

# Tigard Triangle

No Food, Drink, Smoking



The Center for Public Interest Design

drive

# Tigard Triangle

**The Center for Public Interest Design**

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**Community Development Partners**

**Washington County Department of Housing Services**

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The Center for Public Interest Design (CPID) is a research [+action] center at Portland State University that aims to investigate, promote, and engage in inclusive design practices that address the growing needs of underserved communities worldwide. Through research and design, fieldwork, and public outreach, we promote a mode of practice that is socially conscious, environmentally sustainable, and economically accessible to all.

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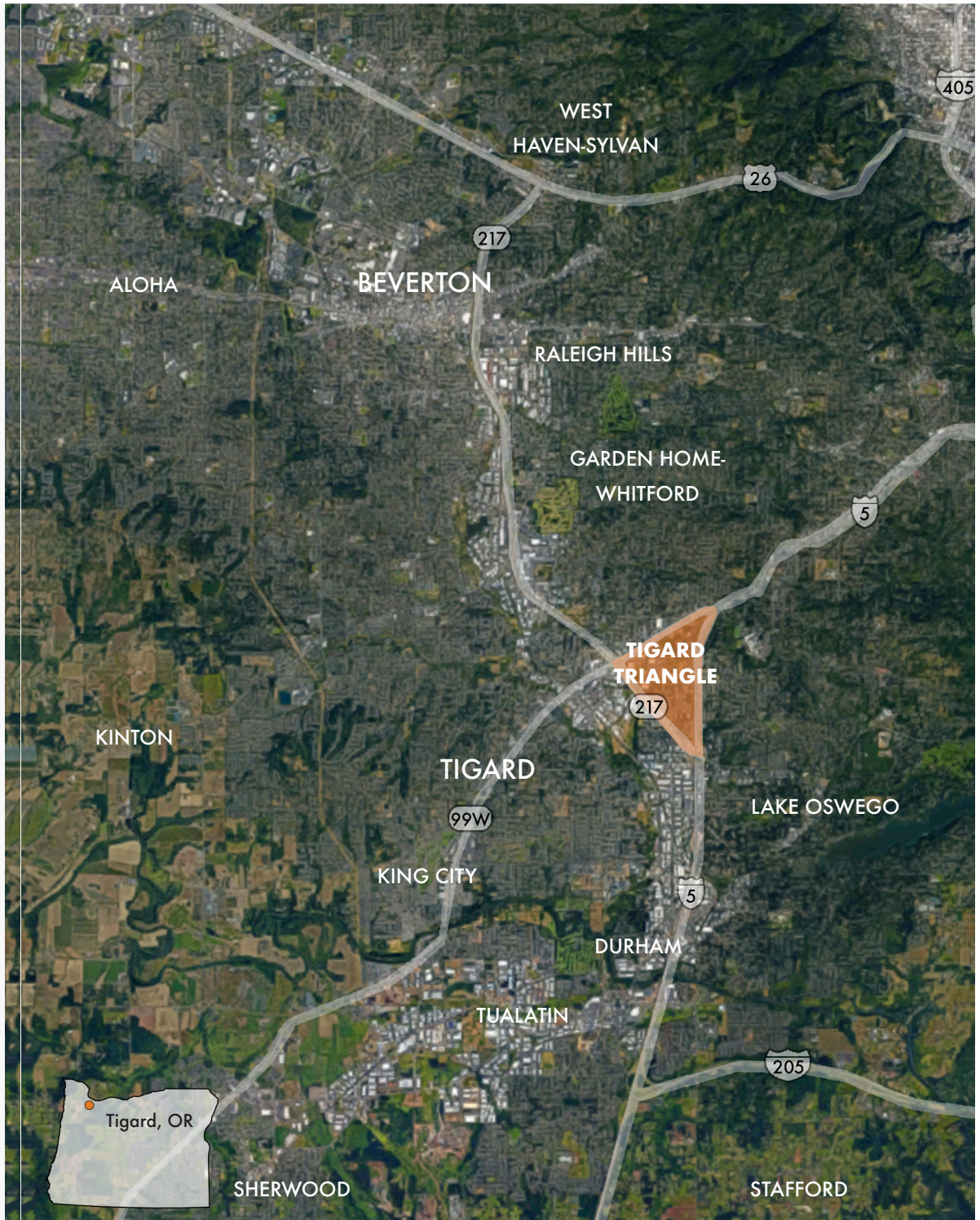
# **Table of Contents**

<b>5</b>	<b>Introduction</b>
<b>11</b>	<b>Demographics Study</b>
<b>19</b>	<b>Community Engagement</b>
<b>31</b>	<b>Assets Mapping</b>
<b>39</b>	<b>Conclusions</b>
<b>45</b>	<b>References</b>









Context map of Tigard Triangle

Adapted from Google Maps





# Tigard Triangle

The City of Tigard is in Washington County, Ore., and is part of the Portland Metro area. Within Tigard an isolated portion of the city is surrounded by three main roadways to create the Tigard Triangle (see highlighted location to the left). While an analysis of urban walkability scored Main Street in Downtown Tigard as 66/100, the Triangle area only received half that score (City of Tigard, n.d.-c). This is due to the limited number of sidewalks, low residential density, and relationships of buildings to the streets. Demographic data in this report compares the Triangle to Tigard as a whole and to the Portland Metro area. The residential population of the Triangle is less than one percent of the city's population of approximately 50,000, but it contains almost seven percent of the city's land area (City of Tigard, n.d.-c, 2015).

Due to the anticipated needs of Tigard and the Portland Metro area, the city identified the Tigard Triangle as place to promote future growth (City of Tigard, 2015). However, this area is not currently supportive of a diverse community due to the large-scale retail and dependency on automobiles. Therefore, the City of Tigard (2016) developed renewal plans for this area to become a high-density, mixed-use, urban area. Several initiatives began with this urban renewal plan for the Triangle. Most notably, the city plans to upgrade infrastructure and they adopted the Tigard Triangle Lean Code to ease its rezoning to a mixed-use designation.



**SPRING 2019**

### Assessment of Future Development

Asset-based spatial study on the future land use of the Tigard Triangle, including upcoming affordable housing developments, expansion of the MAX transit lines and Tigard Triangle Transit Station, and urban renewal potential.

**SPRING 2019**

### Identify Stakeholders

Community stakeholders will represent veteran support service organizations, area nonprofits and services, local businesses, and adjacent neighbors.

**SUMMER 2019**

### Asset Mapping

The CPID facilitates asset mapping with community stakeholders to identify key resource networks and visualize future infrastructure.

**SUMMER 2019**

### Ongoing Engagement

Community feedback through asset mapping engagement shapes common services offered in future housing. Ongoing engagement with the design and development ensures community participation.

## Engagement Plan

SPRING - SUMMER 2019

# Community Engagement Plan

Community Development Partners (CDP) initiated this study to support their proposed 80-unit housing community at SW 72nd Avenue and Baylor Street. Within the Tigard Triangle, CDP seeks to provide housing that is accessible and inclusive while supporting increased community infrastructure. CDP enlisted the Center for Public Interest Design, a research [+action] center at Portland State University, to conduct an asset-based community engagement with the Tigard community, focusing specifically on low-income residents and veterans experiencing homelessness.

This community engagement supports the Triangle's increasing need for high-quality and affordable housing as Tigard experiences population growth and anticipates the future MAX transit line expansion. The vitality of housing depends on comprehensive support of its residents and the greater community. Our research focused on three pillars of healthy communities: community building, sustainability, and transit-oriented development. As a place-based strategy, it is the goal of CDP that affordable housing development contributes to community-wide planning for physical, social, and economic infrastructure.

An asset-based approach to development leverages community-identified assets to sustain and build on the components of livability: a robust and complete neighborhood, accessible and sustainable mobility, diverse and stable local economies, vibrant public open spaces, and affordability. As a planning strategy, it moves away from a focus on needs, building on the assets of the community. Our dialogue and outreach with stakeholders and service-based organizations, as well as demographic data, provide baseline neighborhood and health characteristics. The policy and design recommendations based in community assets orient the Tigard Triangle toward a neighborhood rich in safe opportunities for pedestrian-oriented activity, where access to transit and green space encourages residents to invest in community returns. The methods employed follow a commitment to assets addressing real community needs.

