



# WASHINGTON SQUARE REGIONAL CENTER

## April 2021 Open House Survey Results

**54%** like the proposed vision.

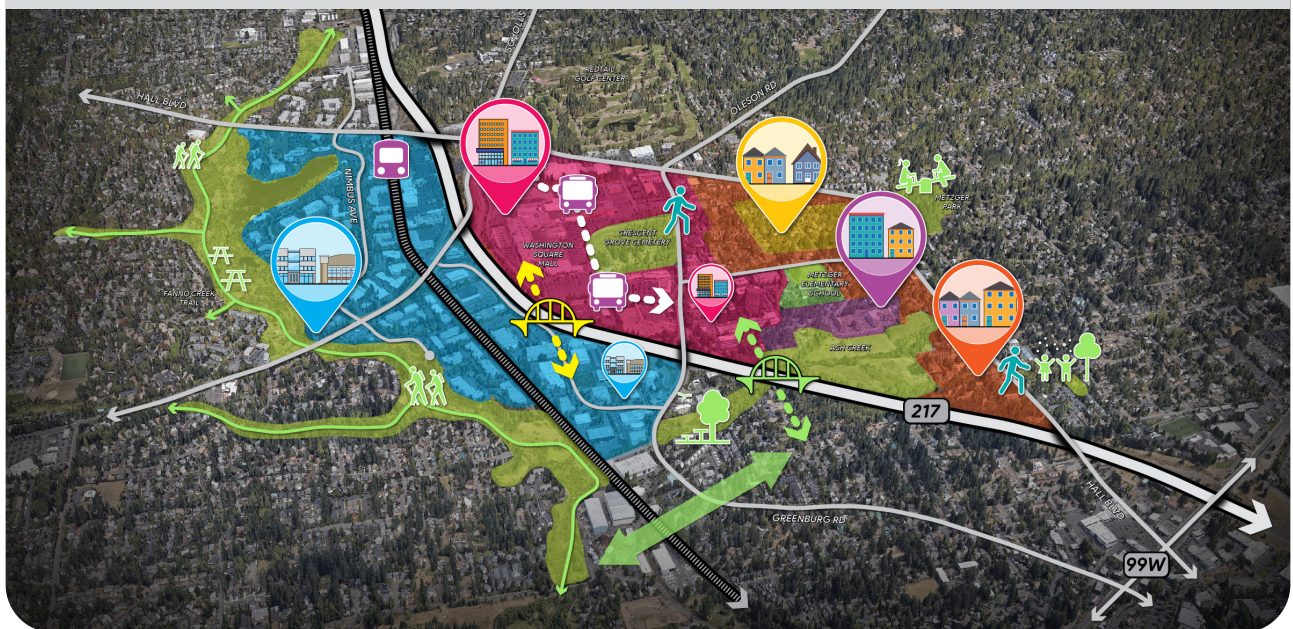
- ▶ Focus on pedestrian and bicycle improvements
- ▶ Reduced building heights
- ▶ A fiscally responsible and incremental approach that focuses on community needs
- ▶ More housing and housing options
- ▶ Expanded opportunities for businesses
- ▶ Improved access to transit and Fanno Creek Trail

**17%** do not like the proposed vision.

- ▶ Loss of the “loop trail” and reduced access to Fanno Creek Trail
- ▶ Concern that more housing will increase traffic and lead to parking problems
- ▶ Loss of the Transit Center
- ▶ Not enough bridges over Hwy 217

**29%** are neutral about the proposed vision.

### PROPOSED VISION



(continued) →

## MALL SUBAREA

What outcomes should the city prioritize to make the Mall Subarea more walkable and vibrant:

### In Order of Importance

1. More public amenities and green space
2. Better sidewalks and bike facilities through the mall property
3. More housing
4. More pedestrian-oriented buildings
5. Improved transit service through the mall property and a modern transit center

## METZGER SUBAREA

More than 50% of Open House respondents like all 3 recommendations:

- ▶ Expand opportunities for more and different housing types  
(50% like, 33% neutral, 17% don't like)
- ▶ Allow taller buildings along Greenburg Rd and reduce building heights in the rest of Metzger  
(56% like, 27% neutral, 17% don't like)
- ▶ Support housing affordability and rent stability  
(65% like, 22% neutral, 13% don't like)

## NIMBUS/CASCADE SUBAREA

More than 60% of Open House respondents like all 3 recommendations:

- ▶ Increase flexibility for new and existing businesses  
(66% like, 27% neutral, 7% don't like)
- ▶ Preserve the area for businesses with less emphasis on tall mixed-use buildings  
(64% like, 24% neutral, 12% don't like)
- ▶ Limit car dealerships to areas without potential for pedestrian-oriented development  
(63% like, 23% neutral, 14% don't like)

## PED & BIKE CONNECTIONS

What should the city prioritize to improve pedestrian/bike access over Hwy 217:

### In Order of Importance

1. If feasible, build a new crossing over Hwy 217 for pedestrians and cyclists connecting neighborhoods and providing access to trails and parks.
2. Improve existing pedestrian and bike facilities on Greenburg Rd over Hwy 217.
3. If feasible, build a new crossing over Hwy 217 for cars, pedestrians, and cyclists connecting commercial areas.

What should the city prioritize to improve pedestrian/bike access to local destinations:

### In Order of Importance

1. Fill in missing sidewalks and bike lanes on Hall Blvd and Greenburg Rd
2. Add or improve crossings for pedestrian and cyclists on Hall Blvd and Greenburg Rd
3. Fill in missing sidewalks on neighborhood streets



## WASHINGTON SQUARE REGIONAL CENTER

Learn more  
[www.tigard-or.gov/thesquare](http://www.tigard-or.gov/thesquare)

# Detailed Survey Report

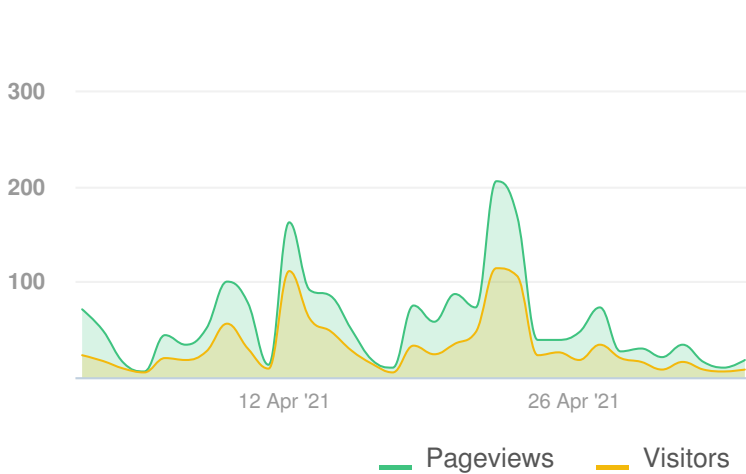
01 April 2021 - 03 May 2021

## City of Tigard

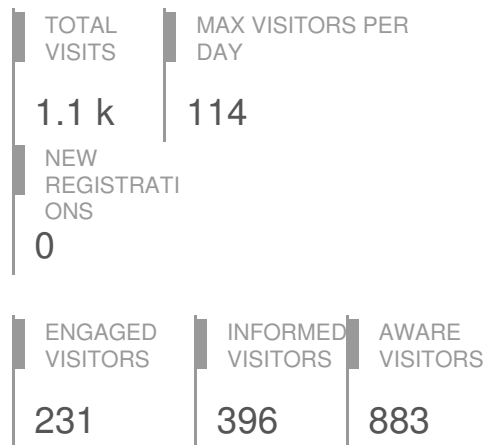
### Washington Square Regional Center Update



#### Visitors Summary



#### Highlights



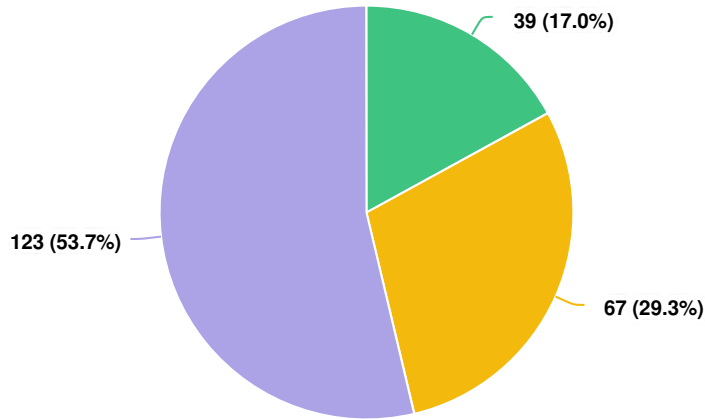
Aware Participants		Engaged Participants			
883		231			
Aware Actions Performed	Participants	Engaged Actions Performed			
Visited a Project or Tool Page	883	Registered	Unverified	Anonymous	
Informed Participants	396	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	8	0	223
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	0	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	174	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	231				

# ENGAGEMENT TOOL: SURVEY TOOL

## Interactive Open House

Visitors <b>585</b>	Contributors <b>231</b>	CONTRIBUTIONS <b>234</b>
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### What do you think of the proposed vision?

