
3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

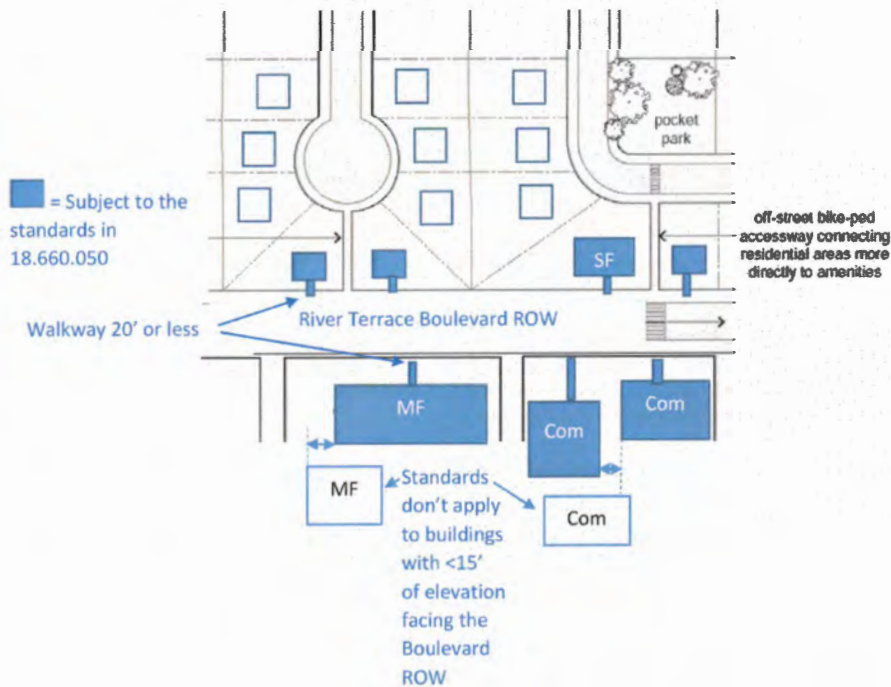
B. Building Placement and Design.

1. Primary buildings shall have their front façade and front entry door oriented to River Terrace Boulevard, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
2. At least one front entry door is required for each business or dwelling with a ground floor frontage.
3. At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk, except as approved through the

adjustment process in accordance with Subsection 18.660.050.D. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). ~~For multi-family and commercial buildings, this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. ~~This walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. ~~This walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development ~~This~~

walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

8. No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

9. No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

9-10. Provide high-quality architectural features that meet the design standards in accordance with Subsection 18.660.060.F

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C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.

2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.

3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography or other natural constraints associated with the specific development site;

2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. ~~Weed or e~~Chain link fencing is not permitted, unless required for wetlands or other sensitive areas.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Density Calculation. To encourage alley loaded development and developments with shorter block lengths, as well as to encourage development consistent with the Goals of the River Terrace Community Plan. Planned Developments within River Terrace may limit deductions for streets and alleys to 20%.

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~~AB.~~ Private outdoor area—Residential use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

~~BC.~~ Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

CD. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public or owned and maintained by a homeowners association.
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway.

- d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above.
- a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
 - b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

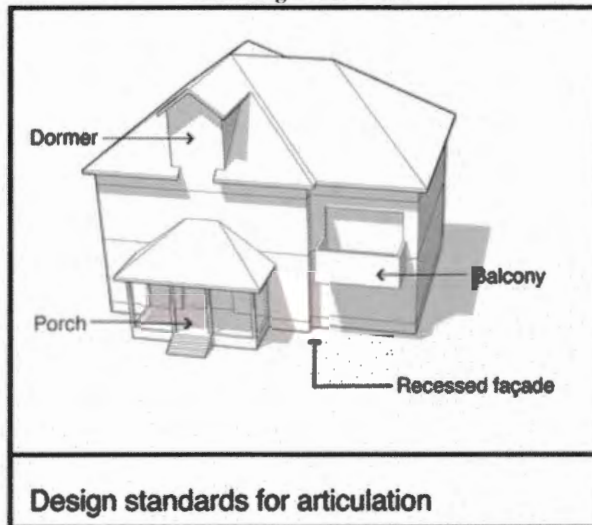
DE. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

EF. Design Standards for Single-Family Dwelling Units and Duplexes. These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

1. **Articulation.** All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
- a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.

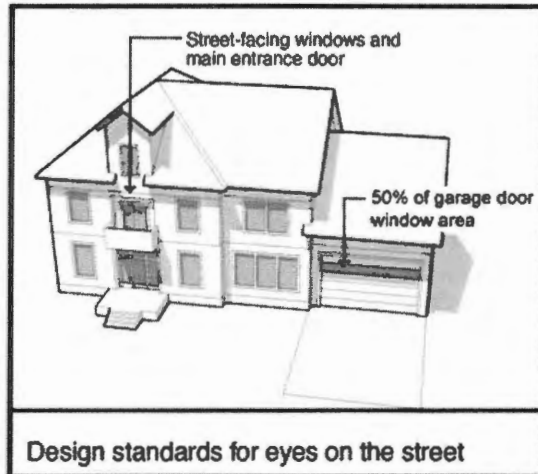
- c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

**Figure 18.660.2
Building Articulation**



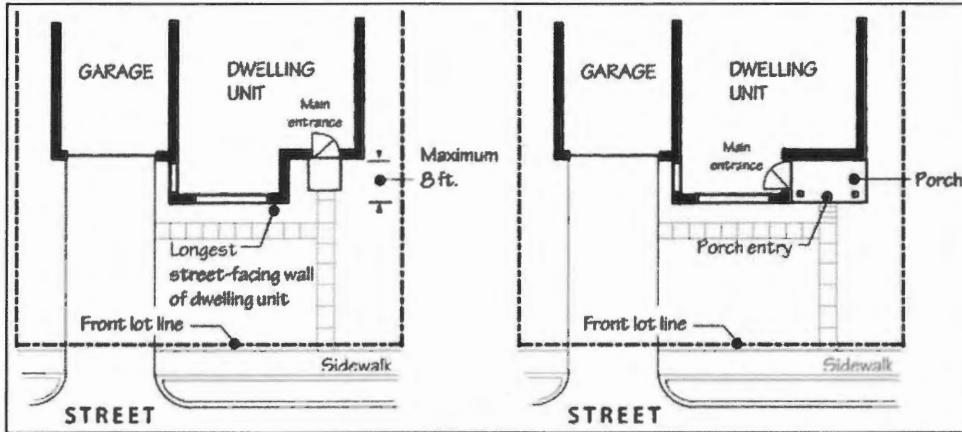
2. Eyes on the Street. At least 12% of the area of each street-facing façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- Street-facing façade is defined as the aggregate area of all vertical exterior walls measured from top of finished floor at lowest level to top plate or roof eave of highest level. Areas of exterior walls above top plate or roof eave, such as areas within gables, dormers, clerestories, etc. may be excluded from façade area. Areas of lower roofs may be deducted from street façade.
 - Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - Window area is considered the entire area within the outer window frame, including any interior window grid. the aggregate area of each window unit measured around the visible perimeter of the window so as to include outer window frame, mullions and grids.
 - Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

**Figure 18.660.3
Eyes on the Street**



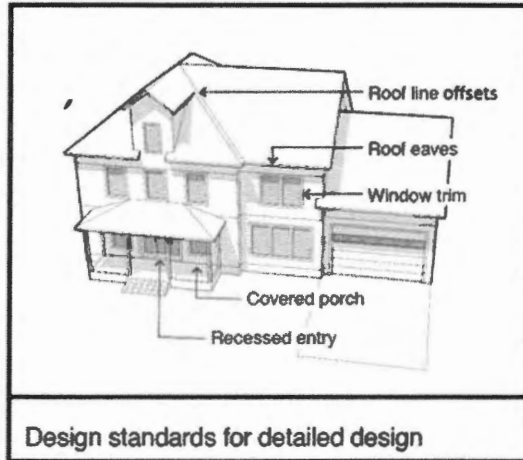
3. Main Entrance. At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
- a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 25 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

Figure 18.660.4
Main Entrances



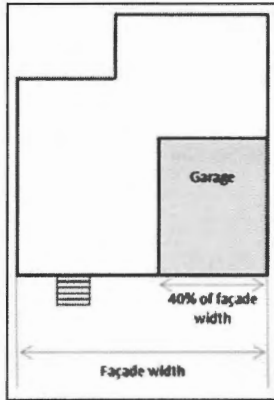
4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - Dormer that is at least 4 feet wide and integrated into the roof form.
 - Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design.
 - Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
 - a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade.
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

Figure 18.660.5
Maximum Garage Width



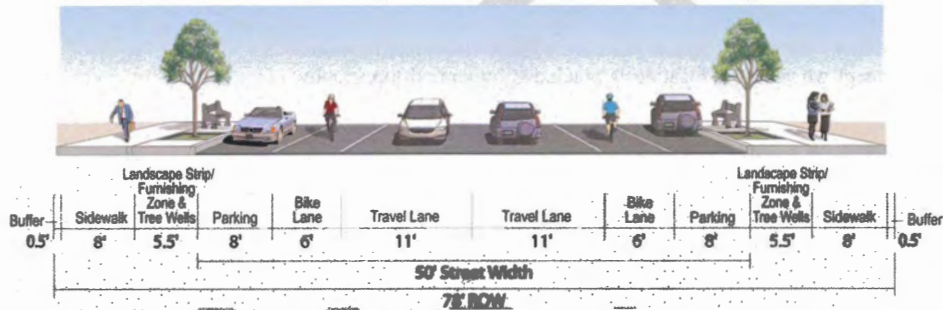
DRAFT

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed , as determined by the City Engineer.
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, and basic street lighting and pedestrian-scale lighting.
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Comment [SC1]: Clarification needed whether this collector cross section continues into residential zones across Roy Rogers Road.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



1. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

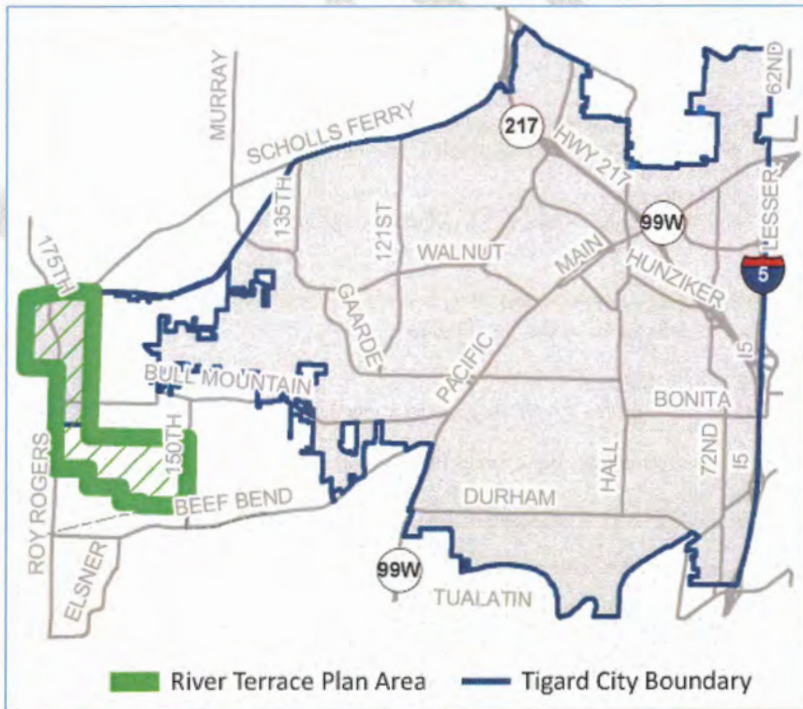
C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

D. Adjustments. Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements or width reduction of trail right-of-way or landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources or are otherwise in the public's interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

18.660.080 Street Connectivity

- A. Street alignment and connections. For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.
- B. Block Perimeter. The perimeter of blocks formed by streets shall not exceed 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector





REQUEST FOR COMMENTS

DATE: December 23, 2014

TO: Interested and Affected Parties

FROM: City of Tigard Planning Division

STAFF: Susan P Shanks, Senior Planner

CONTACT: Phone: (503) 718-2454, Fax: (503) 718-2748, Email: susans@tigard-or.gov

PROPOSAL:

RIVER TERRACE PLAN DISTRICT
Development Code Amendment (DCA) 2014-00001

RIVER TERRACE ZONING DISTRICTS MAP
Zone Change (ZON) 2014-00002

REQUEST: Adopt Community Development Code (CDC) text amendments and Zoning map amendments necessary to implement the River Terrace Community Plan. Proposed changes include the adoption of a new CDC Chapter (18.660) to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to approximately 490 acres of land within River Terrace.

APPLICABLE REVIEW CRITERIA: CDC Chapters 18.380.020 and 18.390.060.G; Comprehensive Plan Goals 1, 2, 8, 10, 11, 12, and 14; Statewide Planning Goals 1, 2, 8, 10, 11, 12, and 14; and Metro's Urban Growth Management Functional Plan Titles 1 and 11.

Attached are the **Proposed Amendments** for your review. From information supplied by various departments and agencies and from other information available to staff, a report and recommendation will be prepared and a decision will be rendered on the proposal *in the near future*. If you wish to comment on these amendments, **WE NEED YOUR COMMENTS BY: JANUARY 9, 2015.** You may use the space provided below or attach a separate letter to return your comments. If you are unable to respond by the above date, please phone the staff contact noted above with your comments and confirm your comments in writing as soon as possible. If you have any questions, contact the Tigard Planning Division, 13125 SW Hall Boulevard, Tigard, OR 97223.

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- We have reviewed the proposal and have no objections to it.
- Please contact _____
- Please refer to the enclosed letter or e
- Written comments provided below:



John Wolff IAAI-CFI
Deputy Fire Marshal II
(503) 259-1504 - direct
(503) 642-4814 - fax
(503) 649-8577 - main
John.Wolff@tvfr.com
11945 S.W. 70th Avenue
Tigard, OR 97223-9196
www.tvfr.com

our office.

Name & Phone Number of Person Commenting: _____

Susan Shanks

From: Susan Shanks
Sent: Monday, February 09, 2015 7:56 AM
To: Susan Shanks
Subject: FW: Proposed language for 18.660.030)E)3

From: Jamie Morgan-Stasny [mailto:jamiem@metlandgroup.com]
Sent: Friday, February 06, 2015 2:47 PM
To: Susan Shanks
Cc: 'Matt Sprague'
Subject: RE: Proposed language for 18.660.030)E)3

Hi Susan,
 This looks great, thank you for your help in getting the code updated 😊
 We are comfortable with the language as proposed and will not plan to meet on Monday as previously discussed.
 Thank you again.
 Sincerely,
 Jamie

Jamie Stasny | Project Planner
 Metropolitan Land Group, LLC
 17933 NW Evergreen Parkway, Suite 300 • Beaverton, OR 97006
 V 503-597-7106 F 503-597-7149 C 503-752-5807
JamieM@metlandgroup.com

From: Susan Shanks [mailto:SusanS@tigard-or.gov]
Sent: Thursday, February 05, 2015 3:42 PM
To: Jamie Morgan-Stasny
Subject: RE: Proposed language for 18.660.030)E)3

Hi Jamie,

We're fine with your proposed language with just the tiniest of tweaks. How does this work for you?

3. Development in water pressure zone 550 shall either provide or demonstrate that there is sufficient water capacity in water pressure zone 550 to serve the proposed development, **or that it can be served by another water pressure zone that has sufficient capacity**, to the satisfaction of the City Engineer and Tualatin Valley Fire and Rescue during the land use review process.
4. Development in the north and south sewer sub-basins shall demonstrate, where applicable, that there is sufficient pump station capacity and associated force mains to serve the proposed development, **or that it can be served by other system improvements, to the satisfaction of the City Engineer and Clean Water Services** during the land use review process.

If you're good with this then I'll go ahead and cancel our meeting on Monday.

Thanks,

Susan P Shanks | Senior Planner
 Community Development Department | City of Tigard

Email susans@tigard-or.gov
Phone [503-718-2454](tel:503-718-2454)
Fax [503-718-2748](tel:503-718-2748)

From: Jamie Morgan-Stasny [<mailto:jamiem@metlandgroup.com>]
Sent: Wednesday, February 04, 2015 9:49 AM
To: Susan Shanks
Subject: RE: Proposed language for 18.660.030)E)3

Hi Susan,
We would propose the following bold underlined changes to section 18.660.030)E)4

4. During the land use review process, development in the north and south sewer sub-basins shall demonstrate, where applicable, that there is sufficient pump station capacity and associated force mains to serve the proposed development or that other system improvements can be made that are demonstrated to be adequate to serve the development.

Please let me know if this is workable.
Many thanks!!
Sincerely,
Jamie

From: Susan Shanks [<mailto:SusanS@tigard-or.gov>]
Sent: Tuesday, February 03, 2015 5:32 PM
To: Jamie Morgan-Stasny
Subject: RE: Proposed language for 18.660.030)E)3

Ok. I'll stay tuned.

From: Jamie Morgan-Stasny [<mailto:jamiem@metlandgroup.com>]
Sent: Tuesday, February 03, 2015 5:02 PM
To: Susan Shanks
Subject: RE: Proposed language for 18.660.030)E)3

We are still discussing the sanitary language, i will let you know by tomorrow where we end up.
Thanks,
Jamie

----- Original message -----

From: Susan Shanks <SusanS@tigard-or.gov>
Date: 02/03/2015 3:50 PM (GMT-08:00)
To: Jamie Morgan-Stasny <jamiem@metlandgroup.com>
Cc: 'Matt Sprague' <msprague@sfdg.com>, John O'Neil <johno@metlandgroup.com>
Subject: RE: Proposed language for 18.660.030)E)3

Thanks, Jamie. I'll float this by staff. Any proposed changes to the sewer language or are you good with what's proposed?

From: Jamie Morgan-Stasny [<mailto:jamiem@metlandgroup.com>]
Sent: Tuesday, February 03, 2015 3:04 PM
To: Susan Shanks

Cc: 'Matt Sprague'; John O'Neil
Subject: Proposed language for 18.660.030)E)3

Hi Susan,

We would like to propose that the bold underlined language shown below be incorporated into section 18.660.030)E)3

*Development in water pressure zone 550 shall either provide or demonstrate that there is sufficient water capacity in water pressure zone 550 **or that the development can be served by another pressure zone that has adequate capacity** to serve the proposed development to the satisfaction of the City Engineer and Tualatin Valley Fire and Rescue during the land use review process.*

Please let me know if this addition is acceptable, and if we will still require the meeting next Monday.

Many thanks,

Sincerely,

Jamie Stasny | Project Planner

Metropolitan Land Group, LLC
17933 NW Evergreen Parkway, Suite 300 • Beaverton, OR 97006
V 503-597-7106 F 503-597-7149 C 503-752-5807
JamieM@metlandgroup.com

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MEMORANDUM

DATE: February 2, 2015
 TO: City of Tigard Planning Commission
 FROM: Jim Lange, Pacific Community Design
 RE: Proposed Code Amendment for Chapter 18.660 – River Terrace Plan District

This Memorandum is submitted on behalf of Polygon Homes to request the following edits to the proposed Chapter 18.660 - River Terrace Plan District.

Proposed edit to Section 18.660.080.D. is shown in bold underline, below.

- D. Skippy Streets. Development sites that have public street frontage on an Arterial Street upon which they cannot take vehicle access ~~shall~~ *may* take access from another public street that, at a minimum, meets the skinny street option as shown in Figure 18.810.6.B, **except that the planter strips can be eliminated from the segments of the street that have continuous, closely spaced driveways.** This option may be used:
1. Regardless of the expected number of vehicles per day; and
 2. Only when it is located in a Planned Development; and
 3. Only when it can be demonstrated that the development fronting the skinny street meets the on-street parking standards in Section 18.660.100 below.

Adjustments to these standards shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

Proposed addition to allow for more than one model home within projects in the River Terrace Plan District shown in bold underline, below.

18.660.110 Temporary Uses for Sales Office and Model Homes

Within residential developments in the River Terrace area, the number of model homes allowed through Section 18.785.020.C. is not limited to one.

Thank you.