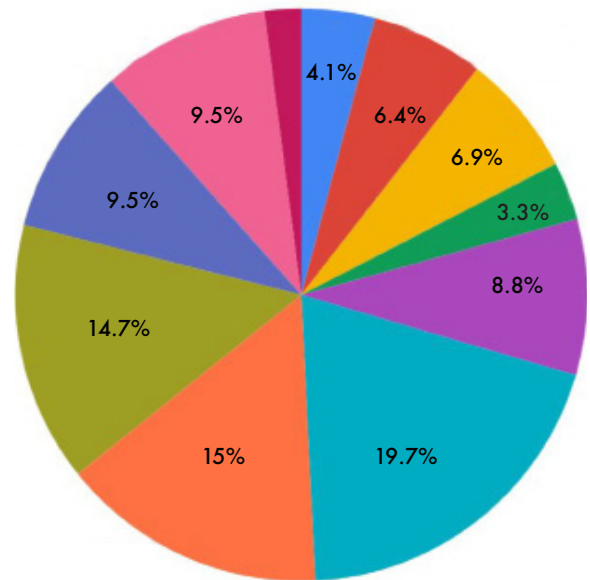


# Demographics Study

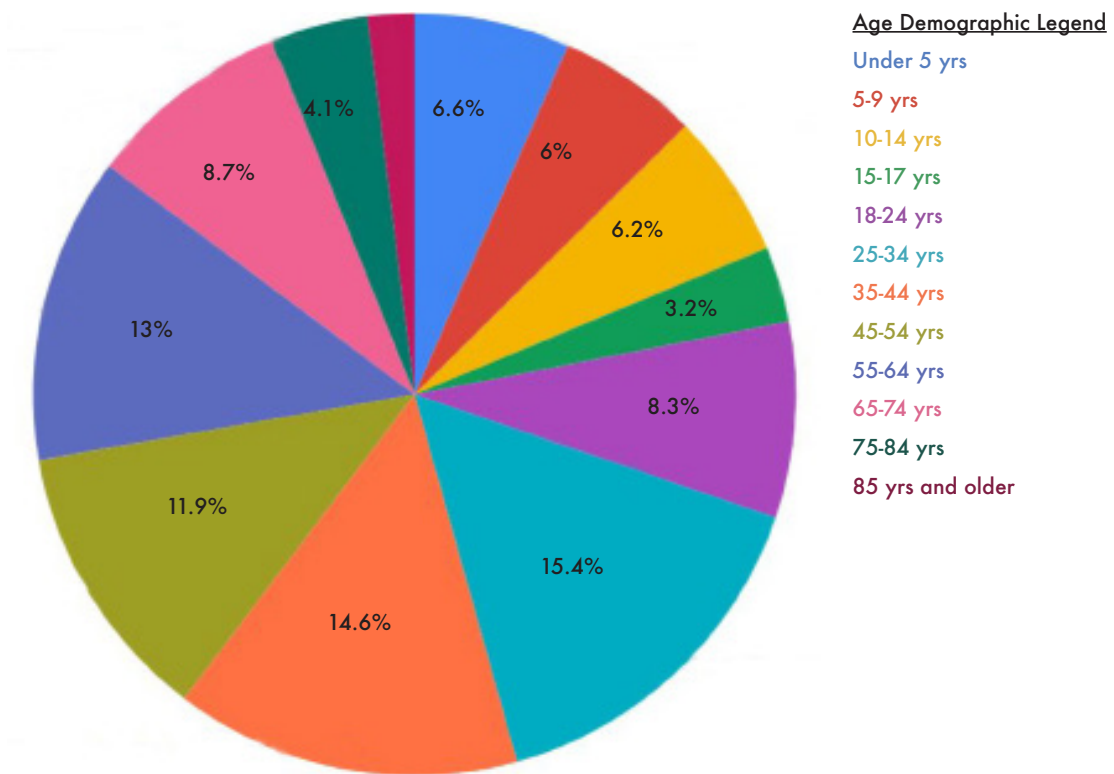


# Tigard vs. Triangle

The Triangle area has similarities to the City of Tigard, such as age demographics, but varies in other areas such as race origin. The Coalition of Communities of Color (2018) produced a report on race and justice within Washington County. The report brings to light some of the limitations of quantitative census data and provides qualitative information for a better understanding of the communities reflected in these numbers.

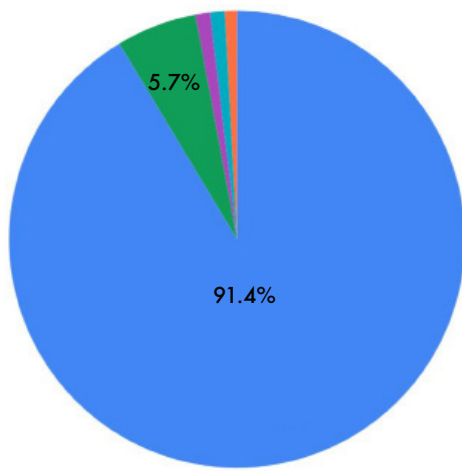


Tigard Triangle Age Demographics

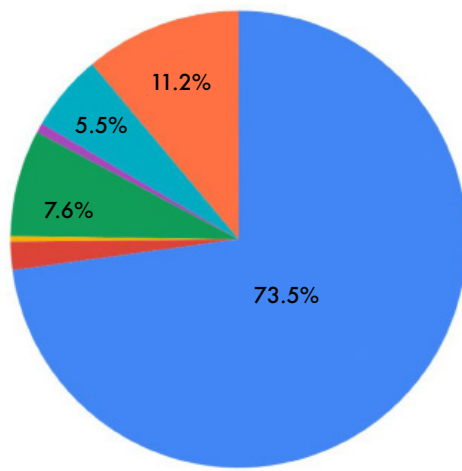


Tigard Age Demographics

Sources: City of Tigard, 2016; U.S. Census Bureau, 2013-2017-a

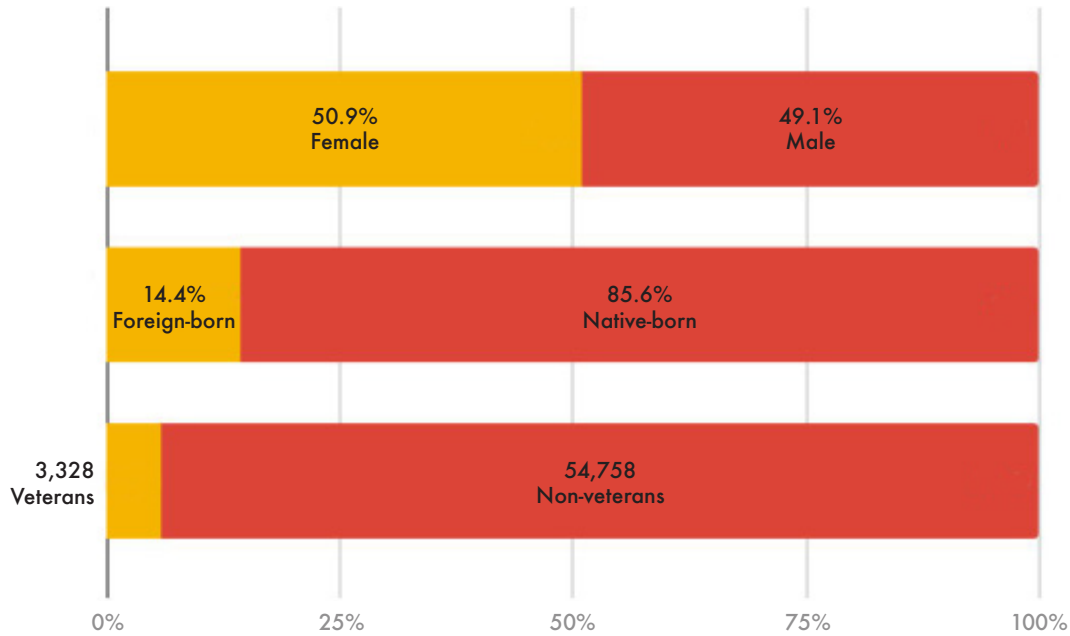


Tigard Triangle Race Origin Demographics



Tigard Race Origin Demographics

- Race Origin Legend**
- White alone
  - Black or African American alone
  - American Indian & Alaska Native alone
  - Asian alone
  - Native Hawaiian & Other Pacific Islanders alone
  - Two or More Races
  - Hispanic or Latino



