



TUALATIN DEVELOPMENT COMMISSION MEETING

Monday, March 23, 2026
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, March 23. 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.

Link: <https://us02web.zoom.us/j/89624940229>

Password: 10699

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 December 8, 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. 646-26** of the Tualatin Development Commission Approving the Termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan

- [2.](#) Downtown Revitalization Project Update
- [3.](#) Consideration of a Letter of Support for the City of Tualatin's Application to the Metro 2040 Planning and Development Grant Program

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: March 23, 2026

SUBJECT:
Consideration of Approval of the Tualatin Development Commission Meeting Minutes of December 8, 2025

RECOMMENDATION:
Staff respectfully recommends the Commission adopt the attached minutes.

ATTACHMENTS:

-TDC Meeting Minutes of December 8, 2025



TUALATIN DEVELOPMENT COMMISSION

OFFICIAL MEETING MINUTES
MONDAY, DECEMBER 08, 2025

PRESENT: Chair Frank Bubenik, Commissioner Bridget Brooks, Commissioner Maria Reyes, Commissioner Valerie Pratt, Commissioner Cyndy Hillier, Commissioner Christen Sacco, Commissioner Octavio Gonzalez

Call to Order

Chair Bubenik called the meeting to order at 5:00 p.m.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Commissioner Pratt, Seconded by Commissioner Sacco.

Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

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

General Business

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

Economic Development Manager Sid Sin and Finance Director Don Hudson presented information regarding the proposed acquisition of the Matthias property and an interfund loan from the Southwest Urban Renewal District (SWURD) to the Core Opportunity and Reinvestment Area (CORA). Manager Sin provided background on the CORA Plan vision, noting that it aims to improve property values, eliminate existing and future blight, and create an active civic core that supports the community's social, cultural, and economic vitality. He stated that the 18970 Catalyst Project, a mixed-use redevelopment concept including attainable housing and commercial retail, is one of the identified projects within the plan. Manager Sin noted that at the previous meeting, the Commission approved a minor amendment to add three parcels near the Catalyst Project area for potential future acquisition and to add clarifying text to the 18970 Catalyst Project description indicating that the Commission may consider purchasing those parcels if they become available.

He reported that one of those parcels, the Matthias property, has recently come onto the market. The property consists of two parcels: a northern parcel currently used as a parking lot with adjacent lawn area, and a southern parcel containing an existing single-family residence previously used as a dental office. Manager Sin stated the property is listed for sale at an asking price of \$600,000. He explained that resolution would authorize staff to acquire the Matthias property. Manager Sid explained that if approved, it would authorize an interfund loan from SWURD to CORA in the amount of \$600,000 to fund the purchase. He noted that the SWURD and CORA boundaries adjoin, allowing for the proposed interfund loan.

Motion to adopt 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 made by Commissioner Pratt, Seconded by Commissioner Sacco.

Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

Director Don Hudson stated that there have not yet been sufficient tax increment collections in the CORA fund to support the Matthias property purchase; however, collections in the SWURD are significantly ahead of projections. He explained that when CORA was adopted, staff anticipated a delay before the district generated enough increment to fund acquisitions. A large development in the SWURD area was completed sooner than expected and was placed on the tax rolls earlier than forecast, resulting in substantially higher and earlier-than-anticipated tax increment revenues. Director Hudson stated that state law allows an interfund loan between urban renewal districts for a capital purchase, with a maximum repayment term of ten years. He noted that the proposed loan from SWURD to CORA would carry an interest rate aligned with the Local Government Investment Pool rate to ensure SWURD remains financially whole during the loan period. He stated the loan may be repaid incrementally or in full at any time without penalty.

Councilor Brooks asked what it meant for SWURD to be "ahead in collections." Director Hudson responded that the earlier-than-projected completion and assessment of a major development in the district resulted in more than a million dollars of increment, far exceeding initial estimates of only a few hundred thousand dollars.

Motion to adopt Resolution No. 644-25 authorizing an interfund loan from the Southwest Urban Renewal District to the Core Opportunity and Reinvestment Area made by Commissioner Pratt, Seconded by Commissioner Sacco.

Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

Public Hearings - Legislative or Other

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

Mayor Bubenik opened the hearing in accordance with state law.

Finance Director Don Hudson presented proposed changes to the adopted Fiscal Year 2025–2026 budget. He stated that Oregon local budget law allows changes to the adopted budget in limited circumstances, including transfers of appropriations within a fund when authorized by resolution, adjustments required when an occurrence or condition was not known at the time the original budget was prepared and necessitates a change in financial planning, and the creation of a new fund. Director Hudson explained that the interfund loan approved for the Matthias property requires appropriating \$600,000 from the SWURD reserve fund into the CORA project fund. He noted that the loan also necessitates the creation of a new fund, the Core Opportunity and Reinvestment Area Project Fund, which will be used to record capital project expenditures for CORA.

Director Hudson stated that additional CORA expenses require appropriations for staff time. He stated all personnel services for the Development Commission are budgeted in the TDC Administration Fund, funds must be transferred from CORA reserves into the TDC Administration Fund to cover personnel costs associated with CORA-related work. He added that the adjustments also reflect the addition of staffing within the Development Commission, noting that this is the first biennium in which two staff members are working across both districts.

Commissioner Pratt asked for examples of materials and services. Director Hudson responded that these include expenditures that are neither personnel nor capital costs.

Commissioner Brooks asked where personnel services appear in the budget. Director Hudson stated that all personnel costs are budgeted in the TDC Administration Fund and that funds are transferred from the district in which the work is performed. He clarified that all funds remain within the Development Commission.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

None.

Mayor Bubenik closed the hearing.

Motion to adopt Resolution No. 645-25 authorizing changes to the FY 2025-2026 adopted budget made by Commissioner Pratt, Seconded by Commissioner Brooks.

Voting Yea: Chair Bubenik, Commissioner Brooks, Commissioner Reyes, Commissioner Pratt, Commissioner Hillier, Commissioner Sacco, Commissioner Gonzalez

MOTION PASSED

Special Reports

1. Downtown Revitalization Community Identity Final Report

Urban Renewal and Economic Development Manager Sid Sin and Civilis Consultants Michele Reeves presented the identity findings and recommended actions from the Downtown Revitalization Community Identity Report. Consultant Reeves began by outlining the first area of focus: characterization. She shared the identity findings related to how the downtown area is

currently perceived. The strongest theme from community input was that the area “does not look like a downtown.” She explained that the district consists of strong bordering streets, but most circulation occurs through parking-lot laneways, which does not create a cohesive downtown experience. The area is dominated by surface parking, with more than half of the land area consisting of parking lots or vacant parcels. Consultant Reeves noted that this creates a suburban parking pattern rather than a walkable downtown environment.

