



TUALATIN DEVELOPMENT COMMISSION MEETING

Monday, December 08, 2025
5:00 p.m.

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, December 8. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

Call to Order

Public Comment

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Consent Agenda

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of November 24, 2025

General Business

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

- [1.](#) Consideration of **Resolution No. 643-25** Authorizing the Purchase of Real Property Located at 18925 SW 84th Ave. ("Matthias property") and Execution of a Deed to Acquire the Matthias Property for Inclusion as Part of the CORA Plan's 18970 Catalyst Project; and, if Approved, Adopt **Resolution No. 644-25** Authorizing an Interfund Loan from the Southwest Urban Renewal District to the Core Opportunity and Reinvestment Area

Public Hearings - Legislative or Other

- [1.](#) Consideration of **Resolution No. 645-25** Authorizing Changes to the FY 2025-2026 Adopted Budget

Special Reports

- [1.](#) Downtown Revitalization Community Identity Final Report

Adjournment

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.



TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: December 8, 2025

SUBJECT:

Consideration of Approval of the Tualatin Development Commission Meeting Minutes of November 24, 2025

RECOMMENDATION:

Staff respectfully recommends the Commission adopt the attached minutes.

ATTACHMENTS:

-TDC Meeting Minutes of November 24, 2025



TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator

FROM: Sid Sin, Urban Renewal / Economic Development Manager
Don Hudson, Assistant City Manager/Finance Director

DATE: December 8, 2025

SUBJECT:

Consideration of Resolution No. 643-25 Authorizing the purchase of real property located at 18925 SW 84th Ave. ("Matthias property") and execution of a deed to acquire the Matthias property for inclusion as part of the CORA Plan's 18970 Catalyst Project; and, if approved, adopt Resolution No. 644-25 authorizing an interfund loan from the Southwest Urban Renewal District to the Core Opportunity and Reinvestment Area.

RECOMMENDATION:

Adopt Resolution No. 643-25 approving the purchase of real property located at 18925 SW 84th Ave. in Tualatin (2S124BC tax lots 4300 and 4400) in accordance with the Purchase and Sale Agreement attached to Resolution 643-25 and authorizing the Administrator to execute a deed acquiring the Matthias Property; and, if approved, adopt Resolution No. 644-25 authorizing an interfund loan from the Southwest Urban Renewal District to the Core Opportunity and Reinvestment Area.

EXECUTIVE SUMMARY:

In November 2022 the City Council adopted the Core Opportunity and Reinvestment Area Plan (Plan) with a vision to strengthen the social, cultural, environmental, and economic vitality of central Tualatin by funding projects that improve property values, eliminates existing and future blight, and creates an active civic core.

The Plan includes the 18970 Catalyst Project (Project), which includes redevelopment of four underutilized city-owned properties to a higher and better use through a mixed-use public-private partnership development that will include attainable housing and commercial uses. In November 2025, the Tualatin Development Commission (TDC) amended the Plan to identify three adjacent parcels to the west across the alley from the Project for possible acquisition if the properties were available from willing sellers. The three properties include tax lots 4200, 4300 and 4400.

Rick A. Matthias LLC, owner of tax lots 4300 and 4400 (Property) has agreed to sell the Property to TDC for \$600,000. This is a fair and reasonable price given that the cost per square foot of a sale earlier this year in the area was higher. The site includes a one-story commercial building which previously housed a radio station and dental office and as of September there are no tenants on the property.

OUTCOMES OF DECISION:

Acquiring the Property would further the goals of the Plan by making redevelopment of the area more viable and attractive to prospective development partners. Acquiring tax lot 4200 abutting to the south if it becomes available for purchase would make the full block even more desirable as a redevelopment site. Upon acquiring the Property, it is estimated that within several years, the parcels will be sold for redevelopment purposes through a competitive qualification and proposal process.

FINANCIAL IMPLICATIONS:

If the Commission approves Resolution No. 643-25:

As tax increment collection to date in the Core Opportunity and Reinvestment Area has not reached the \$600,000 purchase price, staff is asking the Commission to approve an interfund loan from the Southwest Urban Renewal District. Interfund loans are authorized under ORS 294.468 for capital or operating purposes. Purchase of property is a capital purpose and the repayment terms can be for a period of up to 10 years, with no prepayment penalty. The Commission can set the interest rate to be charged on the outstanding loan balance.

Staff is proposing an interfund loan from the Southwest Urban Renewal District (SWURD) to the Core Opportunity and Reinvestment Area (CORA) in the amount of \$600,000 to be repaid when CORA tax increment collections are sufficient to repay the loan, or upon issuance of debt for projects within CORA. Interest will accrue at the interest rate of the Local Government Investment Pool throughout the term of the loan.

Resolution No. 644-25 approves the loan and the terms described above.

ATTACHMENTS:

- Resolution No. 643-25
- Resolution No. 644-25
- 18970 Catalyst Project, Acquisition and Potential Acquisition Map
- PowerPoint Presentation



Consideration of:

Resolution No. 643-25: Matthias Property Acquisition

Resolution No. 644-25: Interfund Loan from SWURD to CORA

Tualatin Development Commission

December 8, 2025

CORA PLAN VISION

Guiding Document

- Community's sustainability efforts to strengthen the social, cultural, environmental, and economic vitality of Tualatin
- Funding projects that improve property values, eliminates existing and future blight, and creates an active civic core



18970 CATALYST PROJECT (Image to right)

In efforts to meet highest and best use for existing parcels, this catalyst project will seek to fund and implement the design and construction of a **mixed-use development with attainable housing and commercial retail** at 18970 SW Lower Boones Ferry Road through a public-private partnership. This is city-owned land.



- Add 3 parcel for possible acquisition
- Add text 18970 Catalyst Project to purchase properties if they become available



MATTHIAS PROPERTY FOR SALE:

Owner: Rick A. Matthias LLC

Property:

- Parcel 1: Parking lot/lawn (0.14a)
- Parcel 2: 18925 85th Ave (0.14a)

Willing Seller asking price of \$600,000

Funding through interfund loan from
SWURD to CORA (ORS 294.468)



REQUEST APPROVAL:

RESOLUTION 643-25:

- Authorizing the purchase of real property located at 18925 SW 84th Ave. (“Matthias property”) and execution of a deed to acquire the Matthias property for inclusion as part of the CORA Plan’s 18970 Catalyst Project.

RESOLUTION 644-25:

- Authorizing an interfund loan from the Southwest Urban Renewal District to the Core Opportunity and Reinvestment Area for \$600,000.

RECOMMENDATION:

Approve:

- Resolution No. 643-25
- Resolution No. 644-25



Questions & Discussion

RESOLUTION NO. 643-25

A RESOLUTION OF THE TUALATIN DEVELOPMENT COMMISSION AUTHORIZING THE PURCHASE OF REAL PROPERTY AND ADMINISTRATOR TO EXECUTE DEED ACQUIRING THE MATTHIAS PROPERTY FOR INCLUSION AS PART OF THE CORA PLAN'S 18970 CATALYST PROJECT

WHEREAS, on November 28, 2022 the City Council adopted the Core Opportunity and Reinvestment Area (CORA) Plan; and

WHEREAS, the CORA Plan is a guiding document in the community's sustainability effort to strengthen the social, cultural, environmental, and economic vitality of central Tualatin by funding projects that improve property values, eliminate existing and future blight, and creates an active civic core; and

WHEREAS, Under Section VI – URBAN RENEWAL PROJECTS of the CORA Plan the “18970 Catalyst Project” is described as city-owned land with the intent of engaging in a public-private mixed-use project with attainable housing and commercial retail; and

WHEREAS, Under Section VIII – PROPERTY ACQUISITION AND DISPOSITION of the CORA Plan allows for the acquisition of property from willing sellers that are identified in the Plan; and

WHEREAS, the Urban Renewal / Economic Development Manager has negotiated a Purchase and Sale Agreement with property owner (Rick A. Matthias LLC), a willing seller of two parcels of real property located at 18925 SW 84th Ave., approximately 0.28 acres, identified as 2S124BC tax lots 4300 and 4400 (Matthias property); and

WHEREAS, the Tualatin Development Commission would like to purchase the Matthias Property to include as part of the 18970 Catalyst Project which would enhance and make redevelopment of the block more viable.

NOW THEREFORE, BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Tualatin Development Commission hereby approves the purchase of real property located at 18925 SW 84th Ave. in Tualatin, 2S124BC tax lots 4300 and 4400 under the terms and conditions described in the Purchase and Sale Agreement attached hereto and incorporated by reference as Exhibit A.

Section 2. The Administrator is authorized to acquire and execute a deed in the amount of \$600,000 (six hundred thousand dollars) plus closing costs for the real property described in Section 1.

Section 3. The Administrator or Administrator's designee is hereby authorized to execute any and all documents and take further actions necessary to acquire the real property identified in Section 1, including executing all closing documents.

Section 4. This resolution is effective upon adoption.

INTRODUCED and ADOPTED by the Tualatin Development Commission this 8th day of December, 2025.

TUALATIN DEVELOPMENT COMMISSION

BY _____
Chairman

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
Administrator

EXHIBIT A

PURCHASE AND SALE AGREEMENT

DATED: December____, 2025

(the "Effective Date")
(the last date signed by both
parties below)

BETWEEN: Rick A. Matthias LLC

("Seller")

AND: Tualatin Development Commission,
an Oregon Municipal Corporation

("Buyer")

RECITALS

A. Seller is owner of approximately 0.28 gross acres of certain real property together with all the improvements thereon and all rights appurtenant thereto (including but not limited to access rights, timber rights, water rights, grazing rights, development rights and mineral rights) located in the Washington County, Oregon, commonly referred to as 18925 SW 84th Ave, Tualatin, OR 97062, Washington County Assessor's Tax Map and Lot 2S124BC04400 and 2S124BC04300 (the "Property"), which property is more particularly described on the attached Exhibit A (the "Property").

B. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, for the price and on the terms and conditions described in this Purchase and Sale Agreement (this "Agreement").

C. At Closing (hereinafter defined), upon payment of the full Purchase Price to Seller by Buyer, Seller will convey full legal title to the Property to Buyer.

TERMS

1. **Purchase and Sale.** Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property upon the terms and conditions set forth below in this Agreement.

2. **Purchase Price.** The purchase price for the Property is SIX HUNDRED THOUSAND DOLLARS (\$600,000) payable as follows:

2.1 Balance of Purchase Price. Buyer shall deposit into escrow with Lawyers Title, 1455 SW Broadway, Suite 1400, Portland, OR 97201 (the "Title Company") the full amount of the Purchase Price on or before the Closing Date. At Closing, the balance of the Purchase Price shall be paid to Seller.

3. **Closing Date.** Closing (the "Closing Date" or "Closing") shall occur no later than January 9, 2026, after Buyer provides notice, in writing, that the conditions precedent to closing (set forth in Sections 6.1 and 6.2 below) are either satisfied or waived by Buyer, as provided therein. The Buyer, in its sole discretion, may extend closing an additional thirty (30) days beyond January 9, 2026 by providing notice in writing to the Seller. Closing will occur at the office of the Title Company.

4. **Buyer's Title Review.**

4.1 Title Report; Unacceptable Exceptions. Within ten (10) days after the Effective Date, Buyer shall obtain from the Title Company a preliminary title report on the Property, along with legible copies of all plats and exceptions documents referenced in such report (the "Title Report"). Buyer will have fifteen (15) days following the later of (i) the Effective Date or (ii) Buyer's receipt of the Title Report to review the Title Report and give Seller written notice of the exceptions listed in the Title Report that are unacceptable to Buyer (the "Unacceptable Exceptions"). Mortgages, delinquent taxes, or other financial obligations secured by the Property are automatically deemed Unacceptable Exceptions. If Buyer notifies Seller of its objection to any Unacceptable Exceptions, Seller will thereafter have fifteen (15) days to provide Buyer written notice stating whether Seller will (at Seller's sole cost and expense) cause such exceptions to be removed from the Title Policy issued to Buyer at Closing. If Seller refuses to remove any of the Unacceptable Exceptions and Buyer is not then satisfied with the condition of title, Buyer may elect to terminate this Agreement, in which event the Earnest Money shall be returned to Buyer.

4.2 Failure to Deliver Clean Title at Closing. If Seller fails to eliminate any Unacceptable Exception by the Closing Date, then Buyer may, without limiting any of its otherwise available remedies, elect to either (a) accept title to the Property subject to such exceptions, (b) refuse to accept the Property and terminate this Agreement, in which case the Earnest Money shall be refunded to Buyer, or (c) extend the Closing Date for a period of thirty (30) days to provide Seller with additional time to remove such exceptions. If Buyer elects option (c) and at the end of the 30-day period such exceptions have not been removed, Buyer may then elect to proceed in accordance with either option (a) or (b) described above. To the extent that an Unacceptable Exception is a monetary lien or financial obligation secured by the Property including but not limited to any farm and forest tax deferrals, the Title Company is hereby directed to pay off such lien or obligation to the extent that it can be satisfied by application of all or a portion of the Purchase Price delivered into escrow by Buyer at Closing.

4.3 Permitted Exceptions. All exceptions other than the Unacceptable Exceptions objected to by Buyer shall be deemed acceptable to Buyer (the "Permitted Exceptions"); provided, however, that in no event will mortgages, delinquent taxes, or other financial obligations secured by the Property be deemed Permitted Exceptions. Should the Title Company inform Buyer of any new title exceptions not appearing on the initial Title Report, such new exceptions shall be deemed Unacceptable Exceptions, unless specifically accepted in writing by Buyer.

5. Buyer's Due Diligence and Inspections.

5.1 Seller's Delivery of Documents. Buyer shall have a ninety (90) day period after the Effective Date to review documents, make inspections, and otherwise satisfy itself that the condition of the Property is satisfactory to it ("Due Diligence Period"). During the Due Diligence Period, Seller shall provide Buyer and its agents and consultants access to any records in Seller's possession that are pertinent and material to the Property ("Due Diligence Documents"). Seller shall also allow Buyer a reasonable time to copy (at Buyer's expense) any Due Diligence Documents that the Buyer would like to keep a record of which Due Diligence Documents shall be returned to Seller upon being copied. Seller makes no representation or warranty regarding the accuracy, completeness, or efficacy of the Due Diligence Documents, should any such Due Diligence Documents exist.

5.2 Property and Environmental Inspections. Buyer and its agents, including but not limited to consultants, surveyors, engineers, home inspectors, appraisers, and other professionals hired by Buyer, at Buyer's sole cost and expense shall have the right to access the Property upon one week notice (or less time as agreed upon by Seller) to conduct environmental studies (including but not limited to Phase 1 and Phase 2 Environmental Site Assessments), structural inspections, sewer and septic system sampling, asbestos and lead testing, and any other due diligence Buyer deems necessary. Seller shall cooperate with Buyer in making such inspections. Buyer and its agents will have the right to enter the Property at reasonable times before Closing to perform such surveys, analyses, studies, appraisals, and other due diligence that Buyer deems necessary. Any area disturbed by Buyer's inspections shall be restored by Buyer, at Buyer's sole costs and expense, to its pre-inspection condition. Buyer through Buyer's selected provider shall pay for an Environmental Site Assessment "Phase 1" at Buyer's sole cost and expense. If the "Phase 1" report indicates the recommendation for further site investigation, the costs of a "Phase 2" report shall therefore be borne by the Buyer at Buyer's sole cost and expense. In the event "Phase 3" remediation is necessary, the parties will mutually agree on the costs for "Phase 3" before the work is initiated. Buyer shall be named as the intended recipient and beneficiary of the "Phase 2" report and "Phase 3" work along with Seller. If Buyer determines a Phase 2 and/or Phase 3 costs or conditions are unacceptable, Buyer may terminate this Agreement and the Earnest Money will be promptly returned to the Buyer.

6. Conditions Precedent to Closing.

6.1 Conditions Precedent to Buyer's Obligations. In addition to any other conditions contained in this Agreement, the conditions set forth in this Section 6.1 must be satisfied prior to Buyer's obligation to acquire the Property. Buyer may waive the conditions in this Section 6.1 by written notice since these conditions are intended solely for Buyer's benefit. In the event any condition is not satisfied or waived on or before the time period indicated below, Buyer will have the right terminate this Agreement, in which event the Earnest Money shall promptly be returned to Buyer.

6.1.1 Tualatin Development Commission Approval. Prior to Closing, purchase of the Property must be approved by the Tualatin Development Commission.

6.1.2 Due Diligence and Inspection Results. Buyer must be satisfied, in its sole and absolute discretion, with its review of the Due Diligence Documents and the results of Buyer's inspections of the Property conducted under Section 5.2 above. If Buyer notifies Seller in writing prior to the end of the Due Diligence Period that Buyer is not satisfied with the Property due to the results of its due diligence and inspections under Section 5, the Due Diligence Period will be automatically extended for a period of thirty (30) days so that Seller and Buyer may address such results. Unless either an agreement to resolve Buyer's concerns or an agreement to create an additional extension period is reached after the end of the extended Due Diligence Period, this Agreement will automatically terminate and the Earnest Money shall be refunded to Buyer.

6.1.3 CORA Urban Renewal funding. Prior to Closing, Buyer shall execute an inter-fund loan between the Southwest Urban Renewal District ("SWURD") and the Core Opportunity and Reinvestment Area plan ("CORA").

6.1.4 Title. At Closing, the Title Company must be committed to issue to Buyer the Title Policy described below in Section 9. After the Purchase Price has been paid as set forth under Section 7.2.1 below, the Seller shall convey fee simple title to the Property as set forth in Section 7.1.1 below.

6.1.5 Representations, Warranties, and Covenants of Seller. Seller's representations, warranties, and covenants set forth in this Agreement shall be true and correct as of the Closing Date.

6.1.6 No Material Changes. At Closing, there shall have been no material adverse changes related to or connected with the Property.

6.1.7 Seller's Deliveries. Seller shall have timely delivered each item to be delivered by Seller pursuant to this Agreement, including (without limitation) the documents and materials described below in Section 7.1.

6.1.8 Delivery of Purchase Price and Required Documents. Closing and Seller's obligations with respect to the transactions contemplated by this Agreement are subject to Buyer's delivery to the Title Company on or before the Closing Date of (i) the balance of the Purchase Price and (ii) the documents and materials described below in Section 7.2.

6.2 Failure of Conditions. In the event any of the conditions set forth above in Sections 6.1 or 0 are not timely satisfied or waived for a reason other than the default of Buyer or Seller under this Agreement, then this Agreement, escrow, and the rights and obligations of Buyer and Seller hereunder shall terminate and the Earnest Money shall be returned to Buyer.

6.3 Cancellation Fees and Expenses. In the event the escrow terminates because of the nonsatisfaction of any condition, the Parties will equally split the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Buyer's default, Buyer shall pay the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Seller's default, Seller shall pay the cancellation charges required to be paid to the Title Company.

7. Deliveries to the Title Company.

7.1 By Seller. On or before the Closing Date, Seller shall deliver the following into escrow with the Title Company:

7.1.1 Deed. A Statutory Warranty Deed (the "Deed"), duly executed and acknowledged in recordable form by Seller, conveying the Property to Buyer free and clear of all liens and encumbrances except the Permitted Exceptions accepted by Buyer pursuant to Section 4.1 above. The Title Company's usual, preprinted exceptions (listed as General Exceptions 1-5 on the Title Report) shall not be listed as exceptions on the Deed.

7.1.2 Nonforeign Certificate. Seller represents and warrants that it is not a "foreign person" as defined in IRC §1445. Seller shall give Buyer a certification to this effect in the form required by that statute and related regulations.

7.1.3 Proof of Authority. Such proof of Seller's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Buyer.

7.1.4 Lien Affidavits. Any lien affidavits or mechanic's lien indemnifications as may be reasonably requested by the Title Company in order to issue the Title Policy.

7.1.5 Nonforeign Certificate. Seller represents and warrants that it is not a "foreign person" as defined in IRC §1445. Seller shall give Buyer a certification to

this effect in the form required by that statute and related regulations.

7.1.6 Proof of Authority. Such proof of Seller's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Buyer.

7.1.7 Lien Affidavits. Any lien affidavits or mechanic's lien indemnifications as may be reasonably requested by the Title Company in order to issue the Title Policy.