Tigard Population Characteristics

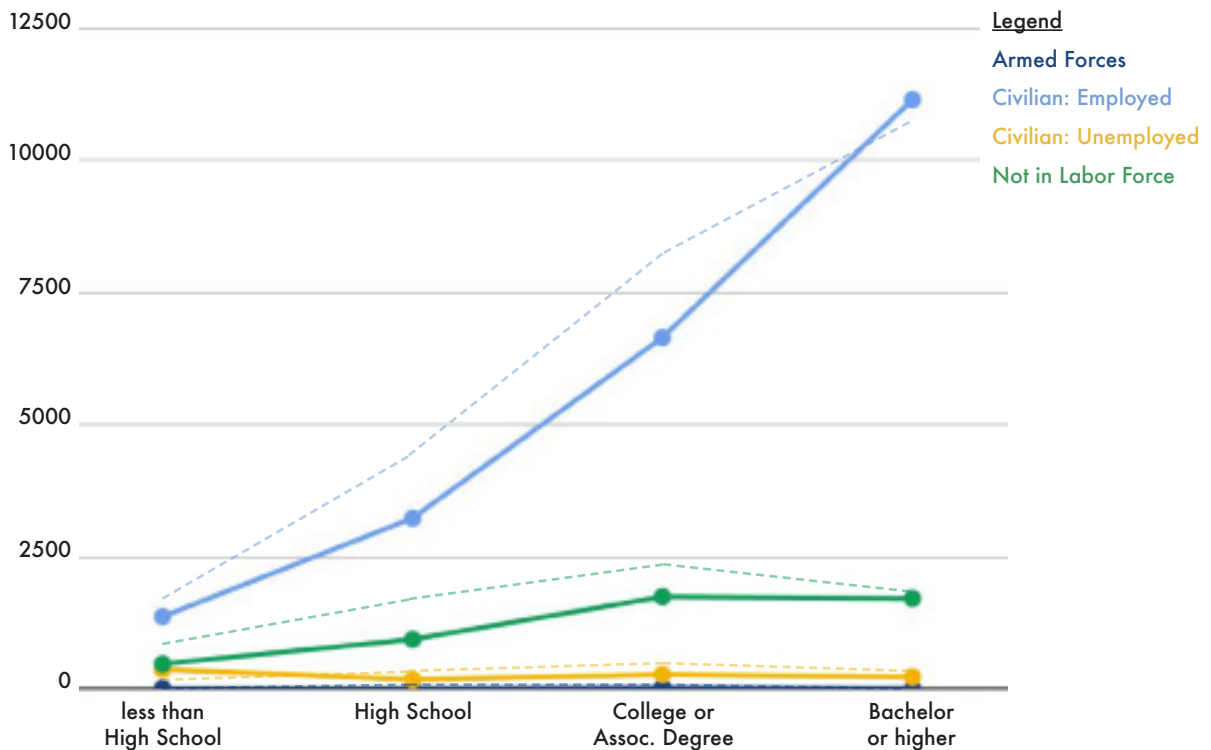
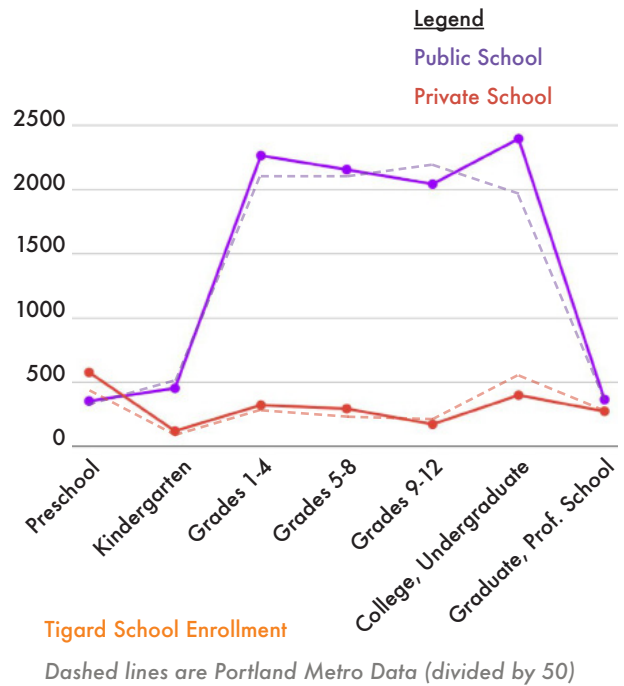
*In Washington County, Native and other communities of color... have “positive” opinions about living in Washington County, but feel isolated from one another and don’t particularly feel part of a larger community.*

– Coalition of Communities of Color, 2018, p. 26

Sources: City of Tigard, 2016; U.S. Census Bureau, 2018

# Tigard Education & Employment

School enrollment for Tigard and the Portland Metro area follows the same trends with the following exceptions in Tigard public schools: a decrease in 9th-12th grade students and an increase in college undergraduates. Preschool students are the only population where private school enrollment exceeds public school. Additionally, trends for Tigard and Portland Metro areas are similar for employment categories and educational attainment. Most of the population are employed civilians no matter the educational category.



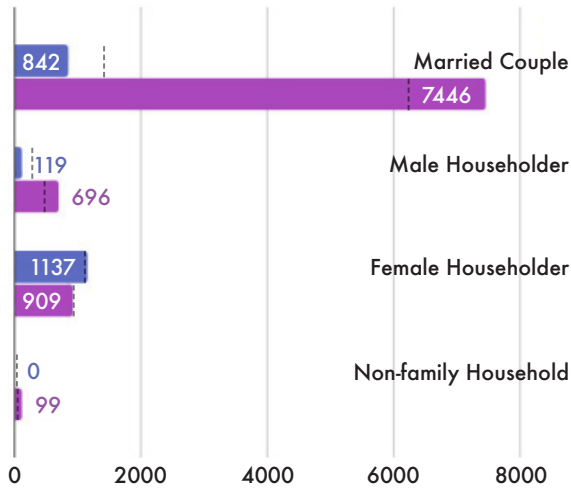
Sources: U.S. Census Bureau, 2013-2017-d, 2013-2017-g

# Tigard Income

## Legend

With Income Assistance

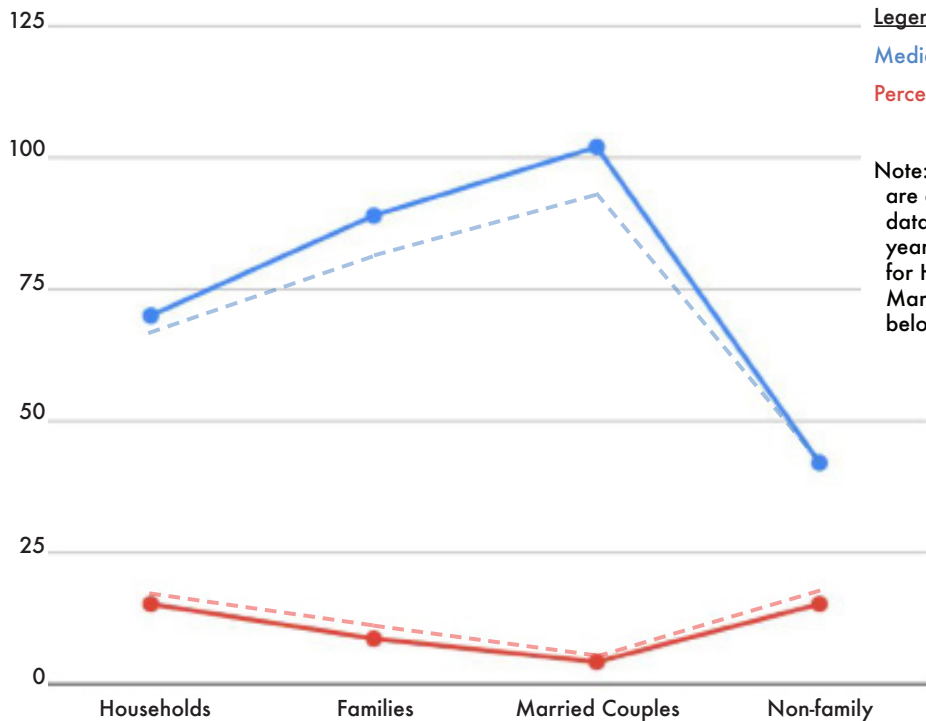
Without Income Assistance



Tigard Income Assistance per Household

Dashed lines are Portland Metro Data (divided by 50)

Both Tigard and the Portland Metro area have similar trends between households with and without income assistance. Most are married couples without assistance while the least are non-family households with income assistance. Notably, more female householders receive income assistance than male householders. The median income for Tigard is slightly higher than the Portland Metro area. Both follow the same trends. The highest population below the poverty line are non-family households, where families and married couples earn the highest median income.



## Legend

Median Income (USD thousands)

Percentage Below Poverty Line

Note: Federal Poverty Guidelines are assigned to the U.S. Census data categories as follows: yearly income below \$25,000 for Households, Families, and Married Couples. Yearly income below \$15,000 for Non-family.