City of Tigard Memorandum

To: Tigard City Council

From: Susan P Shanks, River Terrace Project Manager
Zechariah Heck, Project Planning Assistant

Re: Summary of Public Comments Received Prior to Planning Commission Hearing

Date: February 10, 2015

Staff received a number of detailed track change comments from the development community on the River Terrace Plan District code amendments prior to the Planning Commission hearing on February 2, 2015. These comments are attached to this memo as Attachments 4.8.A, B, and C. A summary of these comments and staff's response to them is provided below.

COMMENTS FROM METROPOLITAN LAND GROUP (MLG)

18.660.040 Approval Criteria

- Clarify whether phased development provisions apply to phased approvals or phased construction.
- Delete provision for right-of-way dedication during phased development.

18.660.070 Planned Developments

- Clarify how perimeter lots are defined and where standards apply.
- Allow more lot dimension and setback flexibility for perimeter lots.
- Delete provision requiring applicant to provide an analysis that shows how an alternative open space proposal and development enhancements are equivalent to the standard 20% open space requirement.

Staff Response: Staff agreed with each of the changes suggested by MLG and revised the December 18th draft of the code amendments accordingly.

COMMENTS FROM WEST HILLS

General

- Clarify procedures, terms, and standards throughout and make standards more clear and objective wherever possible.

18.660.040 Approval Criteria

- Delete provision for right-of-way dedication during phased development.

18.660.060 River Terrace Boulevard Development Standards

- Clarify how River Terrace Blvd development standards apply to side-oriented lots.
- Require design standards for facades facing River Terrace Blvd in lieu of front entries and walkways.

18.660.070 Planned Developments

- Eliminate open space requirement altogether and focus on development enhancements.

18.660.080 Street Design

- Allow more River Terrace Blvd design flexibility up front.

Staff Response: Staff agreed with each of the changes suggested by West Hills and revised the December 18th draft of the code amendments accordingly, with one exception. Staff revised the Planned Development open space requirement, but did not eliminate it entirely.

COMMENTS FROM POLYGON

18.660.030 Provision of Adequate Public Facilities

- Include Developer Agreement as an option for compliance deferral.

18.660.060 River Terrace Boulevard Development Standards

- Clarify how River Terrace Blvd development standards apply to side-oriented lots.
- Require design standards for facades facing River Terrace Blvd in lieu of front entries and walkways.

18.660.070 Planned Developments

- Clarify how perimeter lots are defined and where standards apply.
- Limit right-of-way reduction for Planned Development density calculations.
- Add definitions for how to measure street-facing facades and window area.

18.660.080 Street Design

- Clarify where Community Commercial street standards apply.

Staff Response: Staff agreed with each of the changes suggested by Polygon and revised the December 18th draft of the code amendments accordingly.

Susan Shanks

From: Jamie Morgan-Stasny <jamiem@metlandgroup.com>
Sent: Tuesday, January 13, 2015 4:24 PM
To: Susan Shanks
Cc: 'Matt Sprague'
Subject: River Terrace Plan District Comments - MLG
Attachments: 201501131444.pdf

Hi Susan,

Attached are our comments on the River Terrace Plan Code language.

A number of our concerns were addressed by Fred's group, but we did have a number of other ideas that should be considered, namely –

- Not requiring compliance with the following sections when applying for a Planned Development (as described on page 18.660-7 attached)
 - 18.350.060.C.1 (80% rule)
 - 18.350.060.C.3 (extreme rule)
 - Table 18.510.2
- Removal of the rough proportionality requirement within section 18.660.060, C on page 18.660-8
 - We feel that the guidelines set forth in 18.660.060 C 1, 2 & 3 will provide enough discretion to the Planning Commission and negate the need for a rough proportionality demonstration.

Please feel free to call if you would like to discuss our comments further.

Matt Sprague from SFA is our planner who is currently in process on two Planned Developments within the City of Tigard. He had some great insight and comments. Please also do not hesitate to call him directly if you have questions or would like more information. His direct number is (503) 332.8385.

Thank you for your consideration,

- Jamie

Jamie Stasny | Project Planner

Metropolitan Land Group, LLC

17933 NW Evergreen Parkway, Suite 300 • Beaverton, OR 97006

V 503-597-7106 F 503-597-7149 C 503-752-5807

JamieM@metlandgroup.com

SFA Design Group
Code Review + Comment
1/12/14
Matt Sprague

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

18.660.010	Purpose
18.660.020	Where These Regulations Apply
18.660.030	Applicability
18.660.033	Adequacy of Public Facilities
18.660.035	Preliminary Plat Approval Criteria
18.660.040	Community Commercial Development Standards
18.660.050	River Terrace Boulevard Development Standards
18.660.060	Planned Developments
18.660.070	Street Design
18.660.080	Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

- A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.
- B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:
1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
 2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
 3. Sewer: A citywide utility fee surcharge.
 4. Stormwater: A River Terrace storm water utility fee surcharge.
- C. Deferral of Compliance.
1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
 2. Deferral of compliance shall be granted only if:
 - a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is

likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and

- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception.

1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards.

1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B.
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and
 - c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority

determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.

2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.

1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

Should clarification be needed noting the difference between phased approvals & phased construction? Item 3 is about phased approvals

I can't see this working based upon purchase & closing requirements in typical phased developments. MLS 1/12/14

4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.

B. Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

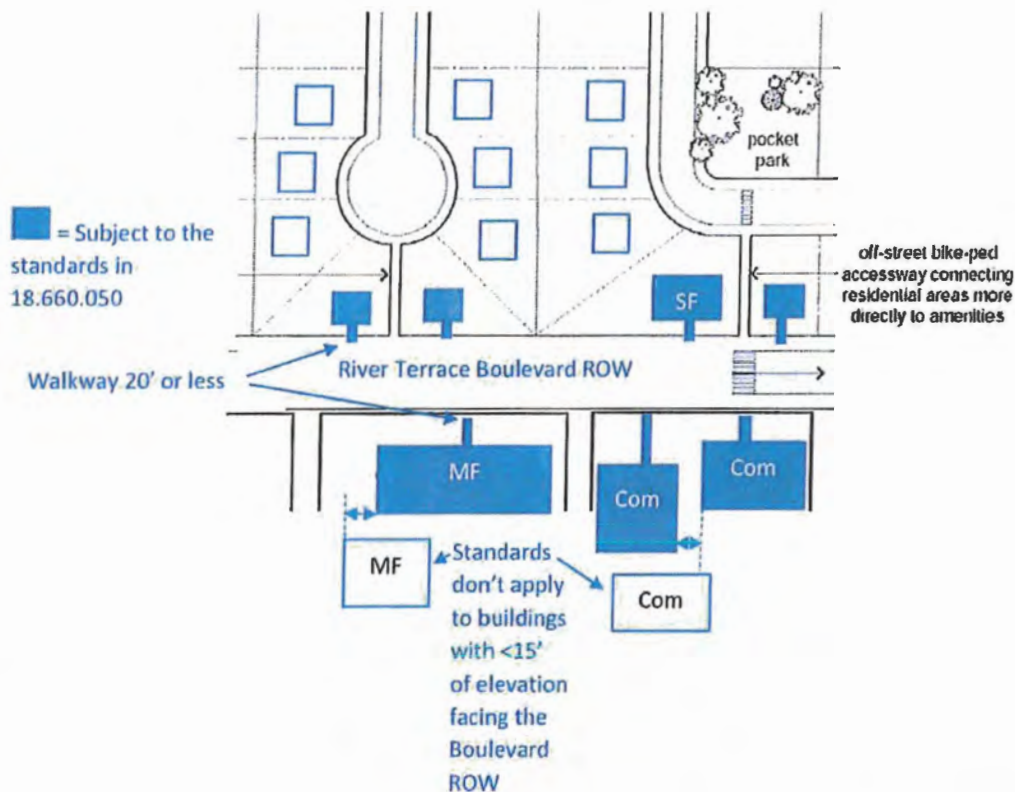
1. For single-family attached, single-family detached, and duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW).
2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).
3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

B. Building Placement and Design.

1. Primary buildings shall have their front façade and front entry door oriented to River Terrace Boulevard.
2. At least one front entry door is required for each business or dwelling with a ground floor frontage.
3. At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). All walkways shall be ADA accessible.

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. All walkways shall be ADA accessible.

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. All walkways shall be ADA accessible.
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. All walkways shall be ADA accessible.
- No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
- No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.
2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.
3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. Wood or chain link fencing is not permitted.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Private outdoor area—Residential use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

The City needs to clarify setbacks adjacent to perimeters within this text. Currently it is up to staff interpretation & unclear with a "changing" perimeter

Also suggest adding language that a parcel adjacent to a public or private street is not considered a perimeter lot

Other code sections that should not apply: 18.350.060.C.1 (80% rule) 18.350.060.C.3 (extreme)

11/2/14 mls

11/2/14 mls

B. Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

C. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below, ~~and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.~~

→ Remove as the requirements of 1, 2 and 3 shall ensure adequate OS
1/13/15
JMS

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public.
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a **comprehensive** network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway. *Including sidewalks along streets.*
 - d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above.
 - a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
 - b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks

1/12/14
mcs

and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

D. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

E. Design Standards for Single-Family Dwelling Units and Duplexes. These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

Is this the facade length or lot frontage?

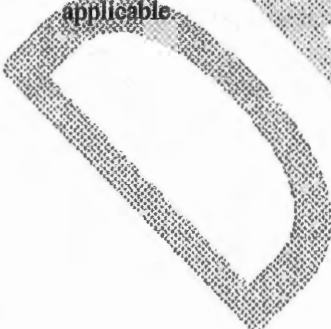
1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.

a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.

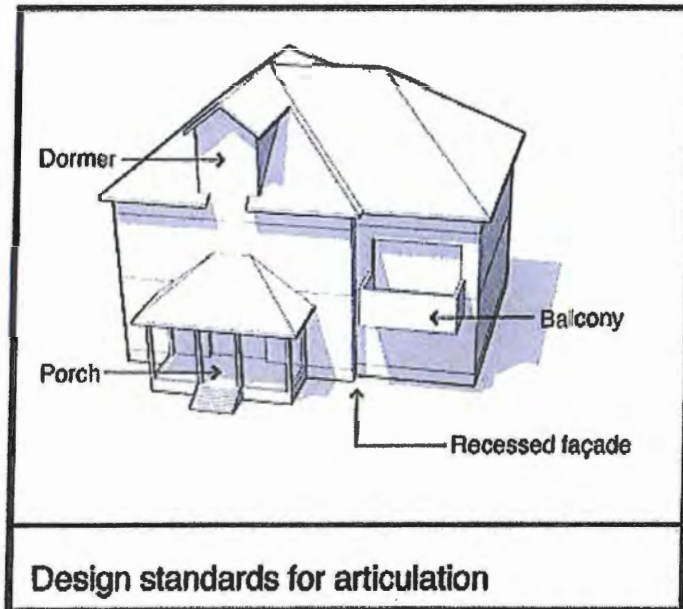
- i. A porch at least 5 feet deep.
- ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
- iii. A bay window that extends at least 2 feet wide.
- iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
- v. A gabled dormer.

b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.

c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

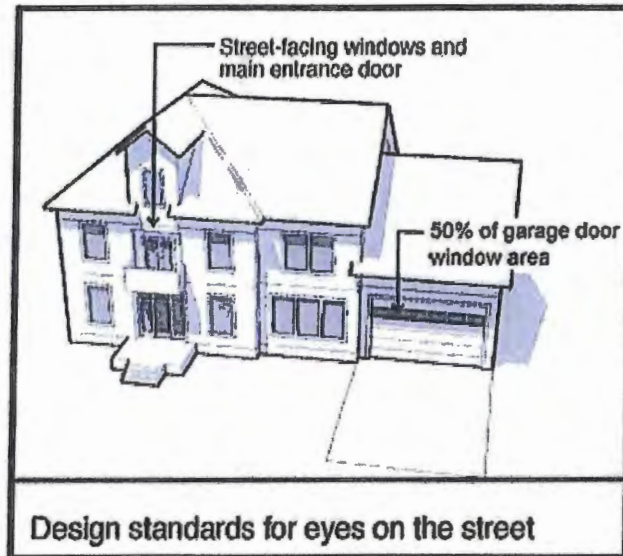


**Figure 18.660.2
Building Articulation**



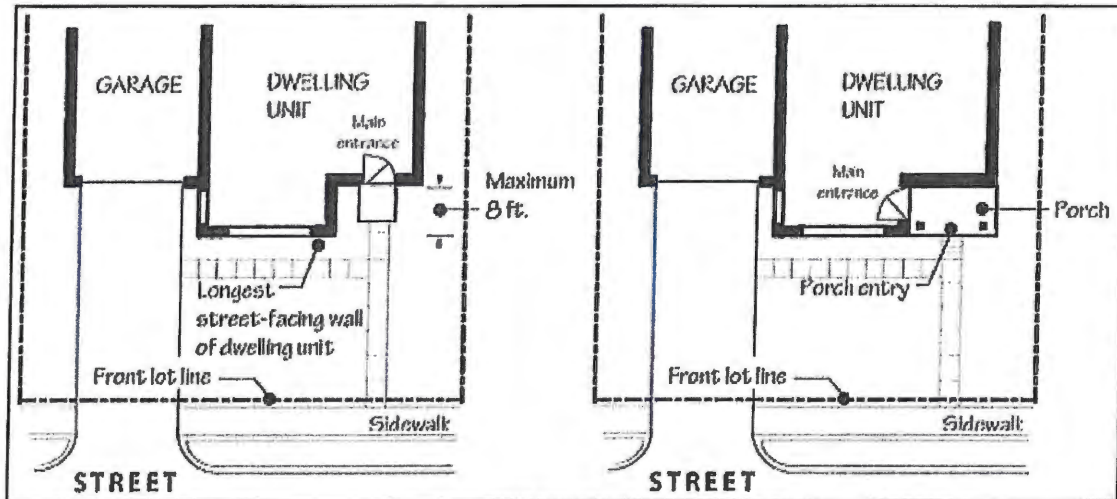
2. **Eyes on the Street.** At least 12% of the area of each street-facing façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
 - a. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - b. Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - c. Window area is considered the entire area within the outer window frame, including any interior window grid.
 - d. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
 - e. Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

Figure 18.660.3
Eyes on the Street



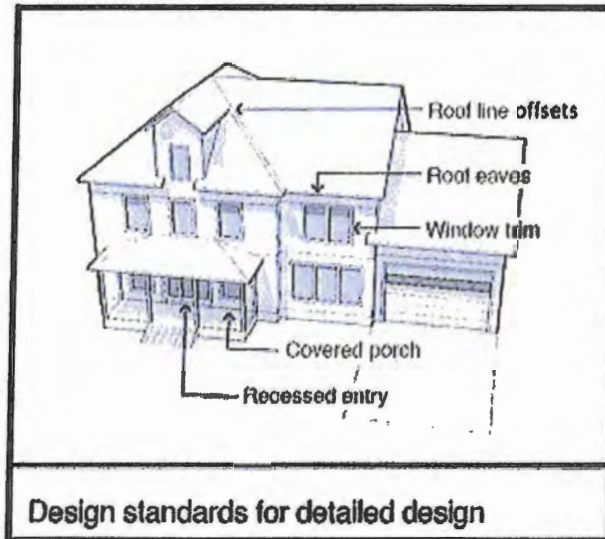
3. Main Entrance. At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
 - a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 25 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

Figure 18.660.4
Main Entrances



4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- a. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
 - b. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - c. Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - d. Dormer that is at least 4 feet wide and integrated into the roof form.
 - e. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - f. Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - g. Tile or wood shingle roofs.
 - h. Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - i. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - j. Gable roof, hip roof, or gambrel roof design.
 - k. Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - l. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - m. Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - n. One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - o. Bay window at least 2 feet deep and 5 feet long.
 - p. Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

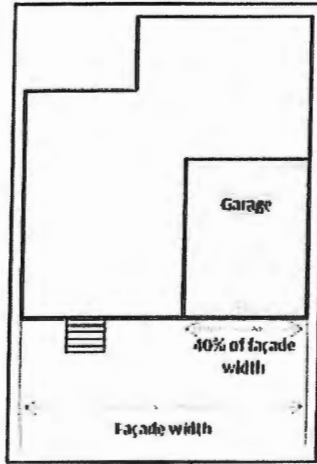
Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
 - a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade.
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

Both requirements
limit units into
R-12 zone to
single car
garage
openings.
11/2/14
MLS

**Figure 18.660.5
Maximum Garage Width**



DRAFT

18.660.070 Street Design

- A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

Figure 18.660.6 River Terrace Boulevard Cross-Section

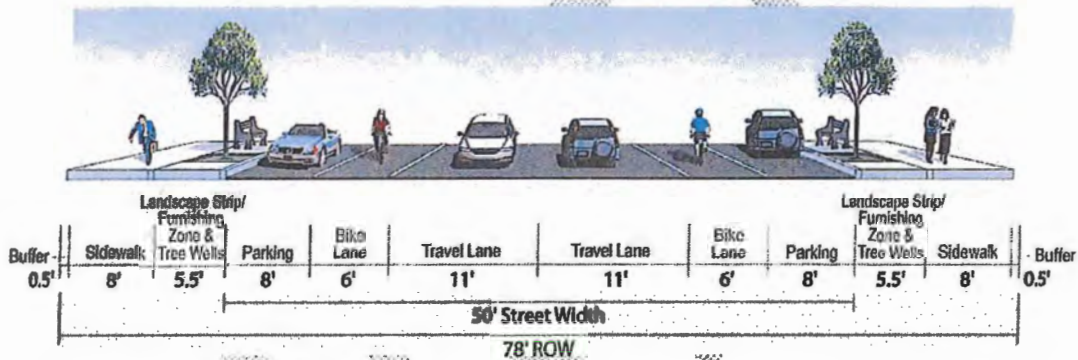


1. Design Standards for River Terrace Boulevard.
 - a. Right-of-Way Width: 110 feet plus addition ROW as needed for slopes, retaining walls, etc.
 - b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk.
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk.
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
 - c. Landscape Strip:
 - i. With or without on-street parking, and no adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
 - d. Bike Facilities: 12-foot trail on west side of street in accordance with design standards below.
 - e. On-Street Parking: On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed , as determined by the City Engineer.
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



1. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

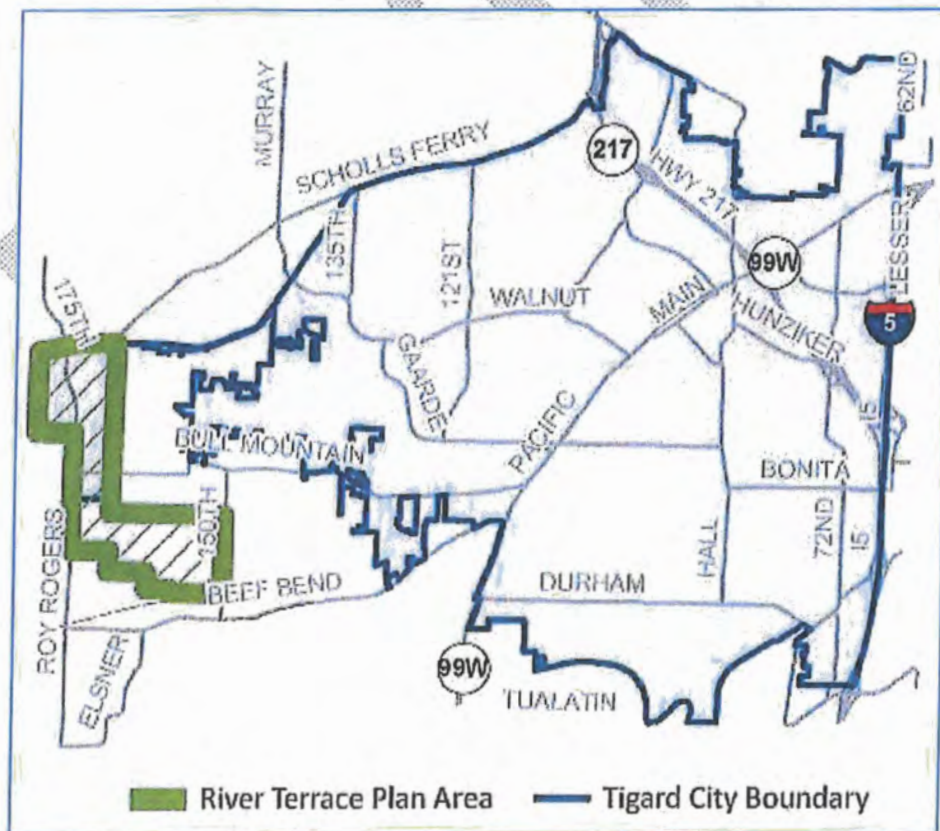
C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

