The Tigard Tale

How the Investment Areas approach is serving a suburban community with vision
Current and potential investment areas
Town Center designation
Downtown Tigard and the Triangle
Tigard Triangle today
Downtown Tigard today
Tigard Downtown

Future Vision:

— a visual refinement of the TDIP
Tigard Downtown
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Metro Region High Capacity Transit Network

Existing, under construction and currently planning
The Southwest Corridor Plan integrates high capacity transit, local buses and roadway, bicycle, pedestrian improvements to provide more choices and improve access and safety for all users of the transportation system.
Vision based collaborative approach
Shared Investment Strategies

- Roadway, Bike and Pedestrian Projects
- Local Bus Service Improvements
- High Capacity Transit
A suburban residential feel mixed with commercial uses along the transit corridor. Housing is in the form of single-family homes, apartments, and townhomes located in clusters near the corridors.

**TRANSIT CORRIDOR**
- Shopping
- Dining
- Residential

Schools and a range of personal and professional services are found here.
The area has a complete sidewalk network.

**TOWN CENTER/MAIN STREET**
- Specialty Retail
- Office
- Dining
- Medium- to High-Density Residential

Apartments or condominiums occupy the upper level of some buildings. Moving away from the station, these may give way to townhomes with ground-floor office and home-based businesses.
The area is served by pedestrian-friendly streetscapes based on an urban-style grid network and vibrant streets.

**EMPLOYMENT/RETAIL**
- Employment
- Regional Shopping

Open space is easily accessible and serves to help define the station community. Different native trees are strategically planted to define streets and on the edges of the residential neighborhoods. Even when views are large blocks in the office and shopping areas, walking routes are direct, attractive and walkable.

**TRANSIT NEIGHBORHOOD**
- Primarily Residential

Moderately populated with a residential feel. Housing in the district is nearly single-family residential with some mixed-use dwelling housing trends.
Residents enjoy nearby recreational paths, parks and open space, and access to community gardens.

**CITY OF TIGARD**

CONCEPTS FOR POTENTIAL STATION COMMUNITIES

HIGH CAPACITY TRANSIT LAND USE PLAN