7.1.8 Other Documents. Such other fully executed documents and funds as are required of Seller to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

7.2 By Buyer. On or before the Closing Date, Buyer shall deliver the following into escrow with the Title Company:

7.2.1 Balance of the Purchase Price. The balance of the Purchase Price, in accordance with Section 2.2 above.

7.2.2 Proof of Authority. Such proof of Buyer's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Seller.

7.2.3 Other Documents. Such other fully executed documents and funds as are required of Buyer to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

8. **Title Insurance**. At Closing, Seller shall cause the Title Company to issue to Buyer a standard ALTA owner's title insurance policy in the full amount of the Purchase Price, insuring fee simple title vested in Buyer or its nominees, subject only to the Permitted Exceptions as established under Section 4 of this Agreement (the "Title Policy").

9. **Closing Costs**. Buyer shall pay for the Title Policy, all escrow fees, any real property transfer or excise taxes, all recording charges, and Seller's share of prorations pursuant to Section 10 below. Buyer and Seller each shall pay for its own legal and professional fees incurred. All other costs and expenses, if applicable, are to be allocated between Buyer and Seller in accordance with the customary practice in the county where the Property is located.

10. **Prorations and Taxes**.

10.1 Prorations. Any and all state, county, and/or city taxes for the current year, rents, or other income or operating expenses pertaining to the Property will be prorated between Seller and Buyer as of the Closing Date.

10.2 Taxes and Assessments. All taxes, assessments, and encumbrances including but not limited to any farm/forest tax deferrals, that will be a lien against the Property at Closing, whether or not those charges would constitute a lien against the Property at settlement, shall be satisfied by Seller at Closing. If Seller shall fail to do so, Buyer may pay any such tax, assessment, encumbrance or other charge and deduct an amount equal to any such payment from the Purchase Price.

11. **Seller's Representations and Warranties.** Seller hereby warrants and represents to Buyer the following matters and acknowledges that they are material inducements to Buyer to enter into this Agreement. Seller agrees to indemnify, defend, and hold Buyer harmless from all expense, loss, liability, damages and claims, including (without limitation) attorneys' fees, arising out of the breach or falsity of any of Seller's representations, warranties, and covenants. Seller warrants and represents to Buyer that the following matters are true and correct, and will remain true and correct through Closing:

11.1 Authority. Seller has full power and authority to enter into this Agreement (and the persons signing this Agreement for Seller, if Seller is not an individual, have full power and authority to sign for Seller and to bind it to this Agreement) and to sell, transfer and convey all right, title, and interest in and to the Property in accordance with this Agreement. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.

11.2 Unrestricted Access. To Seller's knowledge, the Property has unrestricted, insurable vehicular access to a public road.

11.3 Hazardous Substances. For purposes of this Agreement, the term "Hazardous Substances" has the meaning defined in and includes those substances set forth in ORS 465.200. Seller warrants and represents as follows:

(a) Seller has not brought onto, stored on, buried, used on, emitted or released from, or allowed to be brought onto, stored on, buried, used on, emitted, released from, or produced or disposed of, from, or on the Property, any Hazardous Substances in violation of any environmental laws of the federal or state government; provided.

(b) To Seller's knowledge, the Property is materially in compliance with applicable state and federal environmental standards and requirements affecting it;

(c) Seller has not received any notices of violation or advisory action by regulatory agencies regarding environmental control matters or permit compliance with respect to the Property;

(d) Seller has not transferred, and to Seller's knowledge no other person has transferred, Hazardous Substances from the Property to another location that is not in compliance with applicable environmental laws, regulations, or permit requirements; and There are no proceedings, administrative actions, or judicial proceedings pending or, to Seller's knowledge, contemplated under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

11.4 Encroachments. To Seller's knowledge (a) all structures and improvements, including any driveways and accessory structures, are wholly within the lot lines of the Property, (b) no existing building, structure, or improvement of any kind encroaches upon the Property from any adjacent property, and (c) there are no present or past discrepancies or disputes regarding the boundaries of the Property.

11.5 Rights and Contracts Affecting Property. Except for this Agreement, Seller has not entered into any other contracts for the sale of the Property, nor do there exist any rights of first refusal or options to purchase the Property. Except for those exceptions of record listed on the Title Report, Seller owns the Property in fee, free and clear of all liens, conditions, reservations, mortgages, leases, licenses, easements, prescriptive rights, permits, or other similar encumbrances. Seller has not sold, transferred, conveyed, or entered into any agreement regarding timber rights, mineral rights, water rights, "air rights," or any other development or other rights or restrictions relating to the Property, and to Seller's knowledge no such rights encumber the Property. There are no service contracts or other agreements pertaining to the Property that Seller will be required to assume at Closing.

11.6 Possession. Buyer shall take full possession of the Property on the Effective Closing Date.

11.7 Recitals. The statements and information set forth in the Recitals are true and correct.

11.8 No Legal Proceedings. There is no suit, action, arbitration, judgment, legal, administrative, or other proceeding, claim, lien, or inquiry pending or threatened against the Property or against Seller that could (a) affect Seller's right or title to the Property, (b) affect the value of the Property, or (c) subject an owner of the Property to liability.

11.9 Mechanic's and Other Liens. No work on the Property has been done or materials provided that would give rise to actual or impending mechanic's liens, private liens, or any other liens, against the Property.

11.10 Public Improvements or Governmental Notices. To Seller's knowledge, there are no intended public improvements which will result in the

creation of any liens upon the Property, nor have any notices or other information been served upon Seller from any governmental agency notifying Seller of any violations of law, ordinance, rule or regulation which would affect the Property.

11.11 Breach of Agreements. The execution of this Agreement will not constitute a breach or default under any agreement to which Seller is bound or to which the Property is subject.

11.12 Bankruptcy Proceedings. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization, or other proceedings are pending or, to Seller's knowledge, threatened against Seller, nor are any such proceedings contemplated by Seller.

12. **Condition of the Property Through Closing**. Seller further represents, warrants, and covenants that until this transaction is closed or escrow is terminated, whichever occurs first, Seller shall (a) maintain the Property in substantially the same condition as it was on the Effective Date, with no tree cutting, timber harvesting, or alteration of the Property in any way, (b) keep all existing insurance policies affecting the Property in full force and effect, (c) make all regular payments of interest and principal on any existing financing, if applicable, (d) comply with all government regulations, and (e) keep Buyer timely advised of any repair or improvement required to keep the Property in substantially the same condition as it was on the Effective Date.

13. **Buyer's Representations and Warranties**. In addition to any express agreements of Buyer contained herein, the following constitute representations and warranties of Buyer to Seller:

(a) Subject to the conditions stated herein, Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein;

(b) Subject to the conditions stated herein, all requisite action has been taken by Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein; and

(c) Subject to the conditions stated herein, the persons executing this Agreement and the instruments referred to herein on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms and conditions of this Agreement.

14. **Legal and Equitable Enforcement of This Agreement**.

14.1 Default by Seller. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Seller, Buyer shall be entitled to all its out-of-pocket expenses incurred in connection with

the transaction, and will have the right to pursue any other remedy available to it at law or equity, including the specific performance of this Agreement. Default by Buyer. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Buyer, Buyer and Seller agree that it would be impractical and extremely difficult to estimate the damages that Seller may suffer. Therefore, Buyer and Seller agree that a reasonable estimate of the total net detriment that Seller would suffer in the event that Buyer defaults and fails to complete the purchase of the Property is and will be an amount equal to the Earnest Money. This amount shall be Seller's sole and exclusive remedy (whether at law or in equity), and the full, agreed, and liquidated damages for the breach of this Agreement by Buyer. The payment of said amount as liquidated damages is not intended as a forfeiture or penalty. All other claims to damage or other remedies are hereby expressly waived by Seller. Upon default by Buyer, this Agreement will terminate and except as set forth in this section, neither party will have any further rights or obligations hereunder or to one another.

15. **Risk of Loss, Condemnation.** Seller bears the risk of all loss or damage to the Property from all causes, through the Closing Date, except those that are caused directly by the Buyer or its agents, which shall be the responsibility of the Buyer to remedy in a mutually agreeable manner. If, before the Closing Date, all or any part of the Property is damaged, destroyed, condemned, or threatened with condemnation, Seller shall give Buyer written notice of such event. Buyer may terminate this Agreement by giving written notice to Seller within fifteen (15) days following receipt by Buyer of written notice from Seller of such casualty or condemnation.

16. **Notices.** All notices required or permitted to be given must be in writing to the address set forth below or by email and will be deemed given upon (a) personal service or (b) deposit in the United States Mail, postage prepaid. All such notices shall be deemed received upon personal service, seven (7) business days after deposit in the United States Mail, postage prepaid, or one (1) day after deposit with a nationally recognized overnight courier service. Notice by email shall be deemed given and received by the recipient upon submittal of the email and receiving an automated email delivery receipt.

To Seller: Rick A. Matthias LLC
c/o Rick A. Matthias, Manager
17751 Wingville Lane
Baker City, Or 97814

To Buyer: Tualatin
Development
Commission
Attn: Sidaro Sin
18880 SW Martinazzi Avenue
Tualatin, OR 97062

The foregoing addresses may be changed by written notice, given in the same manner. Notice given in any manner other than the manners set forth above will be effective when received by the party for whom it is intended.

17. **Broker or Commission.** The Parties represent and warrant that there are no Brokers known or disclosed by Buyer or Seller; claims to the contrary must be verified in writing. In the event any person or entity asserts a claim for a broker's commission or finder's fee against one of the parties to this Agreement, then Seller shall indemnify, hold harmless, and defend Buyer from and against any such claim if based on any action, agreement, or representations made by Seller; and Buyer shall indemnify, hold harmless, and defend Seller from and against any such claim if based on any action, agreement, or representations made by Buyer.

18. **Further Actions of Buyer and Seller.** Buyer and Seller agree to execute all such instruments and documents and to take all actions pursuant to the provisions of this Agreement in order to consummate the purchase and sale contemplated and both parties shall use their best efforts to accomplish Closing in accordance with the provisions hereof.

19. **Miscellaneous.**

19.1 Partial Invalidity. If any term or provision of this Agreement or the application to any person or circumstance is, to any extent, found invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances, other than those to which it is held invalid or unenforceable, will not be affected thereby, and each such term and provision of this Agreement will be valid and be enforced in accordance with the law.

19.2 Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act.

19.3 Survival of Representations. The covenants, agreements, representations, and warranties made herein, including all provisions in the Recitals, specifically those obligations that explicitly state they will survive closing, will not merge into the Deed upon recordation in the official real property records.

19.4 Entire Agreement. This Agreement (including any exhibits attached to it) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter of this Agreement and supersedes all prior understandings with respect to it. This Agreement may not be modified or terminated, nor may any obligations under it be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein.

19.5 Time of Essence. Seller and Buyer hereby acknowledge and agree that time is strictly of the essence with respect to every term, condition, obligation, and provision contained in this Agreement. Unless otherwise specified herein, in computing any period of time described in this Agreement, whenever a date for an action required to be performed falls on a Saturday, Sunday, or a state or federal holiday, then such date shall be extended to the following business day.

19.6 Recitals. The statements and information set forth in the Recitals are hereby incorporated as if fully set forth herein and shall be used for the purposes of interpreting this Agreement.

19.7 Governing Law. The parties acknowledge that this Agreement has been negotiated and entered into in the state of Oregon. The parties expressly agree that this Agreement is governed by and should be interpreted in accordance with the laws of the state of Oregon.

IN WHEREOF, the parties have executed this Agreement effective as of the last date of signature specified below.

BUYER:
Tualatin
Development
Commission

SELLER:
Rick A. Matthias LLC
c/o Rick A. Matthias, Manager
17751 Wingville Lane
Baker City, Or 97814

By: Sherilyn Lombos
Administrator

By: Rick A. Matthias, Manager

Date: _____

Date: _____

EXHIBIT "A"

Lots 1 and 3, Block C, TUALATIN GROVE TRACT, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion granted to the City of Tualatin for the use of the public as a right-of-way, recorded May 3, 2005 as [Document No. 2005-049410](#), Washington County Records.

RESOLUTION NO. 644-25

A RESOLUTION AUTHORIZING AN INTERFUND LOAN FROM THE SOUTHWEST URBAN RENEWAL DISTRICT BOND FUND TO THE CORE OPPORTUNITY AND REINVESTMENT AREA PROJECT FUND FOR PROPERTY ACQUISITION LOCATED AT 18925 SW 84th AVE.

WHEREAS, the Tualatin Development Commission approved an acquisition of property at 18925 SW 84th Ave (the Property) on December 8, 2025;

WHEREAS, the financing plan for the Property is to utilize Core Opportunity and Reinvestment Area (CORA) Tax Increment revenues;

WHEREAS, there is a time delay between anticipated CORA tax increment revenues and the closing of the property acquisition;

WHEREAS, ORS 294.468 allows for loans from one fund to another; and

WHEREAS, the Southwest Urban Renewal District Bond Fund has sufficient revenue to make an interfund loan as provided in this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION, THE URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON that:

Section 1. To fund the acquisition of the Property, the Southwest Urban Renewal District Bond Fund shall make a capital loan in the amount of \$600,000 to the Core Opportunity and Reinvestment Area Project Fund, due on or before June 30, 2035. The Core Opportunity and Reinvestment Area Project Fund will pay interest at the rate earned through the Local Government Investment Pool, as occasionally adjusted by the State of Oregon Treasurer's Office, throughout the period the loan is outstanding.

Section 2. The Interfund Loan may be prepaid in whole or in part before the maturity date of the Loan, without penalty. In addition, the repayment schedule may be revised to reflect any prepayments, provided that in all such cases such revised schedule shall provide for repayment of the Loan over a maximum term of ten years.

Section 3. This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 8th day of December, 2025.

TUALATIN DEVELOPMENT COMMISSION, the
Urban Renewal Agency of the City of Tualatin

BY _____
Chairman

APPROVED AS TO LEGAL FORM

ATTEST

BY _____
Attorney

BY _____
Administrator

18970 Catalyst Project Site
Owner: City of Tualatin
- 4 parcels
- 0.5 acres

Matthias Property Acquisition
2S124BC tax lot 4400 (0.14a)

Matthias Property Acquisition
2S124BC tax lot 4300 (0.14a)

Possible Future Acquisition
2S124BC tax lot 4200 (0.37a)

18970 Catalyst Project, Acquisition and Potential Acquisition Map



TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator

FROM: Don Hudson, Assistant City Manager/Finance Director

DATE: December 8, 2025

SUBJECT:

Consideration of Resolution No. 645-25, Authorizing Changes to the FY 2025-2026 Adopted Budget.

RECOMMENDATION:

Staff recommends adopting the attached resolution, after conducting the required Public Hearing.

EXECUTIVE SUMMARY:

Local Budget Law allows for transfer of appropriations within a fund when authorized by a resolution of the City Council; and allows for a supplemental budget to be prepared when an occurrence or condition that is not ascertained when preparing the original budget and that requires a change in financial planning. Local Budget Law also allows for the creation of a new fund. Appropriations can be increased and the new fund can be added after conducting a public hearing.

Earlier on this agenda, the Commission considered acquiring property in the Core Opportunity and Reinvestment Area (CORA). The funding plan for this purchase is an interfund loan between the Southwest Urban Renewal District (SWURD) and CORA. If the purchase and interfund loan are approved by the Commission, adjustments to the adopted FY 2025-2026 are necessary. The first action is to appropriate SWURD Bond Fund Reserves to add to the Transfers category in the amount of the loan. The \$600,000 will be transferred to the Core Opportunity and Reinvestment Area Project Fund, a new fund created by Resolution No. 645-25.

The second action in the attached resolution is to appropriate CORA Bond Fund Reserves for urban renewal staff working on CORA activities, but funded from the TDC Administration Fund, including the newly created Policy Analyst position. The total of \$216,675 is to cover these staffing allocations in the amount of \$166,675, as well as \$50,000 to be transferred to the CORA Project Fund, to cover potential expenditures related to the property acquisition, but not included in the interfund loan. The total amount of the Transfer In to the new project fund is \$650,000 and to the Transfer In to the TDC Administration Fund of \$166,675.

Lastly, the resolution approves a contingency transfer in the amount of \$35,000 in the TDC Administration Fund for additional work related to the downtown visioning project and costs related to the new Policy Analyst position.

FINANCIAL IMPLICATIONS:

Appropriations in the SWURD Bond Fund are increased by \$600,000 and in the CORA Bond Fund of \$216,675. The TDC Admin Fund appropriations are increased by \$166,675 with the remaining \$35,000 being a transfer of appropriation and no increase to the total in the fund. Lastly, the new CORA Project Fund is created with total appropriations equaling \$650,000.

ATTACHMENTS:

- Resolution No. 645-25

RESOLUTION NO. 645-25

A RESOLUTION AUTHORIZING CHANGES TO THE ADOPTED 2025-2026 BUDGET

WHEREAS, an occurrence or condition arose which requires a transfer of appropriations in the adopted FY 2025-2026 budget;

WHEREAS, an occurrence or condition that was not ascertained when preparing the budget requires a change in the adopted FY 2025-2026 budget;

WHEREAS, in order to lawfully comply with the requirements of Local Budget Law, changes to the adopted FY 2025-2026 budget are necessary;

WHEREAS, Oregon Revised Statutes (ORS) 294.463 allows for transfers of appropriations within a fund when authorized by a resolution of the governing body;

WHEREAS, ORS 294.471 allows for a supplemental budget to be prepared when an occurrence or condition that is not ascertained when preparing the original budget and that requires a change in financial planning.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Tualatin Development Commission wishes to comply with Local Budget Law, and authorize the transfer of appropriations and increases in the TDC Administration Fund, as well as appropriation of reserves in the Southwest Urban Renewal District Bond Fund and Core Opportunity and Reinvestment Bond Fund.

Section 2. Changes to the adopted 2025-2026 budget should be made as follows:

Southwest Urban Renewal District Bond Fund			
Resources	Amount	Requirements	Amount
Reserves	\$ (600,000)	Transfers	\$ 600,000
	<u>\$ (600,000)</u>		<u>\$ 600,000</u>
Core Opportunity and Reinvestment Area Bond Fund			
Resources	Amount	Requirements	Amount
Reserves	\$ (216,675)	Transfers	\$ 216,675
	<u>\$ (216,675)</u>		<u>\$ 216,675</u>
Tualatin Development Commission Administration Fund			
Resources	Amount	Requirements	Amount
Contingency	\$ (35,000)	Materials and Services	\$ 35,000
Transfer In	\$ (166,675)	Personal Services	\$ 166,675
	<u>\$ (201,675)</u>		<u>\$ 201,675</u>

Section 3. The Commission wishes to comply with Local Budget Law, and create a new fund, the Core Opportunity and Reinvestment Area Project Fund, and create appropriations, as follows:

<u>Resources</u>	<u>Amount</u>	<u>Requirements</u>	<u>Amount</u>
Transfer In	<u>\$ (650,000)</u>	Capital Outlay	<u>\$ 650,000</u>
	<u>\$ (650,000)</u>		<u>\$ 650,000</u>

Section 4. This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 8th day of December, 2025.

TUALATIN DEVELOPMENT COMMISSION, the
Urban Renewal Agency of the City of Tualatin

BY _____
Chairman

APPROVED AS TO LEGAL FORM

ATTEST:

BY _____
Attorney

BY _____
Administrator



TUALATIN DEVELOPMENT COMMISSION

Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator

FROM: Sid Sin, Urban Renewal / Economic Development Manager

DATE: December 8, 2025

SUBJECT:
Downtown Revitalization Community Identity final report.

RECOMMENDATION:
No action is required, but discussion and questions are encouraged.

EXECUTIVE SUMMARY:

The Downtown Revitalization project has reached its first milestone by completing Phase 1 and moved into Phase 2. Civilis Consultants will share their [community identity report](#) findings and recommendations at the December 8 meeting.

In May 2025, the City launched the Downtown Revitalization project with the goal of placing Tualatin's downtown in the best possible position to encourage revitalization and redevelopment opportunities, while creating a sense of place and unique identity to support mixed-use developments, local businesses, housing options, a vibrant pedestrian friendly multimodal downtown, and economic vitality.

A 14-member Community Advisory Committee (CAC) representing a wide range of stakeholders was created to guide the 24-month process. The three phases of the project include:

- Phase 1- Community Identity: Summer - Fall 2025
Create a community identity that reflects what the community wants to see in the downtown based on input from residents, businesses and other stakeholders.
- Phase 2 – Downtown Studies and Design Charrette: Fall 2025 – Spring 2026
Work with the University of Oregon's Sustainable City Year Program to study the downtown and translate the results of Phase 1 ideas into plans and drawings to help visualize what the downtown could look like.
- Phase 3 – Urban Design Plan and Design Standards: Summer 2026-Winter 2027
Translate information from Phases 1 and 2 into an urban design plan, downtown design standards and engage the development community in revitalization projects.