- D. **Adjustments.** Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements or width reduction of trail right-of-way or landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources or are otherwise in the public's interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

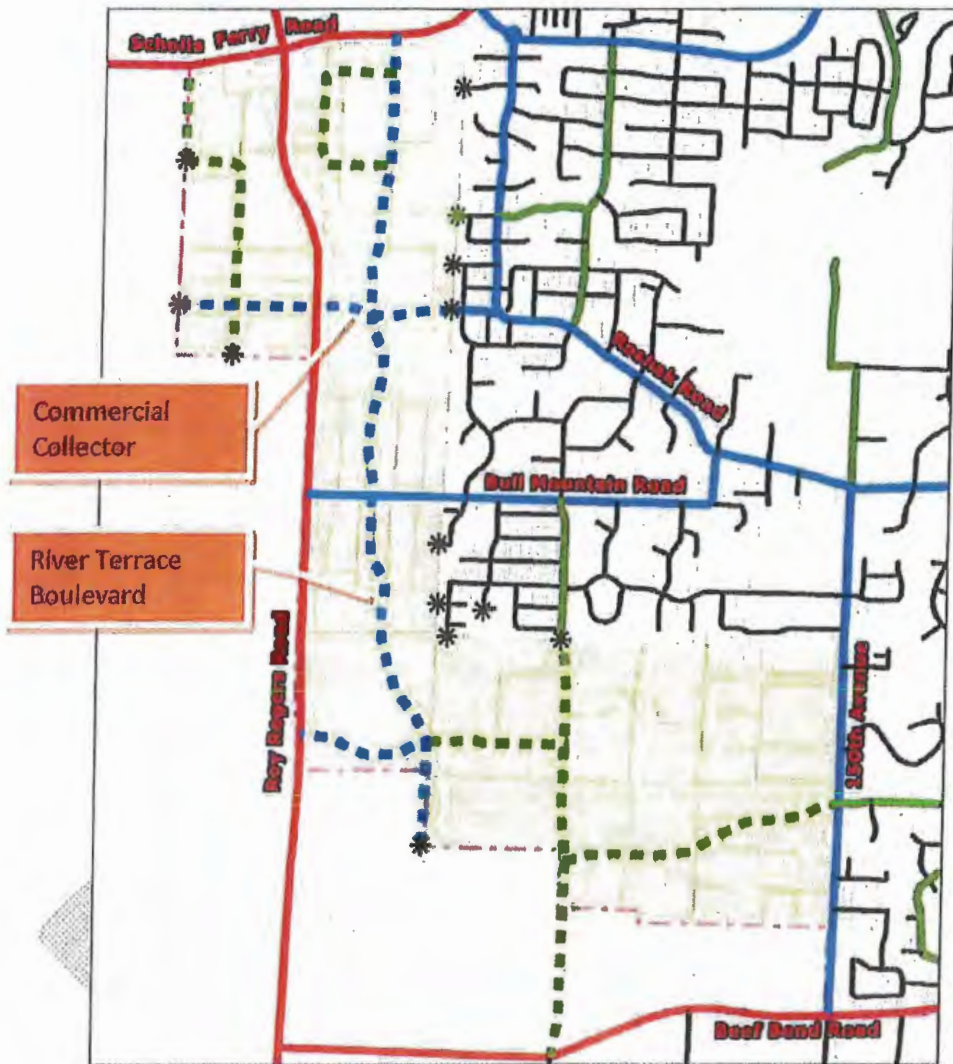
18.660.080 Street Connectivity

- A. **Street alignment and connections.** For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.
- B. **Block Perimeter.** The perimeter of blocks formed by streets shall not exceed 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector



January 13, 2015

Michael C. Robinson
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D. (503) 727-2264
F. (503) 346-2264

VIA EMAIL

Susan Shanks, Project Manager
City of Tigard Community Development Department
Tigard City Hall
13125 SW Hall Boulevard
Tigard, OR 97223

Re: River Terrace

Dear Ms. Shanks:

This office represents West Hills Development Company (“West Hills”). This letter’s enclosures contain comments from West Hills and its representatives on the draft River Terrace Land Use Regulations (TCDC Chapter 18.660) amendments scheduled to be heard by the Tigard Planning Commission (the “Planning Commission”) on February 2, 2015.

This letter contains two (2) enclosures:

- Exhibit 1:** Comments from Michael C. Robinson.
- Exhibit 2:** Comments from West Hills and Otak.

My comments address four (4) main areas:

1. The Tigard Comprehensive Plan should not be an approval criterion by way of conditions of approval for land division applications. ORS 179.195(1).
2. Subjective approval standards should not apply to “needed housing” applications. ORS 197.303(1); 197.307(4).
3. The proposed land use regulations should clarify in what process and under what standards the Planning Director and the City Engineer exercise their discretion.
4. TCDC 18.660.035.A.4 should be eliminated. TCDC 18.660.035.A.3 requires that the preliminary plat show future phase information, including preliminary rights-of-way. Because an applicant cannot dedicate rights-of-way beyond a current phase, TCDC 18.660.035.A.4 is not possible to accomplish.

Please place this letter and its enclosures before the Planning Commission prior to the public hearing and in the official Planning Department file for this legislative amendment. Please add

Susan Shanks, Project Manager

January 13, 2015

Page 2

my name to the mailing list for receipt of the notice of decision by both the Planning Commission and the City Council on this amendment.

Thank you in advance for your courtesy and assistance. Please feel free to call me if you have any questions.

Very truly yours,



Michael C. Robinson

MCR:rsr

Enclosures

cc: Mr. Dan Grimberg (via email) (w/ encls.)
Mr. Don Hanson (via email) (w/ encls.)
Mr. Mike Peebles (via email) (w/ encls.)
Ms. Miriam Wilson (via email) (w/ encls.)
Mr. Marc Butorac (via email) (w/ encls.)
Mr. Garrett Stephenson (via email) (w/ encls.)

**Chapter 18.660
RIVER TERRACE PLAN DISTRICT**

Sections:

18.660.010	Purpose
18.660.020	Where These Regulations Apply
18.660.030	Applicability
18.660.033	Adequacy of Public Facilities
18.660.035	Preliminary Plat Approval Criteria
18.660.040	Community Commercial Development Standards
18.660.050	River Terrace Boulevard Development Standards
18.660.060	Planned Developments
18.660.070	Street Design
18.660.080	Street Connectivity

18.660.010 Purpose

① PLANS (OR CITY'S)

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

② S

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

③ RIVER TERRACE

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

④ THE PURPOSE STATEMENT IS NOT AN APPROVAL CRITERION

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

⑤ US TO OTHER APPLICABLE TCDC STANDARDS

18.660.033 Adequacy of Public Facilities

A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no-development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.

B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:

⑥ ?

1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
3. Sewer: A citywide utility fee surcharge.
4. Stormwater: A River Terrace storm water utility fee surcharge.

C. Deferral of Compliance.

⑦ COMPONENTS

⑧ FOR THE APPLICANTS

1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection X: ⑨
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.

⑩ AS PROVIDED FOR IN SUBSECTION (C)(1)

2. Deferral of compliance shall be granted only if:
 - a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is

likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and

- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215, or 227, or equitable relief in a court of competent jurisdiction.

D. Exception.

1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy; and (11) 5
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code; and (13) SDCs PROVIDED FOR IN subsection D (2)(a)
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy; and (14)

E. Additional Standards.

1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B. applicable (15)
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and same comment (17)
 - c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority (18) in WHAT PROCESS

determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.

2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.

(19) OR OFF-SITE (20) INTERIM ON-SITE OR OFF-SITE (21)

3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and, shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

CHAPTER(?) (23) (24) UNLESS IT IS PART OF THE PERMANENT FACILITY.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

(24) ? (25) REFERENCE THIS SECTION ABOVE

18.660.035 Preliminary Plat Approval Criteria

- A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.

1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.
3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

(DATED) (26) BE CONSISTENT WITH (?) (27) THESE ARE THE APPROVAL STANDARDS (28)

4. Where ⁽³⁰⁾ ~~phased~~ ⁽²²¹⁰⁰⁾ development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.

B. ^{applicable} Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties. (31)

TCP SHOULD NOT BE APPLICABLE OBS 197.1950 UNLESS SPECIFIED

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace except where the applicant has obtained variances or adjustments in accordance with Chapter 18.670, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

1. For single-family attached, single-family detached, and duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW).

NOT CTO, 197.303

2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1). (32)

By whom; at what point

3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

B. Building Placement and Design.

define (33)

1. Primary buildings shall have their front facade and front entry door oriented to River Terrace Boulevard. 197.303

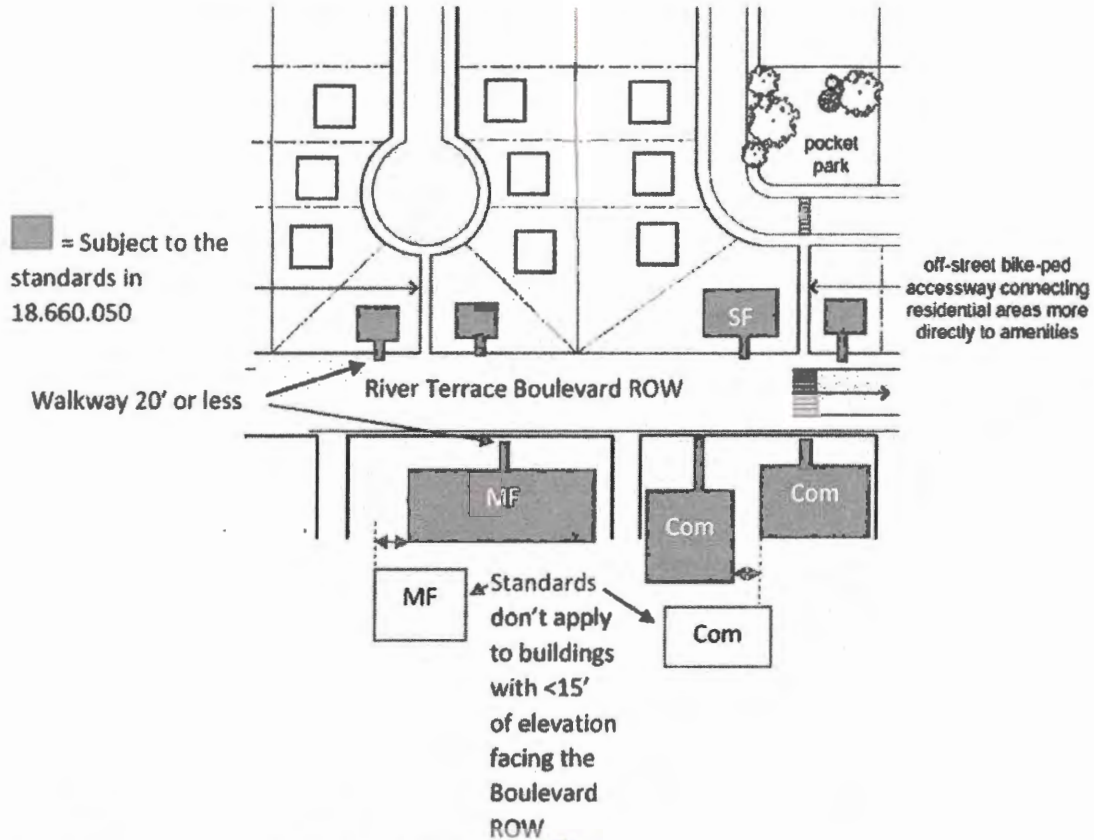
2. At least one front entry door is required for each business or dwelling with a ground floor frontage (on what?) (34)

3. At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. 197.303 (35)

4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). All walkways shall be ADA accessible. (37)

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. All walkways shall be ADA accessible.

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. All walkways shall be ADA accessible.
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. All walkways shall be ADA accessible.
- No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
- No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

(X2) _____ (SPECIFY)

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.
2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.
3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed ^{through the (X3)} ~~by means of a~~ Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography, ^(X4) or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they ^{shall (X5)} will be constructed of high-quality materials. Wood or chain link fencing is not permitted.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Private outdoor area—Residential use. The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

B. Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

C. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public. *in (47) (46) (permed —) shall*
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations. *IS THIS DEFINED (48)*
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards. *(49) IS THIS DEFINED*
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway. *are these terms defined*
 - d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments. *197-303 (51)*
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2, above. *(52) ✓*
 - a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required. *(53)*
 - b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way. *197-303 (54)*
 - c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks *in (55)*

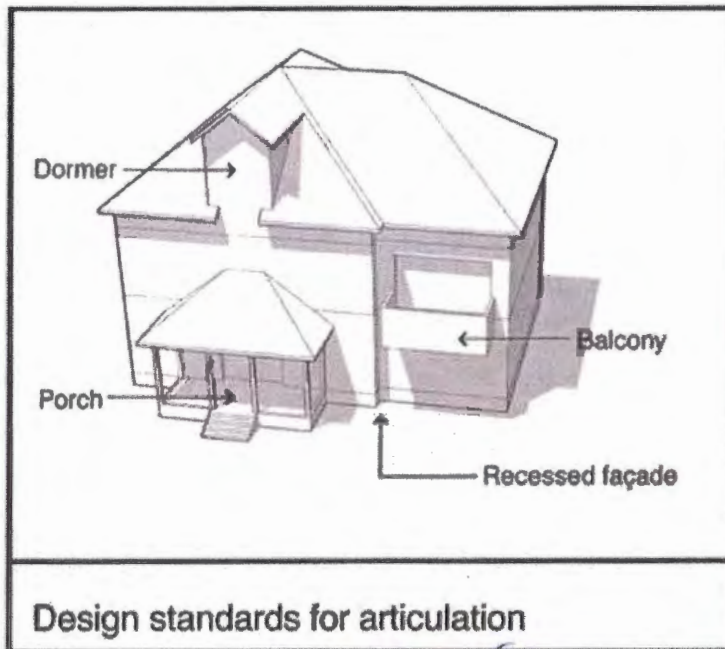
and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

D. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

E. Design Standards for Single-Family Dwelling Units and Duplexes. ^{UNDER 56} These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided ~~are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style.~~ ^{(S7) ART. 5.3} An architectural feature may be used to comply ~~with more than one standard.~~ ^{DO NOT (S8)}

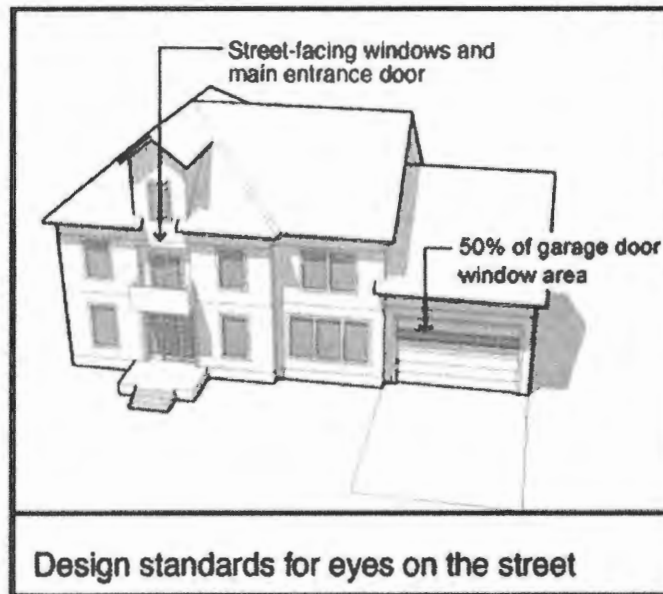
- I. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
- a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.
 - c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

**Figure 18.660.2
Building Articulation**



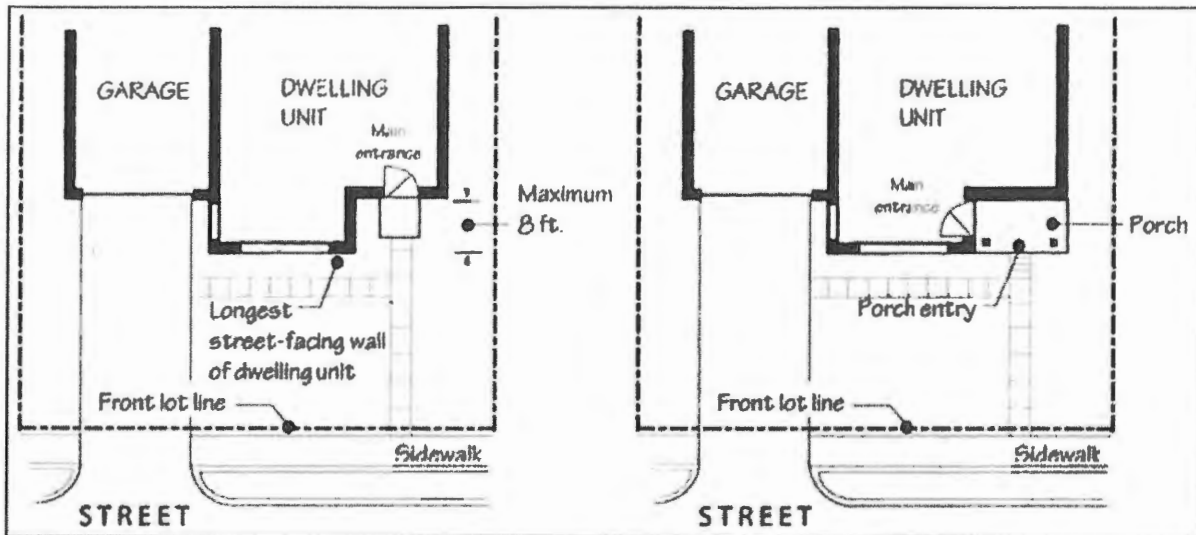
2. Eyes on the Street. At least 12% of the area of each ^{how measured?} ~~street-facing~~ ⁽⁹⁾ façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - Window area is considered the entire area within the outer window frame, including any interior window grid.
 - Doors used to meet this standard must face the street, or be at an angle of no greater than 45 degrees from the street. ✓ (10)
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

Figure 18.660.3
Eyes on the Street



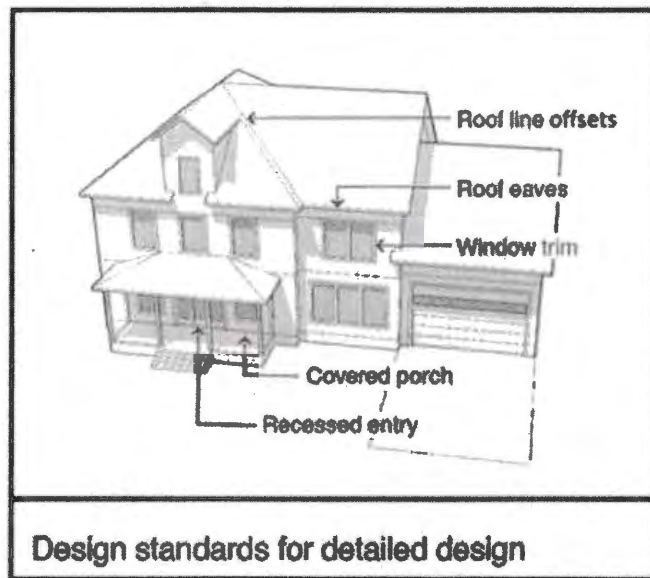
3. Main Entrance. At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
 - a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 25 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