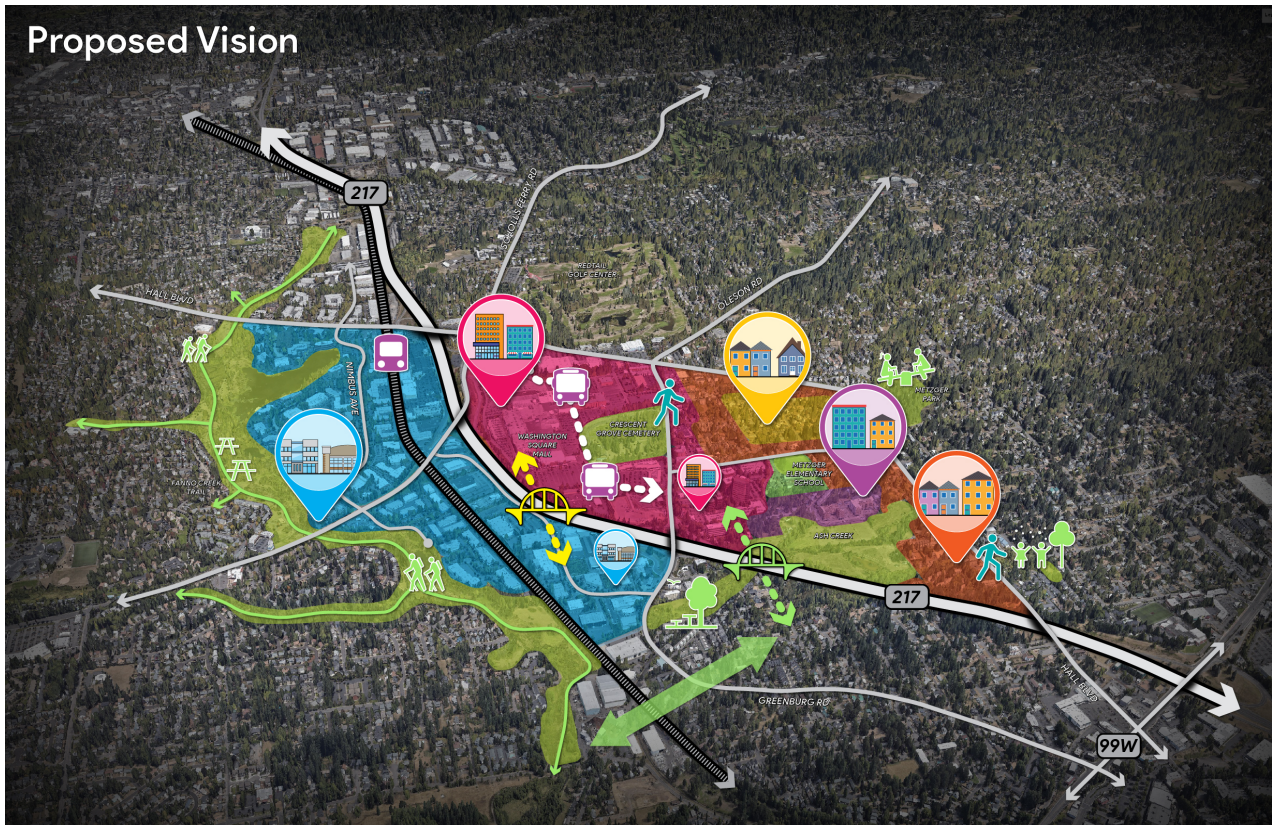


#### Question options

- I Don't Like It
- Neutral
- I Like It

Optional question (229 response(s), 5 skipped)

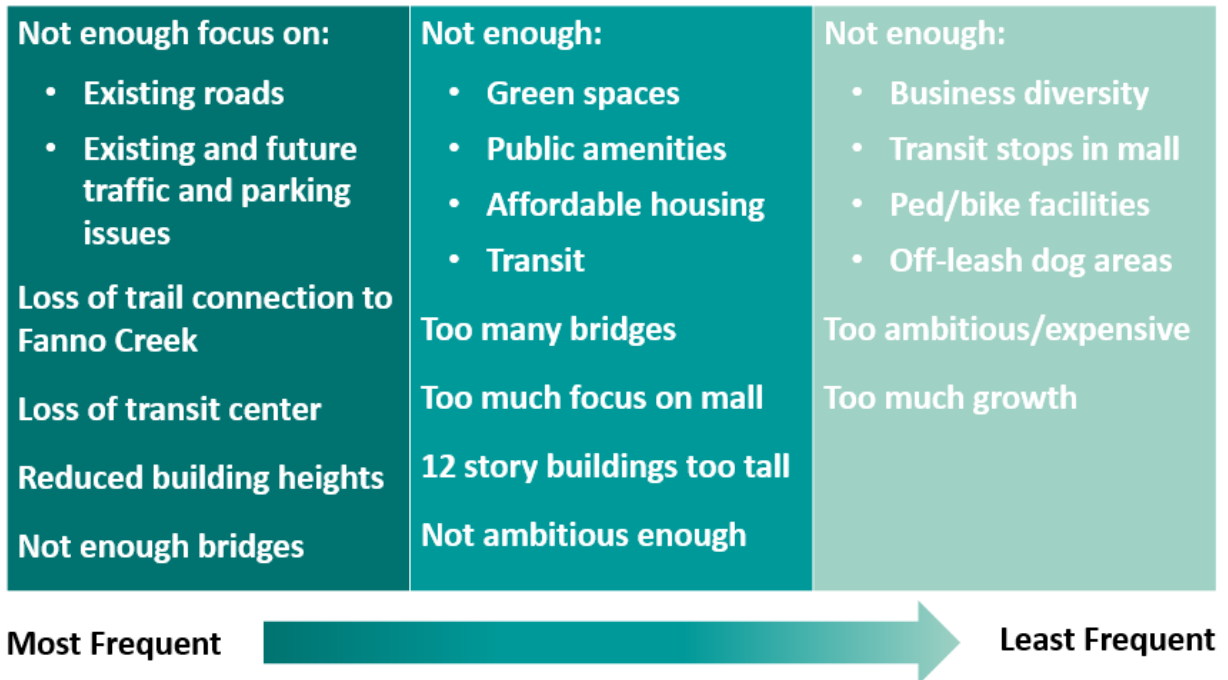
Question type: Emoji Question



**What do you like about the proposed vision?**



**What don't you like about the proposed vision?**



## MALL SUBAREA

Which outcomes should the city prioritize as part of the redevelopment of this subarea to make it more walkable and vibrant? (1 = Most Important and 5 = Least Important)

OPTIONS	AVG. RANK
More public amenities and green space	2.20
Better sidewalks and bike facilities through the mall property	2.82
More housing	3.19
More pedestrian-oriented buildings (e.g., windows to the outside, buildings close to sidewalks)	3.27
Improved transit service through the mall property and a modern transit center	3.47

Optional question (222 response(s), 12 skipped)

Question type: Ranking Question

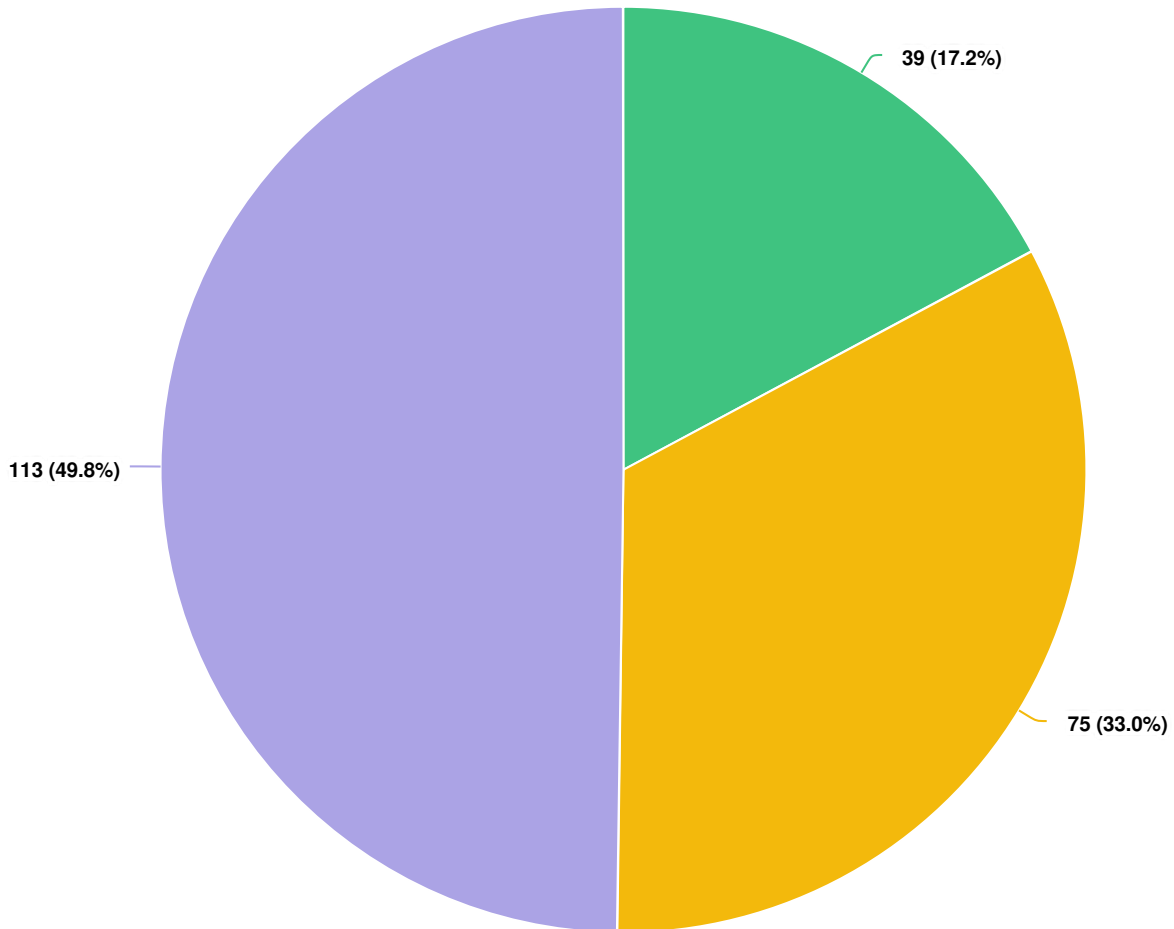


## METZGER SUBAREA

### Proposal: Expand opportunities for more and different housing types.

Expand options for “missing middle” housing. A new state law requires duplexes, triplexes, quadplexes, row houses, and cottage clusters to be allowed in places where only single detached homes are currently allowed. These “missing middle” housing types tend to be more affordable due to their size and design.