Under Phase 1, Civilis Consultants, an economic development and urban strategy firm was hired to conduct extensive community engagement and prepare a community identity report. For the last five months, the consultant has been focused on translating extensive community input into a clear picture of what residents want downtown Tualatin to be, along with a set of recommendations for realizing the community vision. The

basis of the findings and recommendations is an extensive community engagement process that included focus group meetings, one-on-one interviews, community identity workshop, a survey, owner/business technical assistance meetings and outreach at the concert in the park events.

The CAC has had preliminary discussions about the findings and recommendations of the community identity work and plans to have further discussions before forwarding a final recommendation to the TDC. Throughout this process, the CAC will receive reports, recommendations, and strategies on how to best revitalize the downtown. **It is envisioned that the CAC will forward a final set of consolidated recommendations from these reports and recommendations at the end of this project for the TDC's consideration.**

ATTACHMENT:

- Civilis Consultants - Community Identity PowerPoint Presentation

Identity Findings & Actions TDC Presentation

*Presented to:
Tualatin, OR*



CIVILIS CONSULTANTS

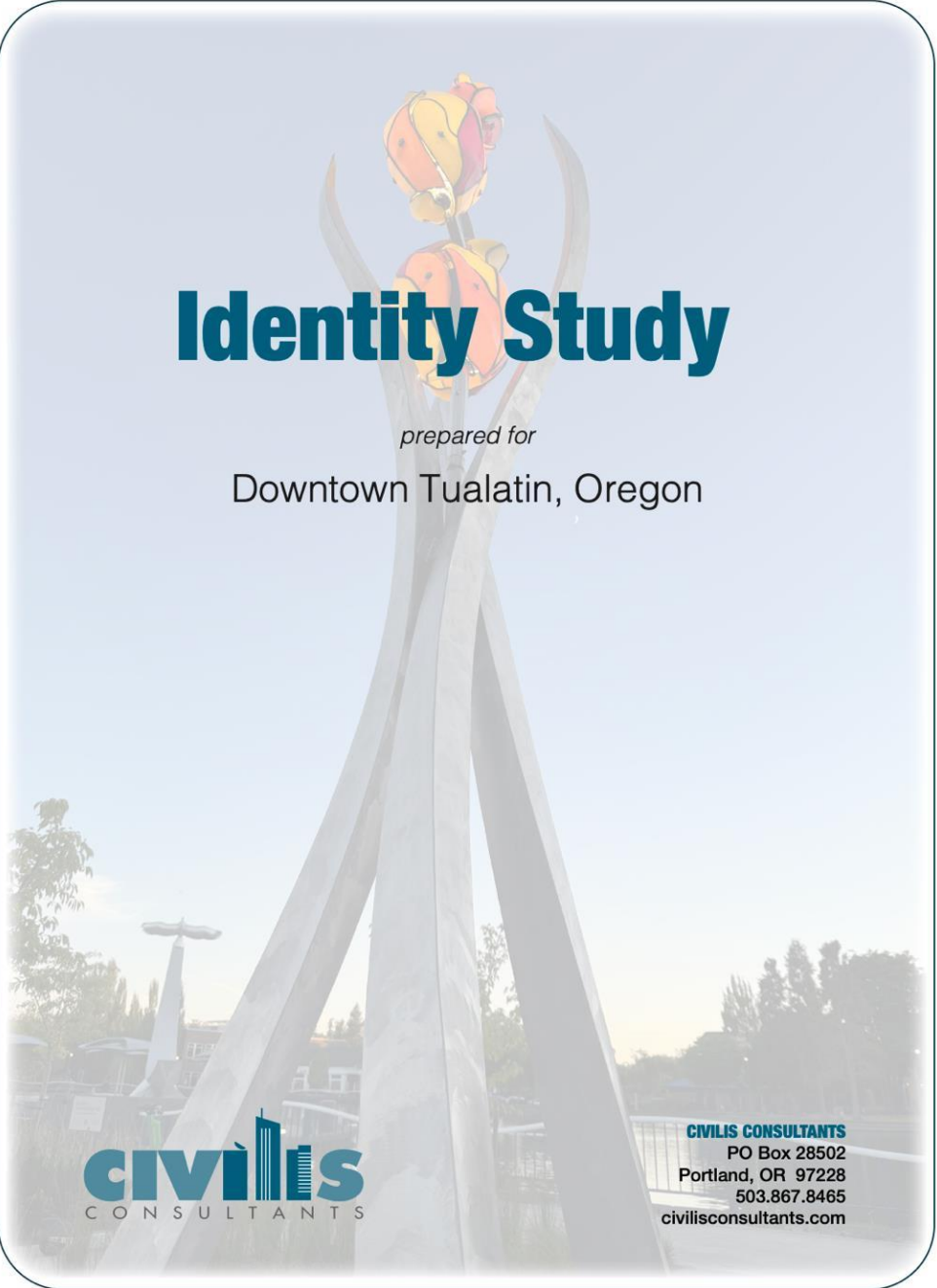
PO Box 28502
Portland, OR 97228
503.867.8465
www.civilisconsultants.com





ACKNOWLEDGEMENTS

GRATITUDE



Identity Study

prepared for

Downtown Tualatin, Oregon



CIVILIS CONSULTANTS
PO Box 28502
Portland, OR 97228
503.867.8465
civilisconsultants.com

OVERVIEW



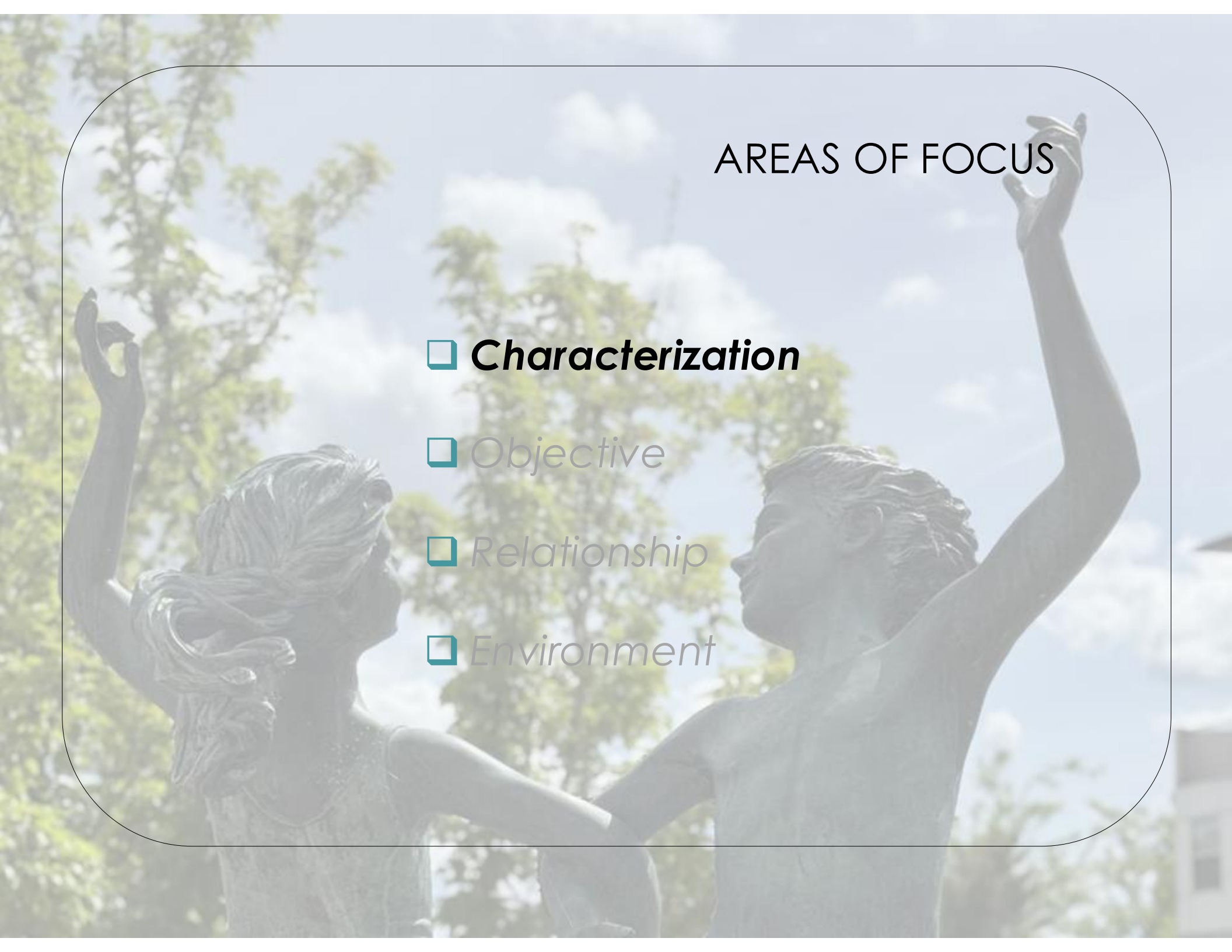
AREAS OF FOCUS

- ☐ *Characterization*
- ☐ *Objective*
- ☐ *Relationship*
- ☐ *Environment*

REPORT ORGANIZATION

IDENTITY FINDINGS

IDENTITY ACTIONS



AREAS OF FOCUS

- ❑ **Characterization**

- ❑ Objective

- ❑ Relationship

- ❑ Environment

CHARACTERIZATION

IDENTITY FINDINGS

[illegible]

Civic Identity

WHAT WORDS DESCRIBE DOWNTOWN TUALATIN TODAY?

EXAMPLES OF SINGLE-MENTION EXPRESSIONS

UNINTERESTING
ATTEMPTING
GAIN
NOT WELL DESIGNED
LIMITED ATTRACTIONS
NO SPACE
NOTHING TO DO
ANYONE
COME
LACKS CHARM
LACKS PERSONALITY
GOOD WEATHER
PARTS
RUIN-DOWN

SEA OF PARKING
UNFORTUNATELY
GIVEN
NO CONGREGATING
FEW SHOPS
FEW BUSINESSES
FEW ATTRACTIONS
LACKS FOOT TRAFFIC
SOMEWHERE
EXPLORE
MOVED
CIRCLE
SUBURBAN SHOPPING

GOOD BONES
NO PEOPLE
NORTH
NEEDS FACELIFTS
NEEDS NUDGE
REINVENT
THEMSELVES
MORE PLANTS
NICER
VEGETATION
MATURES
FRESHER
MORE CONTEMPORARY
MORE CREATIVE

WHAT WORDS DESCRIBE DOWNTOWN TUALATIN TODAY?

EXAMPLES OF SINGLE-MENTION EXPRESSIONS

UNINTERESTING

ATTEMPTING

GAIN

NOT WELL DESIGNED

LIMITED ATTRACTIONS

NO SPACE

NOTHING TO DO

ANYONE

COME

LACKS CHARACTER

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PARTS

RUIN-DOWN

SEA OF PARKING

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FEW SHOPS

FEW BUSINESSES

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LACKS FOOT TRAFFIC

DO SOMETHING

EXPLORE

MOVED

CIRCLE

SUBURBAN SHOPPING

GO AWAY

NO PEOPLE

NORTH

NEED FACELIFTS

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REINVENT

THEMSELVES

MORE PLANTS

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WHAT WORDS DESCRIBE DOWNTOWN TUALATIN TODAY?

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FEW SHOPS

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LEAVING

MOVED

CIRCLE

SUBURBAN SHOPPING

GOOD BONES

NO PEOPLE

NORTH

NEEDS A LIFT

NEEDS AUDGE

REINVENT

THEMSELVES

MORE PLANTS

NICER

VEGETATION

MATURES

FRESHER

MORE CONTEMPORARY

MORE CREATIVE



MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

Building Stories

Window Stories

Signage Stories

Marketing Stories

Characterization

MOSTLY SUBURBAN BORDER ROAD



GOOD DOWNTOWN BORDER ROAD

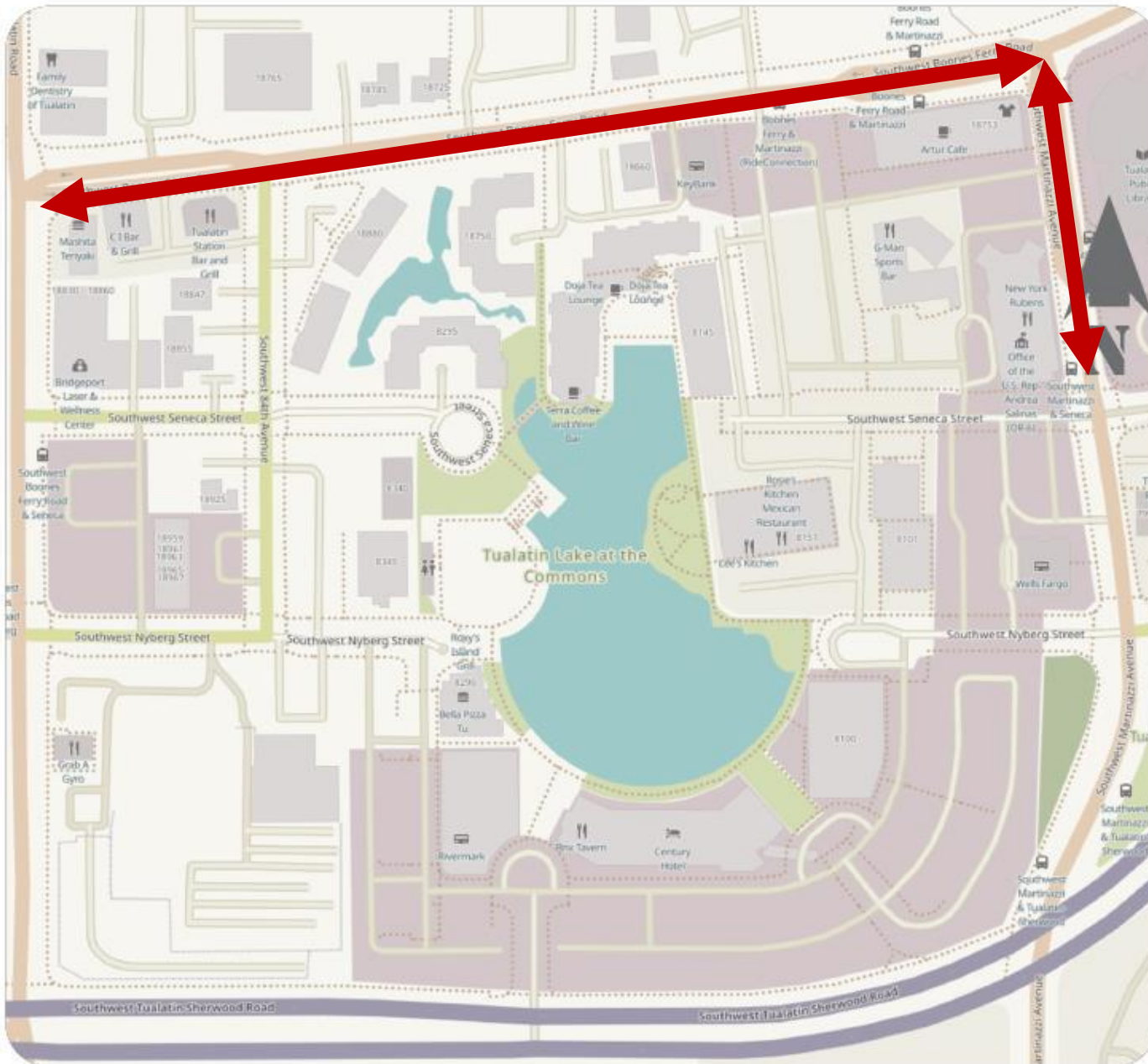


WHERE ARE BEST BORDER ROADS



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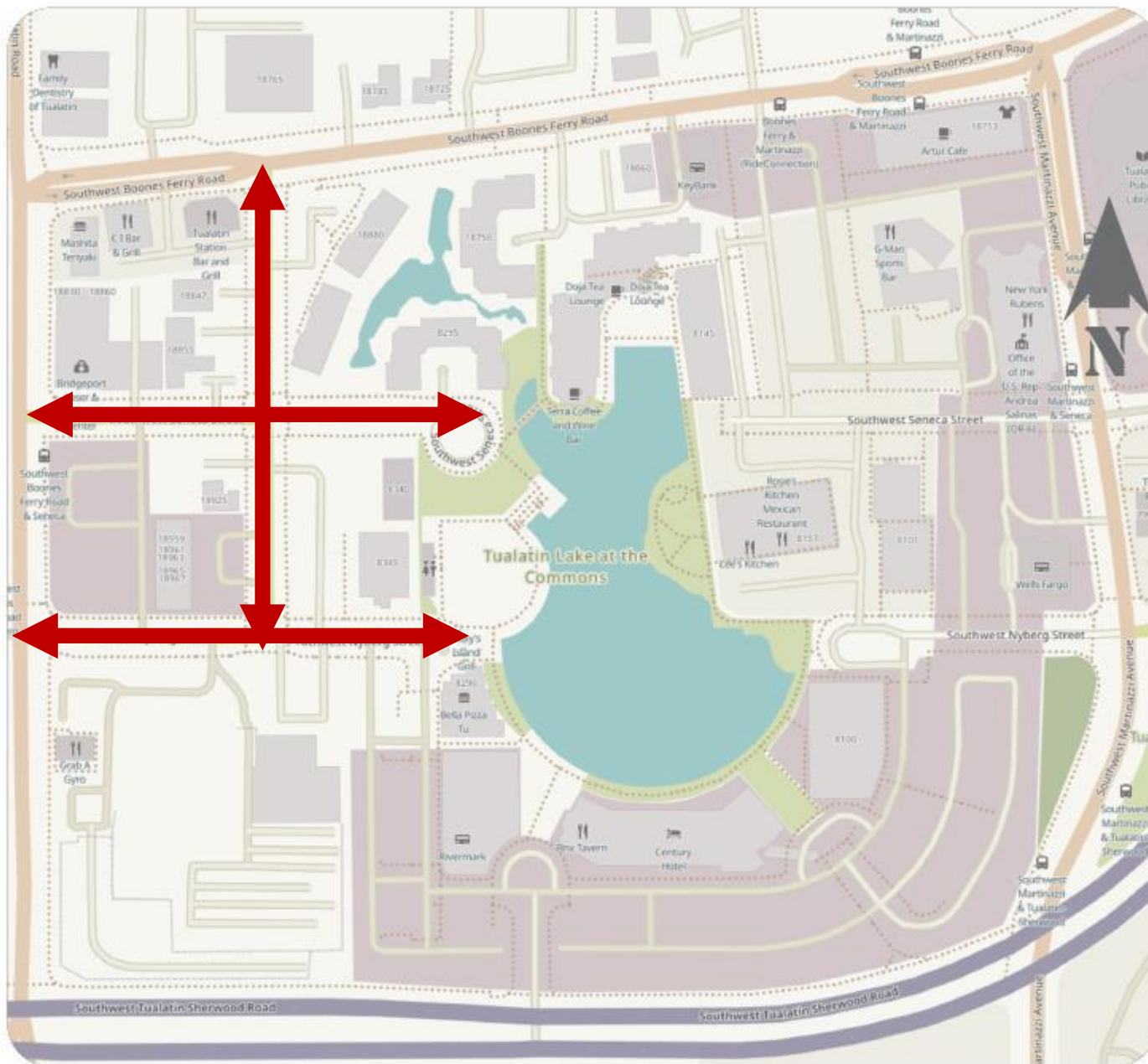
BEST BORDER ROADS