Figure 18.660.4
Main Entrances



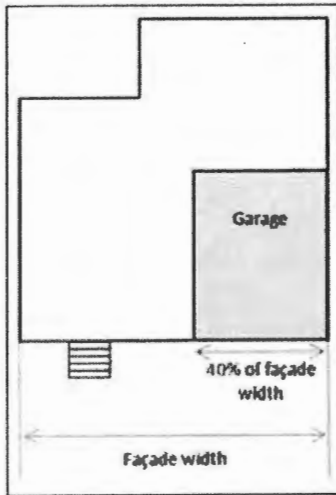
4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - Dormer that is at least 4 feet wide and integrated into the roof form.
 - Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design.
 - Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas. (61)
K17.303
- a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade.
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

**Figure 18.660.5
Maximum Garage Width**



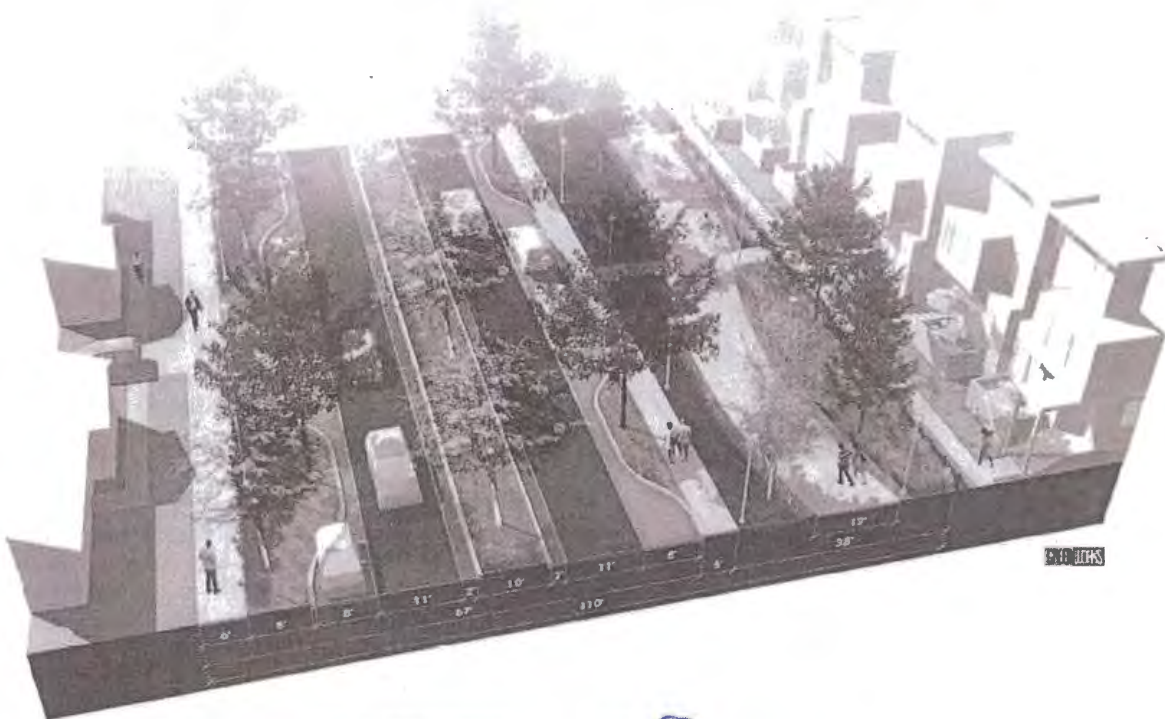
18.660.070 Street Design

- A. River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

HOW APPLIED?

Figure 18.660.6 River Terrace Boulevard Cross-Section

62



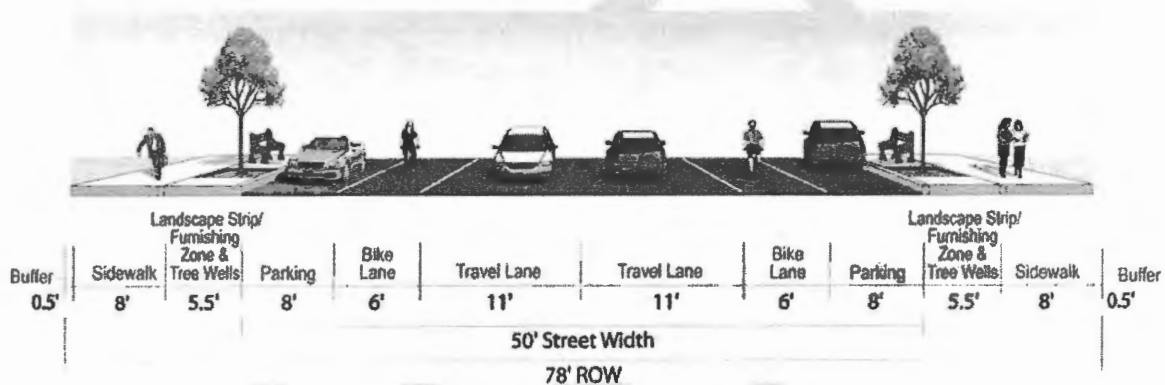
I. Design Standards for River Terrace Boulevard.

- a. Right-of-Way Width: 110 feet plus addition ROW as needed for slopes, retaining walls, etc.
- b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk.
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk.
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
- c. Landscape Strip:
 - i. With or without on-street parking, and no adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
- d. Bike Facilities: 12-foot trail on west side of street in accordance with design standards below.
- e. On-Street Parking: On-Street Parking: Optional 8 feet, as determined by the City Engineer.
- f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed , as determined by the City Engineer.
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



1. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

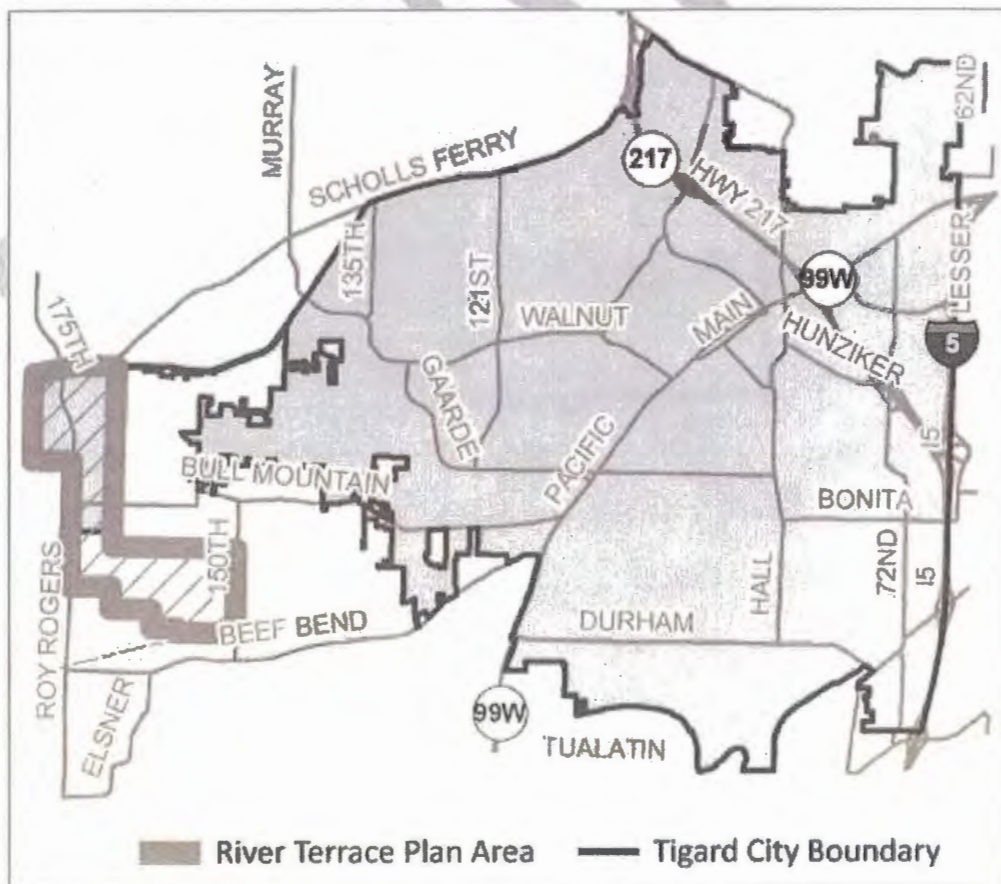
C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

D. Adjustments. Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements, ~~or~~ width reduction of trail right-of-way, ~~or~~ landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources ~~or~~ are otherwise in the public interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

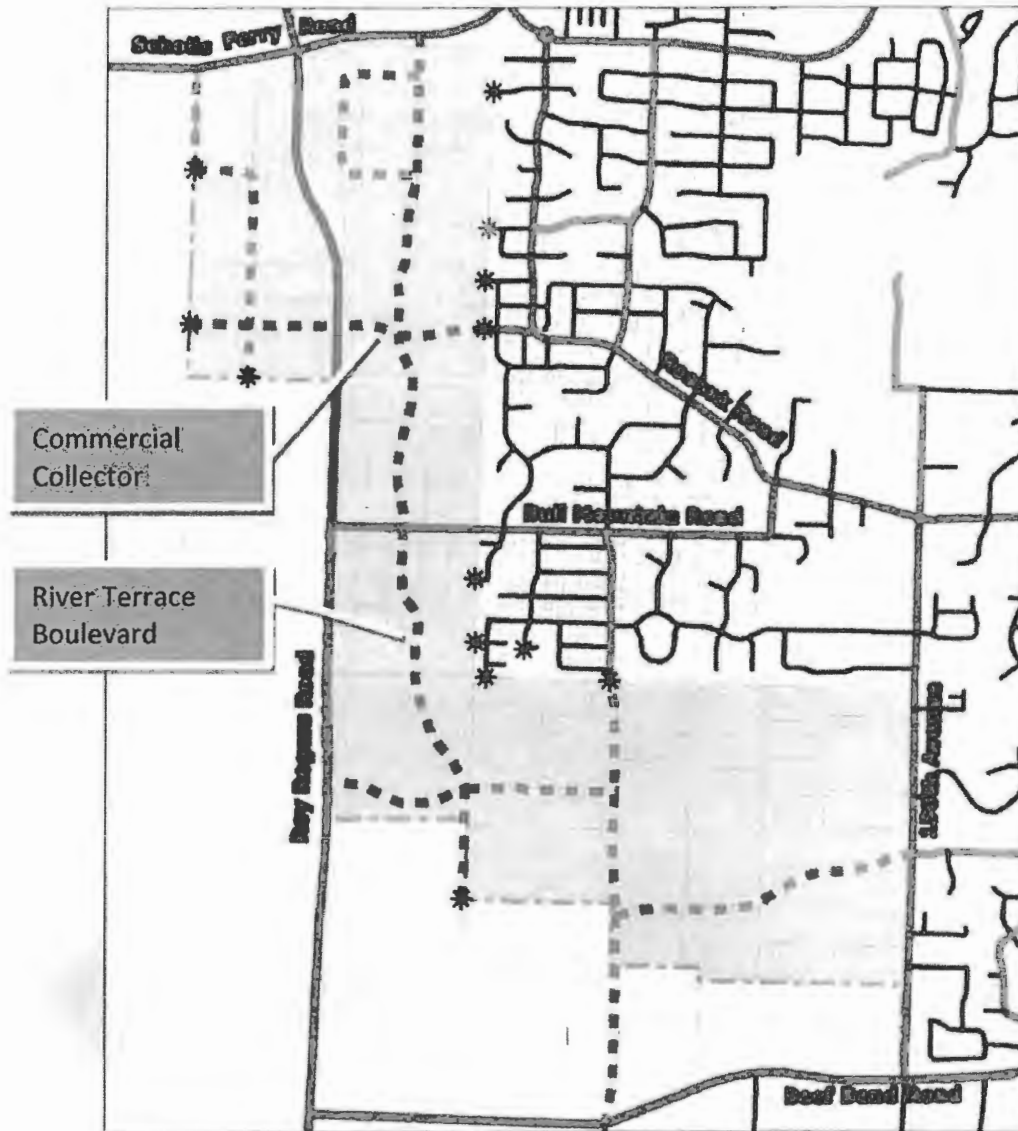
18.660.080 Street Connectivity

- A. Street alignment and connections. For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.
- B. Block Perimeter. The perimeter of blocks formed by streets shall not exceed 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector



Polygon
Reservoirs
w/ West Hills
additional
Comments

Green- ~~Attch~~
11/2/15

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

- 18.660.010 Purpose
- 18.660.020 Where These Regulations Apply
- 18.660.030 Applicability
- 18.660.033 Adequacy of Public Facilities
- 18.660.035 Preliminary Plat Approval Criteria
- 18.660.040 Community Commercial Development Standards
- 18.660.050 River Terrace Boulevard Development Standards
- 18.660.060 Planned Developments
- 18.660.070 Street Design
- 18.660.080 Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

1/8/15

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660 A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.

B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:

1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
3. Sewer: A citywide utility fee surcharge.
4. Stormwater: A River Terrace storm water utility fee surcharge.

C. Deferral of Compliance.

1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:

- a. Preliminary land division plat approval to final land division plat review.
- b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
- c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
- d. Development Agreement: A Development Agreement between the City and the developer/applicant may establish alternative schedules for meeting compliance with the criteria in subsection B. ✓

2. Deferral of compliance shall be granted only if:

- a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and
- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception.

- 1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
- 2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilities as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards.

- 1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and

- c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property
- 2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
- 3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions

- 1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
- 2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

- A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace
 - 1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
 - 2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat
 - 3. Where phased development is proposed, a plan for future phases shows the location of lot lines.

rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and

- 4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities

- B. Conditions of approval. The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

18.660.050 River Terrace Boulevard Development Standards

- A. Applicability. The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:

1. For single-family attached, single-family detached, and duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW).
2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).
3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.

B. Building Placement and Design.

1. Primary buildings shall ~~have their front facade and front entry door oriented to River Terrace Boulevard, except as approved through the adjustment process in accordance with Subsection 18.660.050 D.~~
2. At least one front entry door is required for each business ~~building~~ with a ground floor frontage.
3. ~~Each~~ front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. ~~IF THE DOOR IS FACING RIVER TERRACE BLVD.~~
4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk, ~~except as approved through the adjustment process in accordance with Subsection 18.660.050 D.~~ For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way

*Doesn't work for Phased development
 a) Had Pickup Schedule
 b) Property ownership
 c) Need flexibility for Future revisions/alignment issues

Impasse about access options? i.e. if development land locked & based on phased development

ENHANCE THE FACADE ORIENTED TO RIVER TERRACE BLVD PER REQUIREMENTS LIST IN XXX.XX

Require Enhanced detailing

Front Door necessary

Adjust Fenery Requirement

DELETE

IF THE FRONT DOOR IS PLANNED TO BE ORIENTED TO RIVER TERRACE BLVD.

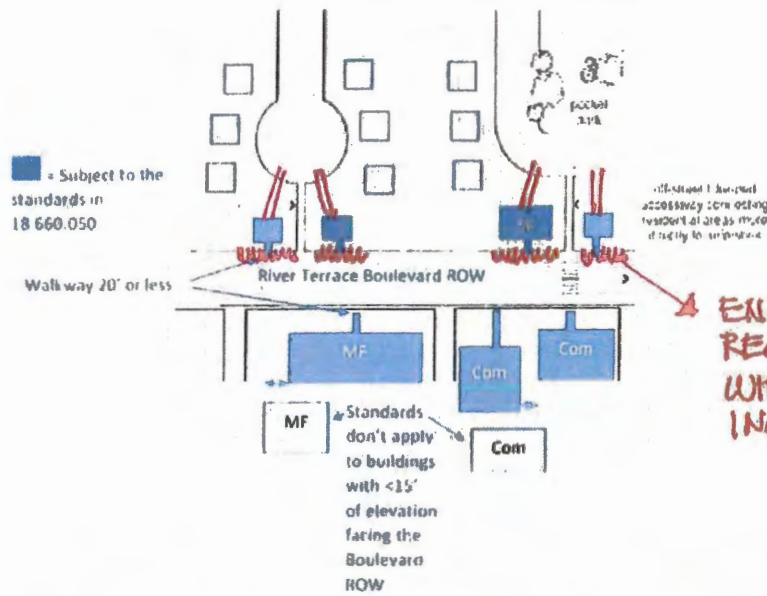
exclude side load - access to RT Blvd trail not to be required

(see Figure 18.660.1). ~~All for multi-family and commercial buildings, this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

Not Necessary
 BUILDING CODE ADDRESSES THIS ALREADY.
 Topography

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. ~~All this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



ENHANCED ELEVATION REQUIREMENTS - WHICH MAY OR MAY NOT INCLUDE A FRONT DECK.

- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. ~~All this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. ~~All this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.~~

BLDG. CODE ALREADY ADDRESSES THIS REQUIRMT.

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

A. Density Calculation. ^{WTFY.} ~~To encourage alley loaded development and developments with shorter block lengths, as well as to encourage development consistent with the Goals of the River Terrace Community Plan, Planned Developments within River Terrace may limit deductions for streets and alleys to 20%.~~

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AB. Private outdoor area—Residential use. The private outdoor-area requirements of 18.350.070.D.5 shall only apply to multifamily development.

BC. Shared outdoor recreation and open space facility areas—Residential use. The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

CD. Shared open space facilities. As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; and
 - b. Will be dedicated to the public or owned and maintained by a homeowners association
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway.
 - d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060 E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above.

Eliminate #1
City to Review

comment:
open space works w/ Mike R.
comments, its performance
oriented vs. flat 20% requirement
-DH

1. ~~ARTICLE 18.660~~
IS ~~REPEATED~~
(3 times)

DELETE -
VEGETATIVE HEDGES
SHOULD BE ALLOWED
IT'S NATURE!

Make up to 4 ft.
to accommodate
hand rails and
deck rails.

- 8. No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050 D.
- 9. No fences, walls or ~~hedges~~ over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050 D.

SEE BELOW

C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.
2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.
3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography or other natural constraints associated with the specific development site;
2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. ~~Wood or chain link fencing is not permitted, unless required for wetlands or other sensitive areas.~~

UNSTAINED WOOD OR CHAIN LINK

• ACCEPTABLE SHALL INCLUDE, BUT NOT LIMITED TO,

STUCCO, BRICK, WROUGHT IRON AND VEG. HEDGE NOT OVER 6' TALL.