Tigard Household Median Income & Poverty Percentages

Dashed lines are Portland Metro Data

Sources: U.S. Census Bureau, 2013-2017-e, 2013-2017-f; U.S. Department of Health & Human Services, 2017

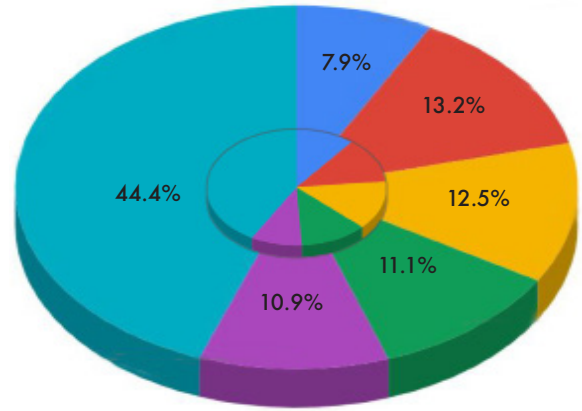


# Tigard Housing

Following similar trends between Tigard and the Portland Metro area for education, employment, and income, the housing demographics also follow similar tracks. Most of the population spends 35% or more of their income on rental costs. The average household sizes are between 2.3 and 2.5 people. More of the population owns homes rather than rents. There are fewer vacant homes than rental units.

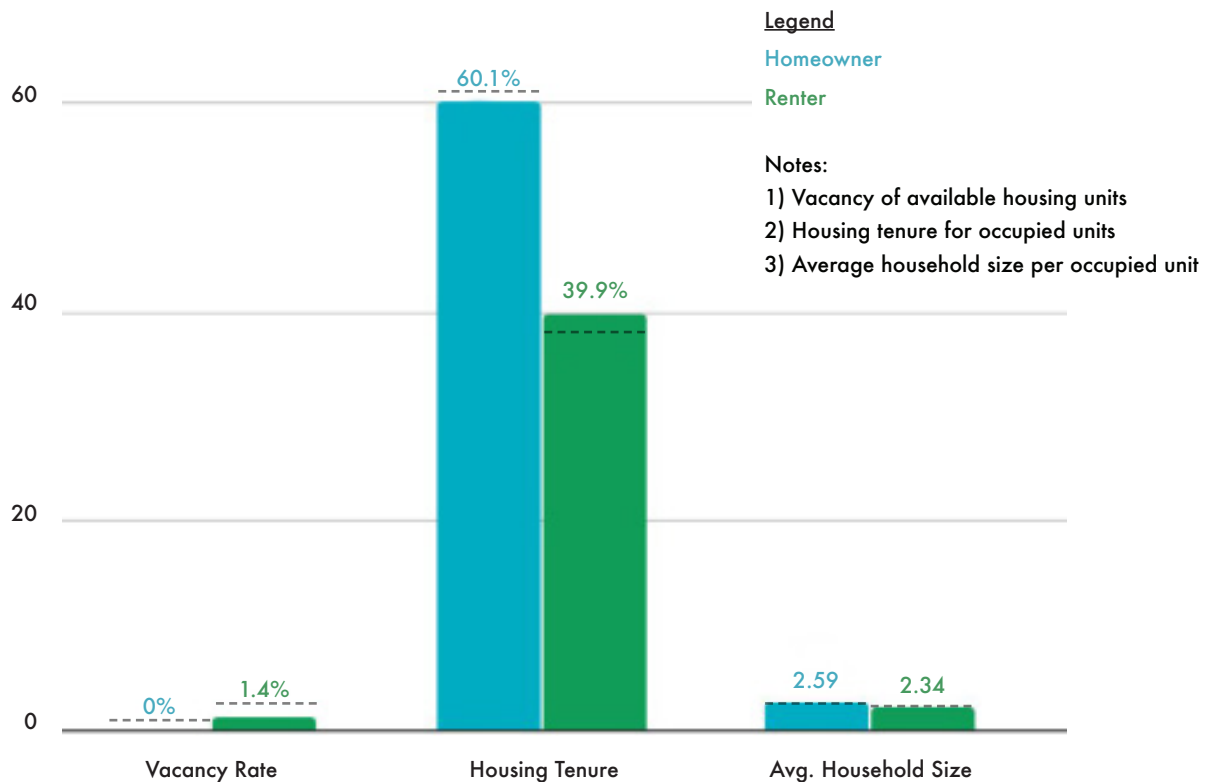
## Legend

- Less than 15% of income
- 15-19.9% of income
- 20-24.9% of income
- 25-29.9% of income
- 30-34.9% of income
- 35% or more of income