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INTERNAL ROADS

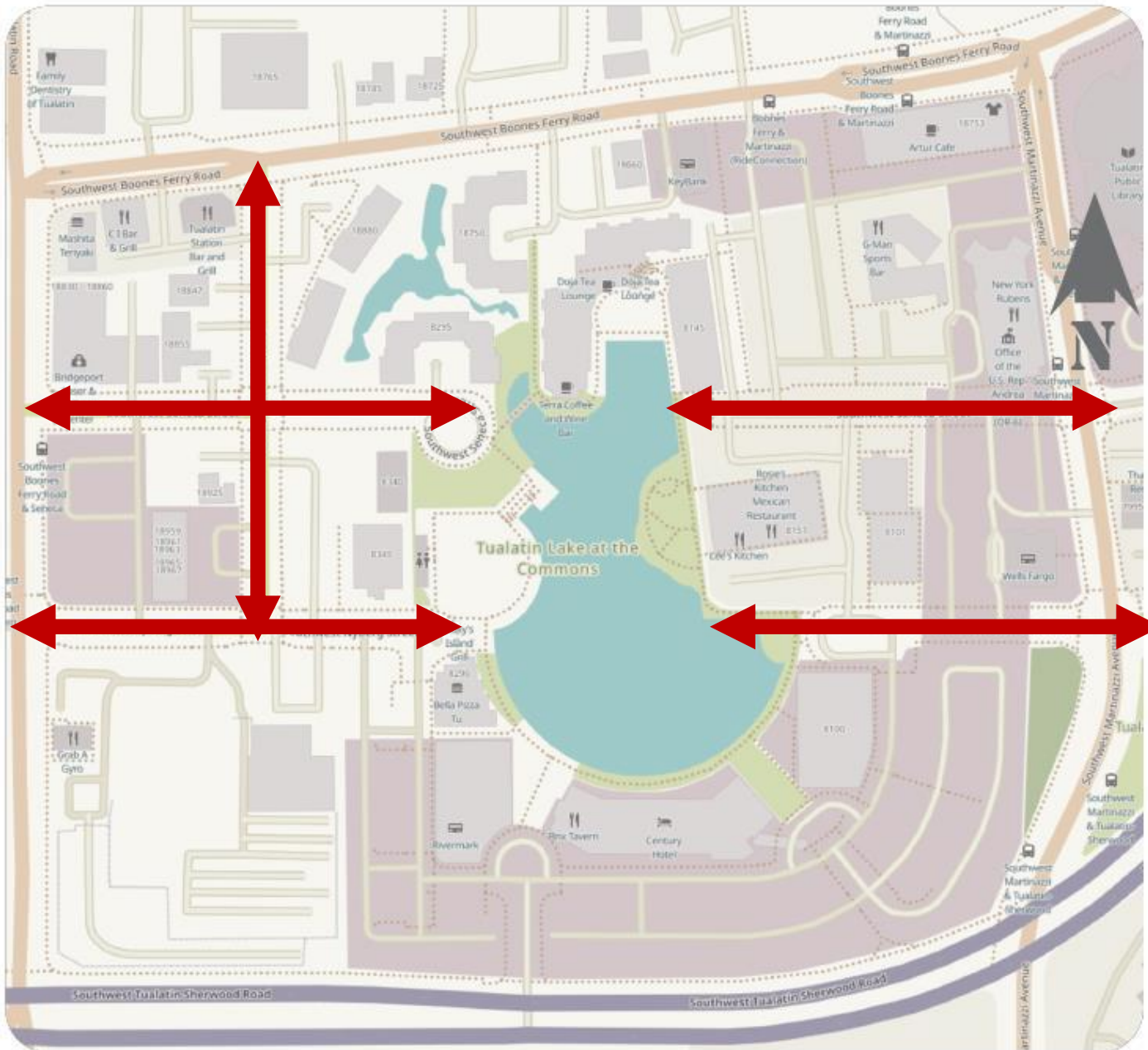




WEST SIDE
HAS MINI
GRID WITH
N/S STREETS

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EAST SIDE
HAS NO
N/S STREETS



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INTERNAL CIRCULATION

**MAJORITY OF
CIRCULATION IS
PARKING LOT
LANEWAYS**

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SUBURBAN PARKING STORY



The map displays the Southwest Boones Ferry Road area, showing a network of streets and residential lots. Key streets include Southwest Boones Ferry Road, Southwest 84th Avenue, Southwest Nyberg Street, Southwest Seneca Street, and Southwest Martinazzi Road. A large blue pond is situated in the center of the map. Numerous residential lots are shown, with some highlighted in black (Parking Lot) and red (Vacant Lot). A legend in the bottom right corner identifies these highlighted areas. A north arrow is located in the top right corner.

Civic Identity

SUBURBAN BUILDINGS



SUBURBAN BUILDINGS



CUTE SMALL DOWNTOWN BUILDINGS

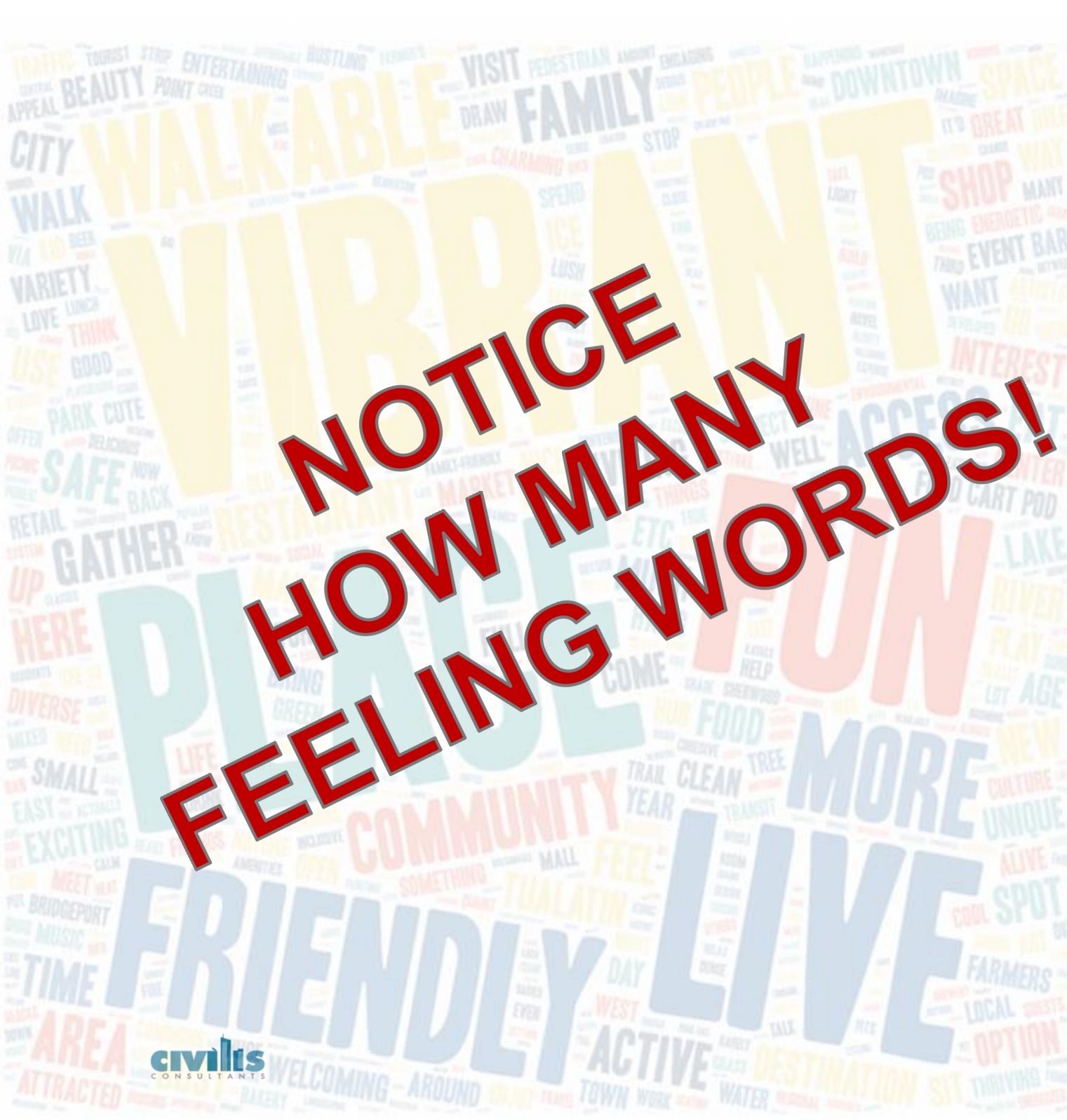


CUTE SMALL DOWNTOWN BUILDINGS

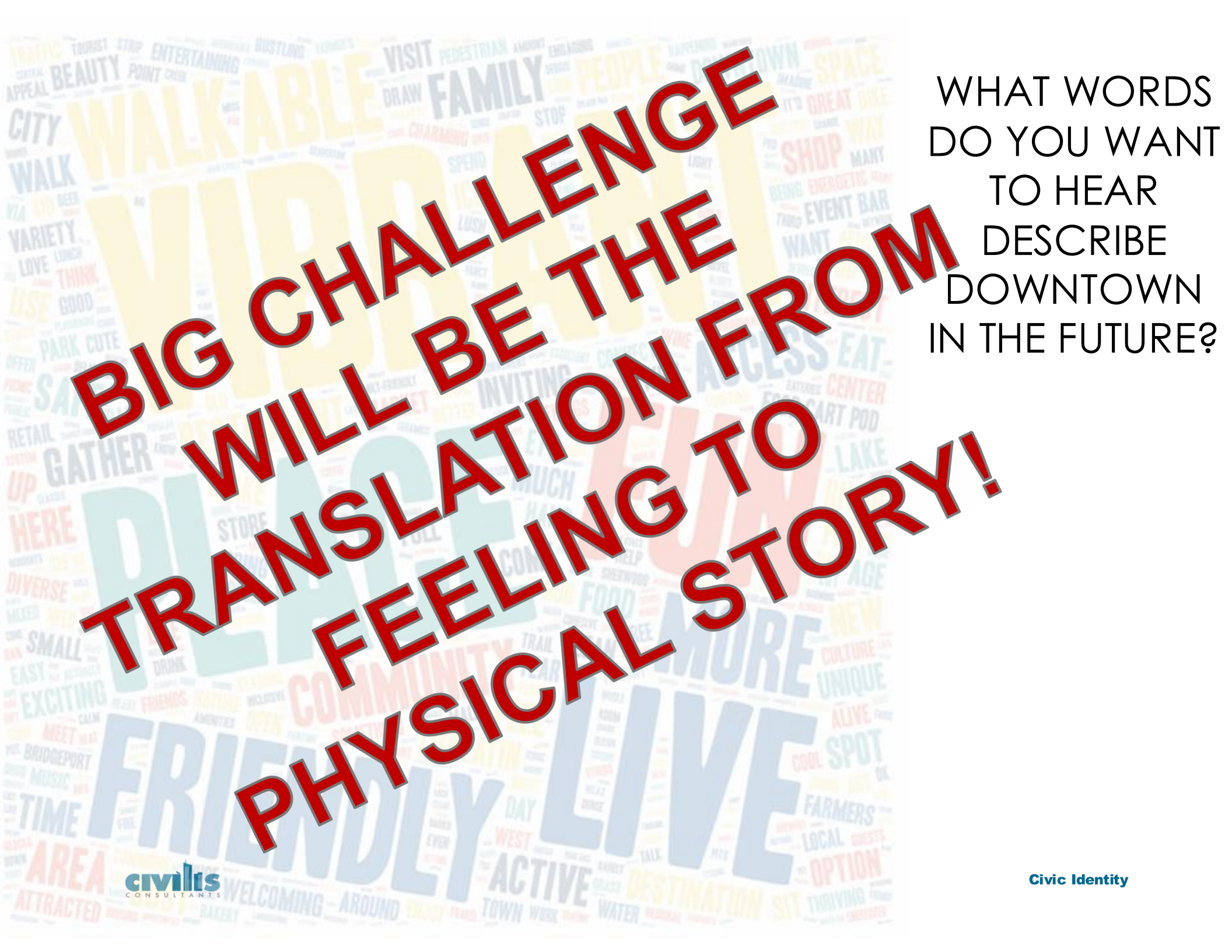




WHAT WORDS
DO YOU WANT
TO HEAR
DESCRIBE
DOWNTOWN
IN THE FUTURE?



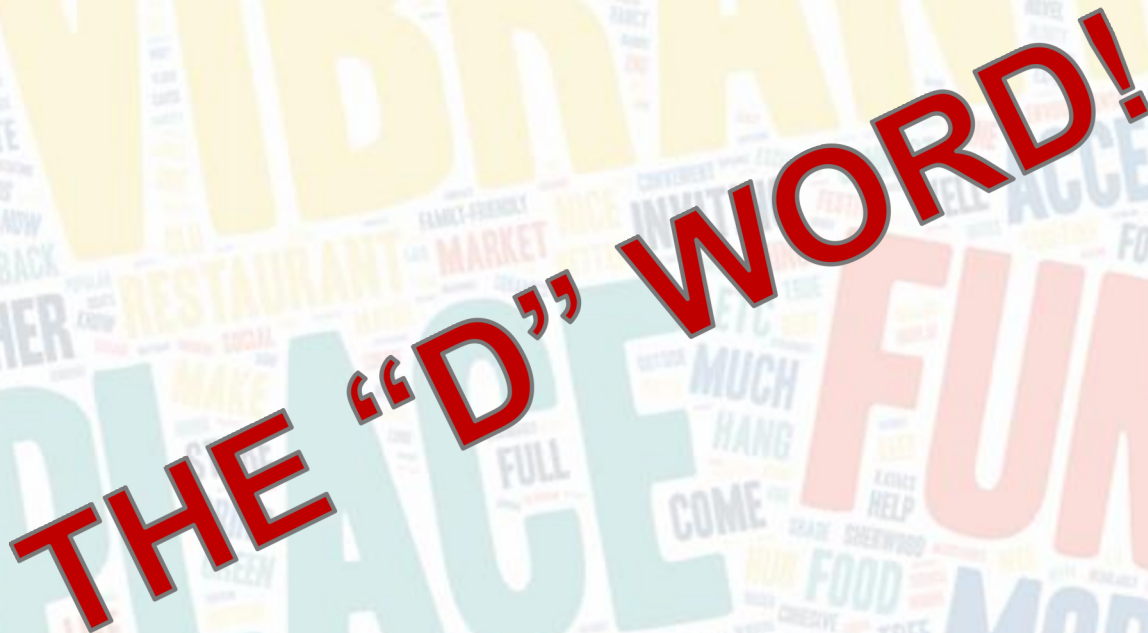
WHAT WORDS
DO YOU WANT
TO HEAR
DESCRIBE
DOWNTOWN
IN THE FUTURE?



BIG CHALLENGE WILL BE THE TRANSLATION FROM FEELING TO PHYSICAL STORY!

WHAT WORDS
DO YOU WANT
TO HEAR
DESCRIBE
DOWNTOWN
IN THE FUTURE?

[illegible]



Civic Identity



MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

Building Stories

Window Stories

Signage Stories

Marketing Stories

Characterization

CHARACTERIZATION

IDENTITY ACTIONS



MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

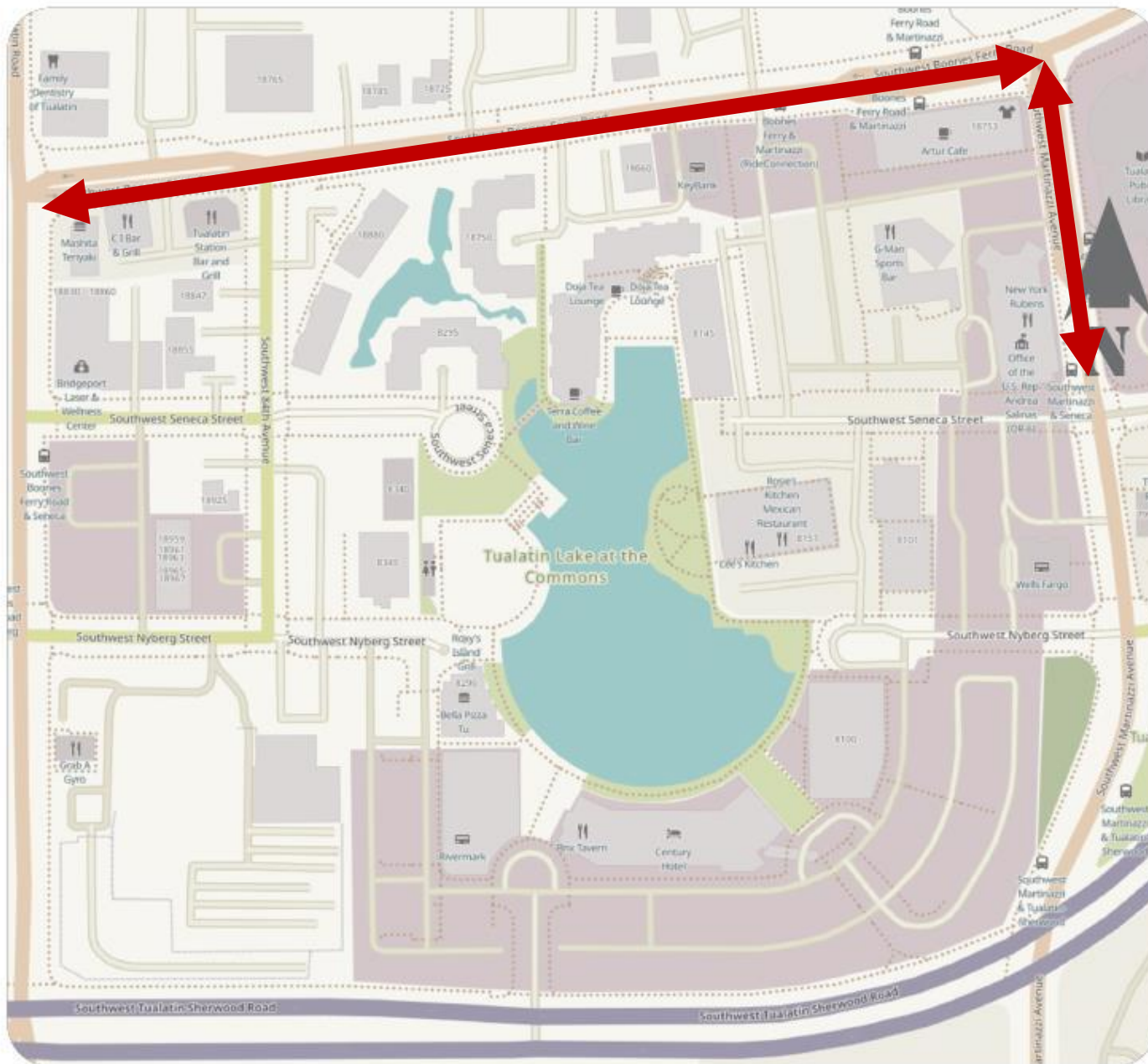
Building Stories

Window Stories

Signage Stories

Marketing Stories

Characterization



MAKE BEST
ROAD EVEN
BETTER!

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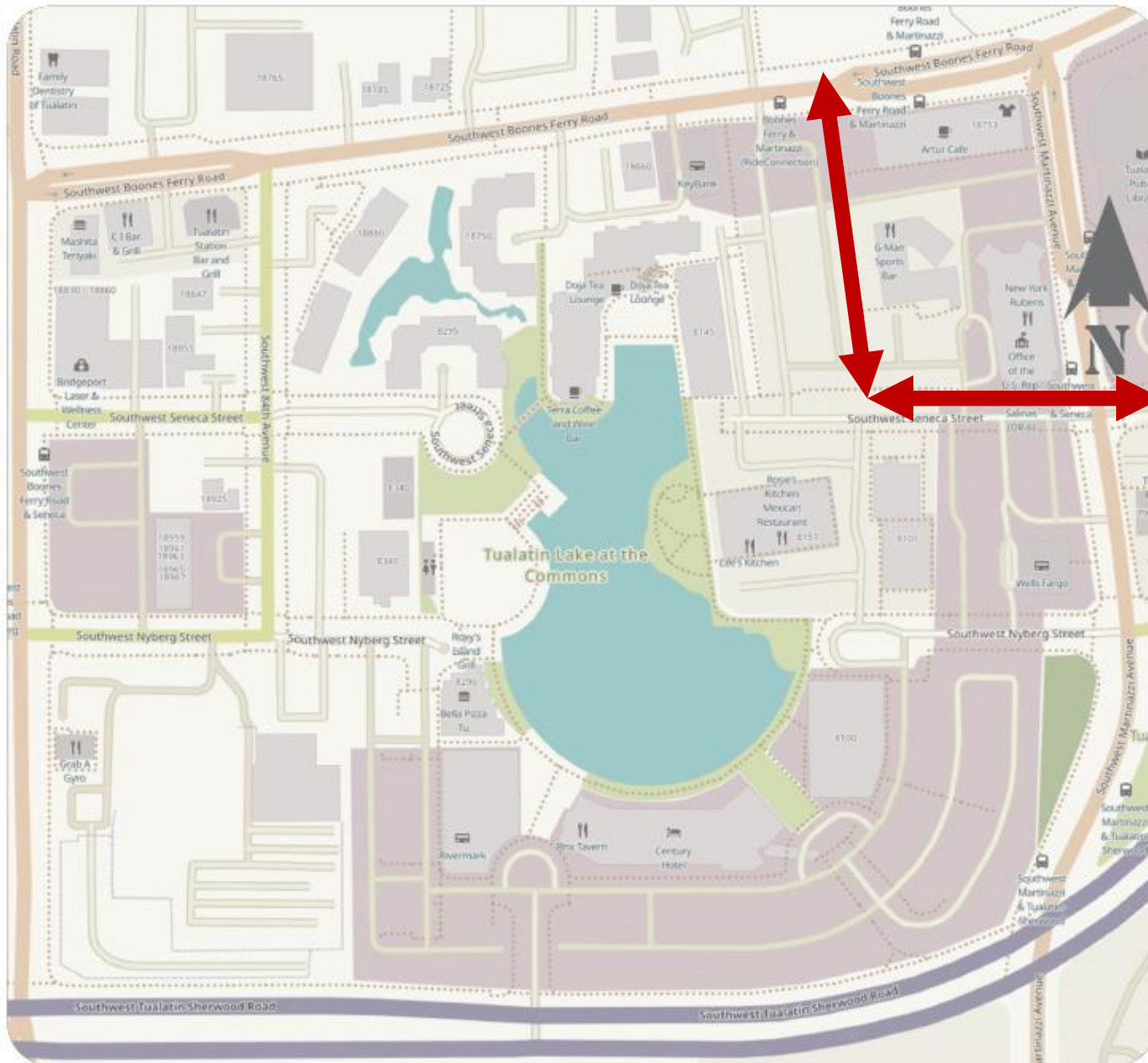
CONNECT TO PARK!