- a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
- b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
- c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

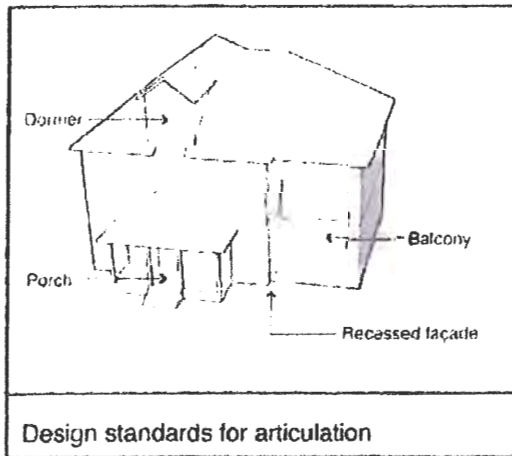
11. Open space conveyance. The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

12. Design Standards for Single-Family Dwelling Units and Duplexes. These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.c above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard

- 1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
 - a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.
 - c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

Figure 18.660.2
Building Articulation

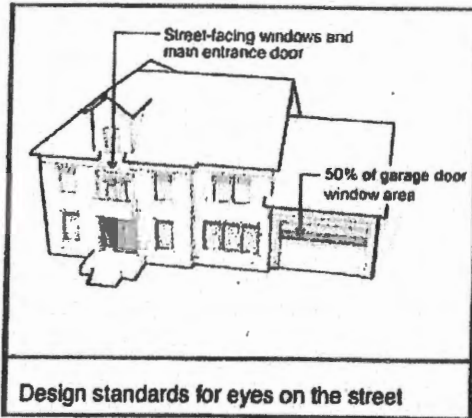
COTTAGES & SMALLER



2. Eyes on the Street. At least 12% of the area of each street-facing façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- Street-facing façade is defined as the aggregate area of all vertical exterior walls measured from top of finished floor at lowest level to top plate or roof eave of highest level. Areas of exterior walls above top plate or roof eave, such as areas within gables, dormers, clerestories, etc. may be excluded from façade area. Areas of lower roofs may be deducted from street façade.
 - Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard. Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - Window area is considered the entire area within the outer window frame, including any interior window grid, the aggregate area of each window unit measured around the visible perimeter of the window so as to include outer window frame, mullions and grids. OK
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

only if used as an option

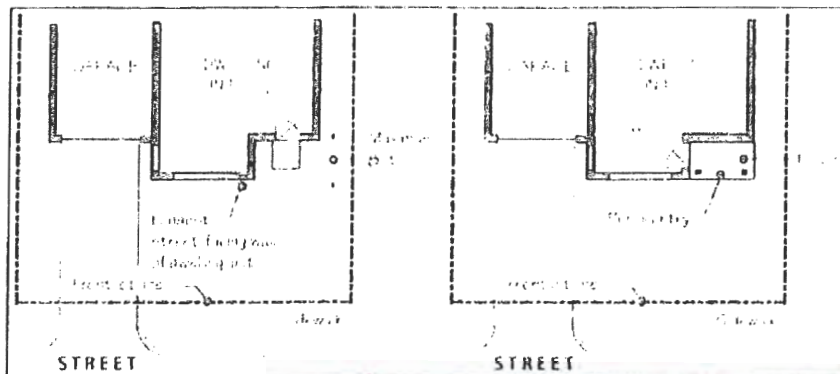
Figure 18.660.3
Eyes on the Street



3. **Main Entrance.** At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
- a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 20 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

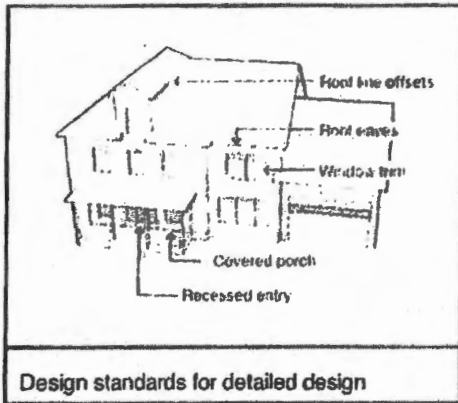
20 ϕ TO BE CONSISTANT W/ #4 NEXT.

Figure 18.660.4
Main Entrances



4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 3 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide. *OK*
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other
 - Dormer that is at least 4 feet wide and integrated into the roof form
 - Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design. *2.5" NET*
 - Window trim around all windows at least 3 inches wide and 5/8 in deep
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade

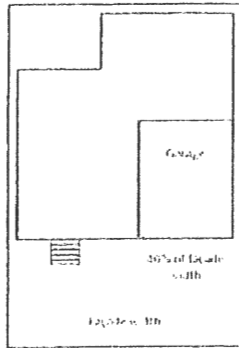
Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
 - a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade. *15' GARAGE DOOR ON COTTAGE.*
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.F.2 is met.

*THIS MEANS TO HAVE
A 2 CAR WIDE GARAGE
THE HOUSE NEEDS TO
BE 38-40 WIDE!
NO COTTAGES OR BUNGALOWS*

Figure 18.660.5
Maximum Garage Width



18.660.070 Street Design

A River Terrace Boulevard. The following street design standards apply to River Terrace Boulevard as shown on Map 18.660.B and in Figure 18.660.6 below.

Figure 18.660.6 River Terrace Boulevard Cross-Section



- I. Design Standards for River Terrace Boulevard.
 - a. Right-of-Way Width: 110 feet plus addition ROW as needed for slopes, retaining walls, etc.
 - b. Sidewalk:
 - i. With or without on-street parking, and not adjacent to trail: 6-foot sidewalk
 - ii. With on-street parking, and adjacent to trail: 5-foot sidewalk
 - iii. Without on-street parking, and adjacent to trail: No sidewalk required.
 - c. Landscape Strip:
 - i. With or without on-street parking, and not adjacent to trail: 8.5-foot landscape strip (includes 0.5-foot curb).
 - ii. With on-street parking, and adjacent to trail: No landscape strip required.
 - iii. Without on-street parking, and adjacent to trail: Minimum 8.5-foot landscape strip. (includes 0.5-foot curb) between travel way and trail. (This width can be reduced from the trail landscape requirements below.)
 - d. Bike Facilities: 12-foot trail on one side of street in accordance with design standards below
 - e. On-Street Parking: On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - f. Travel Lanes:
 - i. Through Lanes: One 11-foot travel lane in each direction.
 - ii. Median: 14 feet between travel lanes, to be used for landscaping, pedestrian crossing refuge, or left-turn lanes (includes 2-foot clearance between through lanes and curb and 0.5-foot curb on both sides).

need some (maybe an ability to reduce this if adjacent to park or other open space)

→ minimum ~~22~~ ~~20~~ ~~18~~ ~~16~~ ~~14~~ ~~12~~ ~~10~~ ~~8~~ ~~6~~ ~~4~~ ~~2~~ ~~0~~ ~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~ ~~6~~ ~~7~~ ~~8~~ ~~9~~ ~~10~~ ~~11~~ ~~12~~ ~~13~~ ~~14~~ ~~15~~ ~~16~~ ~~17~~ ~~18~~ ~~19~~ ~~20~~ ~~21~~ ~~22~~ ~~23~~ ~~24~~ ~~25~~ ~~26~~ ~~27~~ ~~28~~ ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~ ~~40~~ ~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ ~~48~~ ~~49~~ ~~50~~ ~~51~~ ~~52~~ ~~53~~ ~~54~~ ~~55~~ ~~56~~ ~~57~~ ~~58~~ ~~59~~ ~~60~~ ~~61~~ ~~62~~ ~~63~~ ~~64~~ ~~65~~ ~~66~~ ~~67~~ ~~68~~ ~~69~~ ~~70~~ ~~71~~ ~~72~~ ~~73~~ ~~74~~ ~~75~~ ~~76~~ ~~77~~ ~~78~~ ~~79~~ ~~80~~ ~~81~~ ~~82~~ ~~83~~ ~~84~~ ~~85~~ ~~86~~ ~~87~~ ~~88~~ ~~89~~ ~~90~~ ~~91~~ ~~92~~ ~~93~~ ~~94~~ ~~95~~ ~~96~~ ~~97~~ ~~98~~ ~~99~~ ~~100~~

I don't think we need separate ROWs just for trail, it can be part of street ROW

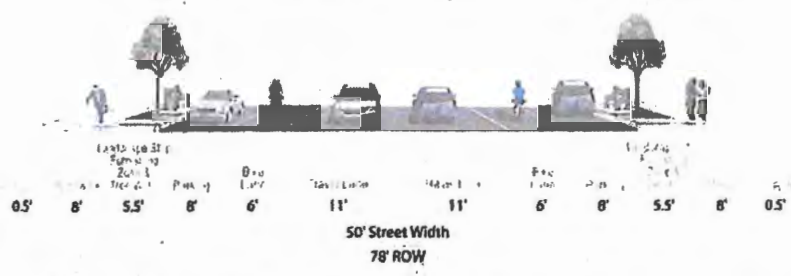
- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed, as determined by the City Engineer
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, and basic street lighting and pedestrian-scale lighting
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

Review Lighting

B. Collector within Community Commercial Zone The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Commented [SC1]: Clarification needed whether this collector cross section continues into residential zones across Roy Rogers Road.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



- I. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).

C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

1) Adjustments. Adjustments to the street cross-sections described in this section, such as deletion of on-street parking and associated elements or width reduction of trail right-of-way or landscape median, may be granted upon finding that such adjustments are either needed to lessen impacts on natural resources or are otherwise in the public's interest as described in the River Terrace Community Plan and River Terrace Transportation System Plan Addendum. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040, using approval criteria in Subsection 18.370.020.C.9.

Corridor

Review

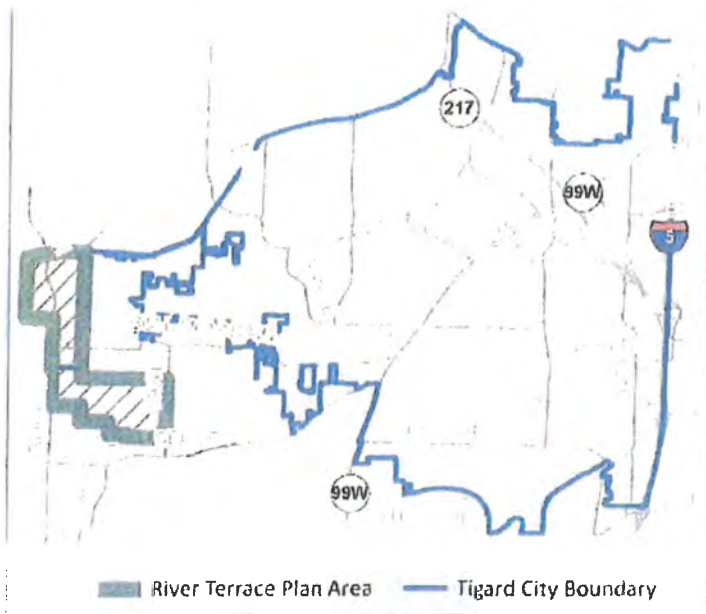
Review Street adjo

18.660.080 Street Connectivity

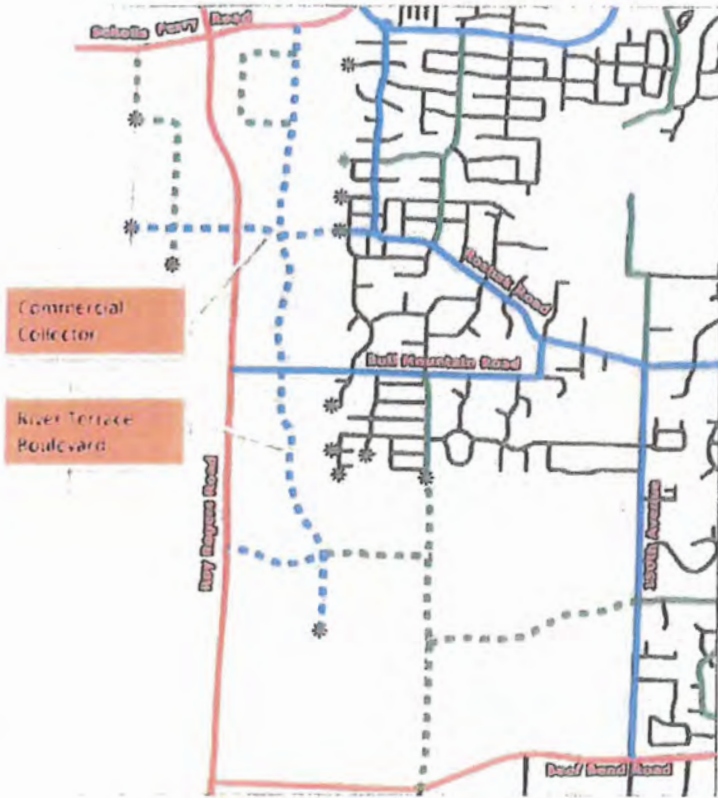
- A. Street alignment and connections. For development abutting River Terrace Boulevard, an additional exception to the requirement in 18.810.030.H for full street connections to River Terrace Boulevard with spacing of no more than 530 feet between connections is allowed where the city has identified a need to minimize the number of trail crossings and provided that bicycle and pedestrian connections on public easements or right-of-ways shall be provided with a spacing of no more than 330 feet.
- B. Block Perimeter. The perimeter of blocks formed by streets shall not exceed 1,600 feet measured along the centerline of the streets except where street location is precluded by natural topography, wetlands, significant habitat areas or bodies of water, pre-existing development, or an arterial or collector along which the city has identified a need to minimize the number of intersections.

Confirm adjustment criteria/process

Map 18.660.A: River Terrace Plan District Boundary



Map 18.660.B: River Terrace Boulevard and Commercial Collector



Susan Shanks

From: Susan Shanks
Sent: Friday, January 23, 2015 12:27 PM
To: Susan Shanks
Subject: FW: Follow up on River Terrace Plan District Code edits - 1 addition to Pg 8

From: Stacy Connery [<mailto:stacy@pacific-community.com>]
Sent: Friday, January 16, 2015 5:21 PM
To: Susan Shanks
Cc: Fred Gast (fred.gast@polygonhomes.com); Jim Lange
Subject: RE: Follow up on River Terrace Plan District Code edits - 1 addition to Pg 8

Hi Susan,

I just left you a voice mail explaining that we have made 1 additional suggested edit to the Planned Development section of the DRAFT River Terrace Plan District Code on Page 8 of the attached updated file. This additional suggested edit is also shown below. We discussed this topic with Cheryl Caines at one of our pre-pre-application meetings. I'll give you a call on Tuesday to see if you have any questions.

- B. Perimeter Lot Dimensional Standards. The lot dimensional standards of 18.350.060C.1. shall only apply to the edges of the River Terrace Plan District that are directly adjacent to an existing residential development that is outside the River Terrace Plan District.

Thank you,
Stacy Connery, AICP
(503) 828-5052



12564 SW Main Street
Tigard, OR 97223

Please consider the environment before printing this e-mail

From: Stacy Connery
Sent: Monday, January 12, 2015 10:08 AM
To: Susan P Shanks (susans@tigard-or.gov)
Cc: Fred Gast (fred.gast@polygonhomes.com); Jim Lange (jjim@pacific-community.com)
Subject: Follow up on River Terrace Plan District Code edits

Hi Susan,

Attached is an electronic copy with 'track changes' showing suggested edits to the River Terrace Plan District DRAFT as shared in our meeting last Thursday (1/8/15). The attached copy also includes the follow up suggested edits for side and rear facades along River Terrace Boulevard. Please let me know if you have any questions regarding the attached information.

Thank you,
Stacy Connery, AICP
(503) 828-5052

Chapter 18.660
RIVER TERRACE PLAN DISTRICT

Sections:

18.660.010	Purpose
18.660.020	Where These Regulations Apply
18.660.030	Applicability
18.660.033	Adequacy of Public Facilities
18.660.035	Preliminary Plat Approval Criteria
18.660.040	Community Commercial Development Standards
18.660.050	River Terrace Boulevard Development Standards
18.660.060	Planned Developments
18.660.070	Street Design
18.660.080	Street Connectivity

18.660.010 Purpose

The River Terrace Community Plan provides for a variety of land uses and residential densities consistent with the community's desire to create a community of great neighborhoods that includes housing, neighborhood-scale commercial businesses, schools, parks, and recreational opportunities. The purpose of the River Terrace Plan District is to implement the adopted River Terrace Community Plan and associated infrastructure master plans for water, sewer, stormwater, parks, and transportation.

This chapter is intended to ensure that public facilities are adequate to serve the anticipated levels of development throughout River Terrace by:

- Implementing the River Terrace Community Plan and associated infrastructure master plans
- Facilitating the transition of River Terrace from rural to urban land use through the timely, orderly, and efficient provision of public facilities
- Ensuring that public facilities are adequate to support new development and are available concurrent with the impacts of such development
- Safeguarding the community's health, safety, and welfare

This chapter is also intended to implement those unique aspects of the River Terrace Community Plan and associated infrastructure master plans related to commercial and residential design, transportation facilities, and park and trail development.

- The commercial area is envisioned as a vibrant mixed-use center with pedestrian-scale street and building amenities and high-quality design features.
- The transportation system is designed as a network of multi-modal streets that connects residents to trails, schools, parks, and services. One that conforms to the rolling topography, builds upon and connects to existing streets in the area, and effectively balances safety, comfort, and mobility through thoughtful and location-specific street and intersection design.
- River Terrace Boulevard is designed to seamlessly integrate the River Terrace Trail into its design, provide safe and comfortable multi-modal travel options, and include high-quality pedestrian-scale design treatments that defines it as the neighborhood's signature street.
- Parks and trails are distributed throughout the area to provide a variety of convenient recreational opportunities for residents and visitors.

18.660.020 Where These Regulations Apply

The regulations of this chapter apply to the River Terrace Plan District. The boundaries of this plan district are shown on Map 18.660.A located at the end of this chapter.

18.660.030 Applicability

This chapter applies to all property that is located within the River Terrace Plan District. The standards and requirements of this chapter apply in addition to, and not in lieu of, all other applicable provisions of the Tigard Community Development Code (TCDC). Compliance with all applicable standards and requirements must be demonstrated in order to obtain a development approval. The standards in this chapter shall govern in the event of a conflict.

18.660.033 Adequacy of Public Facilities

- A. Intent. The intent of this section is to address the provision of the infrastructure system necessary to benefit and serve all property within River Terrace as provided for in the River Terrace Community Plan, related infrastructure master plans, and the River Terrace Funding Strategy, in light of the desire of property owners to commence preliminary development prior to full implementation of those plans and with the understanding that no development rights vest and no development approvals can be granted until the infrastructure system is in place or assured.
- B. Approval Standard. Development may be approved only if the applicant demonstrates that each of the following components of the River Terrace Funding Strategy adopted by Resolution 14-66 (December 16, 2014) has been adopted and is in effect:
1. Transportation: A citywide transportation system development charge (SDC), a River Terrace specific transportation SDC, and a River Terrace transportation utility fee surcharge is in effect.
 2. Water: For development in water pressure zone 550, a minimum of 3 million gallons in new firm water storage capacity and associated pump station with a minimum firm capacity of 1400 gallons per minute or piping improvements that provide sufficient water capacity in water pressure zone 550 to serve the proposed development.
 3. Sewer: A citywide utility fee surcharge.
 4. Stormwater: A River Terrace storm water utility fee surcharge.
- C. Deferral of Compliance.
1. An applicant may request deferral of the requirement to demonstrate compliance with one or more of the approval standards set forth in subsection B as provided for in this subsection C:
 - a. Preliminary land division plat approval to final land division plat review.
 - b. Planned development concept plan approval to detailed development plan review where no land division is proposed.
 - c. All other development applications: A condition of development approval requiring demonstration of compliance no later than 180 days after approval or prior to submission of applications for utility or building permits, whichever occurs first.
 - d. Development Agreement: A Development Agreement between the City and the developer/applicant may establish alternative schedules for meeting compliance with the criteria in subsection B.
 2. Deferral of compliance shall be granted only if:

- a. The applicant demonstrates that the approval standard will likely be met prior to filing an application for final land division plat approval, detailed development plan approval, or expiration of the condition of approval. A determination by the review authority that it is likely that the standard will be met shall be for the purposes of deferral only and in no way constitutes an assurance, guarantee, or other representation that may in any way be relied upon by the applicant or any party; and
- b. The applicant executes a written agreement prepared by the city acknowledging that the applicant has determined that deferral is to its benefit and that any and all actions taken pursuant to or in furtherance of the approval are at the applicant's sole and exclusive risk. The acknowledgement shall waive, hold harmless and release the city, its officers, employees and agents for any and all claims for damages, including attorney fees, in any way arising from a denial for failure to demonstrate compliance with the standards in subsection B, without regard to fault. Nothing in this section shall preclude the applicant from seeking review of any land use decision in accordance with ORS chapter 197, 215 or 227 or equitable relief in a court of competent jurisdiction.

D. Exception.

1. An exception to one or more of the standards in subsection B may be obtained through a Type II procedure as governed by Subsection 18.390.040.
2. An exception shall be granted only if the applicant:
 - a. Demonstrates that the exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum (Resolution 14-25); River Terrace Water System Master Plan Addendum (Resolution 14-35); River Terrace Stormwater Master Plan (Resolution 14-42); River Terrace Transportation System Plan Addendum (Ordinance 14-16); and, the River Terrace Funding Strategy (Resolution 14-66); and
 - b. Has proposed alternatives that will ensure that it will provide its proportionate share of the facilities and the funding for facilitates as identified in the River Terrace infrastructure master plans and Funding Strategy.
 - c. Executes an agreement prepared by the city agreeing that, if the new SDCs are not in effect at the time of building permit issuance, the applicant will pay an amount equal to the SDCs assumed by the River Terrace Funding Strategy. No credits will be issued against this payment, but the city will refund such payment if the SDC is in effect and paid in accordance with the terms of the applicable SDC ordinance or the applicable SDC has not taken effect within two years of the effective date of this Code.
 - d. Agrees to disclose in writing to each purchaser of property for which a building permit has been obtained that the property may be subject in the future to utility fees or SDCs as described in the River Terrace Funding Strategy.