Consultant Reeves then asked what words the community would like to describe the downtown in the future. She stated that many of the aspirational terms were focused on “feeling,” which can be challenging to translate into design. She emphasized that addressing parking, density, and overall form will be critical. There is currently almost no movement or activity connecting the city’s parks to downtown, and improving connections to the greenway would help generate activity and cohesion between the areas.

Consultant Reeves spoke about opportunities for increased density. She stated the downtown area lies within the floodplain, and explained that active uses can be elevated, and additional height can be used strategically to create visibility and support walkability. Consultant Reeves noted that successful downtowns typically include buildings on both sides of streets to frame public space, and she highlighted several areas where this could be introduced. She also reviewed opportunities for intensifying underdeveloped sites and shared examples of how parking lots could be converted into more vibrant, active land uses.

Consultant Reeves stated the second focus area addressed the downtown objective and the type of experience the area should offer. She explained that the community wants activity and vibrancy, places where people naturally gather and where daily life is observable. Consultant Reeves stated that identity actions may include showcasing existing active uses, installing a food cart pod, adding temporary retail spaces, and incentivizing or directly developing ground-floor commercial spaces that support pedestrian activity.

Consultant Reeves stated the next focus area was relationships, examining who downtown serves and how people connect with it. She stated that identity findings showed a desire for a downtown that feels local and community-oriented, with an emphasis on food, gathering spaces, and shared experiences.

Consultant Reeves stated the next focus area was environmental, which examined how Tualatin is perceived physically and aesthetically. She stated that the district is often viewed as a suburban job center rather than an urban core. The lake dominates the downtown context and significantly shapes how the area functions. She noted that people either love or dislike the lake, in part because it does not incorporate the sound or movement of water and creates dead ends and limited street connections. Consultant Reeves presented potential actions to improve environmental cohesion, including creating seamless movement between parks, trails, downtown areas, suburban retail, and other amenities. She suggested exploring major options for the lake, such as converting it to a flood-mitigation wetland, modifying its shape, restoring water circulation, or activating and greening the edges. She emphasized that the area contains too much hardscape and encouraged the Commission to be bold in considering transformative ideas.

Councilor Brooks asked how potential floodplain improvements might affect insurance rates. Consultant Reeves stated that additional study would be needed.

Councilor Brooks asked about the original vision of the lake when it was created. City Manager Sherilyn Lombos stated that staff could research history and report back.

Consultant Reeves explained that the identity study reflects community values and provides a framework of ideas for future action. She emphasized that the document is intended to be dynamic and adaptable. Consultant Reeves encouraged the Commission to be bold and not afraid of making mistakes, noting that tax increment financing can support both short and long-term projects.

Commissioner Pratt asked whether the parking analysis correlated with land coverage. Consultant Reeves confirmed that the comparisons were based on land coverage.

Commissioner Brooks asked whether establishing a central cluster of uses would be an opportunity to explore. Consultant Reeves stated the community appears to have an appetite for a downtown that expresses interconnection, architectural interest, and a stronger sense of place.

Commissioner Gonzalez stated that he agrees the lake currently lacks a clear purpose and that he was intrigued by the idea of creating environments that connect the parks to the downtown core. He stated that the area is rich with opportunity.

Mayor Bubenik stated that he looks forward to combining this information with the University of Oregon's work and using both to guide the next steps in moving the downtown revitalization effort forward.

Commissioner Communications

Commissioner Gonzalez stated he attended a community meeting focused on immigration issues. He noted that the discussion was encouraging, particularly the support expressed for outreach to neighbors and efforts by cities and counties to develop resources for impacted residents, while recognizing the limits on local action.

Commissioner Brooks stated she attended the League of Oregon Cities Women's Caucus. She forwarded the Regional Water Consortium budget report to the Council.

Commissioner Sacco stated she attended the Council Committee on Advisory Appointments meeting.

Commissioner Reyes stated she attended the immigration-focused community meeting with Commissioner Gonzalez and also participated in the Council Committee on Advisory Appointments meeting.

City Manager Sherilyn Lombos presented the Manager's Report. She stated that the Holiday Lights Parade was held over the weekend and was the largest to date, with strong participation by residents, City vehicles, and community partners. She noted that the first Board and Committee Summit is scheduled for this week. City Manager Lombos stated that she and Library Director Jerianne Thompson are working with Washington County on an intergovernmental agreement for the new library levy cycle that begins after the current levy expires in June 2026. She reported that members of the IDEA Committee will be traveling to Grand Rhonde to discuss relationship development and explore ways to strengthen the City's connection with the Tribe. She noted that work at Riverfront Park is moving forward. City Manager Lombos reported that Las Casitas Park has reached substantial completion and that fencing will be removed so the community can begin using

the park. She stated that the City's new Climate Action Program Manager will begin work next week. City Manager Lombos stated this is the last meeting of the year and reviewed upcoming City holiday closures.

Commissioner Pratt stated she attended the R1ACT Committee meeting, the Council Committee on Advisory Appointments meeting, the finalist presentation on multimodal concepts for the downtown area by University of Oregon students, the League of Oregon Cities Women's Caucus meeting, and the Clackamas County Coordinating Committee (C4) gathering.

Chair Bubenik stated he attended the finalist presentation on multimodal concepts for the downtown area by University of Oregon students, the R1ACT Committee meeting, the Tualatin Chamber of Commerce annual meeting, the Greater Portland Inc. meeting, the Chamber of Commerce After Hours event, the Holiday Lights Parade, the Tualatin Historical Society Old Fashion Christmas event, and the Aging Task Force meeting.

Chair Bubenik reminded the community about the virtual Day of Impact training event being held the following evening in partnership with Centro Cultural and the ACLU.

Adjournment

Chair Bubenik adjourned the meeting at 6:42 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



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
Quin Brunner, Urban Renewal / Economic Development Policy Analyst

DATE: March 23, 2026

SUBJECT:

Consideration of Resolution No. 646-26 of the Tualatin Development Commission Approving the Termination of the Leveton Tax Increment District and the Leveton Tax Increment District Plan

RECOMMENDATION:

Adopt Resolution 646-26.