ALMOST NO CROSS POLLINATION

ALMOST NO CROSS POLLINATION



IMPROVE
CONNECTION
TO GREENWAY,
HAVE IT GO
THROUGH
DOWNTOWN!



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CONNECT GREENWAY AND PARK THROUGH DOWNTOWN!



MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

Building Stories

Window Stories

Signage Stories

Marketing Stories

Characterization

CHARACTERISTICS OF SUCCESSFUL DOWNTOWNS

- **Critical Mass of Existing Buildings**
- **Buildings Built Right Next to Each Other**
- **Buildings Built Up to the Sidewalk**
- **18 Hours of Activity**
- **Intensity of Ground Floor Activity**
- **Great District Experience**
- **Continuity**
- **Spectacular Lighting**

CHARACTERISTICS OF SUCCESSFUL DOWNTOWNS

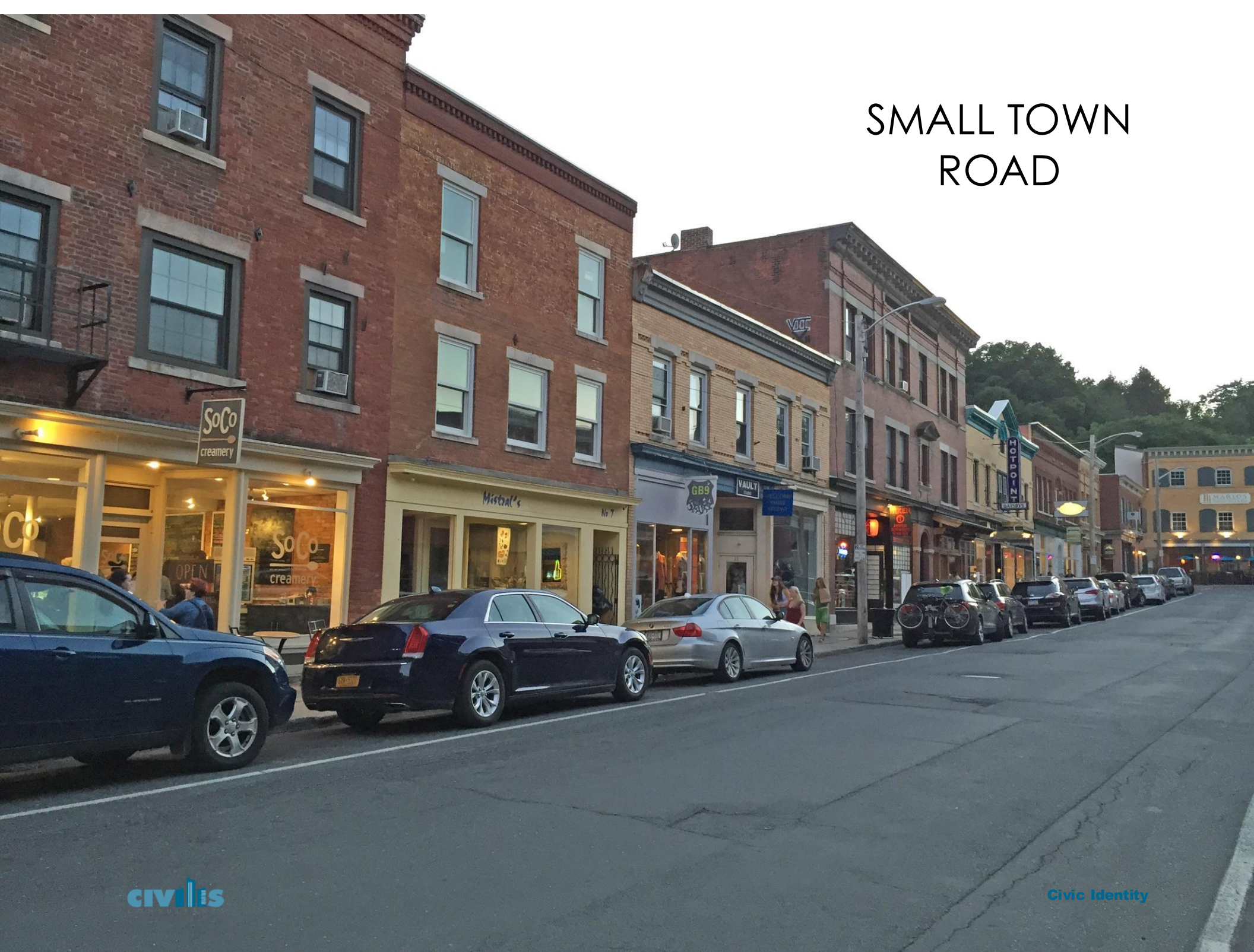
- **Critical Mass of Existing Buildings**
- **Buildings Built Right Next to Each Other**
- **Buildings Built Up to the Sidewalk**
- **18 Hours of Activity**
- **Intensity of Ground Floor Activity**
- **Great District Experience**
- **Continuity**
- **Spectacular Lighting**

DENSITY OF BUILDING FORM

- Critical Mass of Existing Buildings
- Buildings Built Right Next to Each Other
- Buildings Built Up to the Sidewalk
- 18 Hours of Activity
- Intensity of Ground Floor Activity
- Great District Experience
- Continuity
- Spectacular Lighting

THE “D” WORD!

SMALL TOWN ROAD



BIG CITY ROAD





ACTIVE USES CAN
BE ELEVATED!

ACTIVE USES CAN BE ELEVATED!



ACTIVE USES CAN
BE ELEVATED!



ACTIVE USES CAN
BE ELEVATED!

ACTIVE USES CAN
BE ELEVATED!



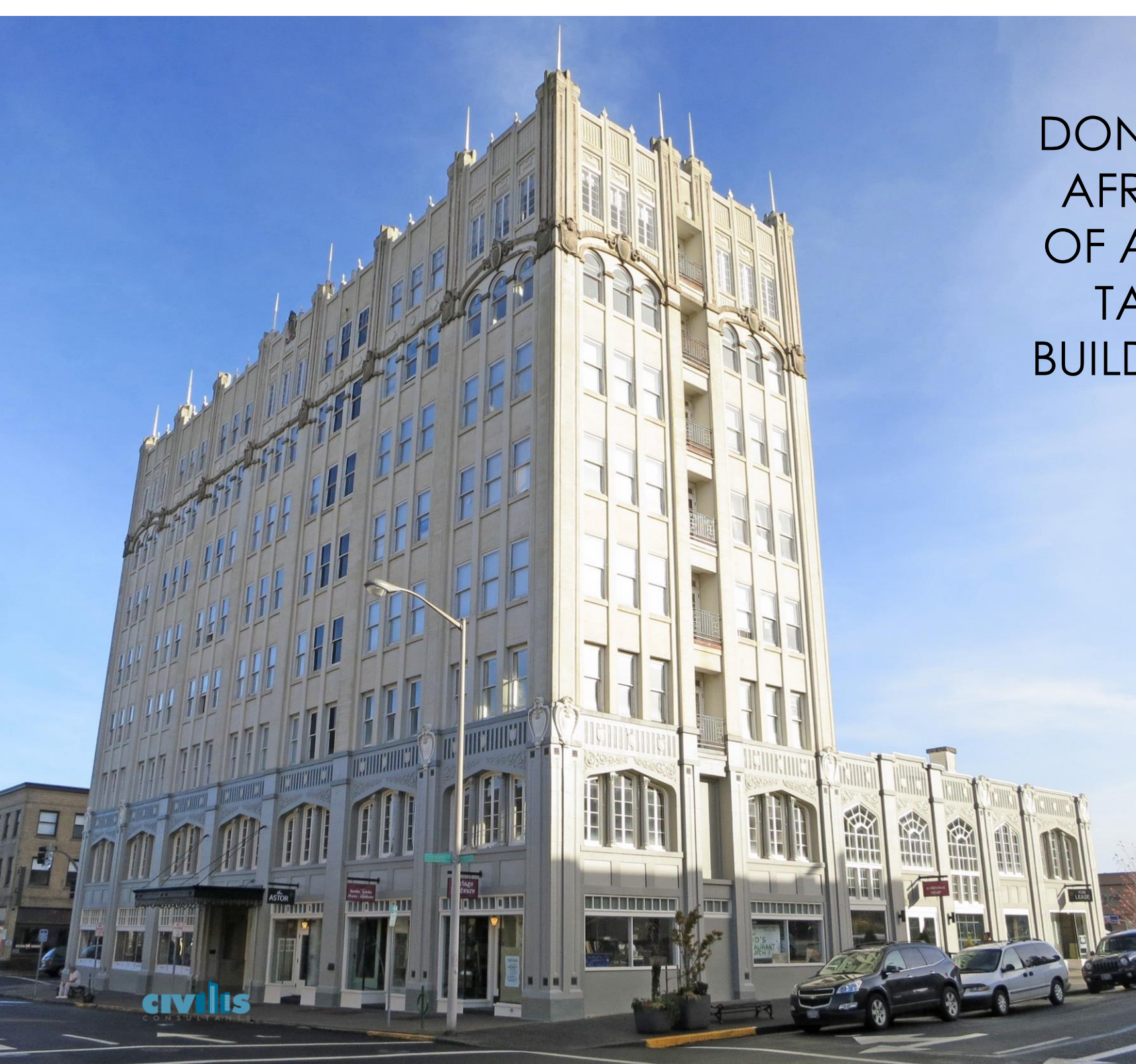
ACTIVE USES CAN
BE ELEVATED!

AUBURN, CA
(directly adjacent to
to freeway exit)

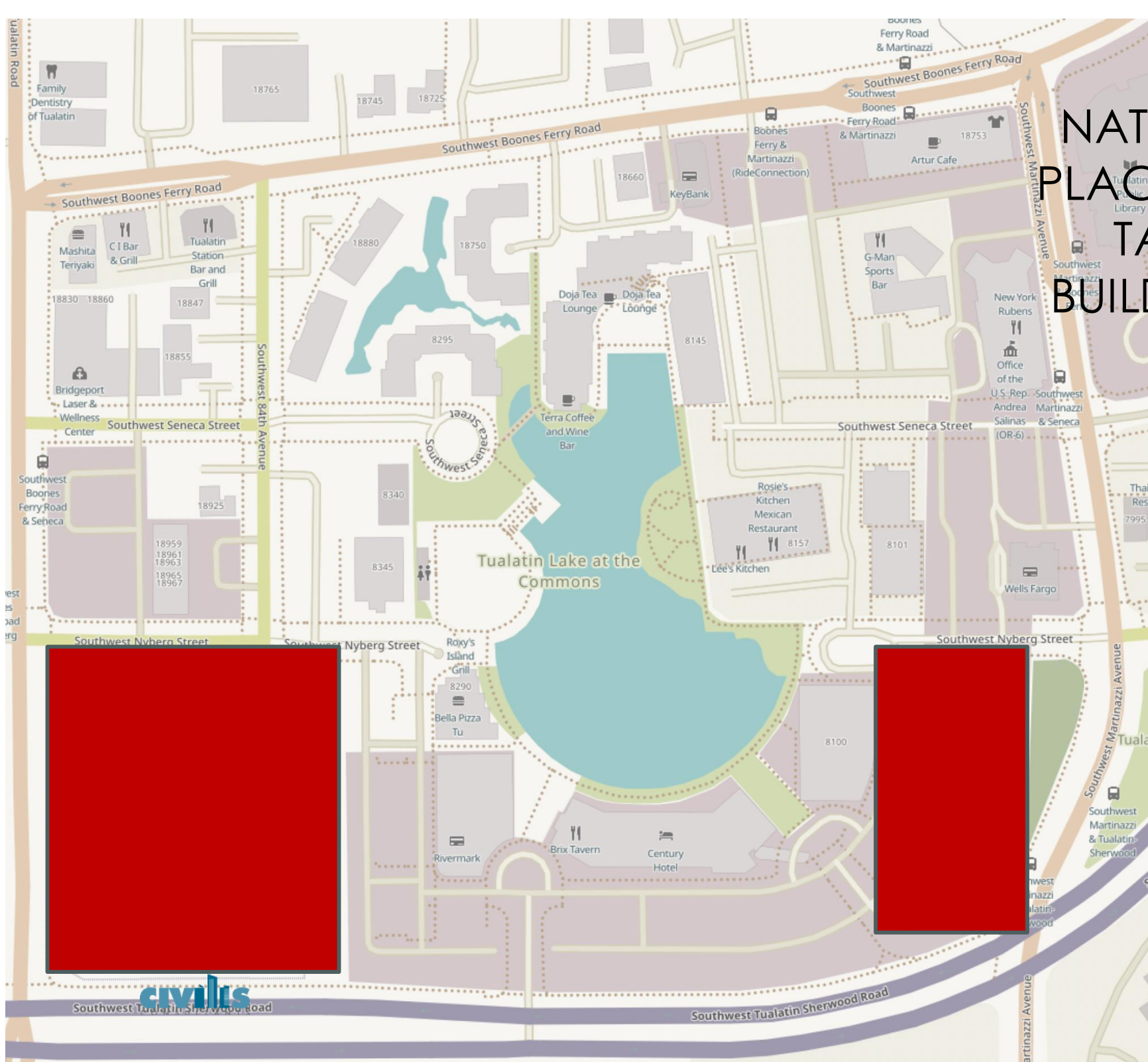
WORKING RIVER TOWN



DON'T BE
AFRAID
OF A BIG
TALL
BUILDING!



NATURAL
PLACE FOR
TALL
BUILDING!



COURTHOUSE IS TALL AND VISIBLE IN AUBURN, CA





MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

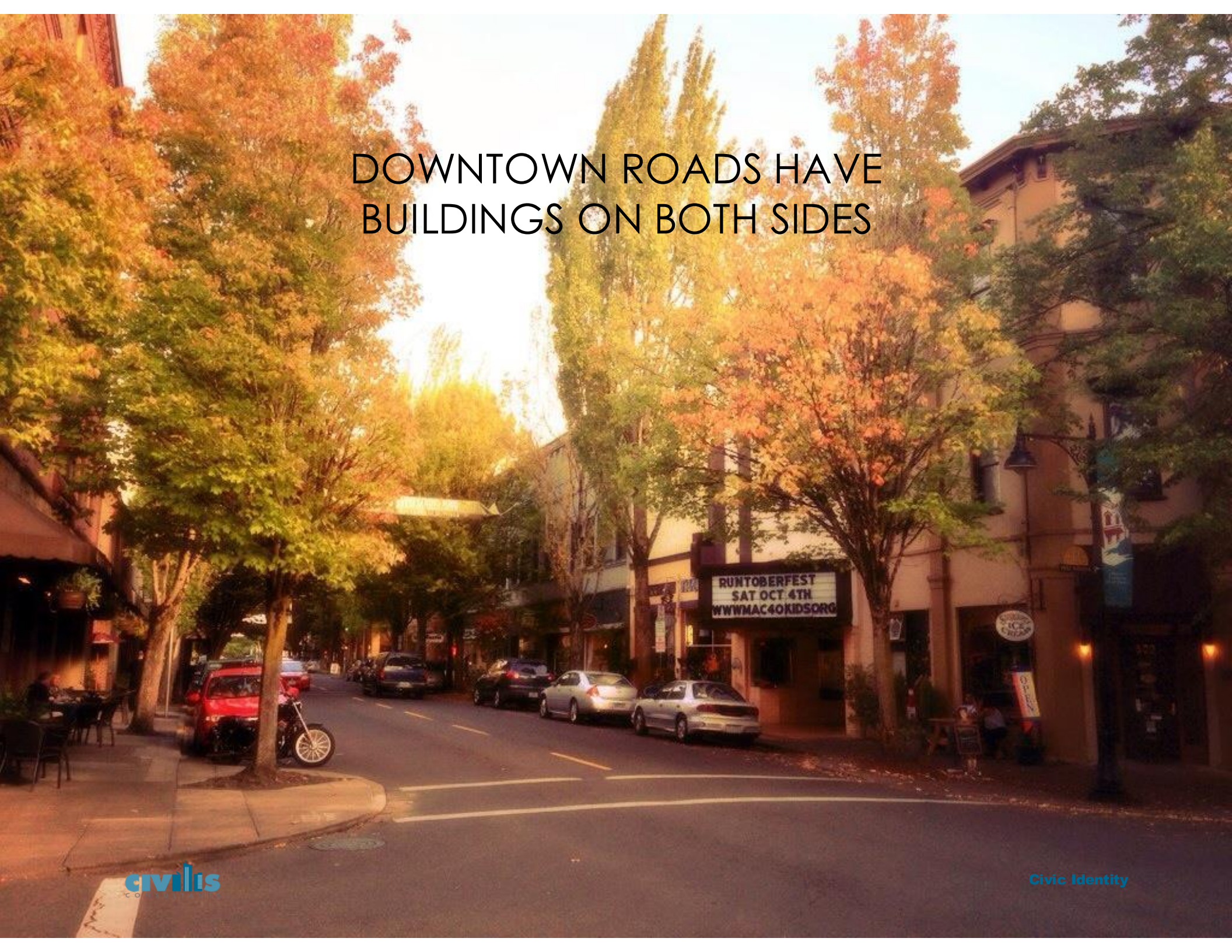
Building Stories

Window Stories

Signage Stories

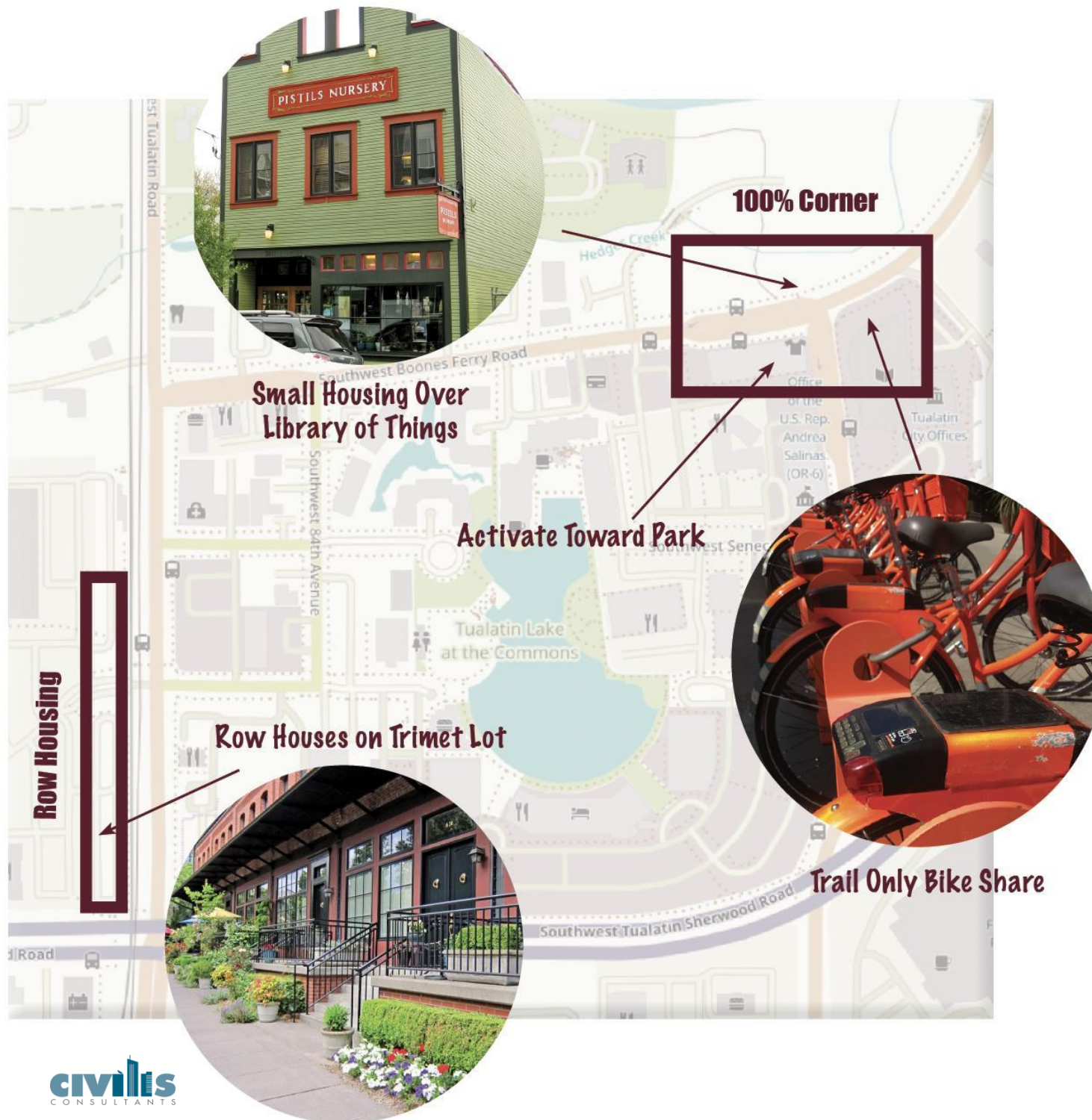
Marketing Stories

Characterization



DOWNTOWN ROADS HAVE
BUILDINGS ON BOTH SIDES

BUILDINGS ON BOTH SIDES OF THE STREET





MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

Building Stories

Window Stories

Signage Stories

Marketing Stories

Characterization

The map displays the Southwest Boones Ferry Road area, showing a network of streets and residential lots. Key streets include Southwest Boones Ferry Road, Southwest 84th Avenue, Southwest Nyberg Street, Southwest Seneca Street, and Southwest Martinazzi Road. A large blue pond is situated in the center of the map. Numerous residential lots are shown, with some highlighted in black (Parking Lot) and red (Vacant Lot). A legend in the bottom right corner identifies these highlighted areas. A north arrow is located in the top right corner.