What do you think of the proposed recommendation?



#### Question options

I Don't Like Them  Neutral  I Like Them

Optional question (227 response(s), 7 skipped)

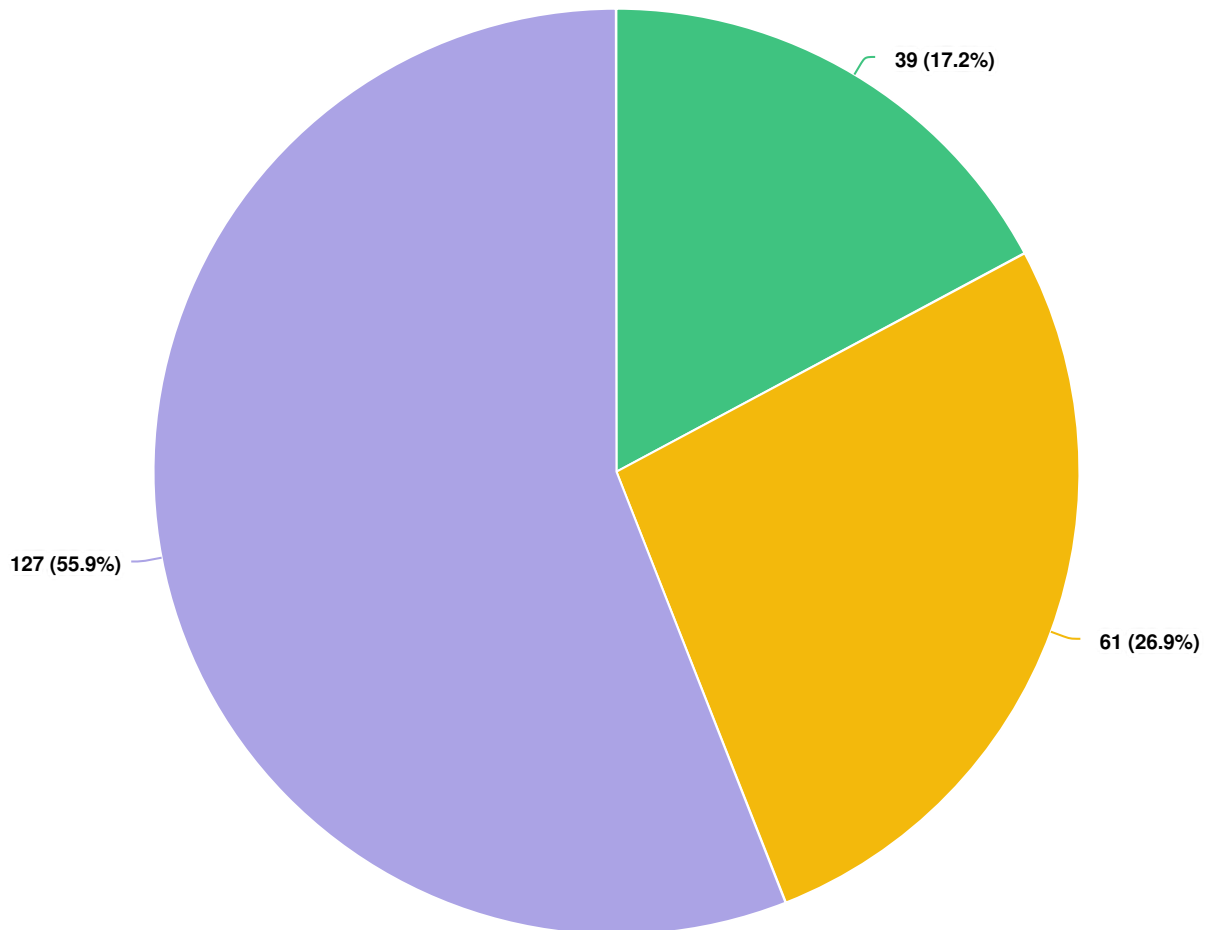
Question type: Emoji Question

## METZGER SUBAREA

### Proposal: Allow taller buildings next to Washington Square Mall and reduce building heights in rest of Metzger.

Allow lower residential densities in some areas and somewhat higher densities in other areas to enable more medium-density housing that fits with market demand, housing needs, and the scale of existing housing in the area. For properties along Greenburg Rd, align regulations with market realities to better support walkable, mixed-use, and transit-supportive development.

What do you think of the proposed recommendation?



#### Question options

● I Don't Like Them   ● Neutral   ● I Like Them

Optional question (227 response(s), 7 skipped)

Question type: Emoji Question

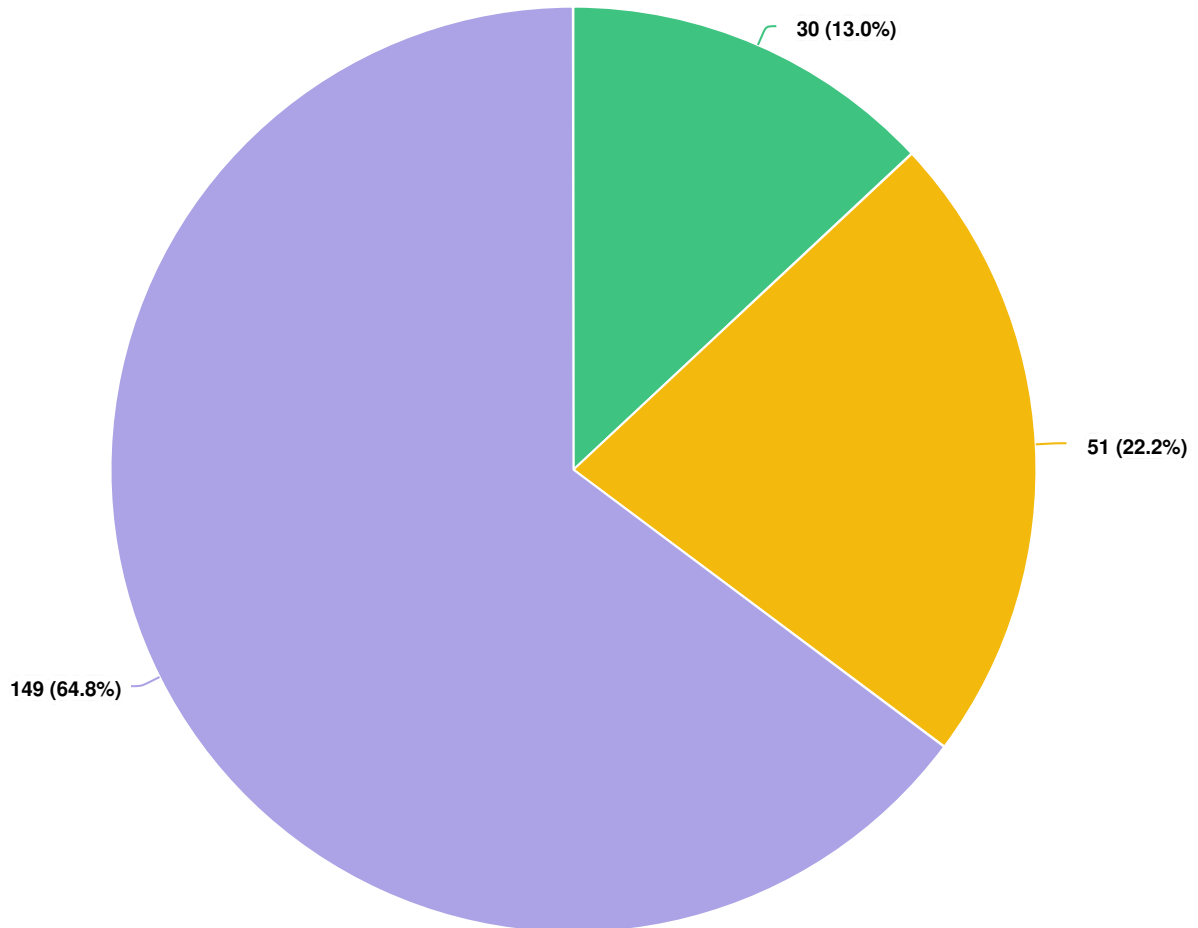
## METZGER SUBAREA

### Proposal: Support housing affordability and stability.

Support affordable housing development with local resources and incentives.

Develop programs to help renters and encourage property owners to keep rents stable over time.

What do you think of the proposed recommendation?



