



City of Tigard Press Release

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Council Vote Clears the Way for Tigard Triangle Transformation

The City Council voted unanimously to rezone most of the land in the Tigard Triangle last week in a move to accelerate pedestrian-friendly development in this underdeveloped area. The rezoning of the nearly 500-acre area will make it easier for property owners to develop their land. It will also transform the Triangle into a district with far more housing and small businesses than are currently there. Mixed-use development of the area is critical to Tigard achieving its vision to be a healthy, walkable and interconnected city.

As a result of the Dec. 12 vote, most of the land in the Triangle will be located in a new mixed-use zone developed specifically for the area. The new zone complements an innovative development code adopted in August 2017, known as the Tigard Triangle Lean Code. The zone change and the new code went into effect on Dec. 14.

“It’s taken several years, but I’m thrilled to see a streamlined set of development rules finally in place for the Triangle,” said Kenny Asher, Community Development director. “The changes are part of a multi-year and multi-pronged city effort to transform the Tigard Triangle and Downtown Tigard into an actual Town Center—attractive and interesting neighborhoods that are fun and safe to walk around in. We expect development to happen incrementally—the Lean Code is set up to anticipate a lot of small changes happening over time.”

In conjunction with the new zoning, the new code will:

- Focus on increasing connectivity and walkability
- Be easier to understand
- Be more flexible and allow a wide mix of uses
- Streamline the permit review and approval process
- Encourage business start-ups and entrepreneurs
- Respect existing development

The Triangle is surrounded by Interstate 5 and state highways 99W and 217. It also is home to some of the city’s largest retailers and a range of businesses.

To learn more about the Tigard Triangle Lean Code and other city initiatives underway in the Triangle, such as urban renewal, visit: www.tigard-or.gov/tigard_triangle.php.

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