

EXECUTIVE SUMMARY

Introduction

The River Terrace 2.0 Concept Plan is the first step in planning for a new Tigard neighborhood. This plan will serve as the guide for future planning work in the River Terrace West and South urban reserve areas, establishing a vision for how needed housing and supportive land uses, as well as supportive elements such as roads, public utilities, parks and trails, stormwater management, and protection of natural areas, can be fully integrated into a complete and cohesive community.

One of the primary goals of this work is to help the City and region prepare lands for development to ensure there is an adequate supply of housing that meets the needs of all residents. The city, region, and state of Oregon are all experiencing population growth mixed with decreasing housing production, resulting in a deep and ongoing housing shortage that is entering its second decade. These trends have been key drivers of displacement for low-income and minority households. Equitable housing opportunity is a critical element in planning for a just, healthy, and sustainable future for communities.

Locally, a 2021 housing needs analysis (HNA) identified a need for more than 3,000 new housing units in Tigard through 2040. A significant portion (about 40 percent) of those homes need to be affordable to households making 80 percent or less of the median family income to meet projected community need. The River Terrace 2.0 concept plan provides a vision for a neighborhood that will provide 3,000 to 4,500 units of new housing, with an emphasis on creating opportunities for a wide range of housing types, sizes, and prices.

Project Context

Located at the south and west boundaries of Tigard's existing City limits, River Terrace 2.0 currently consists of agricultural land and some homes on relatively large lots. River Terrace 2.0 is bounded to the north by SW Scholls Ferry Road and the South Cooper Mountain community of Beaverton. To the west lies designated rural reserve land and undesignated land within Washington County. The southern boundary of River Terrace 2.0 is SW Beef Bend Road and the new Kingston Terrace neighborhood. The eastern edge of the plan area is adjacent to the original River Terrace community of Tigard.

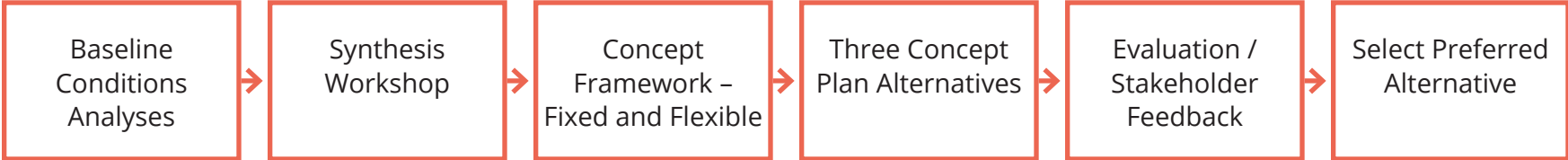
Within River Terrace 2.0 are a variety of natural resource areas comprised of wetlands, riparian corridors, significant tree groves, streams, and habitat conservation areas. The dominant landforms are shaped by drainage tributaries that are part of the Tualatin River system. Slopes along the drainages tend to be steep; outside of drainages, slopes are more gradual. There are high points in the study area where views of Mt. Hood can be seen, particularly in River Terrace South.

The area within River Terrace 2.0 is not currently served by public utilities (water, sanitary sewer, and stormwater). There is public infrastructure directly adjacent to the study area, primarily to the east and north. Streets in the study area are mostly local streets and private driveways; major arterials (SW Scholls Ferry, SW Roy Rogers, and SW Beef Bend) run along the edges of River Terrace 2.0 and the local street network to the north and east is either built out, or planned and expected to be built soon.

Adjacent to the River Terrace 2.0 study area, the existing trail network and parks facilities are just beginning to be developed. Some segments of the River Terrace Trail are built, but many trail alignments are still being planned. The existing parks are also relatively new, developed along with neighborhoods of the River Terrace 1.0 area.

Concept Planning Process

The River Terrace 2.0 Concept Plan was developed iteratively, with input from a variety of stakeholders, advisory groups, residents, technical consultants, and decision-makers at each step in the process.



Once baseline conditions were determined and synthesized, three concept plan alternatives were developed to explore options for land use and infrastructure patterns and connections. The alternatives were evaluated against Guiding Principles that were established at the beginning of the project. Alternatives were also reviewed by a variety of stakeholders and community members to help the project team understand preferences. Themes that emerged from the alternatives evaluation included diverse housing options, smaller-scale commercial nodes within neighborhoods, walkability and access to parks and trails, safe and comfortable street networks, and opportunities for employment. Urban design responses to those community desires were woven into the final concept.