#### Question options

- I Don't Like Them
- Neutral
- I Like Them

Optional question (230 response(s), 4 skipped)

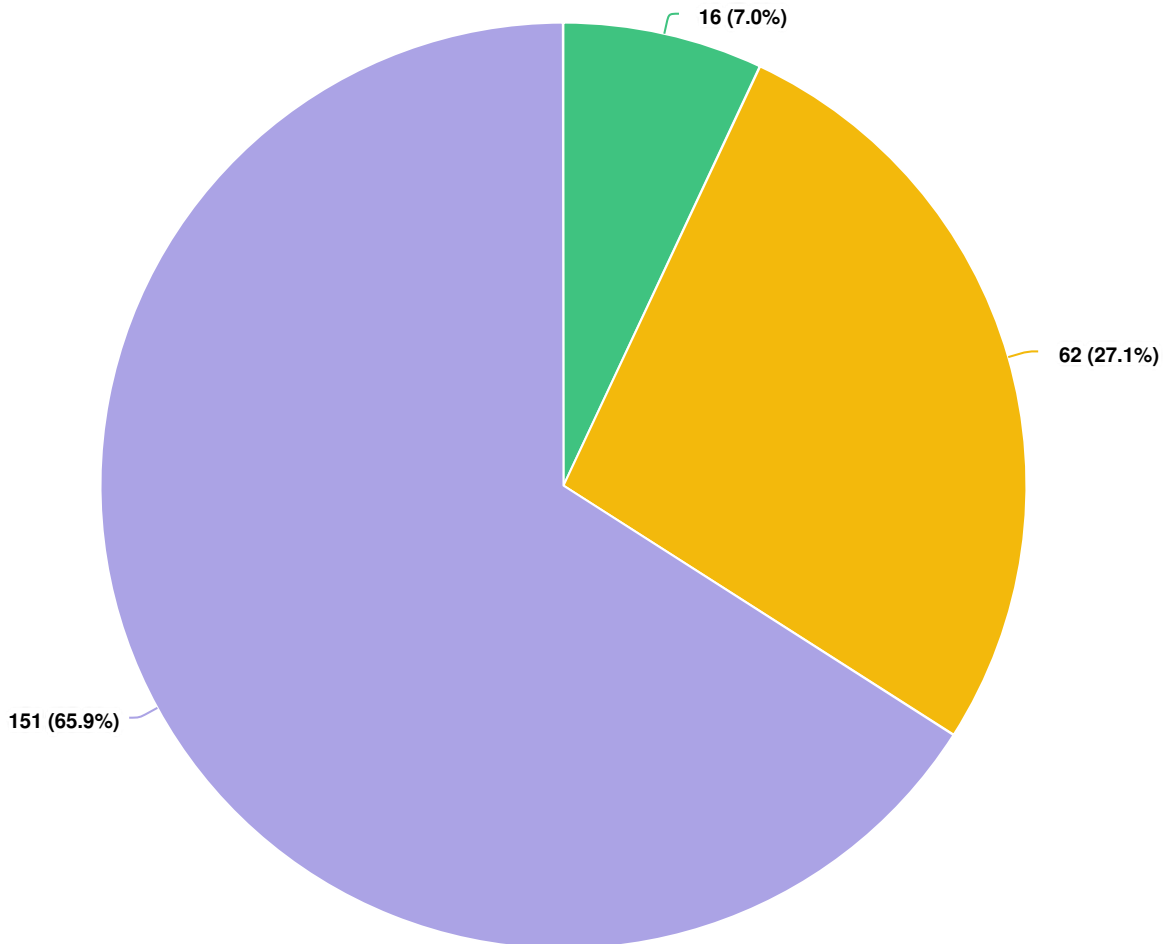
Question type: Emoji Question

## NIMBUS/CASCADE SUBAREA

### Proposal: Increase flexibility for new and existing businesses.

Allow a broader range of businesses that would not negatively affect neighboring properties, due to noise, odor, or vibration. Examples of businesses not currently allowed include microbreweries, catering companies, and furniture makers. Allow larger incremental improvements to commercial properties over time. Growing businesses must currently choose to either stay in a building that no longer meets their needs or move.

What do you think of the proposed recommendation?



#### Question options

- I Don't Like Them
- Neutral
- I Like Them

Optional question (229 response(s), 5 skipped)

Question type: Emoji Question

## NIMBUS/CASCADE SUBAREA

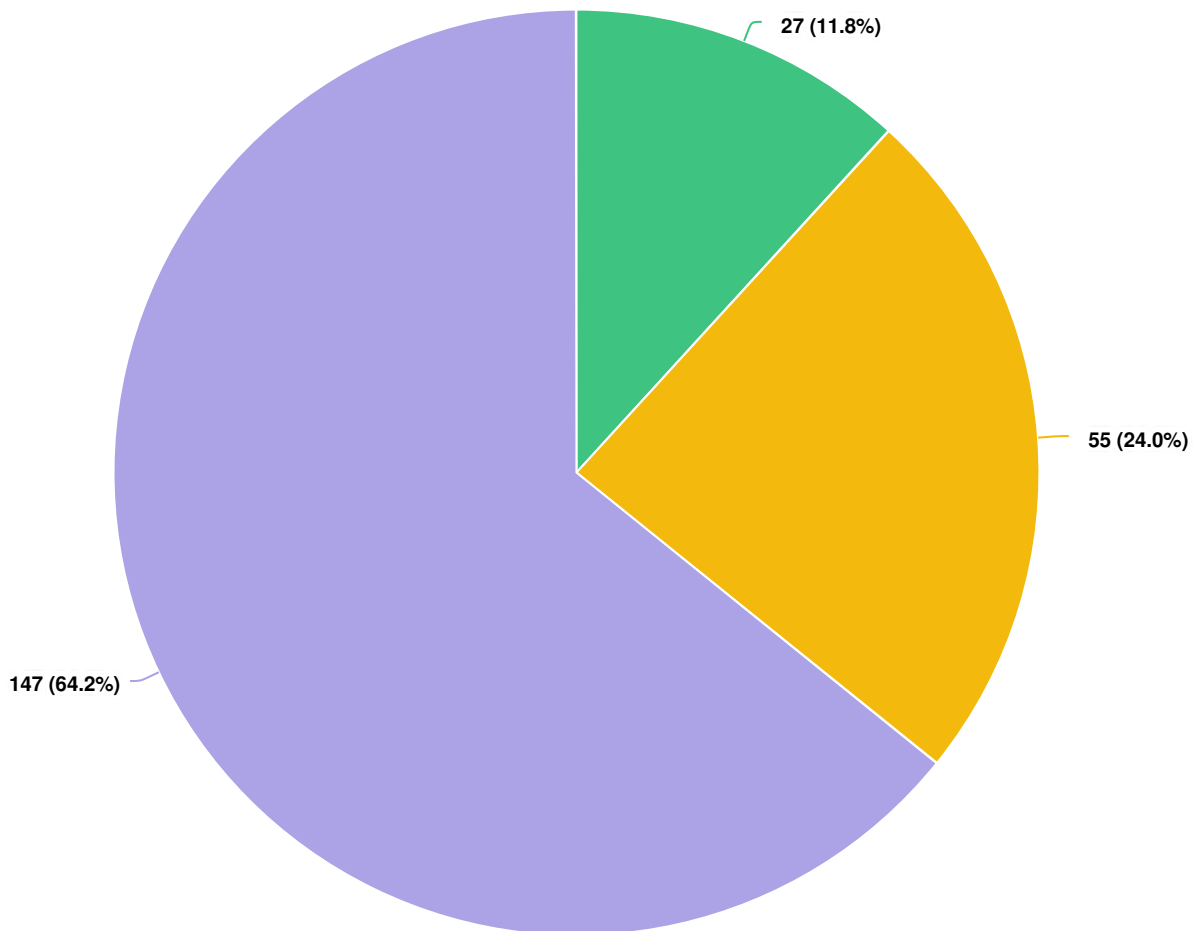
### Proposal: Preserve the area for businesses with less emphasis on tall mixed-use development.

Allow development of new 1 – 2 story commercial buildings.

Reduce the 200-foot height allowance to align regulations with market realities.

Prohibit residential-only buildings, but allow mixed-use residential buildings (i.e. residences above businesses).

What do you think of the proposed recommendation?



#### Question options

- I Don't Like Them
- Neutral
- I Like Them

Optional question (229 response(s), 5 skipped)