Tigard Population Spending Percentage of Income on Rent

Inner circle is Portland Metro Data



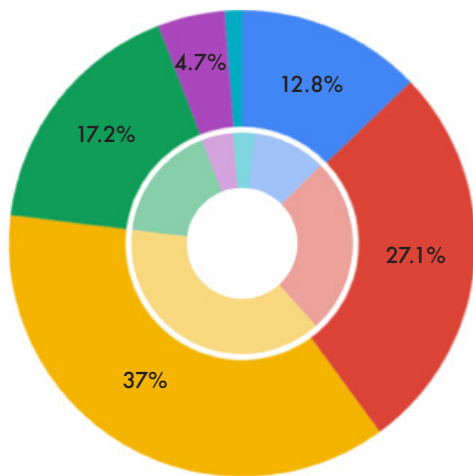
Tigard Homeowner vs. Renter

Dashed lines are Portland Metro Data

Sources: U.S. Census Bureau, 2013-2017-c

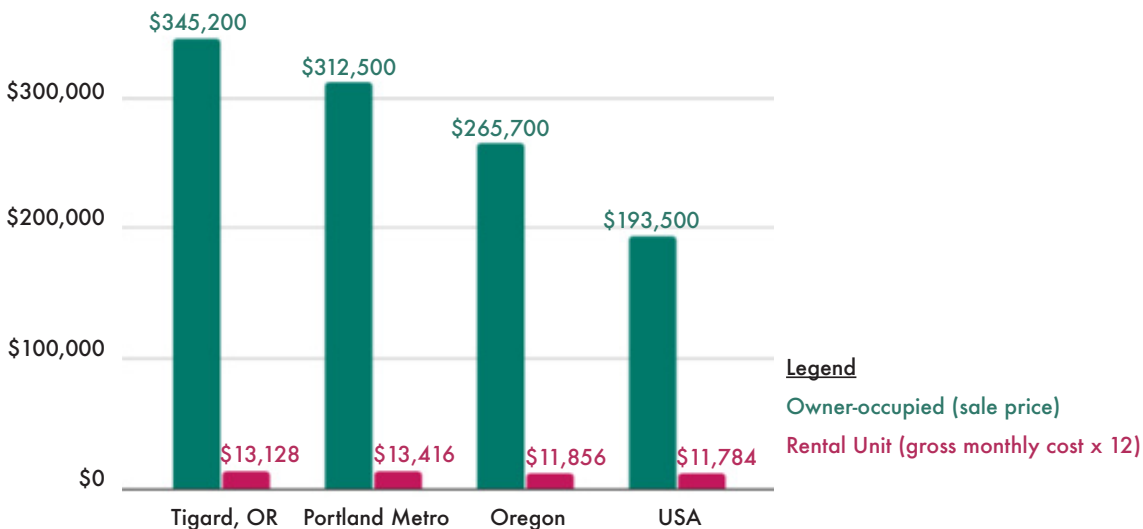
**Legend**

- 0 Bedrooms
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms
- 5 or more



**Tigard Housing Size by Number of Bedrooms**

Inner circle is Portland Metro Data



**Median Housing Prices**

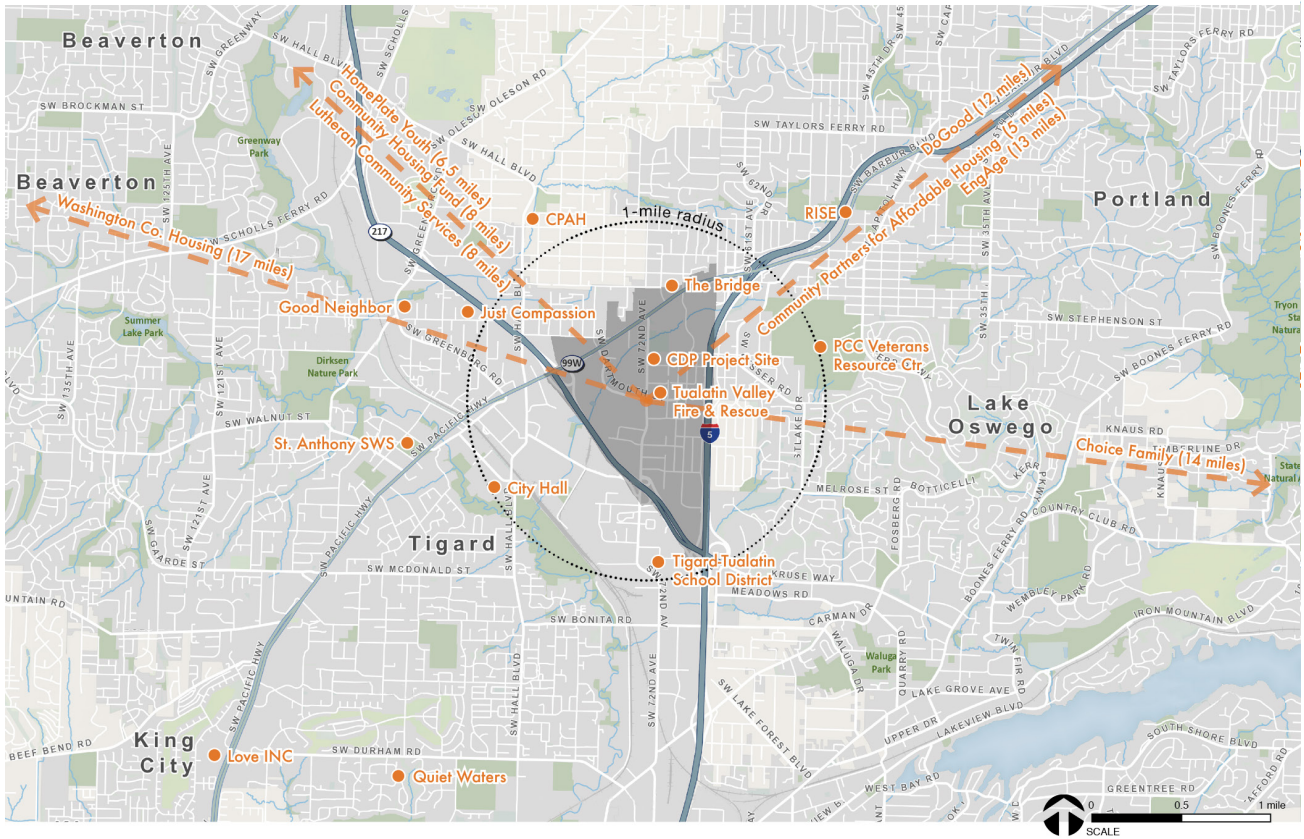
Housing sizes available in Tigard and the Portland Metro area are mostly two and three bedrooms with the fewest options for studios and those with more than five bedrooms. Median sale prices for homes in Tigard exceed those of Portland Metro, Oregon, and the United States. Compared to housing sale prices, median rental unit costs over 12 months in Tigard are closer to the median costs in the Portland Metro area, Oregon, and United States.

Sources: U.S. Census Bureau, 2013-2017-b, 2018



# Community Engagement





Location of Workshop Participants Relative to the Triangle

Adapted from Google Maps and City of Tigard (n.d.-d)

# Collaboration Workshop

Date: August 29, 2019 from 8:30am - 11:45am

Location: Portland Community College's Sylvania Campus

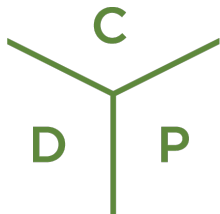
The Center of Public Interest Design (CPID) organized the Service Providers Collaboration Workshop with support from Community Development Partners (CDP) and Washington County Department of Housing Services. Portland Community College's Veterans Resource Center provided the venue for the workshop.

Since the current number of residents is less than the number of anticipated residents, CPID set out to start community engagement by bringing together the area's service providers. These organizations can identify needs and challenges to create a collaboration strategy/agreement for a better-served future community. The goal of the workshop was to create linkages and strategies for collaboration that promote Tigard's current assets with the economic renewal plan to identify opportunities for service providers. This began with a workshop that introduced existing and potential service providers and fostered collaboration forums that focused on the Triangle. In turn, the workshop provided critical information needed by CDP to engage the future community in an informed, strategic way during their upcoming development project. This workshop is intended to be a catalyst for future community engagement.

CPID developed a list of service providers within a 5-mile radius of the CDP project site. These organizations, in addition to city services, were the targeted stakeholder group for the workshop. In addition to Triangle service providers identified by CPID, which include those listed on the Washington County Housing Authority website, the list of service providers expanded to include organizations on the Tigard Community Roundtable and other project partners identified by CDP.

# Workshop Participants

Twenty organizations responded to the invitation to participate in the workshop. Only three were unable to attend or had to leave early. The service areas represented during the workshop included: children/family, city/civic/emergency, development/housing, disabilities, food/furniture bank, houseless, mental health, minorities/women, seniors, and veterans. Several of the organizations that could not attend indicated that they would like to be involved in future collaborations about the Tigard Triangle.



**Community  
Development  
Partners**



*Supporting and Empowering Families*





**RISE**

Creating Opportunities  
For and With People



LUTHERAN  
**Community  
Services**  
NORTHWEST



**HomePlate Youth Services**



**Love INC**

Love In the Name of Christ



**Just Compassion**

of East Washington County

Community serving the needs of homeless adults

**OTHER ORGANIZATIONS INVITED TO PARTICIPATE:**

Adelante Mujeres

Chelsea Hicks Foundation

City Parks & Recreation

CODA Inc

Community Action Headstart Program

Community Alliance of Tenants

Community Warehouse

Department of Veterans Affairs

DHS Self Sufficiency Office

Family Promise

Lifeworks NW

Luke-Dorf

Metro

Muslim Educational Trust

Neighborhood Partnerships

Network for Oregon Affordable Housing

NW Children's Outreach

Oregon Human Development Corporation

Project Homeless Connect

Rotary Club of Tigard

Safe Families for Children

Tigard Chamber of Commerce

Tigard Community Roundtable Members

Tigard Downtown Alliance

Tigard Farmers Market

Tigard Senior Center

Tigard United Methodist Church

TriMet

Tualatin Valley Creates

Unite Oregon

Washington County Veteran Services

Women's Business Enterprise Council







Tigard Triangle Urban Renewal Plan



Small Group Discussions



Mapping Assets

# Workshop Summary

The workshop began with introductions from the hosting organizations. Then Sean Farrelly, City Redevelopment Manager, presented the Tigard Triangle Urban Renewal Plan to set the context for the workshop. Next, participants introduced their organizations as each service area was highlighted. After a short break, everyone divided up into five groups to begin an asset mapping exercise (see pages 26-28 for more detail about the small group discussions). These predetermined groups were organized to provide diversity in service area foci. Every group chose a representative to summarize their mapping and discussions with the larger group, which led to a large group discussion about overlapping ideas and priorities.

The larger group prioritized the Triangle Service Providers' next steps as follows:

- Coordinate efforts and resources
- Provide a community center within the Triangle
- Activate neighborhood meetings / associations
- Address concerns that current population will be displaced
- Think about how urban renewal will place more demands on shelters
- Set up work groups to explore diversity
- Reach out to businesses and connect them to potential labor force

It was suggested that these conversations continue through smaller working groups that are specifically focused on one or more of these (and additional) priorities.

The workshop concluded with plans to continue interactions among the service providers in the Triangle area. CPID provided a web page link—[www.centerforpublicinterestdesign.org/tigard-triangle](http://www.centerforpublicinterestdesign.org/tigard-triangle)—for participants to access resources, to contribute to a follow-up survey, and to learn about future collaboration opportunities.

Organization	Name	Email
City of Tigard	Sean Farrelly	sean@tigard-or.gov
Community Development Partners	France Fitzpatrick	france@communitydevpartners.com
	Lucy Corbett	lucy@communitydevpartners.com
	Jessica Woodruff	jessica@communitydevpartners.com
Community Housing Fund	Mandie Ludlam	mludlam@thechf.org
Community Partners for Affordable Housing	Liz Hearn	ehearn@cpahinc.org
Do Good Multnomah	Rich Flamm	rflamm@dogoodmultnomah.org
	Americo Hernandez	ahernandez@dogoodmultnomah.org
EngAGE	Kathleen Sullivan	kaths@pdx.edu
Good Neighbor Center	Robert Cutshall	rcutshall@goodneighborcenter.org
HomePlate Youth Services	Bianeth Valdez	bianeth@homeplateyouth.org
Just Compassion of East WA Co.	Vernon Baker	vbakerjustcompassion@gmail.com
Love INC	Michelle McLaughlin	michellem@loveinc-tts.org
Lutheran Community Services NW	Dalia Baadarani	dbaadarani@lcsnw.org
PCC Office of Veterans Services	Eric Lange	eric.lange@pcc.edu
	Matthew Blankenship	matthew.blankenship@pcc.edu
Quiet Waters Outreach	Mollie Meyer	mollie@quietwatersoutreach.org
RISE	Baillie Keithley	bailliek@riservicesinc.org
	Kathryn Gfrhards	kathryng@riservicesinc.org
St Anthony SWS	Deborah Hollingsworth	debholl@mac.com
	Carol Herron	ccherron16718@gmail.com
	Sue Stephens	sue.stephens22@gmail.com
The Bridge Church	Dawson Anderson	<i>not provided</i>
	Heather CaRee	<i>not provided</i>
Tualatin Valley Fire & Rescue	Cassandra Ulven	Cassandra.Ulven@tvfr.com
Washington Co. Dept. of Housing Services	Shannon Wilson	Shannon_Wilson@co.washington.or.us
Adelante Mujeres	Bridget Cooke	bcooke@adelantemujeres.org
Choice Adoptions	Taryn O'Flynn	taryn@choiceadoptions.org
CODA Inc	Prentice Geary	prenticegeary@codainc.org
Family Promise	Rose Money	rose@familypromiseoftv.org
Oregon Human Development Corp	Katrin Dougherty	Katrin.Dougherty@ohdc.org
Tigard-Tualatin School District	Traci Rose	trose1@ttsd.k12.or.us