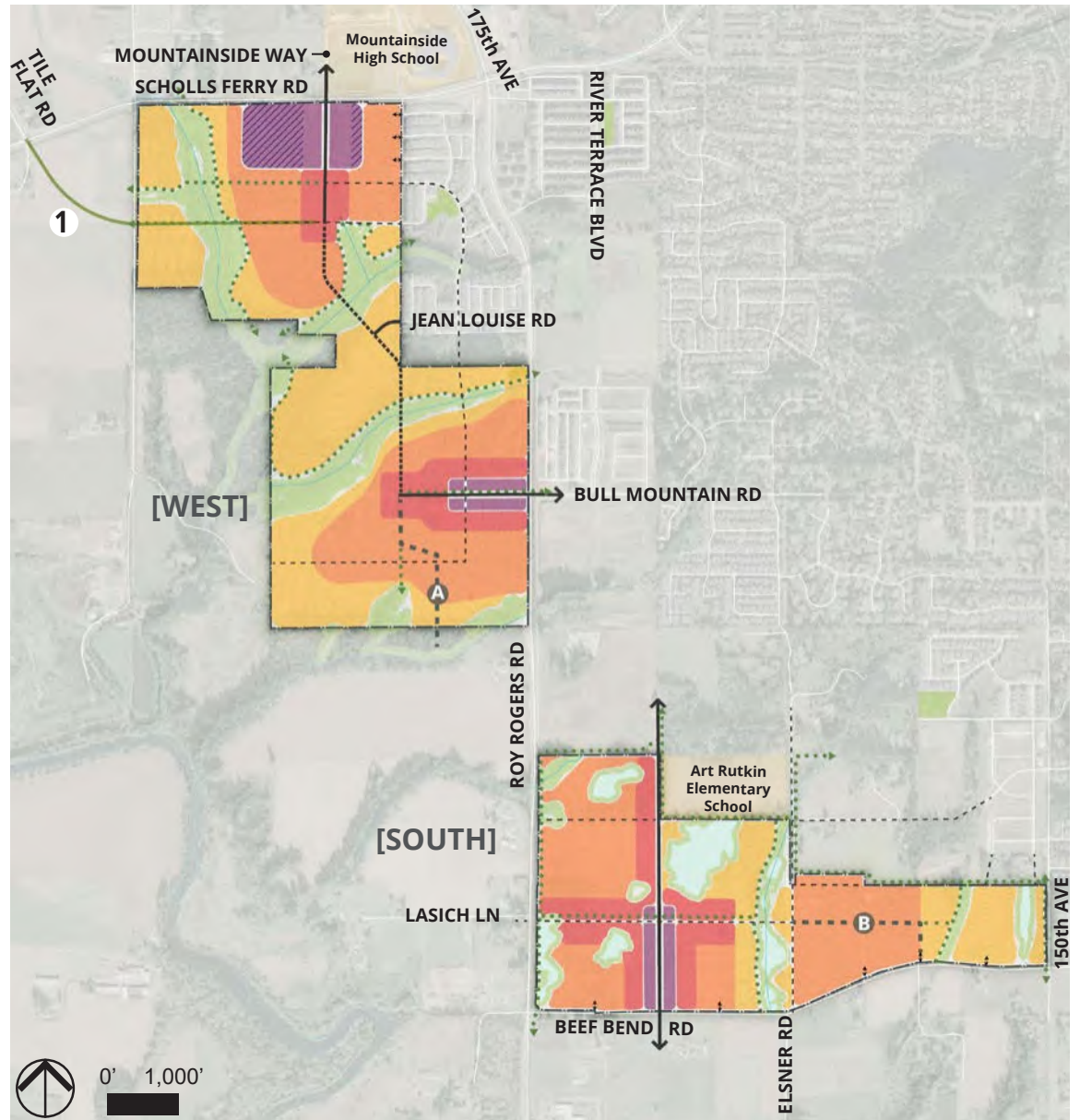
River Terrace 2.0 Concept Plan

The River Terrace 2.0 Concept Plan offers opportunities for a wide variety of household types and sizes, along with places to shop, work and recreate – all within walkable, well-connected neighborhoods.