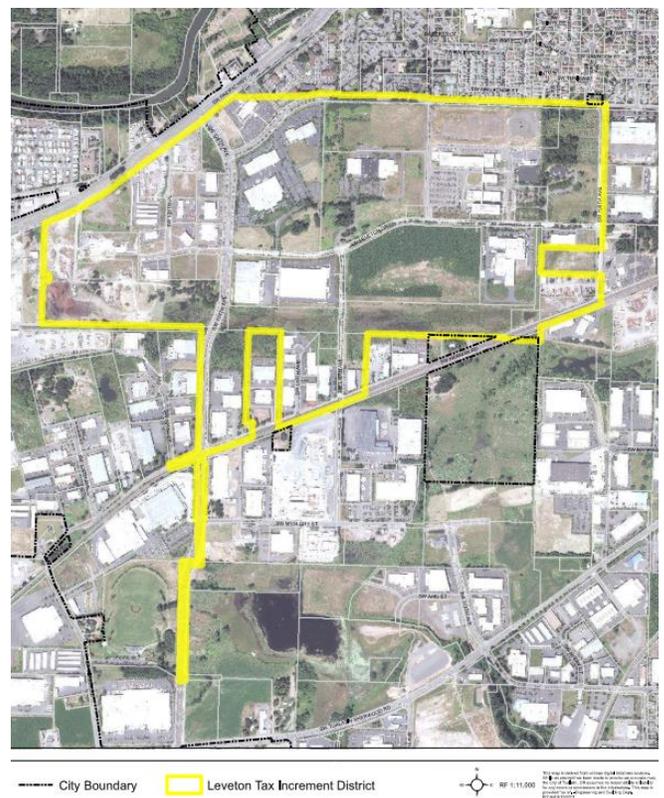
EXECUTIVE SUMMARY:

The Leveton Tax Increment District was established on August 12, 1985, with a maximum indebtedness of \$36.6 million. The district includes 380 acres, generally bound by Highway 99W to the north, 108th Ave to the east, Herman Rd to the south, and 129th Ave to the west.

This urban renewal district is a stellar example of the benefits of an urban renewal district as a critical funding resource to stimulate private investment and one that we hope to replicate the results of in the Southwest and Basalt Creek Development Area, one of the City's newest urban renewal districts.

In 1985, the total assessed value of property within the district was **\$3.7 million**. In 2010, the final year increment was collected, the total assessed value was **\$259 million**. Upon the cessation of increment collection, an **annual benefit of \$3.5 million** was returned to taxing jurisdictions.

The Leveton Tax Increment District was created to facilitate the full industrial development of the district by removing blighting influences (specifically mining operations) and providing public improvements. Development in the Leveton District had yielded 35 new employers and 2,200 permanent jobs, as of 2012. These numbers have certainly increased in the 13 years since the publication of the final district report.



Boundaries of the Leveton Tax Increment District, 2011.

Fourteen of the twenty projects identified in the Leveton Tax Increment District Plan were completed. These include the installation of utilities in all streets in the district, the construction of 118th Ave, the construction of 124th Ave, and, most recently, the Herman Road Improvement Project, which exhausted the remaining district funds in 2024. The consolidation of parcelized land (through purchase and resale) proved to be a highly effective strategy to attract large new employers, including those in the advanced manufacturing semiconductor sector.

On June 30, 2010, the Tualatin Development Commission reached the maximum indebtedness of the Leveton Tax Increment District and informed Washington County that it would cease collecting tax increment revenue. A total of \$3,471,025 in annual benefit was returned to taxing jurisdictions. The Leveton Project Fund has no balance, and the Tualatin Development Commission holds no property in the district or related debt.

OUTCOMES OF DECISION:

If this resolution is adopted by the Tualatin Development Commission, the Tualatin City Council will consider Resolution 646-26, which would terminate the Leveton Tax Increment District and Leveton Tax Increment District Plan.

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

- **RESOLUTION 646-26**
- **EVALUATION OF URBAN RENEWAL IN TUALATIN, APRIL 2012 (FINAL REPORT)**
- **POWERPOINT PRESENTATION**



Termination of the Leveton Tax Increment District

March 23, 2026

Issue Before Commission



Consideration of Resolution 646-26, approving the termination of the Leveton Tax Increment District and Leveton Tax Increment District Plan.



CITY of
TUALATIN

Leveton Tax Increment Plan

Public Improvements	
Road Improvements	
X	SW Leveton Drive will be constructed as an east/west local access road which connects SW 124th Avenue and SW 108th Avenue.
X	Widen SW Tualatin Road to 74-78 foot right-of-way, 50 foot paved width, including two travel lanes, continuous left turn lane, and bike lanes.
X	Widen SW 108th Avenue to 64-foot right-of-way, with two lanes and continuous left turn lane.
X	SW 118th Avenue will be design and constructed as a north-south connector joining SW Leveton Drive to SW Herman Road.
X	Design and construct SW 124th Avenue, to connect SW Tualatin-Sherwood Road to Pacific Highway 99W.
X	Reconstruction of intersection of SW 124th Avenue/Pacific Highway/SW Tualatin Road
X	Widen SW Herman to 74-78 foot right-of-way, 50 foot paved width, including two travel lanes, continuous left turn lane, and bike lanes.
X	Design and construct traffic signals at a number of locations
X	Leveton Drive Extension Project with construction of SW 128th and SW 130th to 99W (in progress)
Water improvements	
X	Installation of lines within the rights-of-way of SW Leveton Drive, SW Tualatin Road, 108th Avenue, 118th Avenue and 124th Avenue
X	Installation of a High Capacity line extending from Herman Road.
Sanitary Sewer Improvements	
	Installation of a sewer line extending from 130th Ave east along the southern boundary to Hedges Creek then along Hedges Creek
X	Installation of lines within the rights-of-way of SW Leveton Drive, 108th Avenue, 118th Avenue, 124th Avenue.
Storm Drainage Improvements	
X	Construction of a storm drain line along the east boundary of the Leveton parcel to SW Herman Road.
X	Construction of storm drains within road rights-of-way for Leveton Drive, Tualatin Road, 108th Avenue, 118th Avenue, 124th Avenue.
X	Construction of storm water detention and treatment facilities, including a detention area at the SE corner of the Leveton parcel, and the Leveton Wetland Mitigation Project.
	Construction of improvements to Hedges Creek, in accordance with the City of Tualatin's Drainage Master Plan, and the Wetlands Protection District Drainage Plan.
	Construction of storm drainage improvements to serve the quarry sector.
Land Acquisition, Reclamation and Redevelopment	
	Acquisition of the properties in the quarry sector, and for their reclamation and disposition for redevelopment.
	Acquisition of rights-of-way including easements, for the road and utility projects described in the Plan.