Civic Identity

TARGET RATIO?

Portland, OR



+

-



Parking lots in Portland, OR

11% of the central city is off-street parking

Additional details



Hillside

Northwest District

Nob Hill

Arlington Heights

Goose Hollow

Old Town

Downtown

Buckman

Hosford-Abernethy

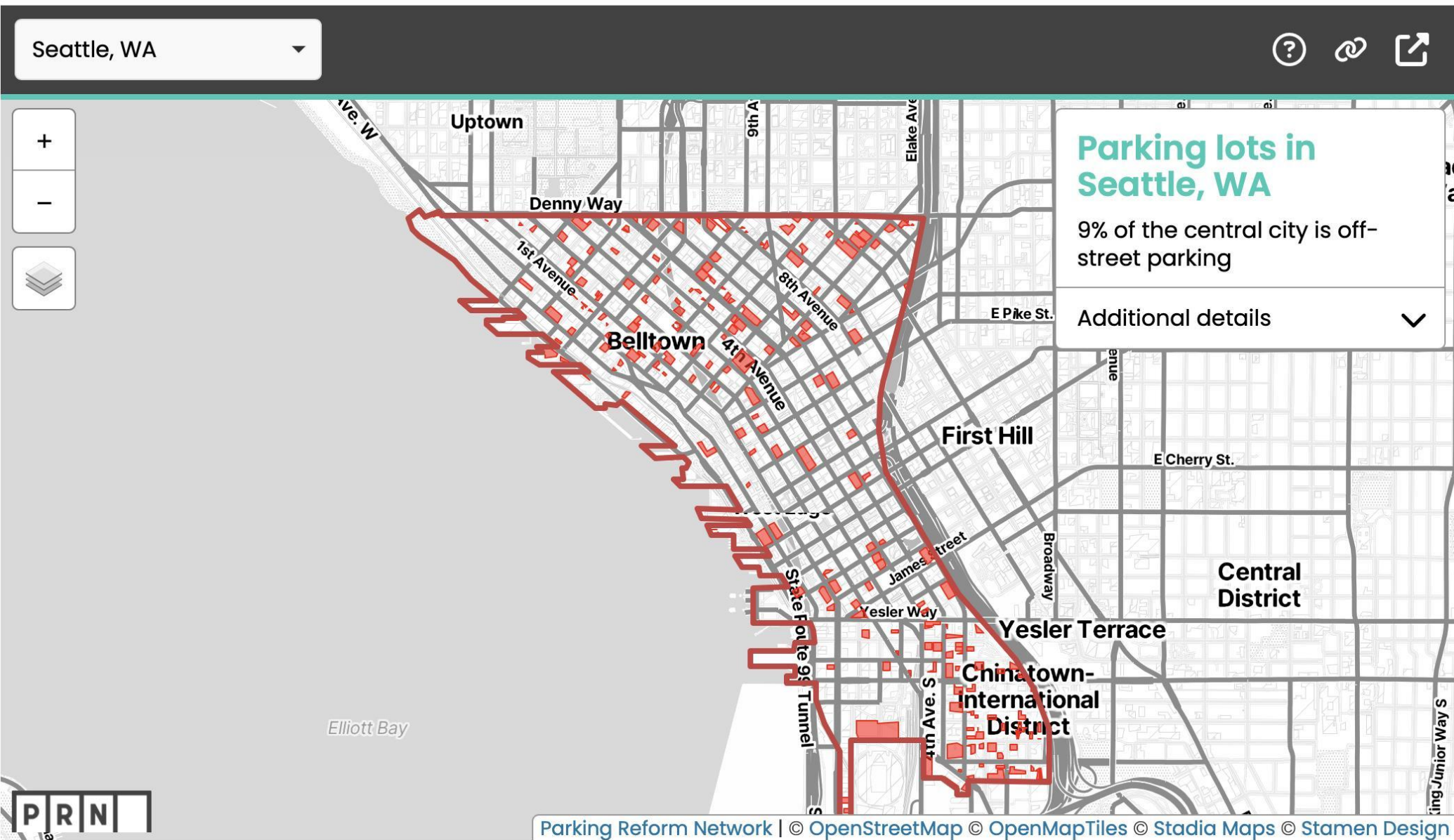
Sunset Highway

Marquam Bridge

P R N

Parking Reform Network | © OpenStreetMap © OpenMapTiles © Stadia Maps © Stamen Design

TARGET RATIO?





MUST COHESIVELY TELL STORY OF A DOWNTOWN

Road Stories

Sidewalk Stories

Parking Lot Stories

Art Stories

Building Stories

Window Stories

Signage Stories

Marketing Stories

Characterization

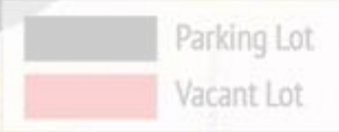
**DON'T HAVE TO TEAR
EVERYTHING DOWN!**

TARGET
RATIO?



TARGET
RATIO?

**KEEP WHAT YOU HAVE
BUILD NEW NEXT TO IT!**



HEY, I'M IN OLD TIMEY ENGLAND



OMG, WHAT IS THIS?



MUCH MORE
INTERESTING FABRIC!



FACILITATE SITE INTENSIFICATION



Courtesy of © Google Earth



Courtesy of Google Maps

STEP 1: RENOVATE AND RE-TENANT EXISTING BUILDING



BEFORE

EXISTING BUILDING



VANPORT





Courtesy of Google Maps

STEP 2: BUILD NEW,
THREE STORY MIXED-
USE, OFFICE OVER
RETAIL

NEW BUILDING





Courtesy of Google Maps

VANPORT

STEP 3: BUILD ROW
HOUSING ALONG THE
BACK.

VANPORT





LESS INTENSE USE

Courtesy of © Google Earth

MORE
INTENSE
USE



Courtesy of © Google Maps

VANPORT

Created Commercial Condos

Used TIF/New Markets

Buyers Assumed Slice of New Markets

The Marco Building

VANPORT

6% Down Payment

.41% Interest for 10 years

Equivalent Monthly Cost of a Lease

The Marco Building

VANPORT

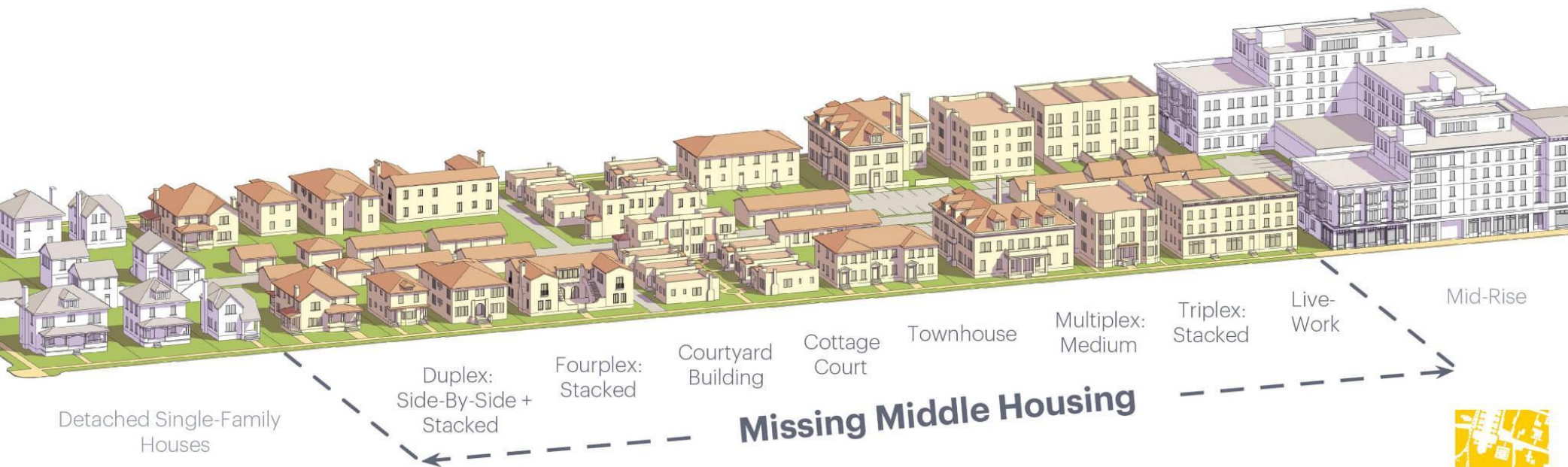
Minority-Owned Businesses

Women-Owned Businesses

Local Resident-Owned Businesses

The Marco Building

SITE INTENSIFICATION/SMALL LOT HOUSING



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SITE INTENSIFICATION/SMALL LOT HOUSING

Faster

Cheaper

More Responsive





Michael Andersen

@andersem.bsky.social

A 4th story will be legal starting Oct. 1 under these terms. I'm hoping we can pass a 2027 bill that assigns the building codes division to come up with rules allowing stories 5-6 as well, hopefully for the 2028 state building code.

Alternative fire safety measures

As negotiated by Oregon building code and fire officials:

- max 4 stories
- max 4,000 sqft per floor
- max 4 homes per floor per stairwell
- max exit travel distance 125'
- manual fire alarms and automatic smoke detection
- full sprinkler coverage, and no electric sockets, in interior stairs

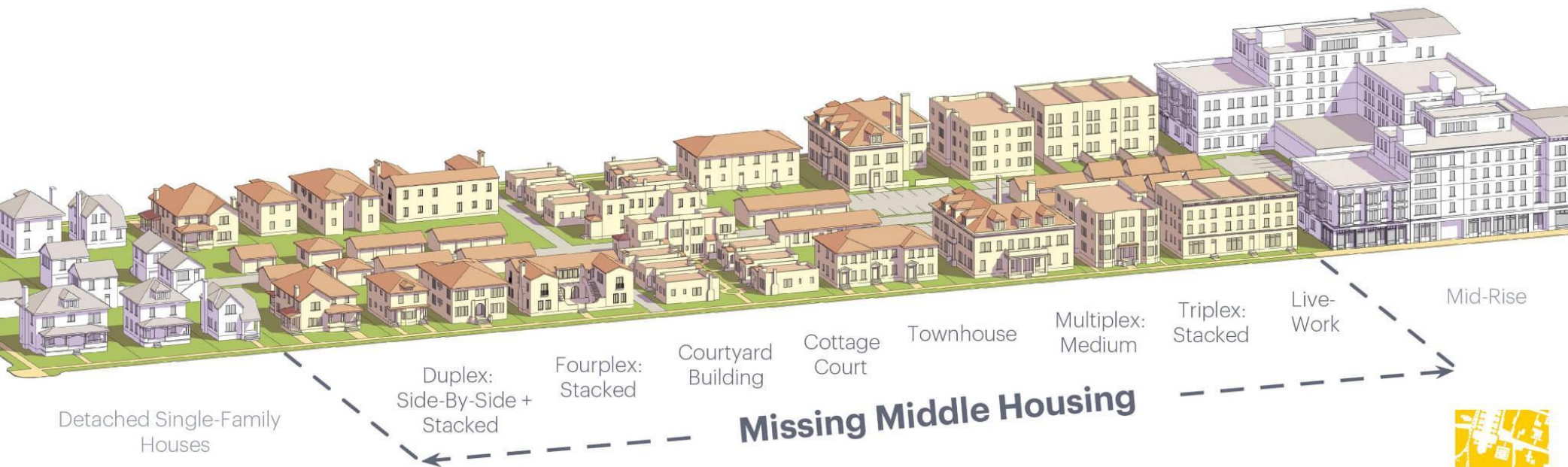
SUBURBAN
HOUSING MODEL

SINGLE STAIR

MASS TIMBER



SITE INTENSIFICATION/SMALL LOT HOUSING



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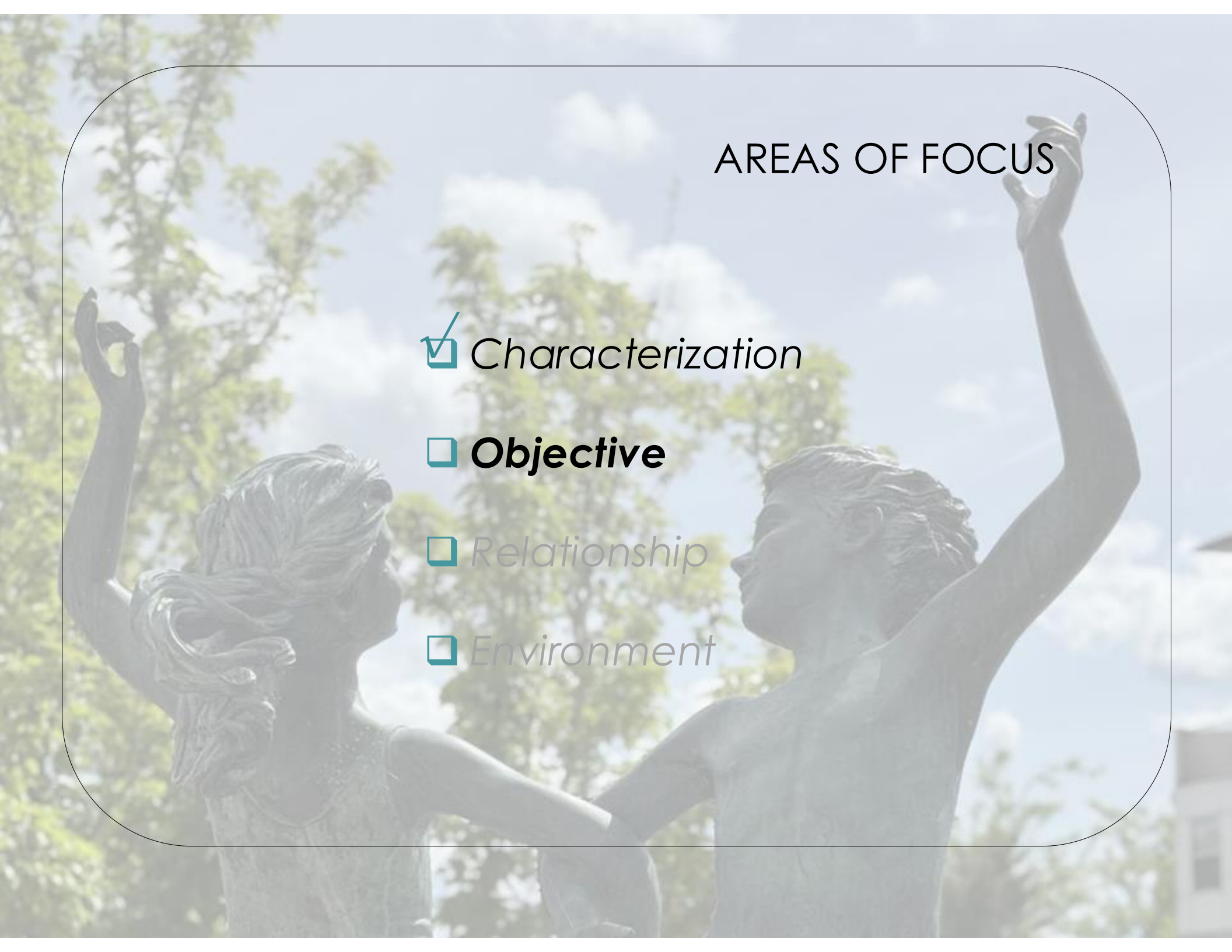
AREAS OF FOCUS

☒ **Characterization**

☐ Objective

☐ Relationship

☐ Environment



AREAS OF FOCUS

☒ *Characterization*

☐ **Objective**

☐ *Relationship*

☐ *Environment*

OBJECTIVE

IDENTITY FINDINGS

**DO WE HAVE TO TALK
ABOUT OUR FEELINGS?**

OBJECTIVE

IDENTITY FINDINGS

WHAT IS TUALATIN PASSIONATE ABOUT?