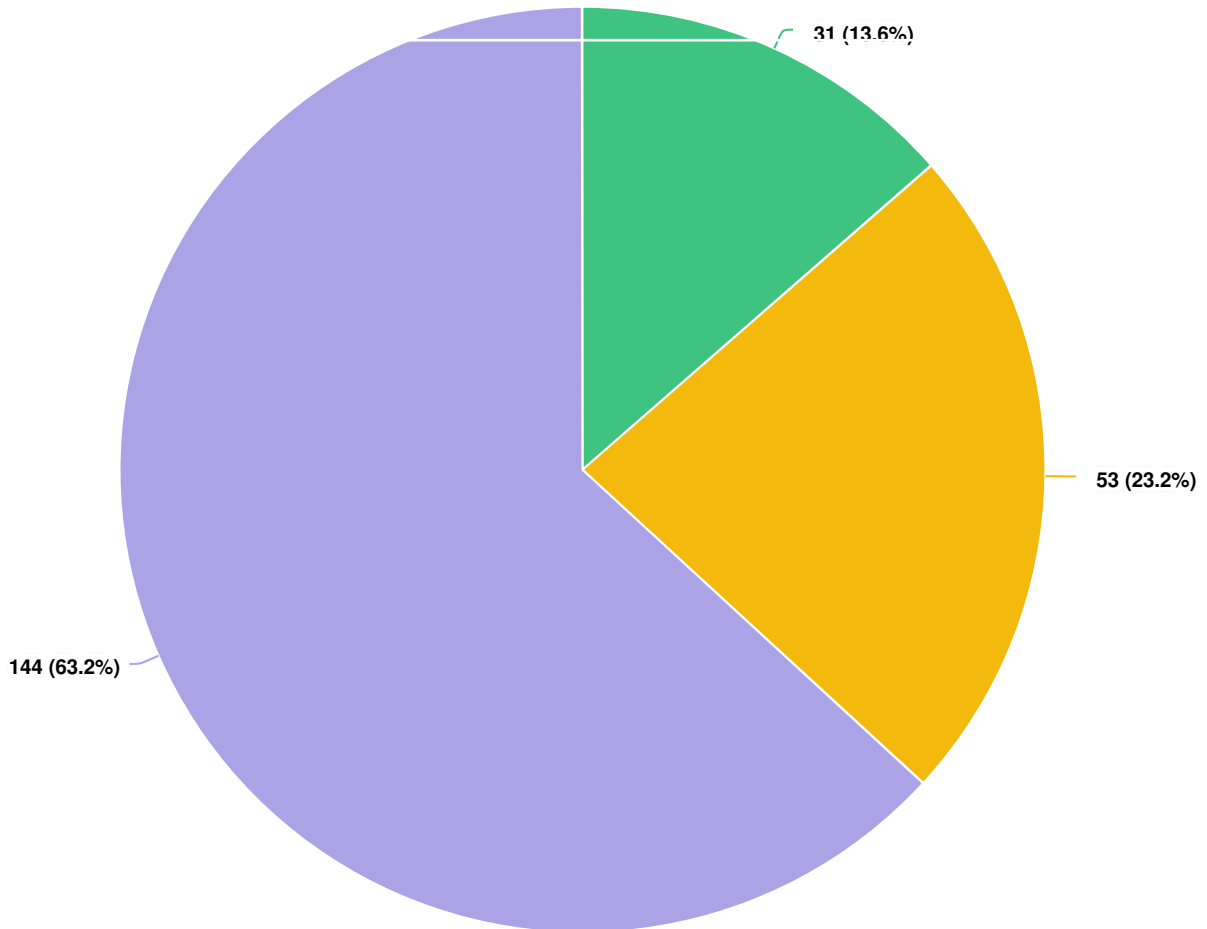
Question type: Emoji Question

## NIMBUS/CASCADE SUBAREA

### Proposal: Limit new car dealerships to areas without potential for pedestrian-oriented development.

Substantially reduce the area that allows car dealerships. This would prevent more dealerships from locating on the mall property but allow car dealerships near Highway 217 where there is no potential for pedestrian-oriented development. Car dealerships have a regional customer base and are appropriately located in a regional center; employ many more people than other retail sales businesses; and provide skilled and unskilled local jobs at a range of salaries.

What do you think of the proposed recommendation?



**Question options**

- I Don't Like It
- Neutral
- I Like It

Optional question (228 response(s), 6 skipped)

Question type: Emoji Question

## PEDESTRIAN AND BICYCLE CONNECTIONS

**Proposal: Improve pedestrian and bicycle crossings over Hwy 217.** Build a new crossing over Highway 217 and/or improve the existing one on Greenburg Rd. A new crossing would be very expensive and take a long time to fund and build compared to improving an existing crossing. However, a new crossing could connect different areas and potentially offer a less stressful connection for pedestrians and cyclists.



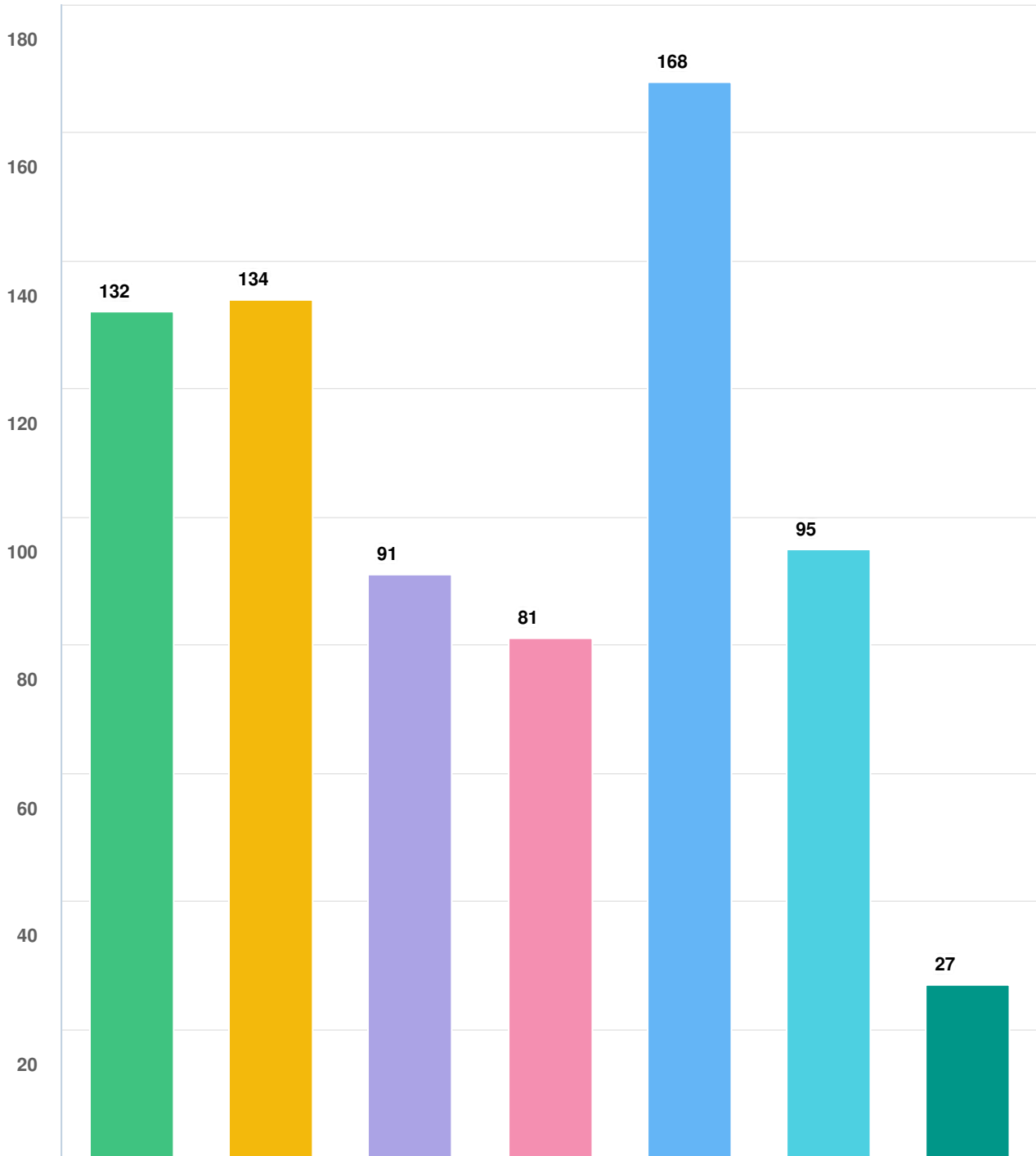
Where should we focus our limited resources? Rank these projects in order of importance to you. (1=Most Important and 3 = Least Important)

OPTIONS	AVG. RANK
If feasible, build a new crossing over Hwy 217 for pedestrians and cyclists connecting neighborhoods and providing access to trails and...	1.72
Improve existing pedestrian and bike facilities on Greenburg Rd over Hwy 217.	1.91
If feasible, build a new crossing over Hwy 217 for cars, pedestrians, and cyclists connecting commercial areas.	2.35

Optional question (225 response(s), 9 skipped)

Question type: Ranking Question

**If one or more of the projects listed above was built, what places might you or your family travel to by foot or bike in the future?**



**Question options**

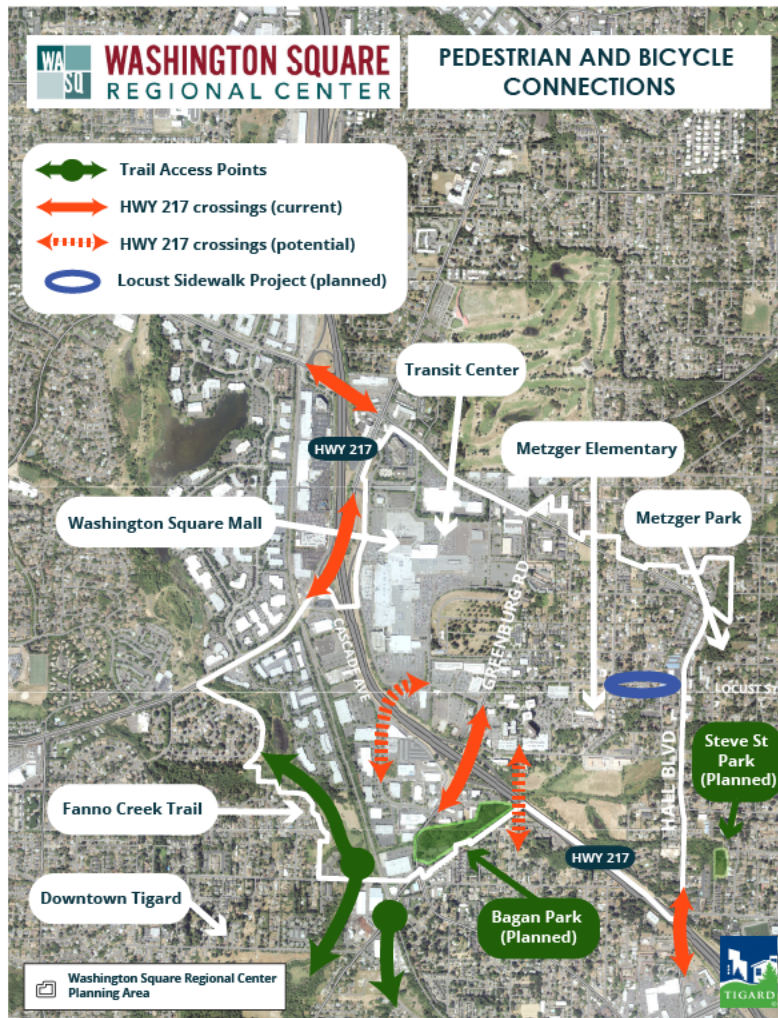
- Washington Square Mall
- Downtown Tigard
- Metzger Park
- Bagan Park (planned construction 2023)
- Fanno Creek Trail
- Tigard Heritage Trail
- Other (please specify)