*Note: X indicates completed projects.



Pre-construction



Post-construction



Post-construction



Commission Action



Does the Commission approve terminating the Leveton Tax Increment District and Leveton Tax Increment District Plan?



Termination of the Leveton Tax Increment District

March 23, 2026

RESOLUTION NO. 646-26

A RESOLUTION OF THE TUALATIN DEVELOPMENT COMMISSION APPROVING THE TERMINATION OF THE LEVETON TAX INCREMENT DISTRICT AND LEVETON TAX INCREMEMENT DISTRICT PLAN.

WHEREAS, on August 12, 1985, the Tualatin Development Commission ("TDC") approved and the Tualatin City Council adopted the Leveton Tax Increment District Plan; and

WHEREAS, on June 30, 2010 the TDC ceased collections of tax increment revenues returning an annual benefit of \$3,471,025 to taxing jurisdictions.

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

Section 1. The TDC approves the termination of the Leveton Tax Increment District and Leveton Tax Increment District Plan.

Section 2. The TDC approves the 2012 Final Report, which is attached and incorporated by reference.

Section 3. The TDC directs this resolution of termination to be forward to the Tualatin City Council for its adoption.

Section 4. This resolution shall become effective immediately upon its adoption and the termination of the Leveton Tax Increment District Plan upon ratification by the Tualatin City Council.

ADOPTED by the Tualatin Development Commission this 23rd day of March, 2026.

APPROVED AS TO FORM

BY _____
Attorney

TUALATIN DEVELOPMENT COMMISSION

BY _____
Chair

ATTEST:

BY _____
Executive Director



Evaluation of Urban Renewal in Tualatin

April 2012

ECONorthwest
ECONOMICS • FINANCE • PLANNING

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1. Introduction

The City of Tualatin (City) and the Tualatin Development Commission have a long and successful history of fostering economic growth and community redevelopment. Since 1980, the City of Tualatin has grown from a rural suburb with a population of 7,483 to a thriving urban city that supports over 20,000 jobs and 26,160 residents. A significant portion of this growth has occurred in the City's urban renewal districts. The City has used Tax Increment Financing (TIF) to fund critical public infrastructure projects that have paved the way for millions of dollars of private investment and have spurred continued job growth in the City. Urban renewal and tax increment financing have been valuable tools for implementing the City's value statement:

"We value a high quality of life for our community and will promote actions, which increase community spirit and pride, and a sense of ownership, involvement and belonging in the community. We recognize the strengths, which come from our heritage and background, our social and economic conditions, and our natural resources. We will manage growth in a manner that will build on these strengths, while fostering a sense of place and a unique identity for the City."

After more than three decades of financing community redevelopment projects, the City is closing down its two urban renewal districts: the Central Urban Renewal District (CURD) and Leveton Tax Increment District (LTID). These two districts were formed for very different purposes, and each was successful in its own way. The CURD was intended to alleviate blight in downtown Tualatin, providing a sense of place, and a more vibrant urban setting. Implementation of Tualatin Commons is one of CURD's greatest accomplishments. LTID was created to open up new lands for employment and industry, and over the last 26 years, it has accommodated 35 new employers, bringing 2,200 jobs to the City of Tualatin.

While each district was formed for different purposes, they shared a common result – increased property value. The assessed value of the CURD increased by \$180 million between 1975 and 2010. Likewise, the assessed value of the LTID increased by \$255.5 million between 1985 and 2010. As a result, the close down of the urban renewal districts returned thousands of dollars to other important services such as schools and fire.

This report tells the story of the Central and Leveton urban renewal districts, highlighting their successes, acknowledging their ongoing needs, and providing the City with options for investing the areas' remaining resources. This report is organized into four sections:

- Introduction
- Accomplishments
- Remaining Resources
- Conclusions

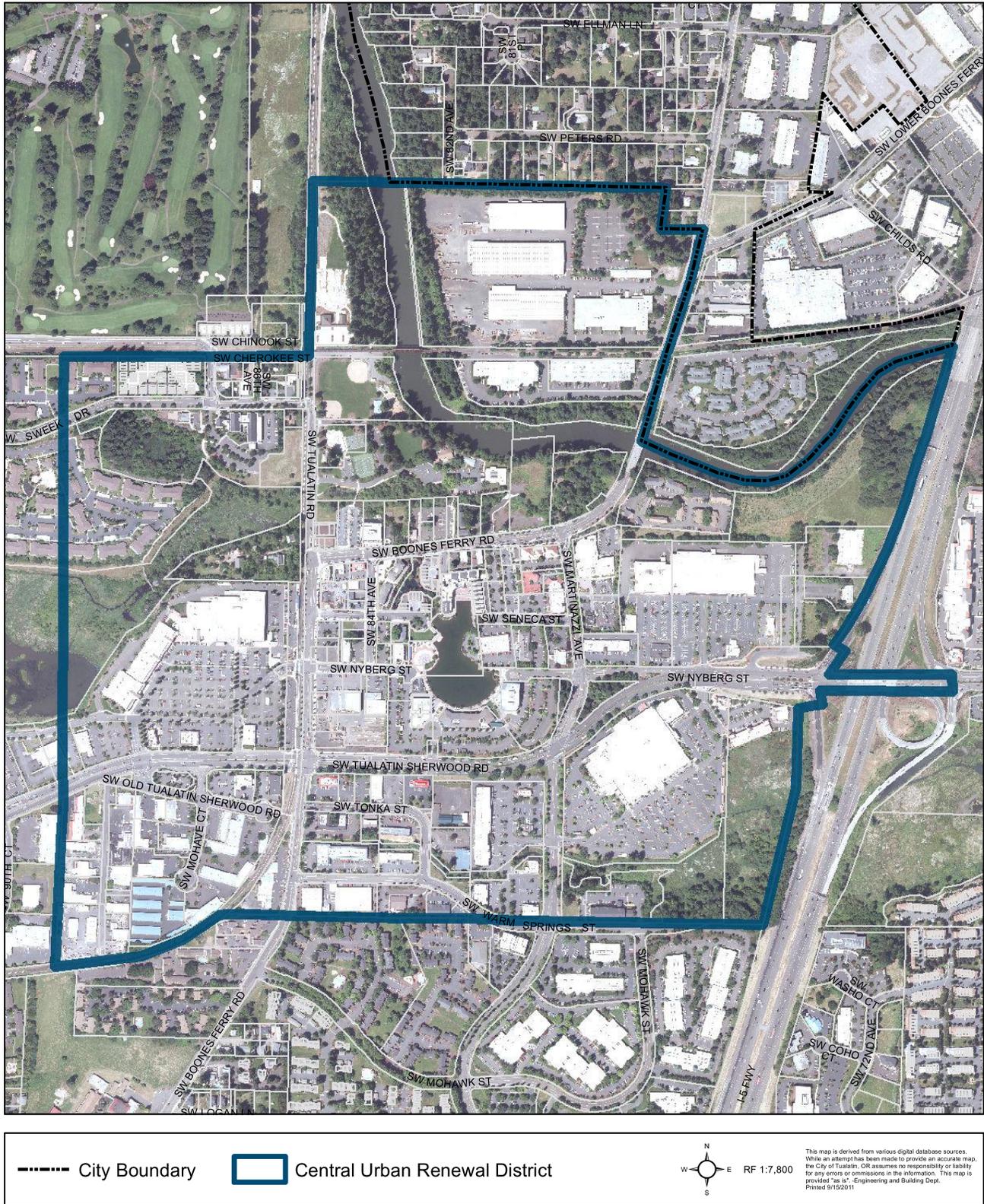
In the remainder of this section, we describe key characteristics of the CURD and LTID, including their purposes, visions, and goals. In subsequent sections of this report, we describe specific projects that were critical in the successful redevelopment of these areas, and the potential for continued redevelopment in these areas.