PLACES MENTIONED

- * Bend, Oregon
- * Beaverton, Oregon
- * Spokane, Washington
- * West Linn, Oregon
- * Portland, Oregon
- * Lake Oswego, Oregon
- * San Antonio, Texas
- * Omaha, Nebraska
- * Jerome, Arizona
- * Tigard, Oregon
- * Oregon City, Oregon
- * Happy Valley, Oregon
- * Sherwood, Oregon
- * Newberg, Oregon
- * Barcelona, Spain
- * Tempe, Arizona
- * Sandy, Oregon
- * Sellwood-Moreland
- * Wilsonville, Oregon
- * Hillsboro, Oregon
- * Copenhagen, Denmark
- * Yokohama, Japan
- * Tucson, Arizona
- * Tigard, Oregon
- * Milwaukie, Oregon
- * Corvallis, Oregon
- * Eugene, Oregon
- * Santa Barbara, CA
- * San Diego, California
- * San Francisco, CA
- * Scottsdale, Arizona
- * Kyoto, Japan
- * Sonoma, California
- * Santa Fe, New Mexico
- * Miami, Florida
- * Astoria, Oregon
- * London, England
- * Salem, Oregon
- * Vancouver, Washington
- * McMinnville, Oregon

PLACES MENTIONED

- * Cannon Beach, Oregon
- * Ashland, Oregon
- * Greenwich Village
- * Bellevue, Washington
- * St. George, Utah
- * Paris, France
- * Baños, Ecuador
- * Singapore
- * Lisbon, Portugal
- * Leavenworth, WA
- * Carmel, Indiana
- * Florence, Italy
- * Frankfurt, Germany
- * Bern, Switzerland
- * Seaside, Oregon
- * Bellingham, WA
- * Lawrence, Kansas
- * Sisters, Oregon
- * Hood River, Oregon
- * Jackson Hole, Wyoming
- * Palm Springs, CA
- * Silverton, Oregon
- * St. Louis, Missouri
- * Sienna, Italy
- * Bruges, Belgium
- * Hudson, Ohio
- * Chicago, Illinois
- * Montreal, Canada
- * Denver, Colorado
- * Wallace, Idaho
- * Tokyo, Japan
- * Manzanita, Oregon
- * Rome, Italy
- * Iowa City, Iowa
- * Houston, Texas
- * Pasadena, California
- * Camas, Washington
- * Matosinhos, Portugal
- * Oran Park, New South Wales (NSW), Australia

PLACES MENTIONED

- * Novoskhtinsk, Russia
- * Fuzhou, China
- * Mumbai, India
- * Nanjing, China
- * Budapest, Hungary
- * Cairo, Egypt
- * Athens, Greece
- * Portland, Maine
- * Austin, Texas
- * South Bay, California
- * Campbell, California
- * Sunnyvale, California
- * The Round
- * Orenco Station
- * Spokane Riverfront
- * Millennium Plaza
- * The Garage (West Linn)
- * Gene Leahy Mall (Omaha)
- * Mill District (Bend)
- * Culdesac (Tempe)
- * Universal Plaza
- * Bridgeport Village
- * Hidden Creek West Park
- * Old Town Sherwood
- * Waikiki Beach (Hawaii)
- * Director Park (Portland)
- * Progress Ridge
- * The Oregon Gardens
- * Liberty Station (SD)
- * Old Pasadena (CA)
- * Hawthorne St
- * Alberta Street
- * Multnomah Village
- * Cannon Beach
- * Little Tokyo (LA CA)
- * Sellwood-Moreland
- * Yachats
- * Fairhaven Neighborhood

WHERE HAVE YOU
BEEN THAT OFFERS
AN EXPERIENCE
DOWNTOWN
TUALATIN COULD
OFFER?

WHERE HAVE YOU BEEN THAT PROVIDES AN EXPERIENCE YOU WANT DOWNTOWN TUALATIN TO OFFER, AND WHY?



WHERE HAVE YOU BEEN THAT PROVIDES AN EXPERIENCE
YOU WANT DOWNTOWN TUALATIN TO OFFER, AND WHY?

**ACTIVITY
&
PEOPLE**

WHERE HAVE YOU BEEN THAT PROVIDES AN EXPERIENCE
YOU WANT DOWNTOWN TUALATIN TO OFFER, AND WHY?

NATURALLY OCCURRING

PEOPLE
SHOPS
RESTAURANTS

WHERE HAVE YOU BEEN THAT PROVIDES AN EXPERIENCE
YOU WANT DOWNTOWN TUALATIN TO OFFER, AND WHY?

**PLACES THAT ATTRACT
AND SHOWCASE
PEOPLE!**

IF DOWNTOWN WERE A PERSON, BASED ON EVERYTHING IT IS PRESENTING TO THE WORLD TODAY, WHAT IS THAT PERSON FEELING?



IF DOWNTOWN WERE A PERSON...

... a middle schooler who is completely unsure of themselves, they have pimples and are going through puberty. They don't know who they are or what their values are. They are confused.

IF DOWNTOWN WERE A PERSON...

I see them as more on the elderly side, I see them enjoying the ducks and watching fishermen, they live slowly but are still active.

IF DOWNTOWN WERE A PERSON...

It feels like Carl from the movie Up. Not the happy adventurous Carl, but the Carl who has a shadow of a personality because he's just living day to day after the passing of Ellie. Downtown needs a young Russell to add adventure and fun and let Carl in on the latest trends and pass on the reigns to the next generation.

IF DOWNTOWN WERE A PERSON...

The Lake at the Commons feels like someone in their thirties, who dresses nicely, is always tidy, but does not really engage with strangers.

The lake is a dad whose children have grown up. He is sloppy and although he tries to dress nice, his clothing is always stained and a little disheveled. He is kind, but not always the most informed. He does his best.

Areas around the lake are like an old woman who has an inner beauty that cannot really be seen, so she's ignored. Once she's dressed up and smiles/laughs, others see she's beautiful and fun.

Grandpa

They listen to "wide open spaces" by the Chicks and dream about bigger things!

**IF DOWNTOWN TUALATIN
WERE A PERSON...**

Aunt Marge who is in an assisted living home that you rarely go visit because you forget about her.

IF DOWNTOWN TUALATIN WERE A PERSON...

Eeyore

Waiting for surgery, but hopeful.

A person that wakes up everyday at the same time, goes to his boring office job, wearing his beige boring clothes, goes home and watches family feud for two hours while eating a bowl of rice and grilled chicken before going to bed and doing the same thing the next day.

Clean, stylish, casual business dress - "a sharp dresser." Works hard and plays hard. Enjoys life and the amenities of the NW - natural resources. Easy to talk to, outgoing, but reserved at times.

OBJECTIVE

IDENTITY ACTIONS

OBJECTIVE

IDENTITY ACTIONS

ACTIVITY
ACTIVITY
ACTIVITY

ACTIVITY

➤ SHOWCASE EXISTING ACTIVE USES



BEAUTIFUL WEDDING DRESS STORE



TIF PROGRAMS CAN HELP WITH
LIGHTING AND WINDOW FILM

ACTIVITY

- SHOWCASE EXISTING ACTIVE USES
- INSTALL A FOOD CART POD

TUALATIN WANTS ONE



PORTLAND MERCADO BEFORE!



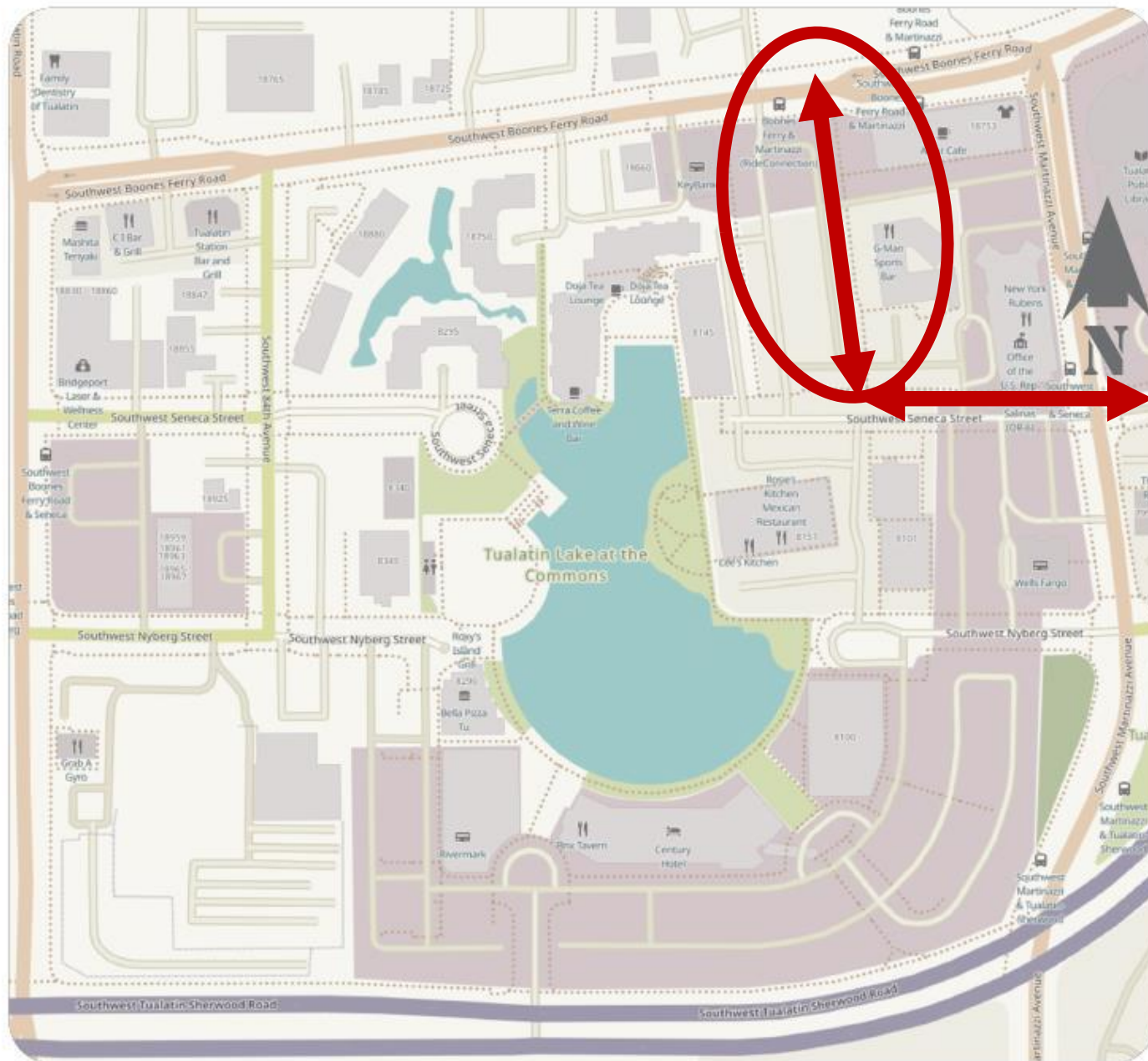
SITE INTENSIFICATION



PURCHASED FOOD CARTS AS LEASABLE INCUBATORS







USE IT TO
CONNECT
GREENWAY,
PARK AND
DOWNTOWN

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WALKWAY WITH SPACES ON TWO SIDES
VISIBLE FROM THE BORDER

ACTIVITY

- SHOWCASE EXISTING ACTIVE USES
- INSTALL A FOOD CART POD
- ADD TEMPORARY RETAIL SPACE

BOTHELL

City of Bothell News

Posted on: February 7, 2024

Pop Shops on Main Welcomes Four New Businesses

The City of Bothell welcomes four new businesses to the Pop Shops on Main Inclusive Incubator Program! Pop Shops on Main supports minority and women-owned small businesses by providing prime retail space in the heart of downtown Bothell.

Please visit our new entrepreneurs now open on the corner of Bothell Way NE and Main Street, open Thursday-Sunday from noon to 6 p.m.

Bon Chocolats makes fine artisan chocolates

Citrus Tree sells all-natural handcrafted, artisan soaps made with plant-based ingredients

MTPO Designs creates original and unique charcuterie boards, wood artwork, and abstract and pour paintings

Seattle and Saigon offers sustainably crafted, mouth-watering crispy garlic chili oil and more

The Pop Shops on Main Program first launched in March 2021, when City Council approved the program and installation of four colorful and whimsical buildings in the heart of downtown. We are excited to welcome this second class for 2024-25.

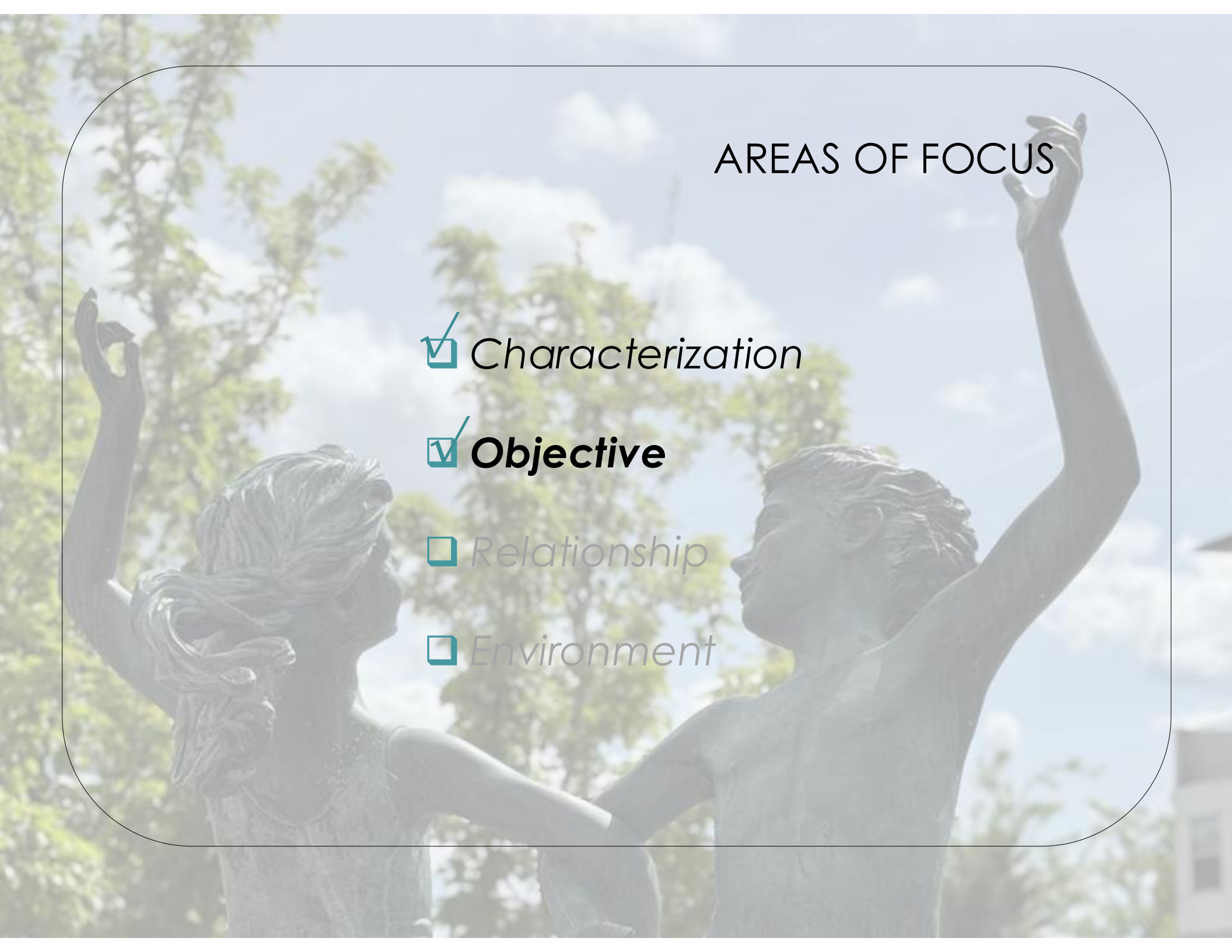


Begin at Bothell



ACTIVITY

- SHOWCASE EXISTING ACTIVE USES
- INSTALL A FOOD CART POD
- ADD TEMPORARY RETAIL SPACE
- INCENTIVIZE/BUILD/CONTROL GROUND FLOOR SPACE



AREAS OF FOCUS

☒ *Characterization*

☒ **Objective**

☐ *Relationship*

☐ *Environment*



AREAS OF FOCUS

☒ *Characterization*

☒ *Objective*

☐ ***Relationship***

☐ *Environment*

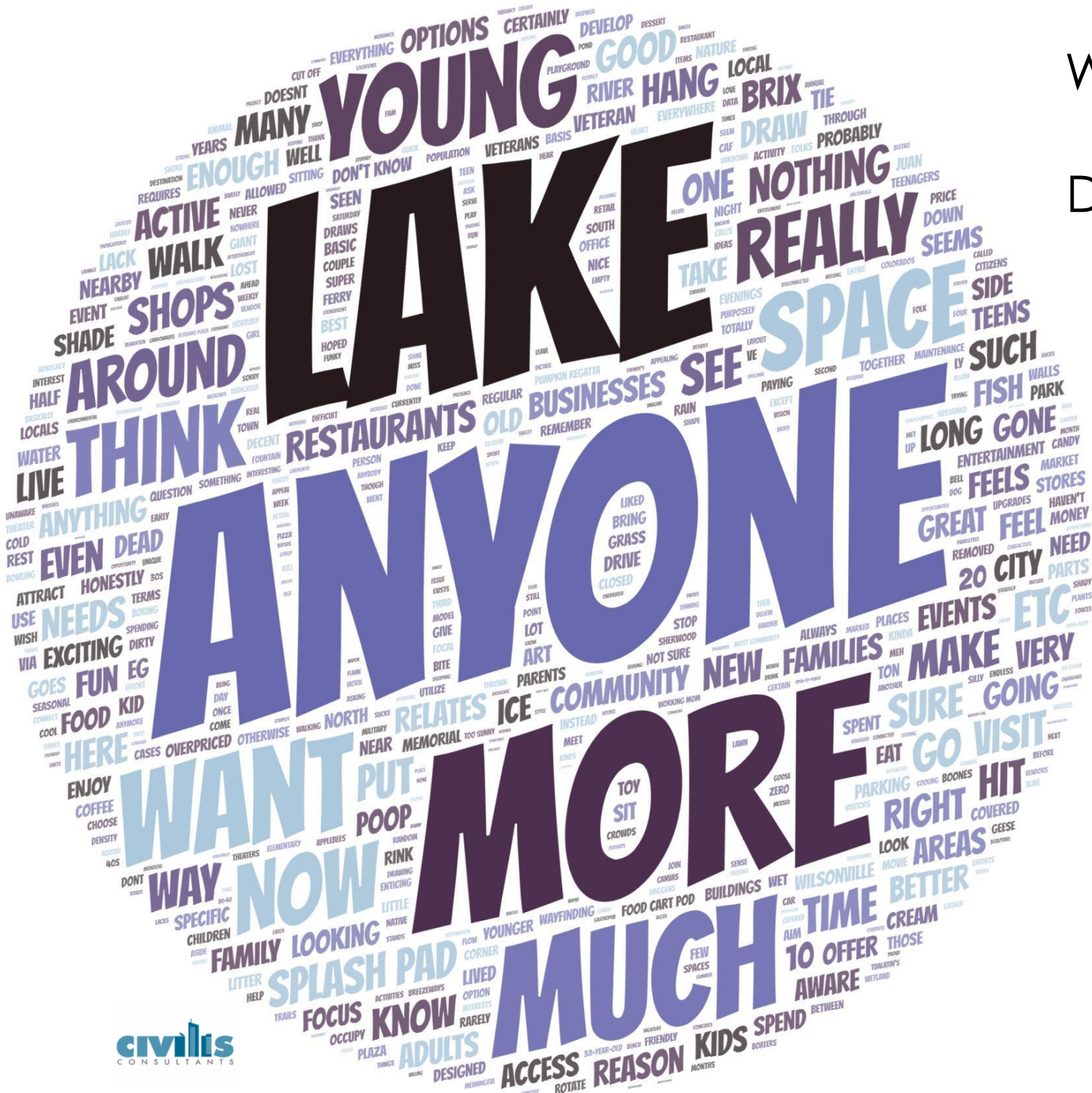
RELATIONSHIP

IDENTITY FINDINGS

[illegible]

WHO RELATES
TO
DOWNTOWN?

WHO DOESN'T RELATE TO DOWNTOWN?



[illegible]

MOST
BELOVED
BUSINESSES?

LOCAL, FOOD, COMMUNITY

RELATIONSHIP

IDENTITY ACTIONS

MOST
BELOVED
BUSINESSES?

INCENTIVIZE LOCAL, FOOD AND COMMUNITY

BEAVERTON RESTAURANT STRATEGY



SEPT. 22, 2025

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[OPB en Español](#)

[Partnerships](#)

[Ne](#)

BUSINESS

How Beaverton's long-term bet on its downtown is paying off



By **Sukhjot Sal** (OPB)

July 7, 2025 8 a.m.

One of the most diverse cities in Oregon is growing faster than ever following the implementation of a groundbreaking restaurant strategy eight years ago. Here's how it happened, and what's next.