Legend

- River Terrace 2.0 Project Area
- Employment Area
- Commercial / Neighborhood Node
- Main Street
- Even Mix
- Feathered Edge
- Collector Road
- Street / Pedestrian Connection
- Minor Street Connection
- Mountainside Way Future Study Area
- Beef Bend Road Future Study Area
- Community Connection
- Trail Network
- Stream
- Wetlands
- Vegetated Corridor
- Park (Outside Project Area)
- School (Outside Project Area)

- 1** Tile Flat, Future Study Area – Framework B, See Transportation Section



Housing. Three distinct housing typologies, or patterns, are envisioned for the residential areas of River Terrace 2.0, each of which is intended to respond to surrounding land uses and context. While the housing patterns differ in building form and intensity, there are housing types that are common to all three: single detached and cottage units, accessory dwelling units, courtyard units, quads, and rowhouses. The Main Street typology is designed to be located along a main street corridor and is envisioned to have taller rowhouses and other housing types oriented toward the main street. The Even Mix type is intended to be located in the middle, between the neighborhood edges and the main street corridors, and includes a wide variety of housing types from block to block. The Feathered Edge typology is designed to respond to the edges of neighborhoods where they intersect with natural resource and open space areas. All typologies are intended to provide a mix of housing types and sizes and provide opportunities for affordable options throughout.

Commercial/employment. Several commercial nodes are planned, two in River Terrace West and one in River Terrace South. All commercial nodes are envisioned as main street corridors, with small-scale commercial retail and office spaces intended to serve the surrounding neighborhoods. The main street corridors are internal to the neighborhoods but maintain strong connections to the arterial edges to support visibility as well as transit access. The northern-most main street corridor in River Terrace West is surrounded by a larger (approximately 10 acres) employment area. The main street corridor in River Terrace South is intended to reflect and complement the planned town center in Kingston Terrace to the south, across Beef Bend Road.

Street network. The planned street network for River Terrace 2.0 is designed to be highly connected and provide options for internal and external connections. A primary north-south collector street is planned through River Terrace West, providing connections from Scholls Ferry Road down to Bull Mountain Road and further south. That collector may be an extension of SW Mountainside Way or SW Tile Flat Road – both options are explored as part of the Concept Plan. Through River Terrace South, the primary north-south collector will be an extension of River Terrace Boulevard through the study area and south to Beef Bend Road and into Kingston Terrace. In both areas, logical extensions of the existing adjacent street network are planned.

Trails and Parks. Part of the transportation system includes planned trails throughout River Terrace West and South. Trails are intended to provide recreation as well as transportation/commuting opportunities; they will provide connections between main street corridors, neighborhoods, parks and open spaces, and adjacent existing or planned regional trails (River Terrace Trail, for example). The plan calls for a number of community and neighborhood parks to meet Tigard’s level of service standard and ensure broad distribution of parks throughout the study area. Two community parks, four neighborhood parks, and four linear parks are planned for River Terrace West. In River Terrace South, one community park, two neighborhood parks and two linear parks are expected. The Concept Plan does not identify exact sizes or locations for those parks; that level of detail will be explored in the next phase of planning for River Terrace 2.0.

Public Utilities. Sanitary sewer and water service will be extended into River Terrace 2.0 to serve new development, primarily from existing infrastructure to the north and east. Some larger projects will be required, including new sewer pump stations, a water reservoir, and large diameter pipelines. Stormwater management is envisioned to be through a combination of large, regional facilities and smaller-scale low-impact development approaches. Stormwater management in this area will follow the same standards used for River Terrace 1.0, which is generally a more stringent standard than the baseline requirements per Clean Water Services. Regional facilities will be co-located with established wetlands where appropriate and will be designed to also serve as community amenities.

Implementation. The total cost for planned infrastructure needed to serve River Terrace 2.0 is approximately \$170 million. The Concept Plan identifies potential funding sources for each infrastructure type, including system development charges (SDCs), supplemental fees, grants, regional sources (Washington County Transportation Development Tax, for example), Clean Water Services regional program for stormwater, and developer contributions. Specific to housing implementation, the Concept Plan identifies a number of strategies that can be used to encourage development of diverse housing types and affordable housing options. Those strategies include tiered SDCs, loan programs, land banking, developer incentives, and others.

Next Steps. Once the River Terrace 2.0 Concept Plan is adopted, the urban reserves will be brought into the urban growth boundary and further planning can occur. In the next phase, the City will prepare a Community Plan that will build from, and refine, the work done as part of this Concept Plan. Similar to the concept planning work, the Community Plan will engage a broad and inclusive group of stakeholders and residents to prepare a more detailed guide for future development in this area.