E. Additional Standards.

1. A water transmission or sewer trunk line constructed by one or more applicants shall:
 - a. Be placed in a public easement within the transmission line corridor and alignment identified in the water or sanitary sewer master plans. The exact location and route shall be approved by the City Engineer. If a transmission or trunk line corridor and alignment have not been adopted, the applicant may file a Type IV application to establish the corridor and alignment. This application shall be processed prior to or concurrently with the development application and is not subject to the timing limits in Subsection 18.390.060.B.
 - b. Be sized, designed, constructed, and placed in accordance with city specifications and as approved by the City Engineer; and

- c. If the transmission or trunk line enters the property that is the subject of the development application, a public easement for the line shall be granted to extend through the property that is the subject of the application and terminate at such location as the review authority determines will maximize the function and availability of the easement to serve additional properties, taking into account the impact of the easement on the subject property.
2. If compliance with storm water management standards is dependent on a publicly funded conveyance system or regional facility that has not been provided, the applicant may propose interim facilities and systems, such as on-site detention. The detention shall meet all applicable standards. Unless otherwise provided in the development approval, the applicant shall provide an assurance that adequate financial resources are available to decommission the interim facility and connect to the public storm water management system when it becomes available. No storm water management system shall be approved if it would prevent or significantly impact the ability of other properties to implement and comply with the River Terrace Stormwater Master Plan or other applicable standards.
3. Development shall be located and designed so as to not unduly or unnecessarily restrict the ability of any other property to provide or access a public easement or facility required for the property to develop in accordance with this Code, taking into account the topography, size and, shape of the property that is the subject of the application, impact on the applicant, and the reasonableness of available options. An applicant shall not be required to reduce otherwise permitted density or to obtain a variance to demonstrate compliance but this standard may be considered in considering a variance requested by the applicant.

F. Other Provisions.

1. Unless expressly authorized in a development approval, no person shall impose a private fee or any charge whatsoever that prohibits, restricts, or impairs an adjoining property from accessing a public easement, facility, or service or denies access to such public easement, facility, or service.
2. For purposes of this section, an ordinance or resolution adopting an SDC, utility fee, or other charge to finance public facilities and services described in this section shall be deemed effective if it has taken effect and the time for any legal challenge has expired or any legal challenge has been finally decided.

18.660.035 Preliminary Plat Approval Criteria

- A. Additional Approval Criteria. In addition to the approval criteria in Section 18.430.040 (Approval Criteria: Preliminary Plat), the following approval criteria shall apply to all preliminary plat applications within River Terrace.
1. The streets, street extensions, and intersections conform to the River Terrace Transportation System Plan Addendum, the street spacing and connectivity standards of this chapter and the TCDC, and the plats of subdivisions and maps of partitions already approved for adjoining property as to width, general direction, and in all other respects unless the city determines it is in the public interest to modify the street, street extension, and/or intersection locations, widths, or pattern; and
 2. The preliminary plat does not impede the future use or development of adjacent property within River Terrace not under the control or ownership of the applicant proposing the preliminary plat.

3. Where phased development is proposed, a plan for future phases shows the location of lot lines, rights-of-way, and other details of layout and demonstrates that future division of the entire site may readily occur without violating the development standards of the TCDC; and
 4. Where phased development is proposed, the preliminary plat dedicates rights-of-way for all arterials, collectors, and neighborhood routes as shown in the River Terrace Transportation System Plan Addendum for all phases to allow for the timely and orderly extension and connection of adjacent streets and utilities.
- B. **Conditions of approval.** The approval authority may attach such conditions as are necessary to carry out the goals and policies of the Tigard Comprehensive Plan, River Terrace Community Plan, and other applicable ordinances and regulations and may require that reserve strips be granted to the city for the purpose of controlling access to adjoining undeveloped properties.

18.660.040 Community Commercial Development Standards [PLACEHOLDER]

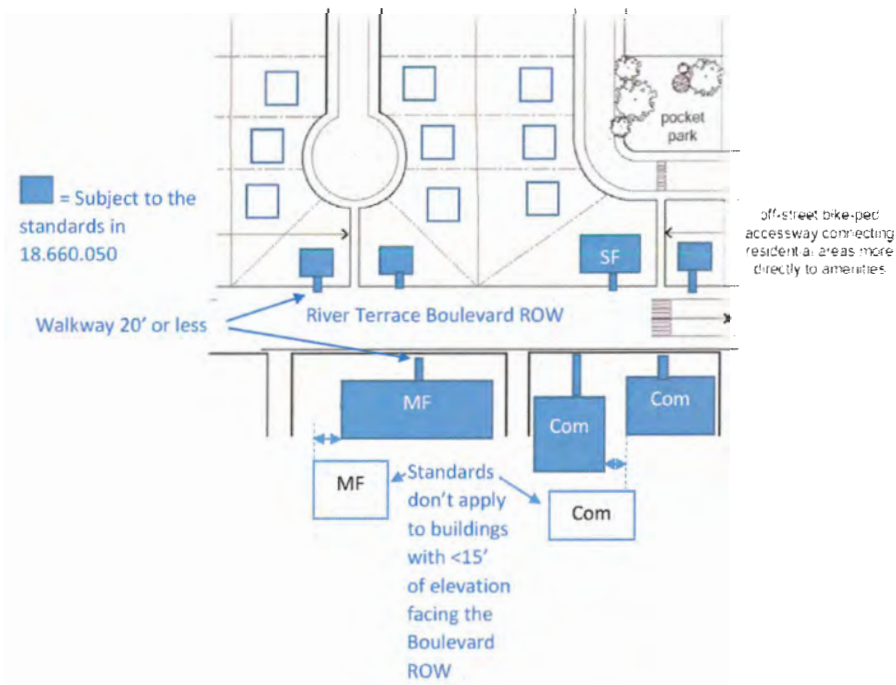
18.660.050 River Terrace Boulevard Development Standards

- A. **Applicability.** The applicable development standards contained in the underlying zoning district shall apply to all development within River Terrace, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370, and except as specified below. The following standards apply to commercial and residential development sites abutting River Terrace Boulevard right-of-way as follows:
1. For alley loaded single-family attached, alley loaded single-family detached, and alley loaded duplex development, the following standards apply to all development on those lots abutting the River Terrace Boulevard right-of-way (ROW). Other development patterns with side or rear elevations facing River Terrace Boulevard shall only be subject to section 18.660.050.B.10.
 2. For multi-building developments (commercial or multifamily) on a single lot, the following standards apply to all development except those buildings that have less than fifteen (15) feet of building elevation visible from the River Terrace Boulevard right-of-way (see Figure 18.660.1).
 3. The standards apply development abutting both sides of the right-of-way. The general location of the River Terrace Boulevard right-of-way is shown on Map 18.660.B. The City Engineer shall approve the final alignment.
- B. **Building Placement and Design.**
1. Primary buildings shall have their front façade and front entry door oriented to River Terrace Boulevard, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
 2. At least one front entry door is required for each business or dwelling with a ground floor frontage.
 3. At least one front entry door shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 4. For those properties that do not abut the trail side of the right-of-way, one walkway connection is required between the front entry door and the public sidewalk, except as approved through the

adjustment process in accordance with Subsection 18.660.050.D. For those buildings with 100% of their elevation visible from the River Terrace Boulevard right-of-way, the walkway may not be more than 20 feet in length for the portion of the walkway that lies outside the public right-of-way (see Figure 18.660.1). ~~All~~ For multi-family and commercial buildings, this walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

- For those properties that abut the trail side of the right-of-way, one walkway connection is required between the development and the trail for every 5 single-family detached lots (including duplex lots) that are located within a single block. ~~All~~ This walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

Figure 18.660.1: Applicability of Development Standards for Sites Abutting River Terrace Boulevard Right-of-Way



- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 10 single-family attached dwelling units that are located within a single block but that are not necessarily all attached together. ~~All~~ This walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.
- For those properties that abut the trail, one walkway connection is required between the development and the trail for every 200 feet of frontage of multifamily development. ~~All~~ This

walkways shall be ADA accessible, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

8. No accessory structures, garages, carports, driveways or vehicle access are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

9. No fences, walls or hedges over three (3) feet in height are permitted between the primary building and the River Terrace Boulevard right-of-way, except as approved through the adjustment process in accordance with Subsection 18.660.050.D.

9.10. Provide high-quality architectural features that meet the design standards in accordance with Subsection 18.660.060.F

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C. Density Bonus. In order to help offset the land and development costs associated with the construction of River Terrace Boulevard, residential development sites abutting River Terrace Boulevard right-of-way may choose to propose smaller and narrower lots along River Terrace Boulevard than otherwise allowed by zoning. The resulting increase in the number of dwelling units along River Terrace Boulevard shall be allowed in addition to any density bonus approved through the Planned Development review process in accordance with Chapter 18.350 (Planned Developments). Where more dwelling units are proposed, the reduced lots sizes or lot areas per dwelling unit that are described below shall be used to calculate the maximum and minimum number of residential units allowed in accordance with Subsections 18.715.020.B and C (Density Computations). This density bonus shall only apply to residential lots that are proposed to abut River Terrace Boulevard once the larger development site has been subdivided for urban development purposes.

1. Land zoned R-4.5: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 4,500 square feet and the minimum lot width to 40 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet and the minimum lot width to 80 feet.

2. Land zoned R-7: Single-family detached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 3500 square feet and the minimum lot width to 35 feet. Duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 7,000 square feet. Single-family attached lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot size to 2500 square feet and the minimum lot width to 25 feet.

3. Land zoned R-12: Multifamily development on lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2000 square feet. Single-family attached and detached lots and duplex lots that are proposed to abut River Terrace Boulevard right-of-way may reduce the minimum lot area per dwelling unit to 2500 square feet.

D. Adjustments. Adjustments shall be processed by means of a Type II procedure, as governed by Section 18.390.040. The director may grant an adjustment to the standards of this section based on findings that:

1. The standards cannot be met due to topography or other natural constraints associated with the specific development site;

2. The proposed design provides safe and convenient pedestrian connections to the pedestrian facilities within the River Terrace Boulevard right-of-way; and
3. ~~If fences or walls over three (3) feet in height are proposed, they will be constructed of high-quality materials. Wood or Chain link fencing is not permitted, unless required for wetlands or other sensitive areas.~~

18.660.060 Planned Developments

The requirements of Chapter 18.350 shall apply to all planned developments in River Terrace, except as modified below.

~~A. Density Calculation. To encourage alley loaded development and developments with shorter block lengths, as well as to encourage development consistent with the Goals of the River Terrace Community Plan, Planned Developments within River Terrace may limit deductions for streets and alleys to 20%.~~

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~~AB. Private outdoor area—Residential use.~~ The private outdoor area requirements of 18.350.070.D.5 shall only apply to multifamily development.

~~BC. Shared outdoor recreation and open space facility areas—Residential use.~~ The shared outdoor recreation and open space requirements of 18.350.070.D.6 shall only apply to multifamily development.

~~CD. Shared open space facilities.~~ As an alternative to providing the 20% open space required by Subsection 18.350.070.D.13, the city may accept a lesser amount of open space where the applicant can meet the requirements of 1, 2, and 3 below and where the applicant provides an analysis that demonstrates that the proposed open space and enhancements are roughly proportional to the 20% of open space that would otherwise be required. The applicant may use multiple quantitative metrics to demonstrate how their alternative proposal for shared open space facilities is roughly proportional, e.g. cost, square footage, accessibility, etc.

1. The city may accept a lesser amount of open space where the proposed open space:
 - a. Meets the need for neighborhood or linear public parks, open space, and/or trails identified in the River Terrace Park System Master Plan Addendum with respect to both location and the city's level of service standard; ~~and~~
 - b. Will be dedicated to the public ~~or owned and maintained by a homeowners association.~~
2. The city may accept a lesser amount of open space in exchange for additional development enhancements where such enhancements provide a community benefit and where the development provides at least three (3) of the following:
 - a. Provide a comprehensive network of public pedestrian connections that complements the public sidewalk system and that facilitates access to parks, schools, trails, open spaces, commercial areas, and similar destinations.
 - b. Provide public nature trails along or through natural resource areas or open spaces. All trails through protected natural resource areas must obtain all necessary approvals and meet all applicable development standards.
 - c. Provide or show that the proposed development has direct access to and is within a ¼-mile of a public park or recreation area via a public or private trail, path, or walkway.

- d. Provide intersection treatments that are acceptable to the City Engineer and that elevate the pedestrian experience through art, landscaping, signage, enhanced crossings, and/or other similar treatments.
 - e. Provide high-quality architectural features on attached and detached single-family dwelling units and duplexes that meet the design standards in accordance with Subsection 18.660.060.E below.
3. For those properties that abut Roy Rogers Road or River Terrace Boulevard, one or more of the following enhancements may be provided in lieu of one or more of the enhancements listed in 2 above.
- a. Provide for the long-term maintenance of any proposed and/or required landscaping in or adjacent to the Roy Rogers Road or River Terrace Boulevard rights-of-way through the formation of a homeowners' association or other comparable organization that is acceptable to the applicable road authority. The installation and maintenance of stormwater facilities is not required.
 - b. Provide a high-quality visual and noise buffer along Roy Rogers Road that includes both a vegetative and solid barrier component outside of the public right-of-way.
 - c. Provide park facilities in the River Terrace Trail corridor, including but not limited to benches, picnic tables, lighting, and/or small playground areas (i.e. tot lots or pocket parks). Provision of such facilities may allow the applicant to count the trail corridor as a linear park facility, thus contributing to meeting the city's level of service standards for both linear parks and trails. The city's Parks Manager shall decide whether the proposed facilities elevate the trail corridor to a linear park facility.

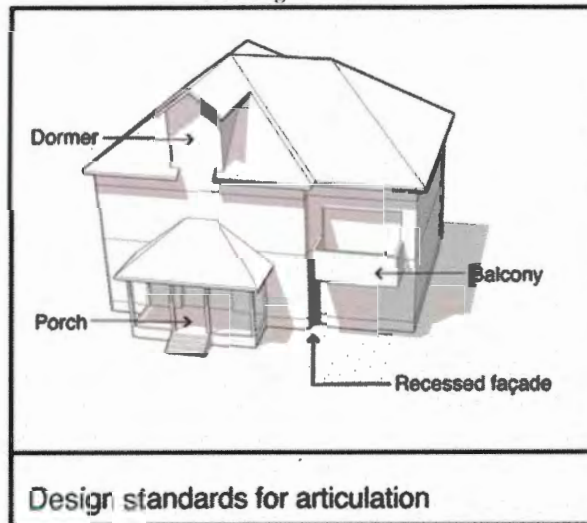
~~DE. Open space conveyance.~~ The standards of Subsection 18.350.070.D.14 shall apply to the conveyance of open space within River Terrace. The standards of Subsection 18.810.080.B shall not apply.

~~EF. Design Standards for Single-Family Dwelling Units and Duplexes.~~ These design standards apply only when the applicant chooses to provide them per Subsection 18.660.060.C.2.e above to meet the alternative requirement for shared open space facilities in accordance with Subsection 18.660.060.C. These standards apply to attached and detached single-family dwelling units and duplexes. They are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 18.660.2 for an illustration of articulation.
- a. For buildings with 30-60 feet of street frontage, a minimum of 1 of the following elements shall be provided along the street-facing façades.
 - i. A porch at least 5 feet deep.
 - ii. A balcony that is at least 2 feet deep and is accessible from an interior room.
 - iii. A bay window that extends at least 2 feet wide.
 - iv. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 - v. A gabled dormer.
 - b. For buildings with over 60 feet of street frontage, at least 1 element in Subsection 18.660.060.E.1.a.i-v above shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between 2 elements.

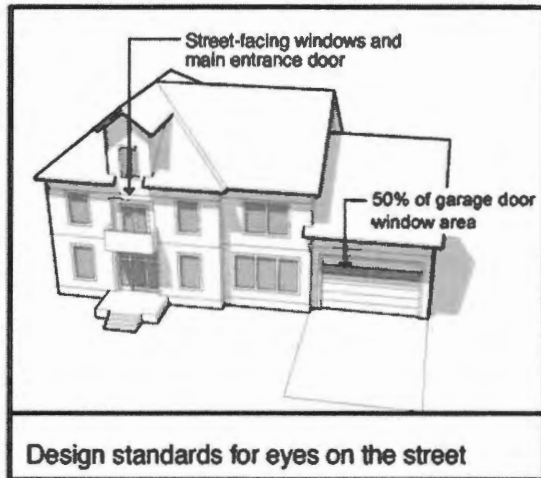
- c. For buildings with less than 30 feet of street frontage, the building articulation standard is not applicable.

**Figure 18.660.2
Building Articulation**



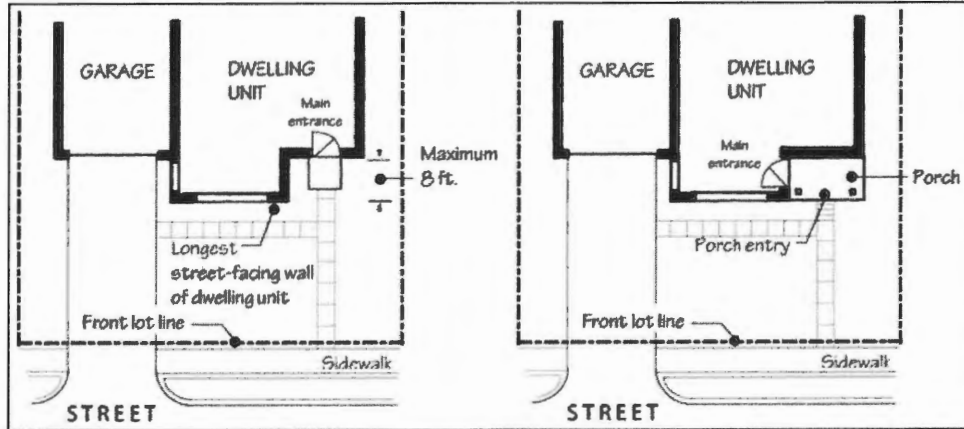
2. Eyes on the Street. At least 12% of the area of each street-facing façade must be windows or entrance doors. See Figure 18.660.3 for an illustration of eyes on the street.
- Street-facing façade is defined as the aggregate area of all vertical exterior walls measured from top of finished floor at lowest level to top plate or roof eave of highest level. Areas of exterior walls above top plate or roof eave, such as areas within gables, dormers, clerestories, etc. may be excluded from façade area. Areas of lower roofs may be deducted from street façade.
 - Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
 - Window area is considered the entire area within the outer window frame, including any interior window grid. the aggregate area of each window unit measured around the visible perimeter of the window so as to include outer window frame, mullions and grids.
 - Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

**Figure 18.660.3
Eyes on the Street**



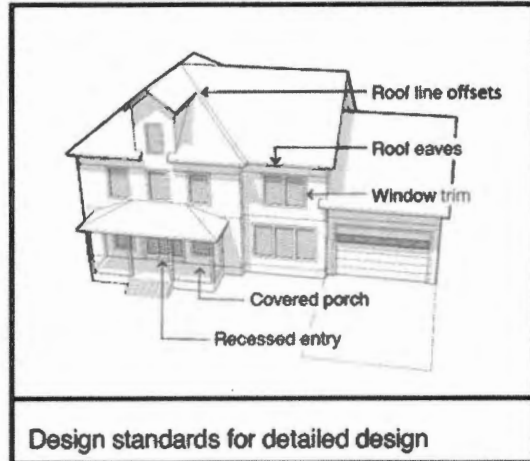
3. Main Entrance. At least 1 main entrance must meet both of the following standards. See Figure 18.660.4 for an illustration of main entrances.
 - a. Be no further than 8 feet behind the longest street-facing wall of the building.
 - b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - i. Be at least 25 square feet in area with a minimum 4-foot depth.
 - ii. Have at least 1 porch entry facing the street.
 - iii. Have a roof that is no more than 12 feet above the floor of the porch.
 - iv. Have a roof that covers at least 30% of the porch area.