Tigard Service Providers Workshop Contact List

Organizations unable to attend in gray text



## Small Group Discussions

After the asset mapping exercise described on the next page, the following questions were provided as prompts for the small group discussion time: How do we utilize assets to address the needs and concerns? How urgent are the concerns? What needs are current and what are future? What are the potential service gaps for the future Triangle community? How can organizational collaborations or built environments provide opportunities for the community? What collaborations currently exist or should exist to meet the identified needs and concerns?

The following is a compilation of the topics and ideas shared by the small groups:

### ASSETS

1. Community Development Block Grants (infrastructure, community buildings, etc.)
2. Businesses for future jobs, grants, and sponsorships: retail, grocery stores, etc.
3. Opportunities for more direct services
4. Urban Renewal Plan: supports affordable housing, could potentially support affordable commercial rents for service providers
5. Green space
6. Churches that can be engaged
7. PCC campus

### NEEDS

1. Hospital/medical service access
2. Affordable housing
3. Access to Max transit - immediate

4. Access to sidewalks - immediate
5. Conversations with future neighbors
6. Diversity
7. Sense of urgency to see how affordable housing will look (e.g. disability, veterans, older folks)
8. Opportunities that are culturally specific: especially for the large middle eastern immigrant population
9. Central "clearinghouse"/website/resource center where people and providers can go to learn about and get connected to all available resources
10. Parks: conservation of greenery, which currently supports people experiencing homelessness
11. Bike lanes
12. Parking
13. Pedestrian bridges over major highways
14. After school programs / childcare
15. Transitional and respite centers
16. Resources for undocumented population
17. Year-round single adult shelters
18. Sewer hook up
19. Zoning changes for day and night shelters

### CONCERNS

1. Displacement and gentrification
2. Accessibility/flexibility for unknown demographics of future population
3. Reactions/adaptability of Tigrard community to change (a more diverse demographic)
4. Different priorities for service providers and community
5. Car-centric area: lack of pedestrian and bike infrastructure



Group 4 mapping assets

6. Existing groups of people experiencing homelessness

#### MISCELLANEOUS

1. Use the asset of employment accessibility to leverage housing and upward mobility.
2. Opportunity to co-locate affordable housing with affordable childcare/ YMCA/youth outreach.
3. Partner culturally-specific services with permanent, supportive housing.



Group 5 discussing assets, needs, and concerns

#### **TIGARD TRIANGLE**





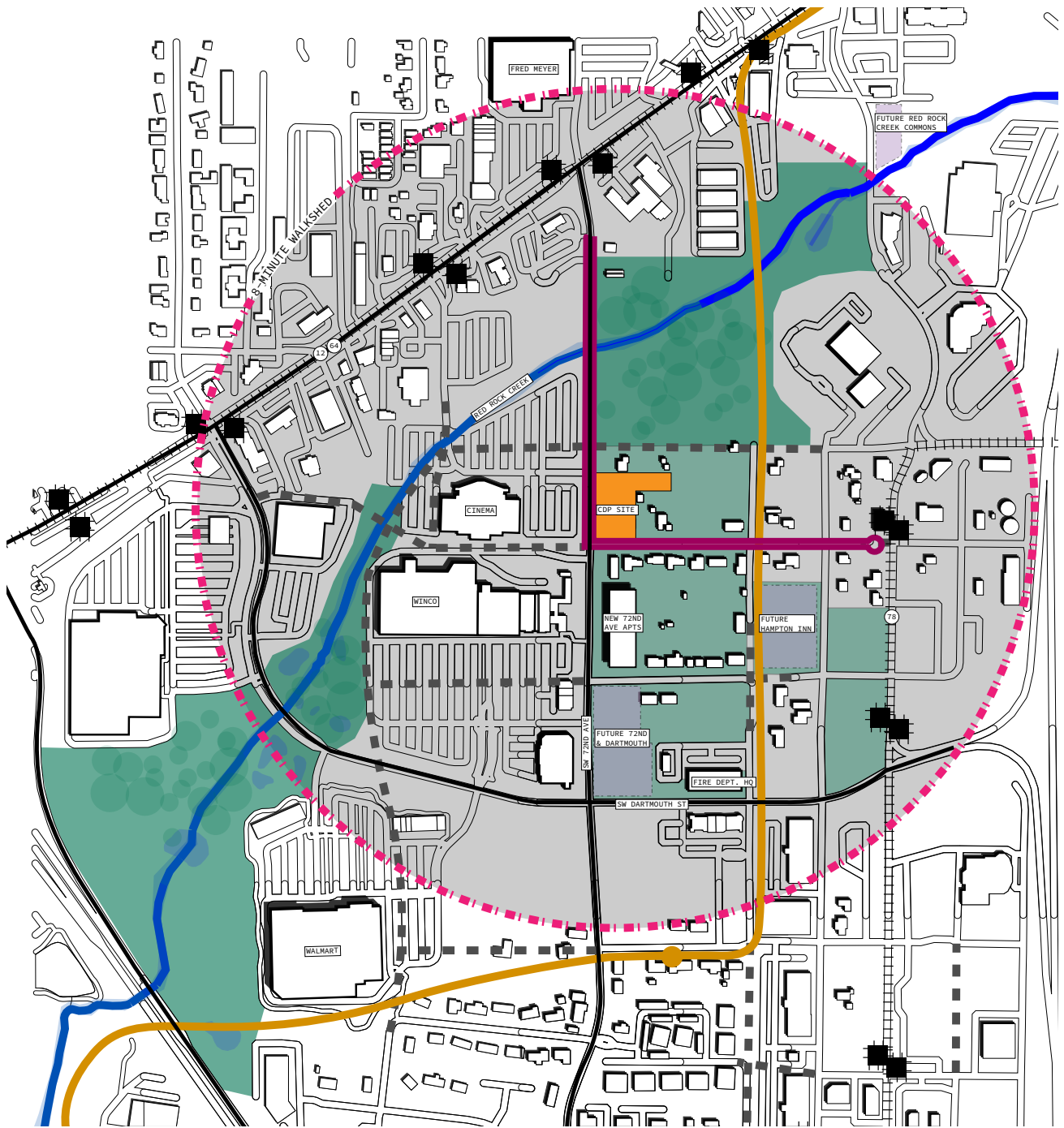
# Workshop Survey

After the workshop, participants and other organizations interested in continuing to collaborate on services within the Triangle were invited to provide additional thoughts and comments on the large group topics through an Online survey ([www.centerforpublicinterestdesign.org/tigard-triangle](http://www.centerforpublicinterestdesign.org/tigard-triangle)). Here are the survey questions:

1. How can service providers within the Tigard Triangle better coordinate efforts and resources?
2. What programs/services should be provided in the proposed Triangle community center?
3. How can neighborhood associations be established/re-established within the Triangle?
4. What do you suggest to address concerns that the current population will be displaced?
5. What are specific shelter demands that are expected to increase with the Triangle renewal?
6. Would you like to participate in a working group that explores diversity within the Triangle?
7. Would you like to participate in a working group that connects local businesses with a potential labor force?
8. Are there any other working groups you would like to suggest and participate in?
9. Do you have any new thoughts about service providers and community engagement within the Triangle?
10. Please provide any suggestions for future workshops, meetings, etc.