1.1 Central Urban Renewal District

The Central Urban Renewal District was established in 1975. The CURD originally included 310 acres and was amended over time to include a total of 327 acres west of I-5 and centered on SW Nyberg St. and SW Boones Ferry Rd. At the time, the total assessed value of the district was \$14,067,089. Most of the CURD was zoned for commercial use (CC and CO), with smaller portions of the District also zoned for high-density residential and manufacturing (light and general). **Figure 1** shows a map of the CURD.



Figure 1. Central Urban Renewal District



Source: City of Tualatin, 2011.

Founded in 1975, the purpose of the CURD was to alleviate conditions of blight and create a sense of place for downtown Tualatin. Specific conditions of blight mentioned in the Plan include:

- Deleterious land uses
- Lack of flood protection
- Lack of adequate drainage facilities
- Lack of public rights of way
- Traffic congestion and potential transportation conflicts and hazards
- Inaccessible and inadequate public facilities and services

The overall goal of the CURD Plan was to strengthen the social and economic development of central Tualatin by stabilizing and improving property values, eliminating existing blight, and preventing future blight; and to encourage and facilitate land uses, private and public, that result in activity during all business hours, evenings, nights, and weekends; and to encourage indoor and outdoor uses. The vision of the CURD was to:

- Include a mixed-use living, working and playing environment.
- Be oriented to and integrate the Tualatin River and other natural features to activate uses.
- Have a distinctive feel with strong, interesting and unique design standards, elements and features.
- Include civic, social, commercial and cultural functions as a full-service community within walking distance.
- Encourage safe bike and pedestrian activity and integrate transit opportunities.
- Be a destination for local business activities and not a pass through location for freight traffic.
- Integrate seamlessly with the rest of Tualatin in all directions.

When the District was founded in 1975, one of the biggest challenges to accomplishing these goals was the presence of the Hervin Company, a pet food manufacturer, which was a non-conforming use in a commercial district. Odors emanating from the Hervin Company proved to be a significant obstacle to attracting other commercial, residential, or retail development to the District. Although the Hervin Company was a particularly visible obstacle to redevelopment, it was just one of many parcels in the District, and blight was prevalent throughout the area.

1.2 Leveton Tax Increment District

Specific conditions of blight identified in the District include:

- Inadequate facilities
- Deleterious use of land
- Laying out of property in disregard to terrain
- Lack of proper utilization of areas

The Leveton Tax Increment District (LTID) was established in 1985, encompassing 377 acres, and was later expanded to include a total of 380.3 acres. At the time, the total assessed value of the district was \$3,660,924. Establishment of the District was integral to the City's economic development efforts to diversify and internationalize the local economy. The general boundary of the District includes Highway 99W and Tualatin Rd. to the north, 108th Ave. to the east, Herman Rd. to the south, and roughly 129th Ave. to the west.¹ Virtually the entire District is zoned for manufacturing, including light (ML), general (MG) and manufacturing park (MP). A small portion of the site at the intersection of Highway 99W and Tualatin Rd. is zoned for general commercial (CG). Figure 2 shows a map of the LTID.

The LTID was established to provide infrastructure and services to support industrial development, and to eliminate mining operations, which were detrimental to other industrial uses.

The overall goal of the LTID was to facilitate the full industrial development of the District by removing blighting influences and by providing public improvements.



Novellus is one of the many successful businesses located in Tualatin thanks, in part, to the Leveton Tax Increment District.

¹ The official boundary also extends South in a narrow strip along 124th Ave.

The purpose of the LTID was to implement goals and objectives of the Tualatin Community Plan, which relate to development of this portion of the Western Industrial District. Specific goals for the LTID include:

- To stimulate industrial development in the District.
- To achieve industrial growth within the framework of high environmental standards.
- To improve traffic access to Interstate 5 and Pacific Highway 99W and within the project area.
- To provide sewer, water, and storm drainage utility lines adjacent to and within the District, which will enable the area to be developed fully and rapidly.

2. Accomplishments

This section describes the past projects undertaken by the Tualatin Development Commission (TDC) in the Central and Leveton urban renewal districts, including key public investments that were made.

2.1. Central Urban Renewal District

To accomplish the goals identified in the CURD Plan in a manner consistent with the vision for the CURD, the Plan identified over 60 specific projects to be funded in part with Tax Increment Financing (TIF) over the life of the District. Dozens of these projects were completed in the CURD over the past four decades. A complete list of these projects is included in Attachment A. Below we describe some of the projects that had a significant impact on the redevelopment of the CURD.