Optional question (220 response(s), 14 skipped)

Question type: Checkbox Question

## PEDESTRIAN AND BICYCLE CONNECTIONS

### Proposal: Improve pedestrian and bicycle facilities to local destinations.



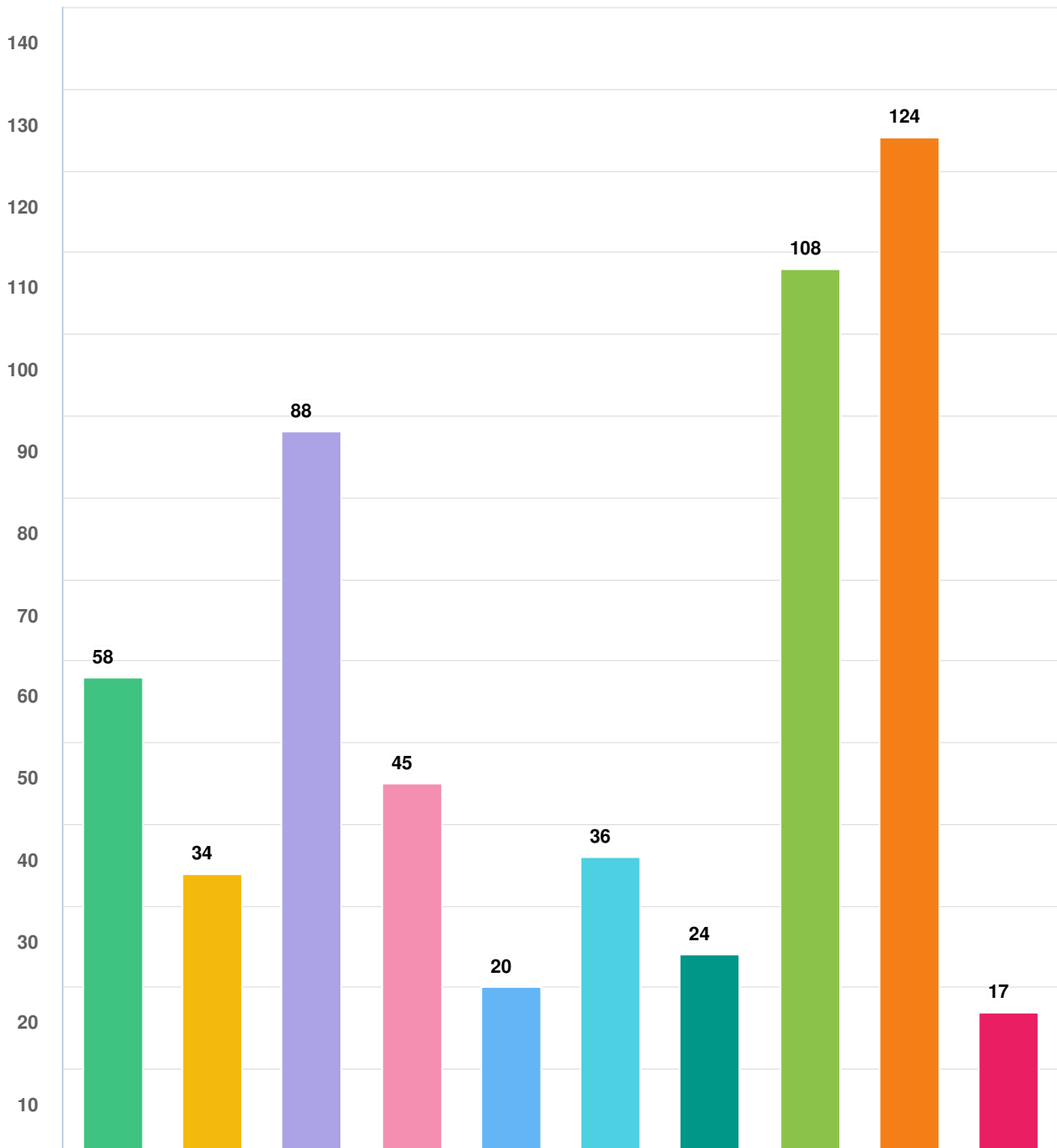
Where should we focus our limited resources? Rank these projects in order of importance to you. (1 = Most Important and 5 = Least Important)

OPTIONS	AVG. RANK
Fill in missing sidewalks and bike lanes on Hall Blvd	2.32
Fill in missing sidewalks and bike lanes on Greenburg Rd	2.84
Add/improve crossings for pedestrians and cyclists on Hall Blvd	3.22
Add/improve crossings for pedestrians and cyclists on Greenburg Rd	3.36
Fill in missing sidewalks on neighborhood streets	3.54
Other	5.43

Optional question (223 response(s), 11 skipped)

Question type: Ranking Question

**Which destinations do you wish were safer or easier to visit by foot or bike from the Metzger neighborhood? (Select your top three)**



**Question options**

- Metzger Park    
 ● Metzger Elementary School    
 ● Washington Square Mall    
 ● Businesses on Hall Blvd
- Businesses on Greenburg Rd    
 ● Washington Square Transit Center (next to mall)    
 ● TriMet Bus Stops on Greenburg or Hall
- Downtown Tigard    
 ● Fanno Creek Trail    
 ● Other (please specify)

Optional question (212 response(s), 22 skipped)

Question type: Checkbox Question

## PEDESTRIAN AND BICYCLE CONNECTIONS

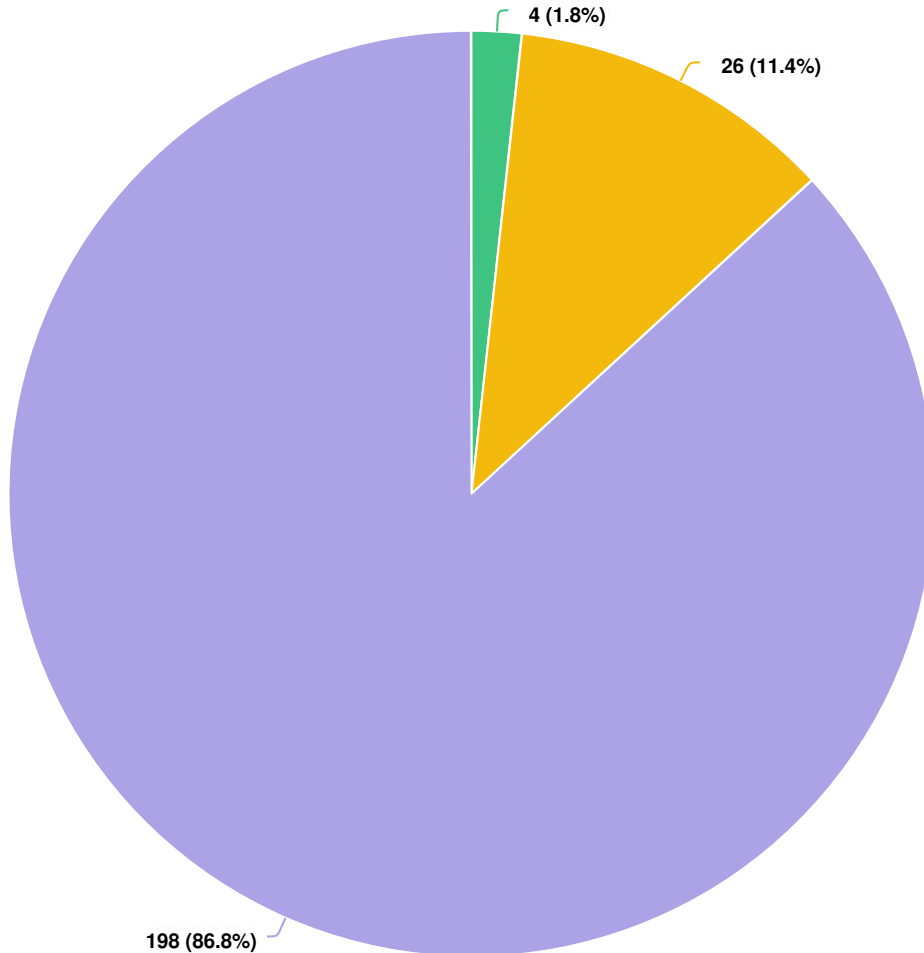
### Proposal: Increase access to parks and green space.

Continue advancing plans for future neighborhood parks. The city bought property for two new neighborhood parks nearby and has plans to develop them by 2023.

Continue looking for opportunities to provide more recreation and green space through partnerships with property owners.

Improve connections to existing and planned parks through safer walking and biking routes.

What do you think of the proposed recommendation?