# Asset Mapping

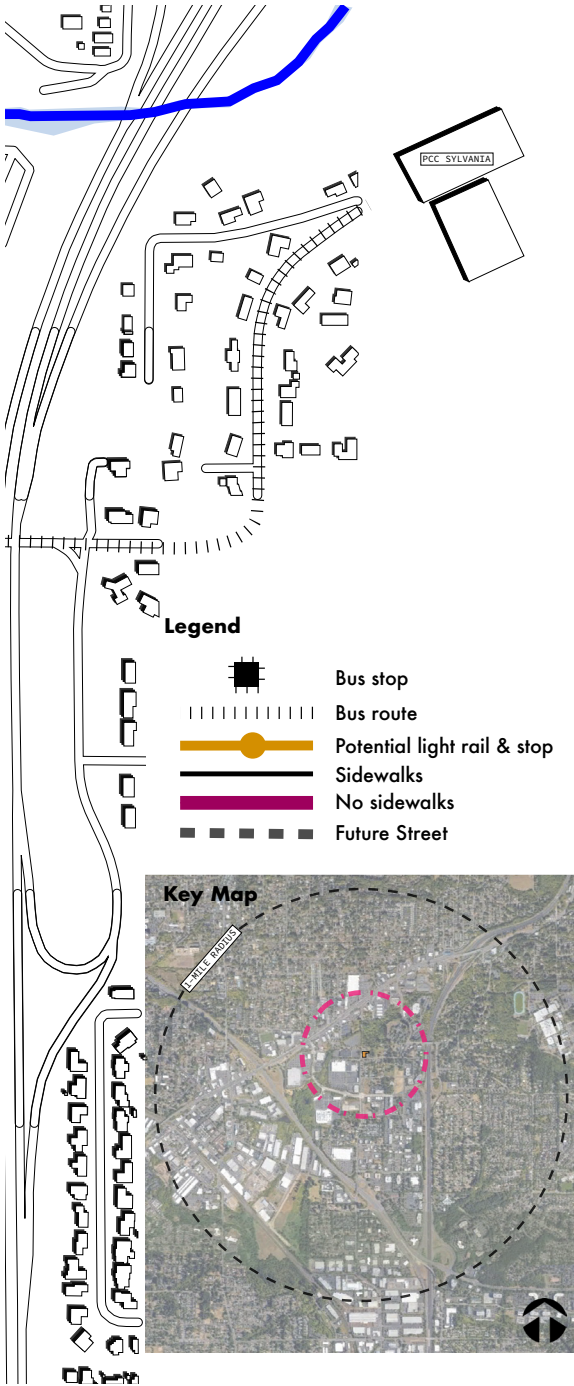


**Tigard Triangle Physical Assets**

*Adapted from Google Maps and City of Tigard (n.d.-d, 2016)*



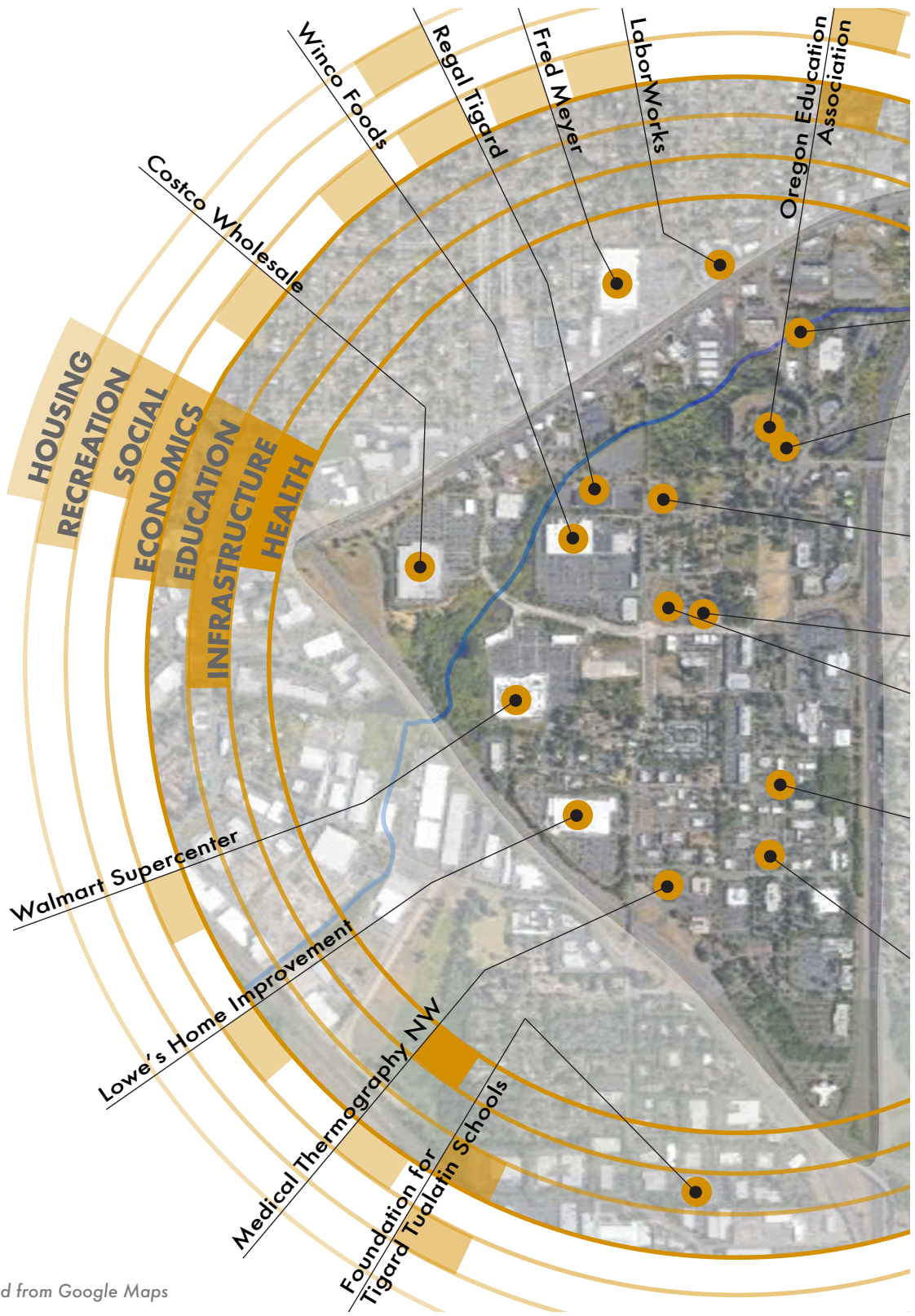
# Tigard Triangle Assets



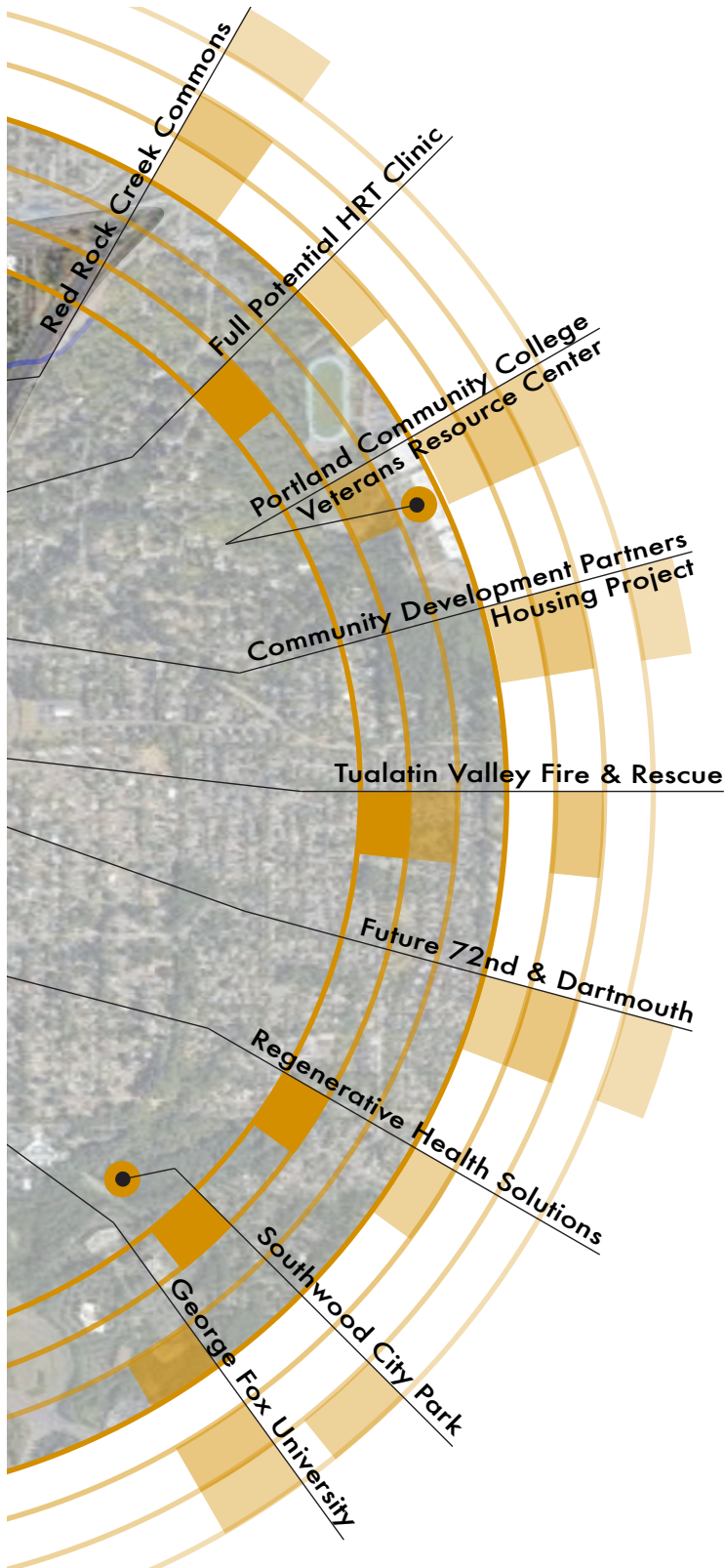
In addition to the assets identified during the community engagement with service providers, other physical assets—current and future—for the Tigard Triangle are diagrammed on the left and shown on the Tigard Triangle Asset Wheel (see pages 34-35). Both diagrams are centered on Community Development Partners’ (CDP) future housing site within the Triangle.