- ***Tualatin Commons Project:*** This large-scale mixed-used redevelopment is a key feature or the core of downtown. The area includes 80 residential units, 160,000 square feet of commercial space (office, restaurants, and a hotel), 500 parking spaces, as well as public and civic spaces. The combined real market value of the development is over \$30 million. The Tualatin Commons helped forge a unique community identity. The services offered in the Commons provide a draw for community activities. The project cost \$10.8 million for land acquisition and site preparation, though proceeds from sale of the land to private developers reduced the total net public cost to \$7.9 million.



The Tualatin Commons Project received numerous awards, including the Governor's Livability Award (1998), and an American Planning Association Award for Professional Achievement in Planning (1999).



Through these important investments, the assessed value of the district increased from \$14 million to \$194 million.

- ***Eliminated Downtown Floodway Designation:*** Through the removal of reefs from within the Tualatin River the downtown floodway designation was removed and facilitated development. This project enabled developers to design buildings in downtown without the hassle of special measures required for building in a floodplain.
- ***Tualatin-Sherwood Road bypass:*** This transportation improvement was a critical component for downtown development. The CURD could not have done the Tualatin Commons/Lake project without the bypass project, which facilitates traffic and straightened out access to I-5.
- ***Nyberg Street/I-5 Interchange:*** Facilitated traffic flow into the City and reduced traffic congestion. The project consisted of a southbound off-ramp widening, northbound on-ramp construction, a second phase of southbound off-ramp widening, and widening the deck of the bridge for eastbound traffic. These transportation infrastructure investments made the City easily accessible for residents, visitors and commerce.
- ***Core Area street project and parking facilities:*** The Core Area Parking District was established in 1979. TIF revenues, in conjunction with impact fees, were used to purchase land to create five surface parking lots. These lots opened up downtown, and facilitated economic development. The facilities continue to provide convenience for patrons, as well as enhanced safety for pedestrians (e.g., sidewalks, lighting, bike lanes, cross walks).
- ***Library:*** The Tualatin Library, on average, serves over 900 patrons a day, an anchor for the District and a draw to downtown. The library aptly serves the needs of the community as a cultural and educational asset. Additionally, the library supports local retailers, by drawing nearly 1,000 people a day into the heart of downtown Tualatin, providing exposure for local businesses.
- ***Land acquisition for Police Services Building:*** Purchased the land for the site of the Police Services Building, consistent with CURD Plan goals to provide civic facilities in the URD.
- ***Façade improvement program:*** Several property owners in the District took advantage of this program, resulting in enhanced aesthetics of downtown buildings and storefronts.

The combination of these projects supported major redevelopment of Central Tualatin. The Area is truly a vibrant, mixed-use hub that provides a clear sense of place for downtown Tualatin. Tualatin Commons, at the heart of the Area, offers restaurants, office space, townhomes and apartments, and a hotel. These commercial and residential uses all benefit from the amenity of a man-made lake,

and great accessibility provided by the numerous transportation improvement projects that have been funded in part with TIF. Through these important investments, the assessed value of the district increased from \$14 million to \$194 million.

2.2 Leveton Tax Increment District

The LTID Plan identified 20 specific projects to be funded in part with TIF to accomplish the goals of the LTID Plan. Over the life of the LTID, 14 of these projects were completed, paving the way for significant redevelopment of the Area. A complete list of these projects is included in Attachment A. Below we describe some of the projects that had a significant impact on the redevelopment of the LTID.

- **Land assembly:** TIF from LTID was used by the Tualatin Development Commission to purchase land in the area to be resold for private redevelopment.
- **Numerous transportation improvements:** Businesses in the area would have been perimeter businesses. Interior businesses only exist, because of the investments in transportation infrastructure in the area that facilitate industrial traffic and improve accessibility. Specific transportation projects include:
 - ▶ Reconstruction of SW 124th Ave./Pacific Highway/SW Tualatin Rd. intersection
 - ▶ Construction of 118th Ave
 - ▶ Design and construct SW 124th Ave. to connect Tualatin-Sherwood Rd. with Hwy 99W



Through these important investments, the assessed value of the district increased from \$3.5 million to \$259 million.

- ▶ SW Leveton Drive east/west to connect 124th Ave. and 108th Ave
- ▶ Herman Road
- ***Installation of utilities in all streets in LTID:*** Development in the district could not occur without proper utilities. TIF revenue was used to provide sewer, water, and storm drainage adjacent to and within the project area to enable the area to be developed fully and rapidly.

The culmination of these projects is a thriving industrial park providing jobs for residents of Tualatin and the Portland metropolitan region. The transportation improvements funded in part by urban renewal literally paved the way for industrial development in the interior of the District. The Leveton Tax Increment District is now home to 35 individual businesses, providing over 2,200 industrial jobs, predominantly in the sectors of manufacturing, distributing, and general contracting. Through these important investments, the assessed value of the district increased from \$3.5 million to \$259 million.



Investment in public infrastructure in LTID has paved the way for dozens of businesses and thousands of employees. More vacant land remains in LTID to accommodate future growth.

3. Remaining Resources

In the previous section, we described accomplishments of the Central and Leveton urban renewal districts. While urban renewal has been a powerful and successful tool for the redevelopment of Tualatin, there is still capacity for continued redevelopment, and many projects identified in the urban renewal plans remain incomplete. In addition, there may be other opportunities to spend the remaining resources. In this section, we describe the resources needed to fund current projects and outline the remaining resources for the two urban renewal districts.

3.1. Remaining Financial Capacity

Both districts stopped collecting TIF revenues FY 2010-11. Other than modest interest earnings, the only resources available for these districts is the remaining fund balance in their project funds. **Table 1** shows the estimated remaining resources at the end of the current fiscal year.

Table 1. Remaining Resources, CURD and LTID, FY 2011-12.

Fund	Estimated Remaining Resources End FY 2011/12	
CURD	\$	781,238
LTID	\$	4,772,727
Total	\$	5,553,965

3.2. Budgeted Expenditures

The two districts have a combined \$5.5M of resources. **Table 2** shows the proposed budgeted expenditures from each district project fund in FY 2012-13.

Table 2. CURD and LTID. Proposed FY 2012-13 Budget.