**Figure 18.660.4
Main Entrances**



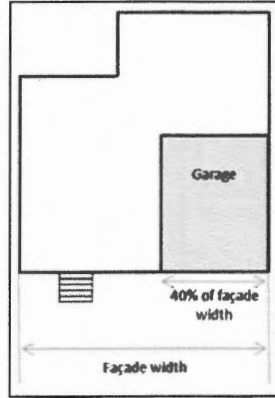
4. Detailed Design. All buildings shall include at least five (5) of the following features on any street-facing façade. See Figure 18.660.5 for illustration of detailed design elements.
- Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
 - Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
 - Offset on the building face of at least 16 inches from 1 exterior wall surface to the other.
 - Dormer that is at least 4 feet wide and integrated into the roof form.
 - Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
 - Roof line offsets of at least 2 feet from the top surface of 1 roof to the top surface of the other.
 - Tile or wood shingle roofs.
 - Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
 - Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
 - Gable roof, hip roof, or gambrel roof design.
 - Window trim around all windows at least 3 inches wide and 5/8 in deep.
 - Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
 - One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
 - Bay window at least 2 feet deep and 5 feet long.
 - Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.

Figure 18.660.5
Detailed Design Elements



5. Garages and Carports. These standards are intended to prevent garages from obscuring or dominating the street-facing façade of a dwelling and provide for a pleasant pedestrian environment in residential areas.
 - a. The front of a garage or carport can be no closer to the front lot line than the longest street-facing wall of the house that encloses living area. The following exceptions apply:
 - b. A garage or carport may extend up to 5 ft in front if there is a covered front porch and the garage or carport does not extend beyond the front of the porch.
 - c. A garage may extend up to 5 ft in front if the garage is part of a 2-story façade that has a window at least 12 sq ft in area on the second story that faces the street.
 - d. The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. See Figure 19.505.2.C.2. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.
6. The maximum allowed garage width may be increased to 50% of the total width of the street-facing façade if a total of 7 detailed design elements in Subsection 18.660.060.E.4 are included on the street-facing façade.
7. Garages may be side-oriented to the front lot line if the eyes on the street standard in Subsection 18.660.060.E.2 is met.

Figure 18.660.5
Maximum Garage Width



DRAFT

- iii. Left-Turn Lane: Required 11 feet where left-turns are allowed , as determined by the City Engineer.
- g. Trail Right-of-Way: 38 feet, on west side of street
 - i. Minimum 12-foot paved surface
 - ii. Minimum 26 feet of landscaping
- h. Required Street Lighting: Intersection safety lighting, and basic street lighting and pedestrian-scale lighting.
- i. Access: Properties abutting both the trail side of River Terrace Boulevard and another street shall take access from the other street unless the other street is an Arterial.

B. Collector within Community Commercial Zone. The following street design standards apply to the Collector which extends through the Community Commercial zone as shown on Map 18.660.B and in Figure 18.660.7 below.

Comment [SC1]: Clarification needed whether this collector cross section continues into residential zones across Roy Rogers Road.

Figure 18.660.7 Cross-Section for Collector within Community Commercial Zone



1. Design Standards for Collector within the Community Commercial Zone
 - a. Right-of-Way Width: 78 feet plus additional right-of-way as needed for slopes, retaining walls, etc.
 - b. Sidewalk: 8-foot sidewalk on both sides of the street.
 - c. Landscape Strip/Furnishing Zone and Tree Wells: 5.5 feet on both sides of the street (includes 0.5-foot curb).
 - d. Bike Facilities/On-Street Parking:
 - i. Biking Facility: 6-foot bike lane on both sides of the street.
 - ii. On-Street Parking: Optional 8 feet, as determined by the City Engineer.
 - e. Travel Lanes:
 - i. Through Lanes: One 11-foot lane in each direction
 - ii. Left-Turn Lane: Optional 11 feet where left-turns are allowed, as determined by the City Engineer.
 - f. Required Street Lighting: Intersection safety lighting, basic street lighting and pedestrian-scale lighting.
 - g. Street Crossings: All street crossings (midblock or at intersections) require curb extensions into the parking lane unless the City Engineer finds it in the public interest that curb extensions not be provided (e.g., to facilitate truck turning movements).
- C. Arterials within River Terrace Plan District. The following street design standards apply to the Arterials within the plan district as shown on Map 18.660. [PLACEHOLDER FOR ROY ROGERS ROAD AND SCHOLLS FERRY ROAD CROSS SECTIONS]

Map 18.660.B: River Terrace Boulevard and Commercial Collector





City of Tigard

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

River Terrace Community Plan Implementation

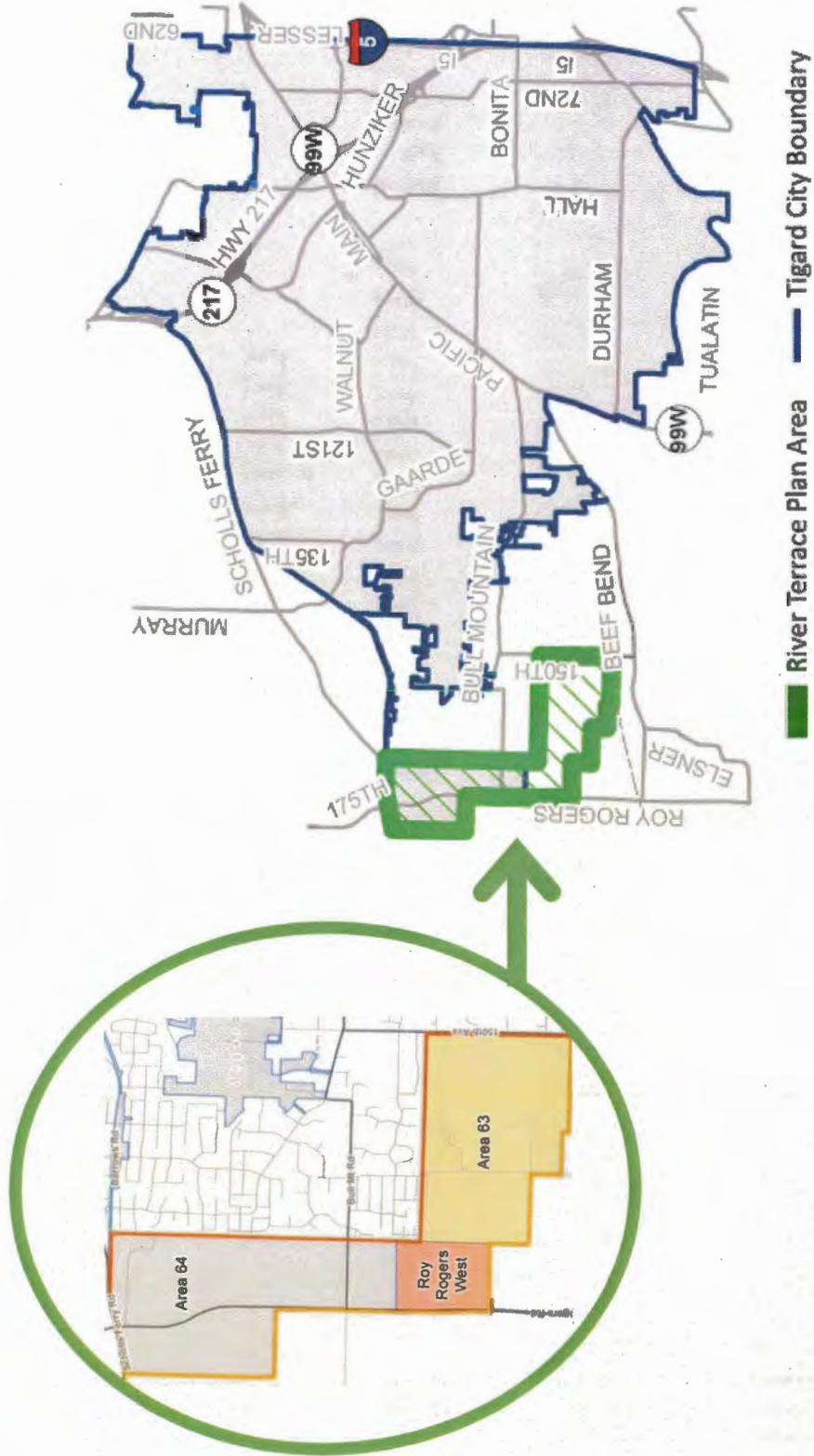
Public Hearing
City Council

February 24, 2015



River Terrace

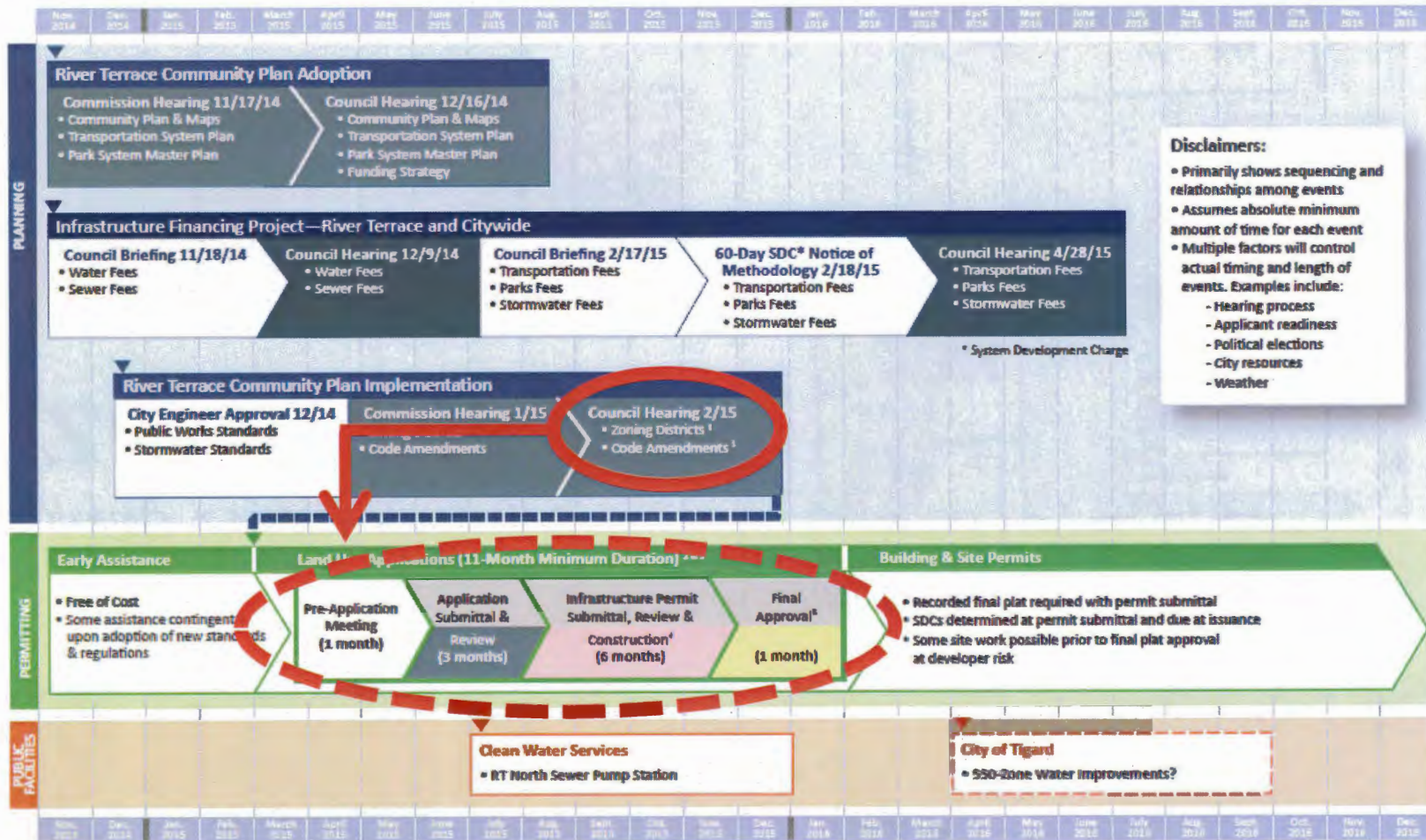
City of Tigard



Adoption Timeline

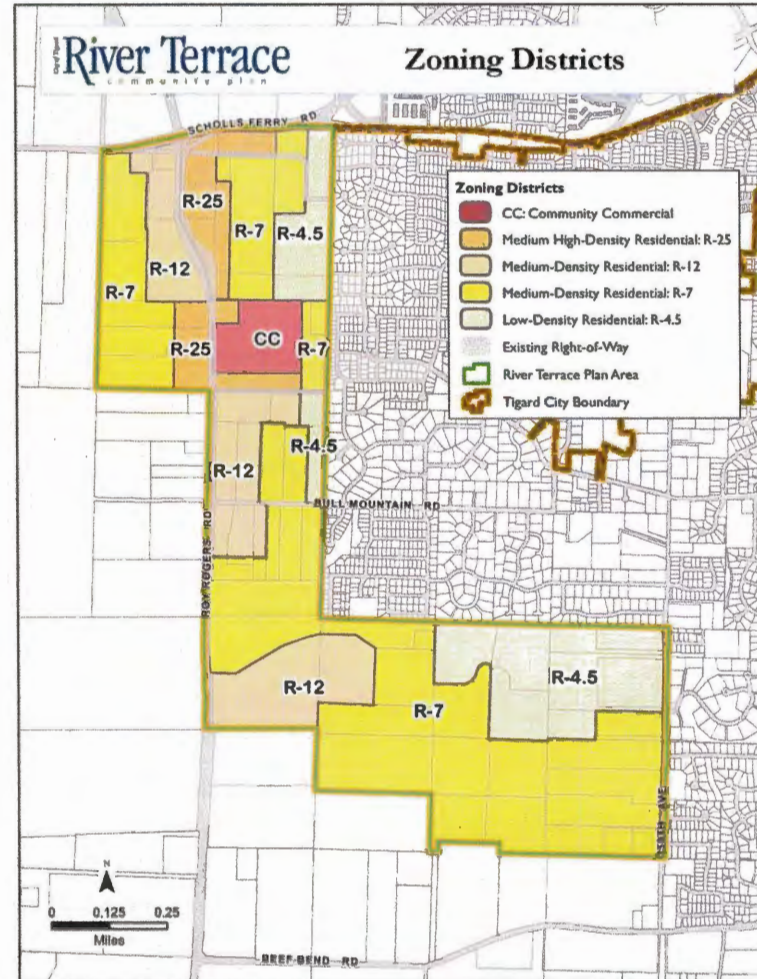
River Terrace (RT) Adoption and Implementation Timeline

October 2014 DRAFT



Map Amendment: Zoning Districts

*Adoption allows
submittal of development
applications.*

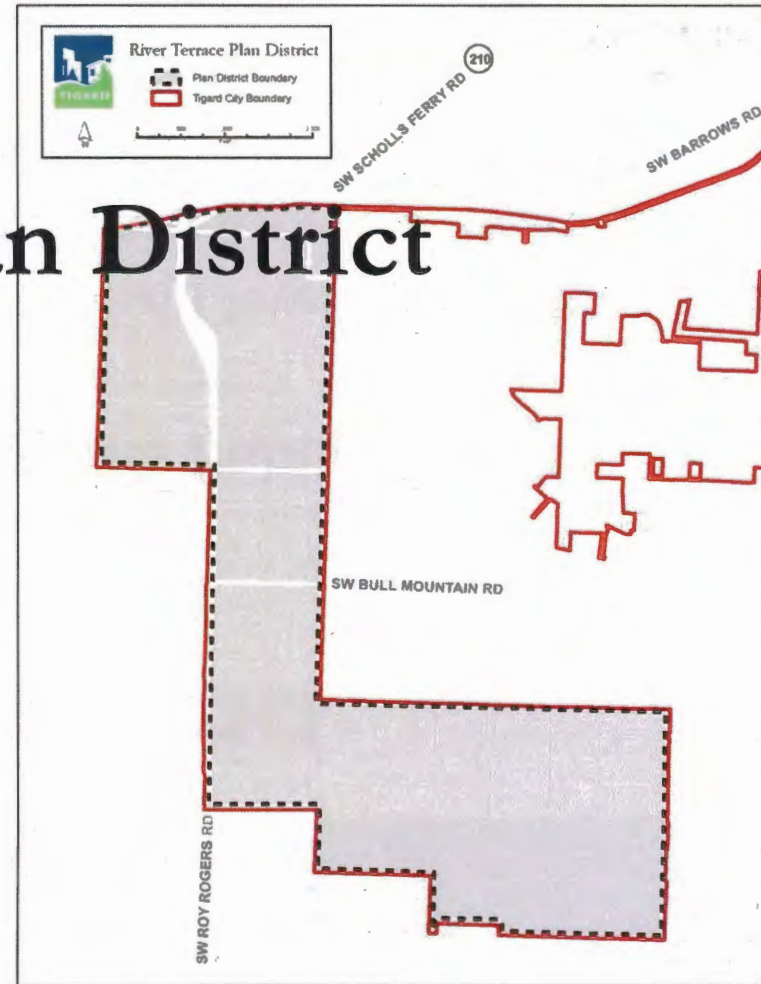


Code Amendment:

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**

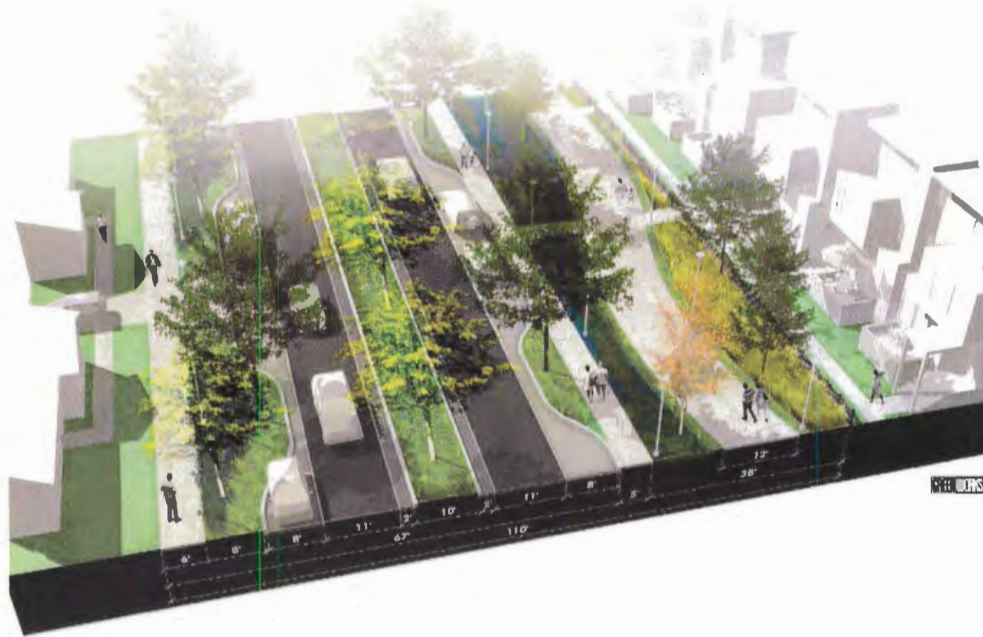
18.660.030 Provision of Adequate Public Facilities