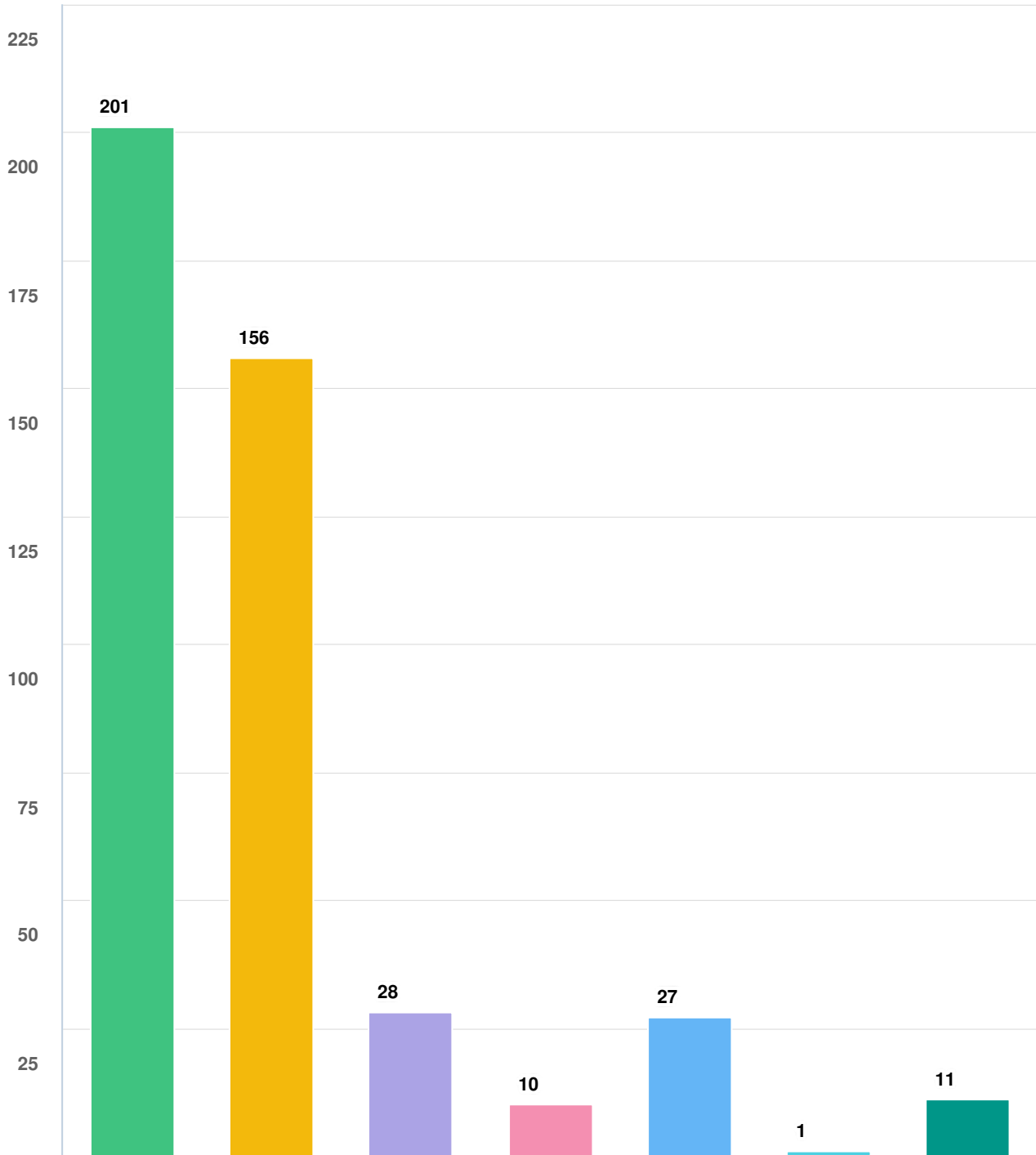
#### Question options

I Don't Like Them  Neutral  I Like Them

Optional question (228 response(s), 6 skipped)

Question type: Emoji Question

### What is your connection to Washington Square Regional Center? (check all that apply)



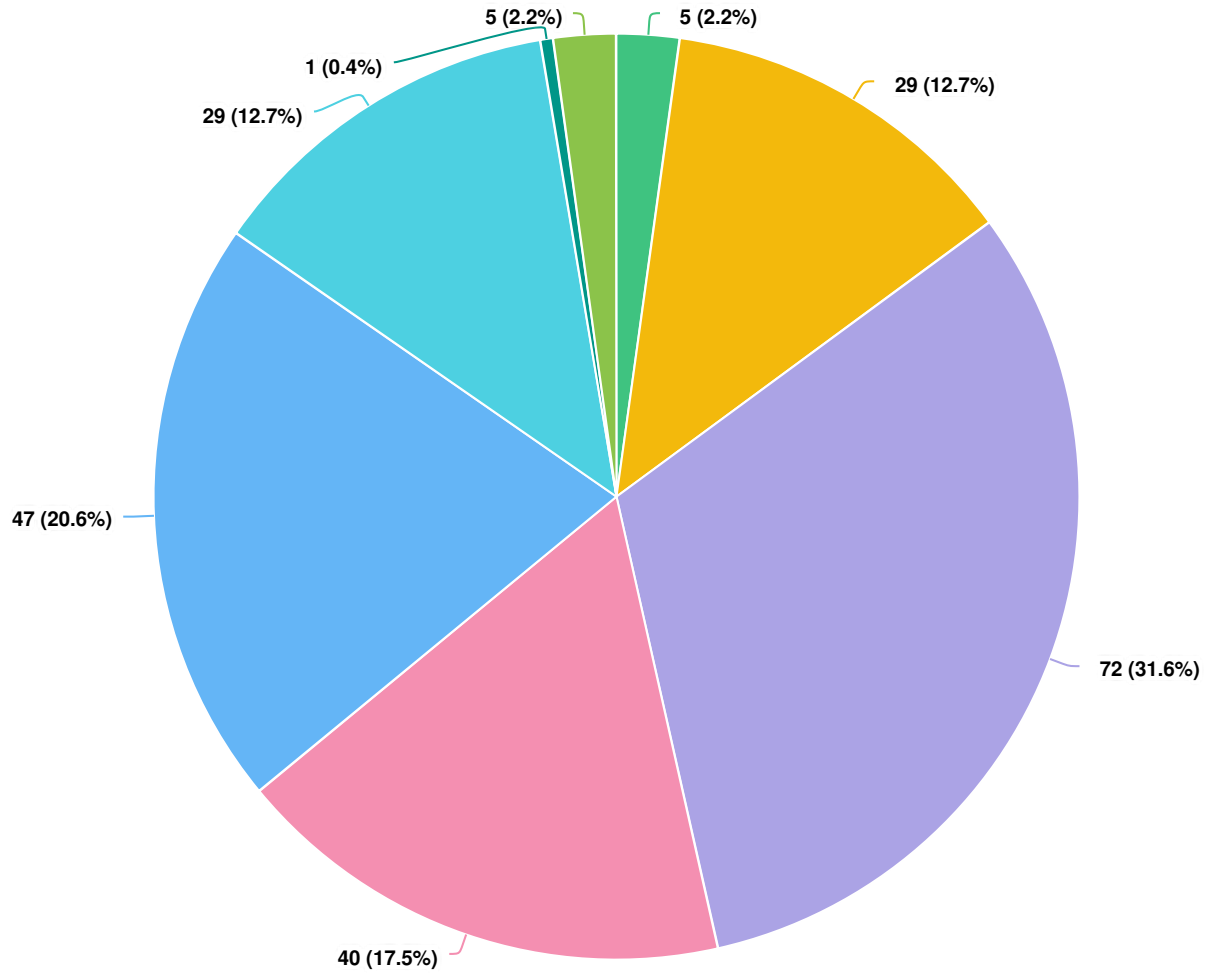
**Question options**

- I live here (or nearby)
- I shop here
- I work here
- I own or operate a business here
- Just interested
- Prefer not to answer
- Other (please specify)

Optional question (231 response(s), 3 skipped)