Description	Amount	
<i>CURD</i>		
Materials & Services	\$	-
Transfers	\$	31,960
Capital Outlay	\$	300,000
Total	\$	331,960
<i>LTID</i>		
Materials & Services	\$	30,000
Transfers	\$	156,000
Capital Outlay	\$	1,470,000
Total	\$	1,656,000

The proposed budget in Table 2, include a couple of important projects to continue to improve the redevelopment potential of the CURD and LTID. In the CURD, funds have been budgeted to finish the construction of the gateway and landscape portions of the Tualatin-Sherwood Road beautification project. In the LTID, the capital outlay funds have been budgeted for the extension of Leveton Drive. The materials and services funds have been allocated for wetland migration.

Given the proposed budge, **Table 3** shows the projected remaining resources at the end of fiscal year 2012-13.

Table 3. Projected Remaining Resources After FY 2012-13.

Fund	Amount	
<i>CURD</i>		
2011-12 Remaining Resources	\$	781,238
2012-13 Proposed Budget	\$	(331,960)
Total	\$	449,278
<i>LTID</i>		
2011-12 Remaining Resources	\$	4,772,727
2012-13 Proposed Budget	\$	(1,656,000)
Total	\$	3,116,727

Starting with the estimated remaining resources identified at the end of FY 2011-12 (Table 1), and subtracting the budgeted expenditures for FY 2012-13 (Table 2), we are able to calculate the remaining resources (Table 3). As Table 3 shows, CURD will have an estimated remaining balance of \$449,278. The LTID will have an estimated remaining balance of \$3.1 million. These unallocated funds can be used for a multitude of projects within each district.

4. Conclusions

Urban Renewal has been a powerful tool for redevelopment in the City of Tualatin. Below are key conclusions from this report:

- The Leveton Tax Increment District and the Central Urban Renewal District were established for two very different reasons, and each was very successful in accomplishing its goals. The CURD established a vibrant City center, creating a true sense of place in downtown Tualatin. The LTID was a tremendous engine for economic development, paving the way for more than 2,200 permanent industrial jobs in Tualatin.
- Tax Increment Financing through urban renewal was a critical funding source for dozens of infrastructure projects that helped ensure the success of these urban renewal districts. Tualatin Commons, the Tualatin Library, the Police Services Building, and numerous road construction, reconstruction, and widening projects are a few of the major projects that helped transform Tualatin thanks in large part to TIF.
- Redevelopment efforts in the CURD and LTID continue. Although both districts have great success stories, there is still more work to be done. Both districts are no longer collecting TIF revenues, but the remaining fund balances will be used to support public infrastructure projects, including numerous transportation projects in the coming years.
- Although the City of Tualatin has no active urban renewal districts at this time (i.e., districts collecting TIF revenues), urban renewal remains a viable option for the City to use to address blighted areas, and pursue economic development in the future. The City should remember the challenges and successes of the LTID and CURD as it contemplates the potential use of urban renewal in the future.

Attachment A: List of Projects

Central Urban Renewal District

Public Improvements	
Flood Control	
X	Removal of reefs within the Tualatin River
	Participating in the local share of a state and/or federally funded project.
	Fill utilized in the Tualatin Commons Redevelopment Project to minimize flood risk to the project.
Roads and Streets	
<i>Road Improvements</i>	
X	Tualatin-Sherwood Road Bypass
X	Warm Springs/Tonka couplet, full funding of the design and construction
X	Nyberg Street/I-5 interchange.
X	Widening of SW Nyberg Street east of SW Tualatin-Sherwood Road
X	Improvements to SW Boones Ferry Road from SW Martinazzi Avenue to SW Tualatin-Sherwood Road
X	Partial improvements to SW Nyberg Street from SW Martinazzi Avenue to Lake of the Commons.
X	Partial improvements to SW Seneca Street from SW Martinazzi Avenue to Lake of the Commons
X	Improvements to SW Seneca Street, between SW 84th Avenue and SW Boones Ferry Road.
X	Improvements to SW 84th Avenue from SW Boones Ferry Road to Nyberg Street
X	Loop Road/Eastside Downtown (north half)
X	Widen SW Martinazzi Avenue
X	SW Boones Ferry Road between SW Lower Boones Ferry Road and SW Martinazzi Avenue. Pac Trust Roadway west of the Lower Boones Ferry/Upper Boones Ferry intersection.
X	NW Nyberg Street between SW Martinazzi Avenue and SW Boones Ferry Road.
<i>Intersection Improvements</i>	
X	SW Boones Ferry Road/Martinazzi Avenue traffic signal.
X	Traffic signal on SW Martinazzi Avenue with Fred Meyer and Martinazzi Square.
X	SW Boones Ferry Road/Tualatin Road traffic signal.
X	Access to Tualatin Commons Redevelopment Project from SW Tualatin-Sherwood Road
X	Traffic signal coordination and interconnection throughout the District
X	SW Boones Ferry Road Pedesrian Refuges
X	Landscaping Tualatin-Sherwood/Boones Ferry Intersection
X	Tualatin-Sherwood Road Landscape and Pedestrian enhancedmentproject with gateway feature (in progress)
Utilities	
X	Tualatin Commons Redevelopment Project
X	Central Design District Enhancement Project
	East Sub-area (Eastside Downtown) Project
	North Sub-area

Parking facilities	
X	Tualatin Commons Redevelopment Project (Tualatin Commons Site improvements, including sewer relocations)
X	White Parking Lot expansion
X	Yellow Parking Lot construction
half	Red Parking Lot partial completion
X	Blue Parking Lot construction
X	Green Parking Lot expansion
	East Sub-area (Eastside Downtown)
Pedestrian facilities	
X	Tualatin Commons Redevelopment Project
	Central Design District Enhancement Project
	East Sub-area (Eastside Downtown)
	North Sub-area
	South Sub-area
Civic Facilities	
	Community building
	Tualatin Commons Landmark
X	Tualatin Library
Transit Facilities	
X	Commuter rail station
X	Train horn noise mitigation
Land Acquisition and Clearance	
X	Tualatin Commons Property Acquisition
X	Tualatin Development Commission Property Acquisition
	Property Acquisition to Eliminate Blight or Construct Street or Other Public Infrastructure
X	Improvements
X	Property Acquisition for Police Facility
	Central Design District Enhancement Project Property Acquisition
	Parking Garages
Land Disposition, Development and Redevelopment	
X	Redevelopment by private redevelopers for the mix of uses
X	Redevelopment of certain parcels within the Urban Renewal Area
X	Redevelopment of certain parcels within the Area by the City of Tualatin and Tualatin Development Commission for a community center
X	Construction of public facilities that may include water feature(s), pedestrian facilities, and parking facilities.
X	Road, street and utility improvements.
Rehabilitation and Conservation	
X	A matching grant façade improvement program for buildings within the Central Design District.
	The Commission may appropriately assist in rehabilitation and conservation efforts outside of the Central Design District.
Marketing and Promotion	
X	Marketing and promotion activities to assist in attracting private development investment.
Incentive Fund	
	Assist in the cost of impact fees attributed to private development.