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

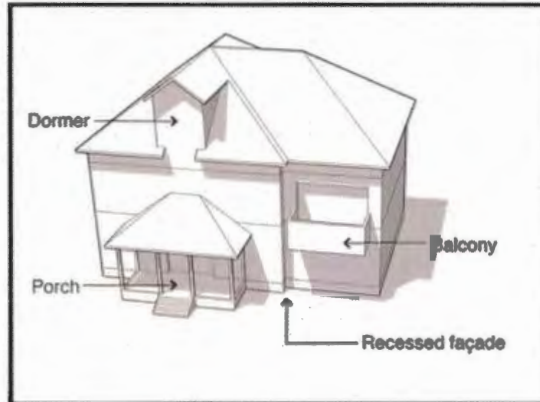


18.660.060 River Terrace Blvd Development Standards

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



Proposal

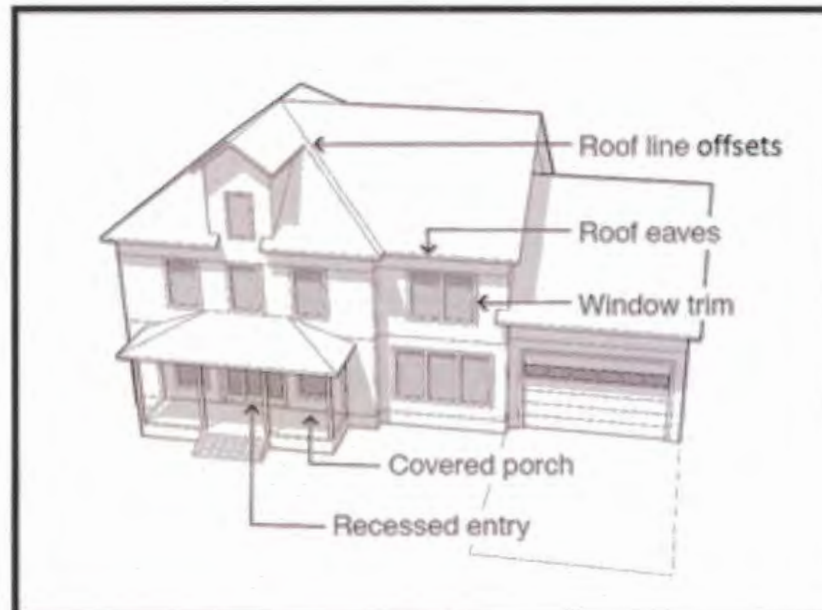


Design standards for articulation



Design standards for eyes on the street

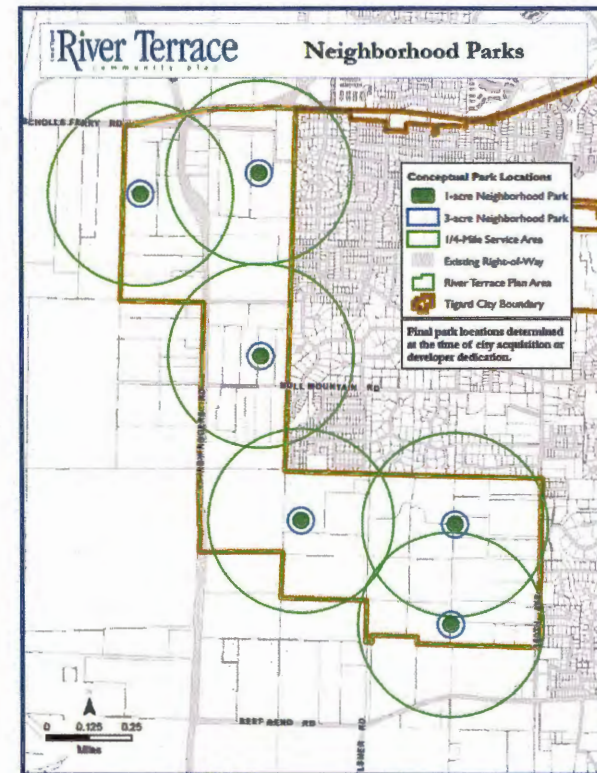
Residential Façade Design



Design standards for detailed design

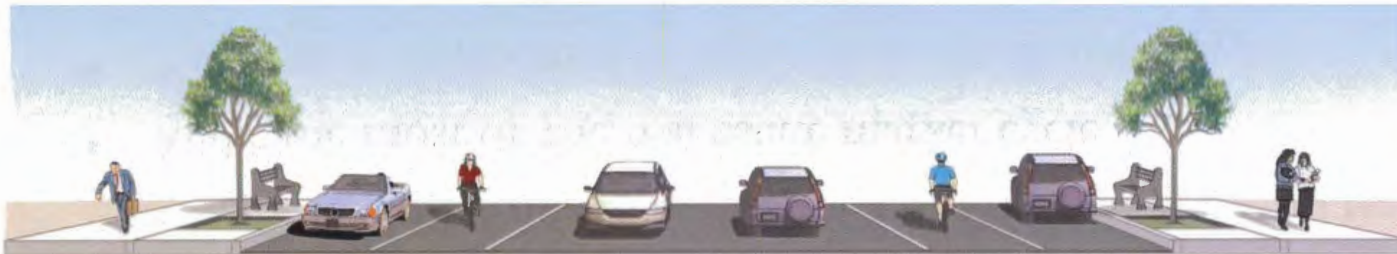
18.660.070 Planned Developments

- 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

City of Tigard

Recommendation

Zoning District Designations

Map Amendment (ZON2014-00002)

River Terrace Plan District

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

Potential Site Design



Attachment 3



City of Tigard
River Terrace
community plan

River Terrace Plan District:

**Summary of Changes from
Planning Commission Draft**

City Council Public Hearing
DCA 2014-00001
February 24, 2015

Σ + amendments

**Chapter 18.660
RIVER TERRACE PLAN DISTRICT**

18.660.010	Purpose	NO CHANGE
18.660.020	Applicability	NO CHANGE
18.660.030	Provision of Adequate Public Facilities	
	<ul style="list-style-type: none">• Clarification of when dedication of rights-of-way and easements are required. (18.660.030.E.2)• Minor modification to water and sewer approval standard. (18.660.030.E.3 & 4)	
18.660.040	Approval Criteria	
	<ul style="list-style-type: none">• Minor modification regarding phased approvals that references existing code provisions for consistency. (18.660.040.A.3)	
18.660.050	Community Commercial Development Standards	NO CHANGE
18.660.060	River Terrace Boulevard Development Standards	
	<ul style="list-style-type: none">• PLANNING COMMISSION: New subsection to address Conditional Uses along River Terrace Blvd. (18.660.060.B.3)• PLANNING COMMISSION: Allowance for direct access from River Terrace Blvd from multifamily, commercial, and conditional use development. (18.660.060.B.4)• New approval criterion that takes the needs of the specific use into consideration when evaluating an adjustment request. (18.660.060.D.1.b)	
18.660.070	Planned Developments	
	<ul style="list-style-type: none">• Clarification to existing code provision regarding the total time period allowed for developing a Planned Development site in phases. (18.660.070.H)	
18.660.080	Street Design	
	<ul style="list-style-type: none">• New subsection to clarify when private streets are allowed in certain locations. (18.660.080.D.2)	
18.660.090	Street Connectivity	NO CHANGE
18.660.100	On-Street Parking	NO CHANGE
18.660.110	Temporary Sales Offices and Model Homes	
	<ul style="list-style-type: none">• PLANNING COMMISSION: New section to address temporary sales offices and model homes. (18.660.110)	



City of Tigard

River Terrace

community plan

River Terrace Plan District:

Recommended Changes in Response to Comments

City Council Public Hearing

DCA 2014-00001

February 24, 2015

18.660.030 Provision of Adequate Public Facilities

D. Exception.

3. An exception shall be granted only if the city finds that:
 - a. there ~~is~~ are adequate funding components in place for the infrastructure that is needed to serve the proposed development; and.
 - b. The exception will not materially impact implementation of the River Terrace Sanitary Sewer Master Plan Addendum, River Terrace Water System Master Plan Addendum, River Terrace Stormwater Master Plan, River Terrace Transportation System Plan Addendum, and River Terrace Funding Strategy; and
 - c. The proposed alternative(s) ensures that the applicant will provide its proportional share of the funding and construction of the facilities in a timely manner as identified in the River Terrace Funding Strategy and related infrastructure Master Plans.

18.660.060 River Terrace Boulevard Development Standards

- D. Adjustments. Adjustments shall be processed through a Type II procedure, as governed by Section 18.390.040. The applicable approval authority may grant ~~an~~ special adjustment to a standard(s) in this section, as provided for by Subsection 18.370.020. A.2, if all of the following approval criteria can be met.

18.660.080 Street Design

A. River Terrace Boulevard.

1. Design Standards for River Terrace Boulevard. Right-of-way width shall be 110 feet, plus additional right-of-way as needed for slopes, retaining walls, etc. Right-of-way and improvement widths may be reduced to lessen impacts on protected natural resource areas. Right-of way and improvement widths may also be reduced where the city determines that on-street parking adjacent to the trail corridor is not feasible or necessary or where a reduction is otherwise in the public interest as described in the River Terrace Community Plan, River Terrace Transportation System Plan Addendum, or River Terrace Park System Master Plan Addendum. Given the unique nature of this street, the Public Works Director, in consultation with the Community Development Director, shall determine the final alignment, ~~and~~ right-of-way width, and improvement widths using the following standards as guidelines unless the applicant requests a formal adjustment through a Type II procedure, as governed by Section 18.390.040 and using approval criteria from Subsection 18.370.020.C.9. All landscaped areas shall meet the Public Improvement Design Standards for River Terrace Boulevard.

CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
February 2, 2015

Attachment
4

CALL TO ORDER

Vice President Fitzgerald called the meeting to order at 7:00 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

ROLL CALL

Present: Vice President Fitzgerald
Alt. Commissioner Enloe
Commissioner Feeney
Commissioner Lieuallen
Commissioner Middaugh
Alt. Commissioner Mooney
Commissioner Muldoon
Commissioner Schmidt

Absent: President Rogers; Commissioner Ouellette; Commissioner Smith

Staff Present: Kenny Asher, Community Development Director; Tom McGuire, Assistant Community Development Director; Susan Shanks, Senior Planner; John Floyd, Associate Planner, Doreen Laughlin, Executive Assistant; Lina Smith, Assistant Planner; Gary Pagenstecher, Associate Planner; Zechariah Heck, Program Assistant Planner

Also Present: City Attorney Dan Olsen

COMMUNICATIONS - None

CONSIDER MINUTES

January 12 Meeting Minutes: Vice President Fitzgerald asked if there were any additions, deletions, or corrections to the January 12 minutes; there being none, Fitzgerald declared the minutes approved as submitted.

OPEN PUBLIC HEARING

Vice President Fitzgerald opened the public hearing.

PUBLIC HEARING

RIVER TERRACE PLAN DISTRICT & ZONING MAP AMENDMENTS

Development Code Amendment (DCA) 2014-00001; Zone Map Amendment (ZON) 2014-00002

PROPOSAL: Community Development Code (CDC) Text Amendments and Zoning Map Amendments necessary to implement the River Terrace Community Plan, recently adopted by Tigard City Council on December 16, 2014. Proposed changes include the adoption of a new CDC Chapter (18.660) to create the River Terrace Plan District and the assignment of zoning districts on the city's Zoning Map to

approximately 490 acres of land within the River Terrace Community Plan area. **APPLICANT:** City of Tigard. **ZONES:** Citywide **LOCATION:** River Terrace Plan Area

APPLICABLE REVIEW CRITERIA: Community Development Code Subsection 18.390.060.G; Comprehensive Plan Goals 1, 2, 6, 7, 8, 10, 11, 12, and 13; River Terrace Community Plan; Metro's Urban Growth Management Functional Plan Title 1 and 11; Metro's Regional Transportation Function Plan Title 1; and Statewide Planning Goals 1, 2, 6, 7, 8, 10, 11, 12, 13 and 14.

STAFF REPORT

Associate Planner John Floyd gave a quick introduction of the staff report before turning it over to the applicant, City of Tigard's Senior Planner, Susan Shanks. He noted that the report summarizes the approval criteria necessary for the Planning Commission to find in favor of the proposed text map amendments. He said the proposed text map amendments are in compliance with the Tigard Development Code; the River Terrace Community Plan; the Tigard Comprehensive Plan; and the Metro Urban Growth Management Functional Plan and Metro Regional Transportation Functional Plan.

APPLICANT

City of Tigard Senior Planner, Susan Shanks, briefly outlined what had taken place up to this point regarding the River Terrace Plan. She went over a PowerPoint presentation (**Exhibit A**). She showed the commission an adoption timeline that would take place should this be recommended for approval by the Commission and approved by the City Council [scheduled to look at this on February 24 of this year]. If approved, planned development in River Terrace may begin as early as April or May, 2015. She noted that the lower density R-5 & R-7 abuts the existing residential development on Bull Mountain, purposefully, in order to provide a transition zone for the higher density zones R-12 & R-25 - which mostly are adjacent to Roy Rogers Road, as well as to the commercial node. The commercial area was slightly changed in the zoning process when this was being mapped out; it used to have a slightly different configuration. Through a public review process, it was stretched to provide some frontage on Roy Rogers Road - primarily for the visibility along Roy Rogers Road.

Susan talked about the 18.660.030 provision of adequate public facilities portion of the Code Amendment Summary. She explained that it is important and unique to River Terrace because it's a Greenfield area and there's a lot of infrastructure needed in this area. By combining the Code Amendment project with the zoning which allows development to occur - development wouldn't get ahead of the infrastructure - or the funding of the infrastructure that needs to happen out there. This chapter allows development to move forward with their land use application but it also ensures that public facilities are built per the master plans that have been developed and adopted. It also ensures that it is adequately funded per the River Terrace Funding Strategy; two key things that need to happen - and they need to happen prior to final land use approvals. Susan went on to provide some details noted in the PowerPoint on some of the other code amendments: River Terrace Blvd development standards; planned developments; street design; and on-street parking.

With regard to comments and staff's response to those comments - staff sent every property owner and resident (as well as additional agencies) public notices and information about the proposal for this hearing. They heard back from the Metropolitan Land Group, West Hills, Polygon, and the Tigard Tualatin School District. Susan noted this was no surprise as these are all the folks who will eventually be developing in River Terrace - so they have a vested interest in

doing an intensive review of the code amendments that are being proposed. She said it was a very useful and helpful process to go through with them. In fact, about half of the very large packet the commissioners had received earlier in the week was made up of those comments. This is because they used the base draft as a “track change” document to insert comments, clarifications, deletions, additions, etc. Staff found this to be very helpful. Susan said she wouldn’t summarize all their comments at this time - as there are up to 80 pages of them; a summary memo had been provided in their packets, however. Staff ended up taking 85 to 90 percent of their suggestions. Whether it was with regard to clarification, additions, deletions – staff felt they mostly all had merit, and the draft was revised to represent those comments.

The Tigard Tualatin School District provided an additional set of comments relating to conditional uses after the original comments had been received and the packet sent out. The School District has a property in the southern part of River Terrace that they’re planning to develop as homes start going in. They’re looking at Conditional Use because that property will be zoned residential - so they’re looking through that lens. Current conditional uses require them to provide certain kinds of design standards on their buildings that they felt were more appropriate for a dwelling – not a school. They’re also concerned about the “no access” rule off of River Terrace Blvd because they have a good long frontage along the boulevard. Staff believes those comments have a lot of merit. Susan has been working on drafting some new language to address them. So – in terms of a staff recommendation – staff and the project team recommends that the Planning Commission recommend adoption to City Council of the River Terrace Plan District and the Zoning Districts Map – but they also ask that they provide staff with direction to modify Section 18.660.060 that pertains to the River Terrace Blvd Development Standards; to that section that regulates development adjacent to the boulevard. That language needs to be refined to better address conditional uses that might be on the boulevard – language that would allow the school, for example, to have an access; not a public street – although that would be expected in a residential subdivision – but the school needs some kind of access. Even the current code outside of River Terrace would allow a non-residential use of that type to have an access on a collector - so staff wants to be consistent with that.

QUESTIONS FROM THE COMMISSIONERS - None

TESTIMONY IN FAVOR –

Jim Lange of Pacific Community Design at 12564 SW Main Street stated he was here on behalf of Polygon NW. He thanked staff on the very productive exchange they had on this code. He said he appreciated that the discussion started with “What is the vision we’re trying to get?” and then focused on the words that got them there. He noted there are two issues they would like clarification on. He passed out and went over a memorandum dated 2/2/15 (**Exhibit B**) which requested some edits to the proposed Chapter 18.660 – River Terrace Plan District.

Don Hanson, a Planner with OTAK was there on behalf of West Hills, which owns quite a bit of property on the north end of the new district on both sides of Roy Rogers, along Scholls Ferry Road. He noted this would probably be among the first portions of the district to develop. He likes the fact that the amended code language is not generic or boilerplate. It’s very specific and focuses on timeless qualities that staff wants to see in the district when it’s built. He said West Hills endorses that approach and thinks it bodes well for the district.

QUESTIONS OF MR. HANSON

“Do you have problems with what Mr. Lange mentioned about model homes and skinny streets?” No – we have no resistance to Mr. Lange’s comments on model homes, or his ideas for skinny streets; they’re very pragmatic and make sense.

TESTIMONY IN OPPOSITION – None.

PUBLIC HEARING – CLOSED

No further testimony or questions from the audience are allowed.

DELIBERATION ON THE ZONING DISTRICTS MAP AMENDMENT

The commissioners decided to look at the Zoning Districts Map amendment first. Commissioner Feeney liked the fact that it goes from similar zoning to abutting existing zones – and then the higher densities come towards the higher street classifications - which seems consistent with the rest of development around it. Commissioner Middaugh had looked at the area himself and said that he doesn’t see anything with the zoning that he wants to comment on but wanted to say that he likes the plan. Commissioners Enloe, Lieuallen, Schmidt & Muldoon had no objections to the amendment.

After a short deliberation they were ready to make a motion.

FIRST MOTION

Commissioner Muldoon made the following motion - seconded by Commissioner Feeney:

“I move that the Planning Commission forward a recommendation of approval to City Council of Zone Map Amendment ZON2014-00002 and adoption of the findings contained in the staff report and based on the testimony heard tonight.”

A vote was taken: all in favor - none opposed.

FIRST MOTION PASSES UNANIMOUSLY

DELIBERATION ON THE DEVELOPMENT CODE AMENDMENT

Vice President Fitzgerald asked for any comments from the commissioners about what has been discussed or brought forward.

- Code including new CDC Chapter 18.660
- Amending 18.660.060 to allow limited access by the school
- Ask staff to review the proposed language by Mr. Lange and make recommendation to council that would be pragmatic in that regard.
- Ask staff to review Mr. Lange’s two concerns and recommend approval language to the council.

Susan Shanks came up and asked a clarifying question in terms of staff direction. She wondered whether the commissioners wanted her to look into the private street option. The consensus was "no." So Commissioner Muldoon clarified that they're talking about the language in Mr. Lange's memo *without* changing the word "shall" to "may."

SECOND MOTION

Commissioner Muldoon made the following motion - seconded by Commissioner Schmidt:

"I move the Planning Commission forward a recommendation of approval to the City Council of Development Code Amendment DCA2014-00001 including the adoption of new CDC Chapter 18.660 and adoption of the findings contained in the staff report and amending 18.660.060 regarding design and access to River Terrace Blvd through the conditional use process. We also ask staff to address Mr. Lange's two concerns - excluding the proposed replacement of the language "may," and make recommendation to Council based on their findings."

A vote was taken, all in favor, none opposed.

SECOND MOTION PASSES UNANIMOUSLY


OTHER BUSINESS – Assistant Community Development Director, Tom McGuire, gave a brief summary of items that will be coming up in near future agendas for the Planning Commission.

ADJOURNMENT

Vice President Fitzgerald adjourned the meeting at 8:15p.m.



Doreen Laughlin, Planning Commission Secretary



ATTEST: Vice President Fitzgerald

Attachment 5

Parties of Record for DCA2014-00001 & ZON2014-00002

CC Meeting:

- Fred Gast, Polygon NW | 109 E 13th ST. Vancouver, WA 98660

PC Meeting:

- Jim Lange, Pacific Community Design | 12564 SW Main St. Tigard, OR 97223
- Don Hanson, OTAK | 808 SW Third Ave, Suite 300 Portland, OR 97204

Written Comments:

- Tigard Tualatin School District | Kelly Hossaini, Miller Nash/TTSD 111 SW 5th Ave, Ste. 3400 Portland, Oregon 97204
- Oregon Dept. of State Lands, Wetland Land Use Notification Response | 775 Summer St NE, Suite 100, Salem, OR 97301-1279
- City of Beaverton, Leigh Crabtree | P.O. Box 4755 Beaverton, OR 97076
- John Wolff, Tualatin Valley Fire and Rescue District | 11945 SW 70th Ave Tigard, OR 97223-9196
- Metropolitan Land Group | 17933 NW Evergreen Parkway, Suite 300 Beaverton, Oregon 97006
- Michael Robinson | 1120 NW Couch St. 10th Floor Portland, OR 97209-4128
- Steve Kelley 155 N First Ave | MS#14 Hillsboro, OR 97124-3072



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