Question type: Checkbox Question

### What is your age?



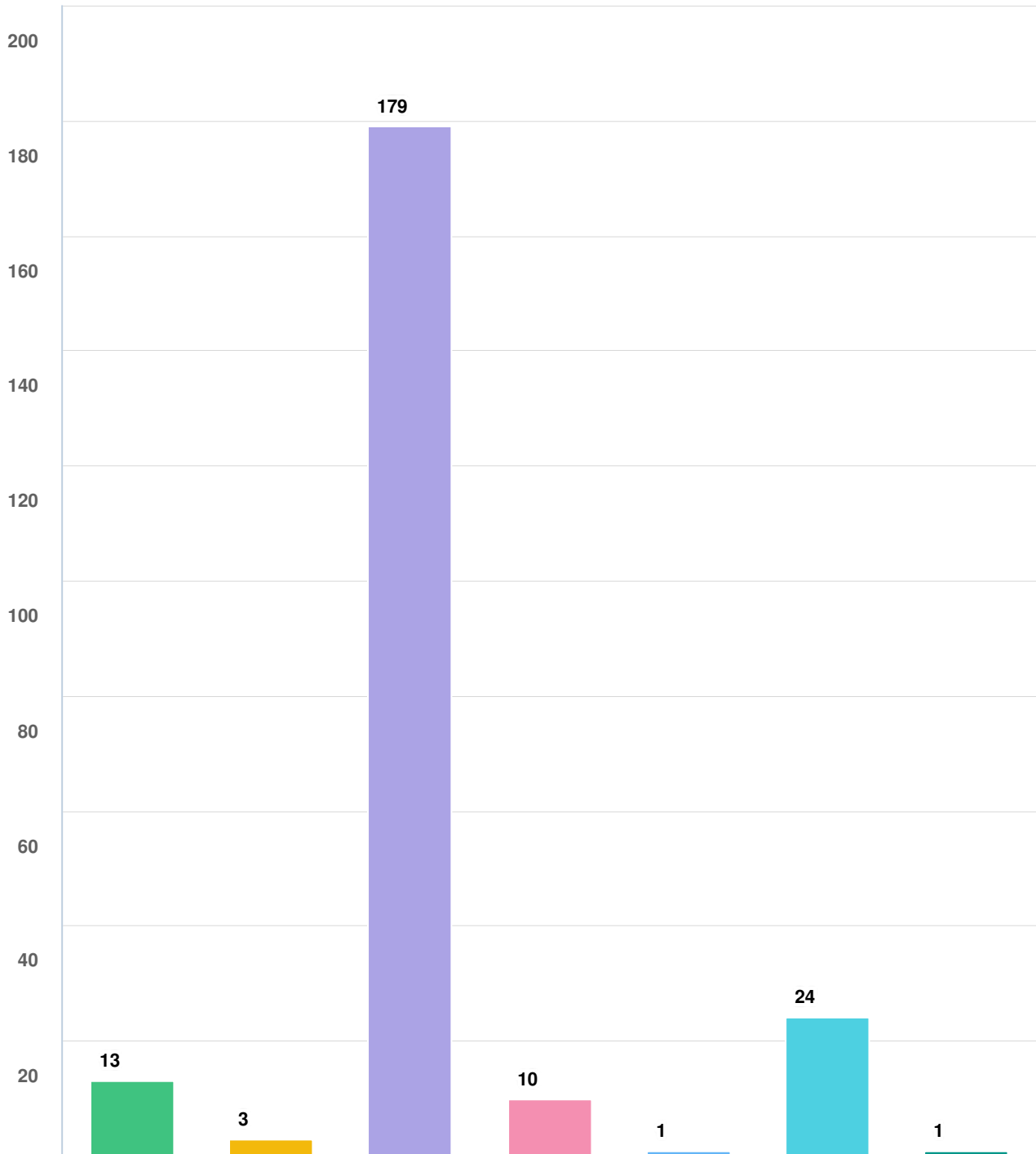
**Question options**

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-79
- 80 and better
- Prefer not to answer

Optional question (228 response(s), 6 skipped)

Question type: Dropdown Question

### What is your ethnicity?



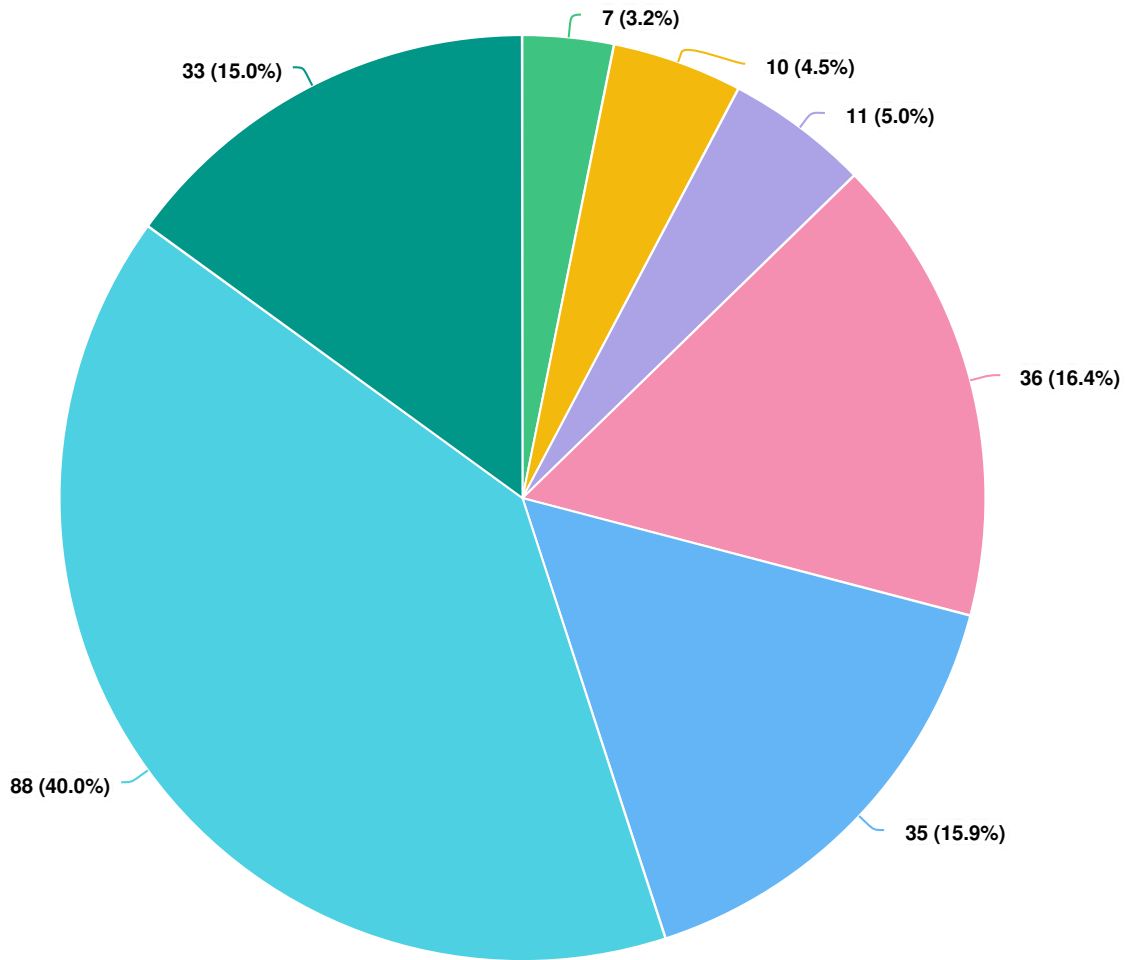
**Question options**

- Asian
- Black/African
- White
- Hispanic, Latinx, or Spanish
- Native American or Alaska Native
- Prefer Not to Answer
- Other (please specify)

Optional question (227 response(s), 7 skipped)

Question type: Checkbox Question

### What is your annual household income?



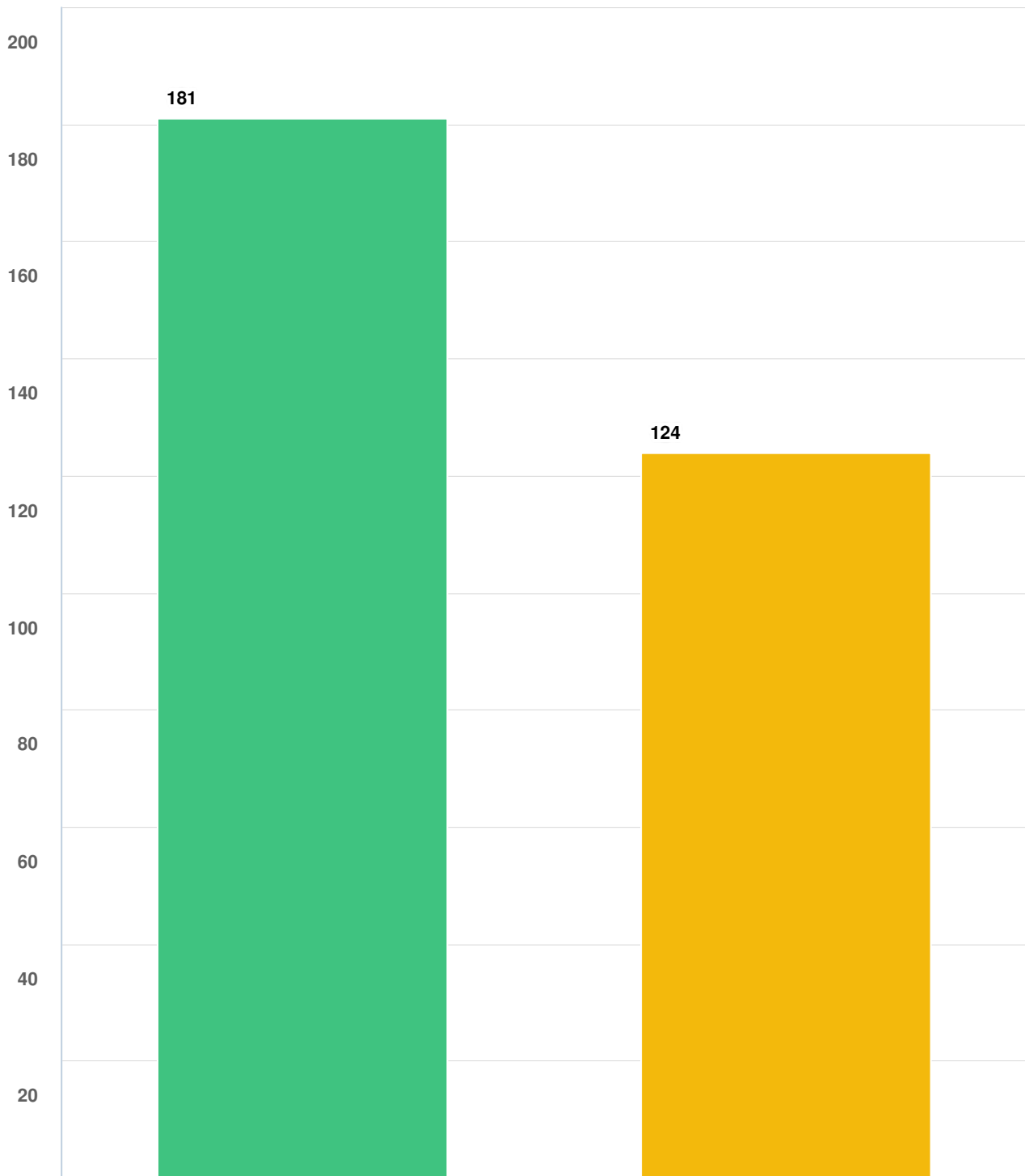
**Question options**

- Less than \$20,000
- \$20,000 to \$34,999
- \$35,000 to \$49,000
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- \$100,000 or more
- Prefer not to answer

Optional question (220 response(s), 14 skipped)

Question type: Dropdown Question

### Enter to Win!



#### Question options

- I want to be in the raffle for one of four \$50 gift cards
- I want to receive email updates about the project

Optional question (200 response(s), 34 skipped)

Question type: Checkbox Question