New housing projects that are currently under construction or in the design phase are shown as future assets. These include: the 37-unit 72nd Avenue Apartments, the 200-unit 72nd & Dartmouth, the 48-unit Red Rock Creek Commons, and the 80-unit CDP housing community (City of Tigard, n.d.-b; Community Partners for Affordable Housing, n.d.; Pitz, 2019).





Adapted from Google Maps



## Asset Wheel

The diagram to the left shows the current building and spatial assets for the entire Triangle and their relationship to housing, recreation, social, economics, education, infrastructure, and health. Many of these buildings or spaces provide assets in more than one category.

New housing projects that are currently under construction or in the design phase are shown as future assets. These include: the 37-unit 72nd Avenue Apartments, the 200-unit 72nd & Dartmouth, the 48-unit Red Rock Creek Commons, and the 80-unit CDP housing community (City of Tigard, n.d.-b; Community Partners for Affordable Housing, n.d.; Pitz, 2019).

# Site Context

In support of the asset diagrams, the images on these pages provide context for the Triangle’s assets and needs. Also, the State of Place Index and State of Place Profile support the observed needs for the Triangle that are directly related to walkability and placemaking.



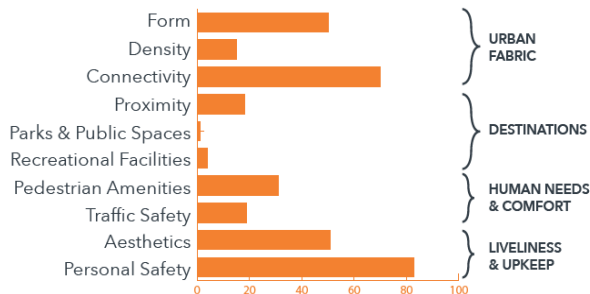
View of southwest corner of project site looking towards the intersection of SW 72nd Avenue and SW Baylor Street

## STATE OF PLACE INDEX



The State of Place Index is a walkability and placemaking score from 0-100. It is based on 286 built environment features – like sidewalks, benches, street trees, and land uses – that we collect block by block. It indicates how walkable – convenient, safe, pleasurable, and livable – a block, group of blocks, or neighborhood is.

## STATE OF PLACE PROFILE



The State of Place Profile breaks down the State of Place Index into ten urban design “dimensions” empirically known to impact people’s perceptions of walkability and quality of place (e.g. Density, Pedestrian Amenities, Traffic Safety, etc.).

State of Place for the Tigard Triangle

Source: City of Tigard, n.d.-c





View of project site from SW 72nd Avenue



View from project site looking west towards SW 72nd Avenue

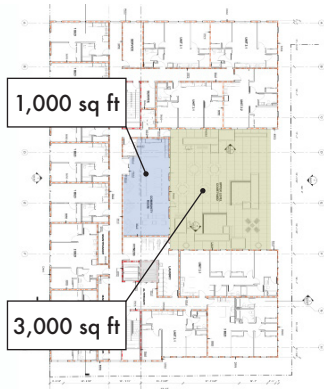


View of undeveloped green space to the north

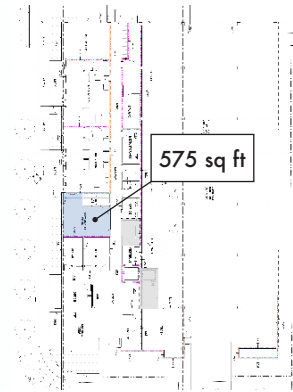
## TIGARD TRIANGLE



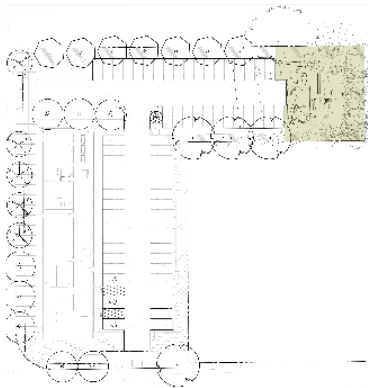
# Conclusions



Schematic Second Floor Plan



Schematic First Floor



Schematic Site Plan

*Images adapted from Schematic Design Documents by Scott|Edwards Architecture, July 2019*

## Conclusions

Once the demographic study, assets mapping, and community engagement feedback were analyzed, several overlapping themes emerged. The Triangle's physical assets and needs have been consistently identified through the city's planning and community engagement. However, the social assets and potential gaps have begun to be addressed through the Service Providers Collaboration Workshop. Notably, the anticipated community dynamics of the Triangle are based on surrounding neighborhoods and historical trends. Tigard Triangle residents will not only increase during the 35-year urban renewal plan but will almost double with the multi-family residential projects currently in design and construction. Therefore, community engagement feedback must be reconciled with future demographic variations.

Regarding the CDP housing project, the availability of community spaces is limited to two interior rooms and two outdoor spaces (see images to the left). Programming for these spaces remains flexible but will be limited to the predetermined size of the rooms and the management strategies since the rooms are accessed from inside the building. Only the playground area at the end of the parking lot would be fully accessible to the neighborhood.

## Recommendations

The CPID recommends planning additional community engagement in a recurring time frame. This will enable the community spaces within their housing project to adapt as the community grows, as diversity improves, and as new services become available in the Triangle. Also, future engagement will encourage wider collaboration among the service providers while CDP could leverage its impact in the community as a change maker with a long-term vision.

A community engagement cycle could follow the process shown in the figure below. CDP’s community spaces could host the service providers working group meetings and community engagement events. Once these stakeholders identify spatial needs, CDP’s community spaces—if amenable to its residents—can be programmed accordingly. If CDP’s community spaces are not adequate to meet future Tigard Triangle needs, then the spaces can continue to host smaller engagement activities along with resident-initiated programming.



Goals for the community engagement would initially be set by the service provider working groups and then transfer to community-led groups and/or the City of Tigard. Based on the feedback from the Service Provider Collaboration Workshop, CDP could pursue the following in addition to creating affordable housing options:

- Utilize parking area for mobile clinics or other health-related service gaps,
- Allow play area to be accessible to the neighborhood, and
- Host future working group meetings and community engagement events.

Proposed Tigard Triangle  
Community Engagement Cycle





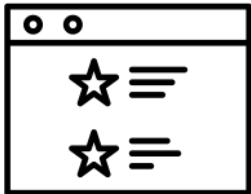
Potential Locations for Flexible  
Community Spaces

## Community Recommendations

The flexible community spaces within the CDP project are simply a microcosm of the flexible spaces needed within the Triangle. As the residential population of the community grows, the need to plan and promote additional green spaces, low cost rental units for service providers, and open spaces for mobile clinic use will be imperative for its success. Some of these strategies are mid-term rather than long-term. It is important to continue collaboration until the long-term goals are reached. This can be accomplished through a web forum that is not only open to the growing residential community and service providers, but also to the business community. This platform can stimulate community self-organization and working group collaboration while also disseminating information about the new and redeveloped assets as they come available.



FLEXIBLE COMMUNITY  
SPACES



WEB FORUM



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