FESTIVAL STREET = COMMUNITY



PARK LANE CLOSED AT NIGHT



COMMUNITY = FESTIVAL STREET





AREAS OF FOCUS

☒ *Characterization*

☒ *Objective*

☒ ***Relationship***

☐ *Environment*



AREAS OF FOCUS

☒ *Characterization*

☒ *Objective*

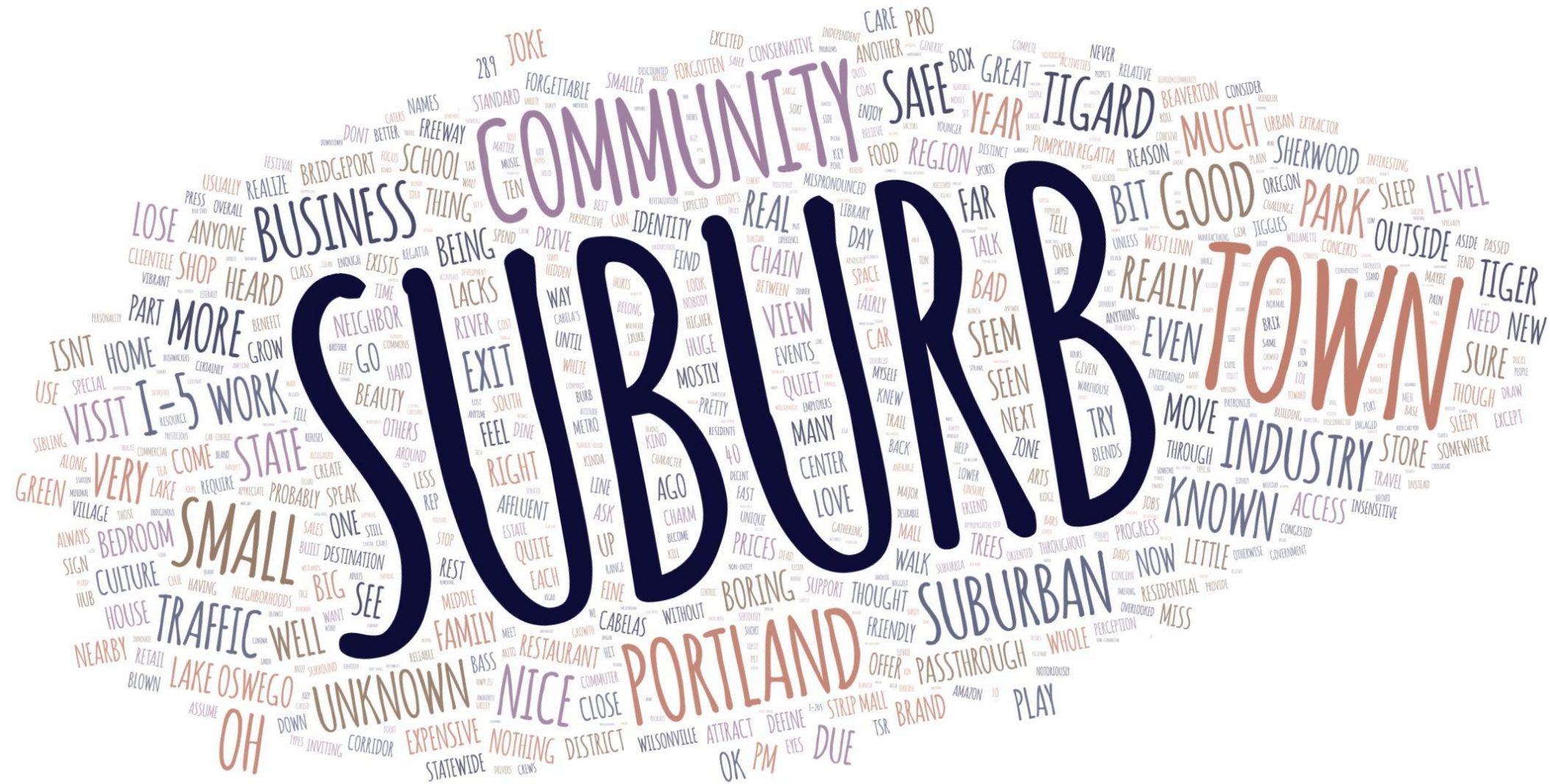
☒ *Relationship*

☐ ***Environment***

ENVIRONMENT

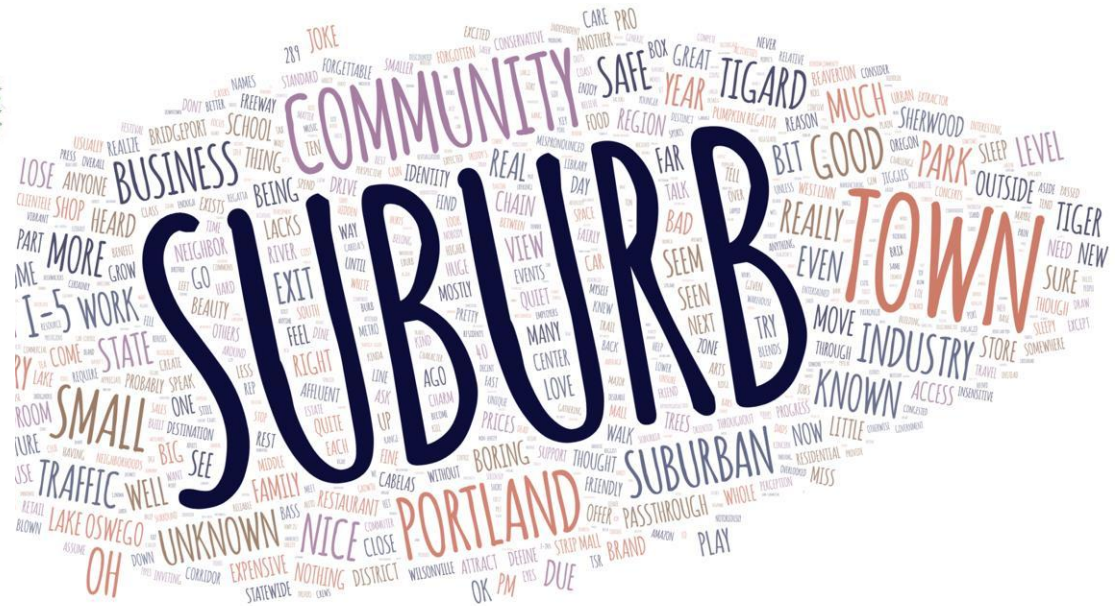
IDENTITY FINDINGS

HOW IS TUALATIN PERCEIVED?



[illegible]

VERY INTERESTING
TENSION!



DOWNTOWN CONTEXT DOMINATED BY THE LAKE



LOCAL CONTEXT DOMINATED BY THE LAKE





LOCAL CONTEXT DOMINATED BY THE LAKE

THE LAKE

➤ PEOPLE LOVE IT, OR HATE IT

THE LAKE

- PEOPLE LOVE IT, OR HATE IT
- THERE IS NO SOUND OF WATER

THE LAKE

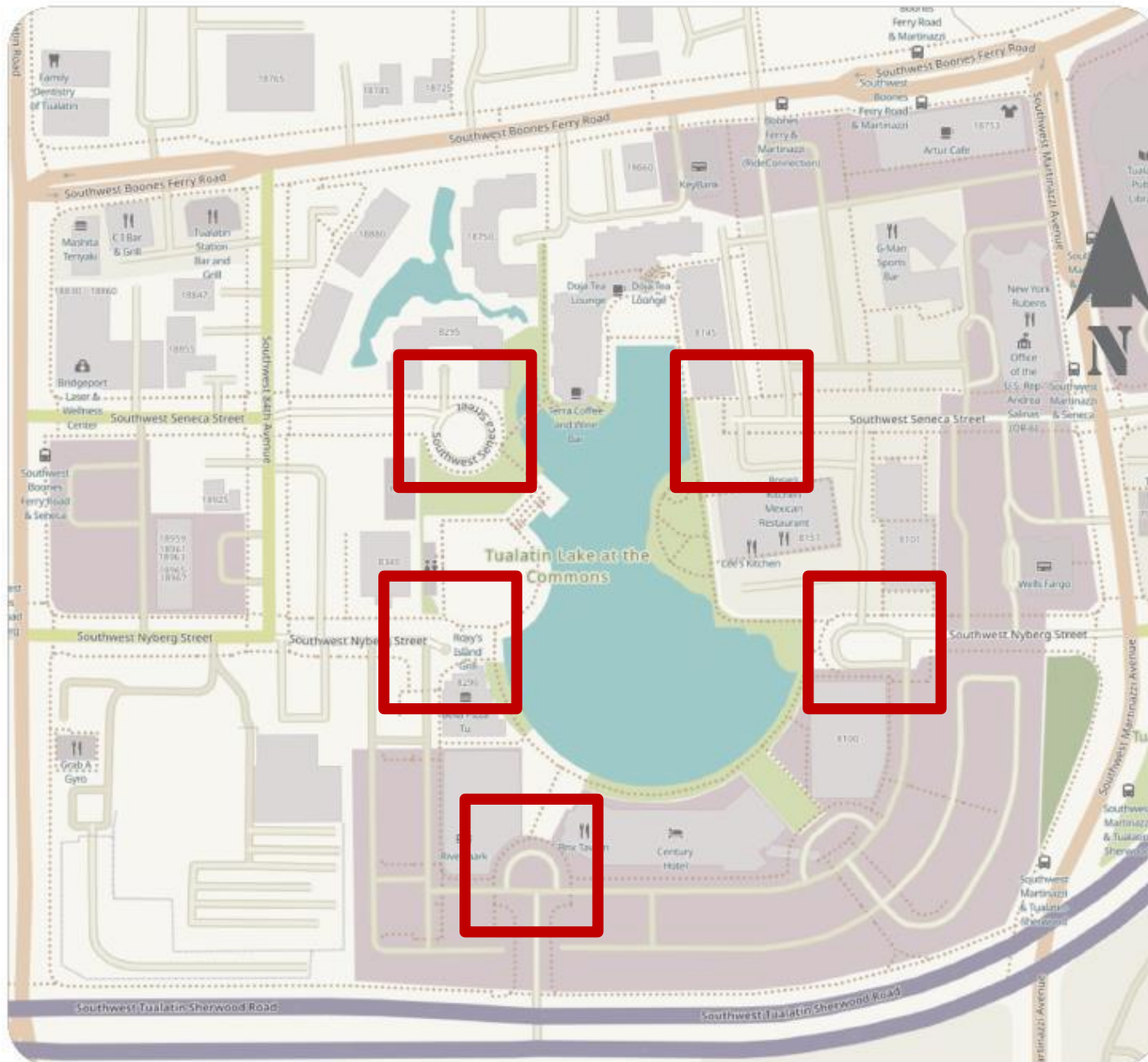
- PEOPLE LOVE IT, OR HATE IT
- THERE IS NO SOUND OF WATER
- IT'S CLEARLY BUILT TO ENTER/NO ONE DOES

OFTEN FEELS LIKE A GHOST TOWN LAKE

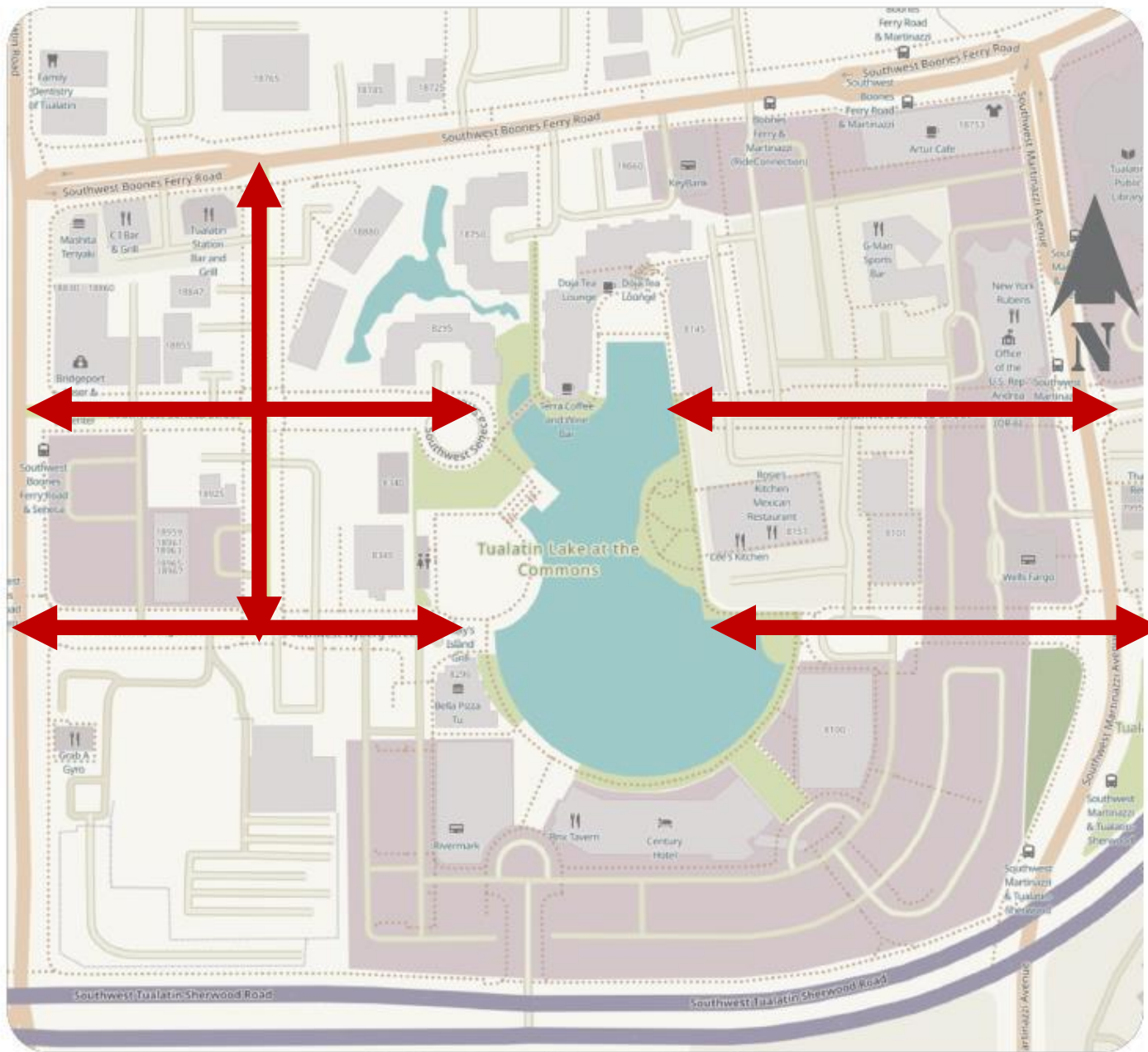
THE LAKE

- PEOPLE LOVE IT, OR HATE IT
- THERE IS NO SOUND OF WATER
- IT'S CLEARLY BUILT TO ENTER/LOUNGE, BUT NOT SAFE
- CREATES CIRCULATION CONFUSION—ALL DEAD ENDS

DEAD
ENDS



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LIMITED
STREETS
=
DISCOMFORT
DRIVERS
&
PEDS

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ENVIRONMENT

IDENTITY ACTIONS

EASILY ROLL & STROLL BETWEEN

**PARKS
TRAILS
DOWNTOWN EXPERIENCE**

**SUBURBAN SHOPPING
MEDICAL AND VET
SERVICES
BANKING
RANGE OF FOOD OPTIONS**

EASILY ROLL & STROLL BETWEEN

**PARKS
TRAILS** **go hard**
DOWNTOWN EXPERIENCE

**SUBURBAN SHOPPING
MEDICAL AND VET
SERVICES** **connect**
BANKING
RANGE OF FOOD OPTIONS

REALLY STUDY LAKE OPTIONS!



REALLY STUDY LAKE OPTIONS!

➤ CONVERT TO FLOOD MITIGATION WETLAND

CHICAGO RIVER FLOATING GARDENS

WILD
MILE

[Wild Mile](#)

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Wild Mile Chicago

The World's First Ever Floating Eco-Park

REALLY STUDY LAKE OPTIONS!

- CONVERT TO FLOOD MITIGATION WETLAND
- CHANGE IT—BECOME FOUNTAIN/PARK

CHANGE IT!



CHANGE IT!

REALLY STUDY LAKE OPTIONS!

- CONVERT TO FLOOD MITIGATION WETLAND
- CHANGE IT—BECOME FOUNTAIN/PARK
- RESTORE CIRCULATION OVER IT, PED OR CAR

REALLY STUDY LAKE OPTIONS!

- CONVERT TO FLOOD MITIGATION WETLAND
- CHANGE IT—BECOME FOUNTAIN/PARK
- RESTORE CIRCULATION OVER IT, PED OR CAR
- ACTIVATE AND GREEN IT!

TOO MUCH HARDSCAPE





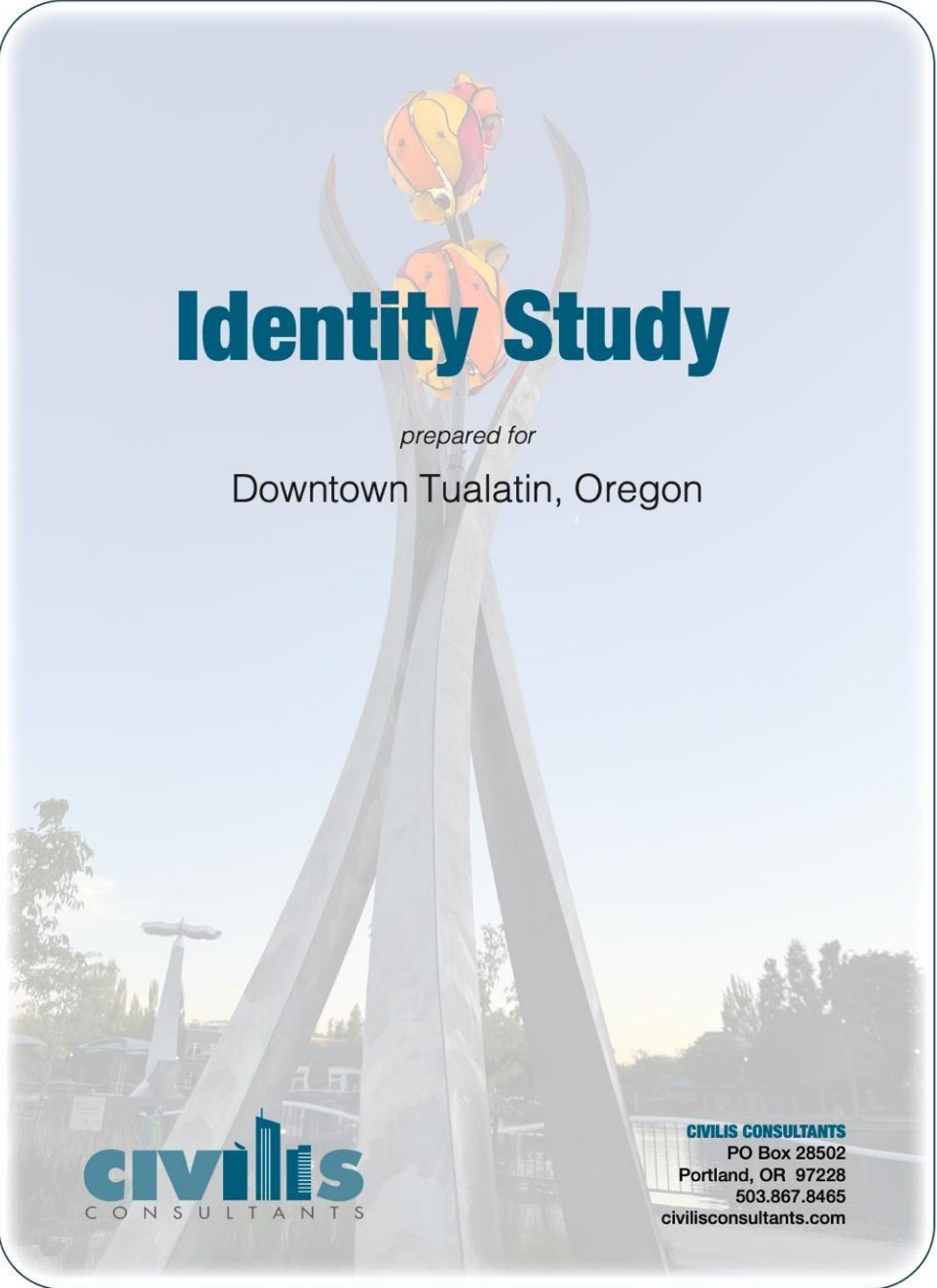
AREAS OF FOCUS

✓ *Characterization*

✓ *Objective*

✓ *Relationship*

✓ ***Environment***



Identity Study

prepared for

Downtown Tualatin, Oregon



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FINAL THOUGHTS

FINAL THOUGHTS

Identity Study

prepared for
Downtown [unclear]

Dynamic Document

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FINAL THOUGHTS

Identity Study

prepared for
Downtown [unclear]

- **Dynamic Document**
- **NSI... never stop iterating**

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FINAL THOUGHTS

Identity Study

prepared for
Downtown

- **Dynamic Document**
- **NSI... never stop iterating**
- **TIF—Short & Long Term**

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Identity Findings & Actions TDC Presentation

*Presented to:
Tualatin, OR*



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