*Note: X indicates completed projects.

Leveton Tax Increment Plan

Public Improvements	
Road Improvements	
X	SW Leveton Drive will be constructed as an east/west local access road which connects SW 124th Avenue and SW 108th Avenue.
X	Widen SW Tualatin Road to 74-78 foot right-of-way, 50 foot paved width, including two travel lanes, continuous left turn lane, and bike lanes.
X	Widen SW 108th Avenue to 64-foot right-of-way, with two lanes and continuous left turn lane.
X	SW 118th Avenue will be design and constructed as a north-south connector joining SW Leveton Drive to SW Herman Road.
X	Design and construct SW 124th Avenue, to connect SW Tualatin-Sherwood Road to Pacific Highway 99W.
X	Reconstruction of intersection of SW 124th Avenue/Pacific Highway/SW Tualatin Road
X	Widen SW Herman to 74-78 foot right-of-way, 50 foot paved width, including two travel lanes, continuous left turn lane, and bike lanes.
X	Design and construct traffic signals at a number of locations
	Leveton Drive Extension Project with construction of SW 128th and SW 130th to 99W (in progress)
Water improvements	
X	Installation of lines within the rights-of-way of SW Leveton Drive, SW Tualatin Road, 108th Avenue, 118th Avenue and 124th Avenue
X	Installation of a High Capacity line extending from Herman Road.
Sanitary Sewer Improvements	
	Installation of a sewer line extending from 130th Ave east along the southern boundary to Hedges Creek then along Hedges Creek
X	Installation of lines within the rights-of-way of SW Leveton Drive, 108th Avenue, 118th Avenue, 124th Avenue.
Storm Drainage Improvements	
X	Construction of a storm drain line along the east boundary of the Leveton parcel to SW Herman Road.
X	Construction of storm drains within road rights-of-way for Leveton Drive, Tualatin Road, 108th Avenue, 118th Avenue, 124th Avenue.
X	Construction of storm water detention and treatment facilities, including a detention area at the SE corner of the Leveton parcel, and the Leveton Wetland Mitigation Project.
	Construction of improvements to Hedges Creek, in accordance with the City of Tualatin's Drainage Master Plan, and the Wetlands Protection District Drainage Plan.
	Construction of storm drainage improvements to serve the quarry sector.
Land Acquisition, Reclamation and Redevelopment	
	Acquisition of the properties in the quarry sector, and for their reclamation and disposition for redevelopment.
	Acquisition of rights-of-way including easements, for the road and utility projects described in the Plan.

*Note: X indicates completed projects.



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
Quin Brunner, Urban Renewal / Economic Development Policy Analyst

DATE: March 23, 2026

SUBJECT:
Downtown revitalization project update.

RECOMMENDATION:
This presentation is for informational purposes and no decision is required at this time.

EXECUTIVE SUMMARY:
The last update to the Tualatin Development Commission was delivered on December 8, 2025. At that meeting, Michele Reeves of Civilis Consultants presented findings and recommendations generated through extensive community engagement, in the form of the [Downtown Tualatin Identity Study](#). This marked the completion of the first phase of the three-phase downtown revitalization project.

DOWNTOWN REVITALIZATION PROJECT TIMELINE & DELIVERABLES - JANUARY 7, 2026



Since the last report to the Tualatin Development Commission, the downtown revitalization project has progressed on three different fronts:

Sustainable City Year Program. Hundreds of students from the University of Oregon, Oregon State University, and Portland State University have been developing renderings, conducting studies, and developing recommendations to address specific downtown development challenges. A virtual open house showcasing their projects is available [here](#).

Four courses concluded in December, and Community Advisory Committee (CAC) members had the opportunity to attend final presentations hosted in Eugene, Corvallis, and Tualatin. The final reports from fall courses are scheduled to be delivered to the City by the end of March. The CAC will be reviewing these materials in the coming months.

Four additional courses began in January. Three are scheduled to continue through June while one, the Architect Design Studio, held its final presentations on March 13th. Final reports from these courses are still a few months away but the CAC is scheduled to review the renderings developed by the Architecture Design Studio at their next regular meeting, on April 1st. We anticipate using these renderings to conduct a visual preference survey over the summer, which will provide a preliminary opportunity for residents to identify design elements they think would be a good fit for downtown.

Community Advisory Committee. The Community Advisory Committee (CAC) has met three times in 2026 and has been exceptionally productive. In [January](#), the group coalesced around five shared criteria, which they have subsequently used to evaluate recommended actions.

CAC Evaluation Criteria

The downtown we aim to build is...

- **A Vibrant Mixed-Use Area.**

Accessible and welcoming to all, we imagine a downtown district that is active 18 hours a day. This district will offer a range of housing options (both affordable and market rate) and retail/service businesses that support our growing community.

- **Distinct & Magnetic.**

Distinct in its design, daily use, and signature events, downtown will be a familiar gathering place for residents and a compelling draw for tourists.

- **Environmentally Sustainable.**

Downtown will be built to address the emerging challenges stemming from climate change, as outlined in [Tualatin's Community Climate Action Plan](#). This includes stewarding our natural resources, improving access to nature, and integrating sustainable building practices.

- **Navigable & Safe.**

Downtown will be easy to access, intuitive to navigate, and safe to move around for people using multimodal transportation.

- **Supportive of Businesses.**

Downtown will be supportive of new and existing businesses, and their longevity.

Community Advisory Committee cont.

In [February](#) and [March](#), CAC members applied these criteria to evaluate recommendations identified in the [Downtown Tualatin Identity Study](#) and the [Downtown Market Study](#) (the first report generated by students from the Sustainable City Year Program). Through these evaluation exercises, CAC members recorded scores and commentary for each recommendation, providing a *unified intake process* for every idea under consideration. The CAC will revisit the master list of recommendations later in the process and produce a prioritized list of recommended actions.

Preparation for Phase Three. The third phase of the downtown revitalization project is slated to begin in the fall of 2026. To support two of the major deliverables – the development of an urban design framework and an update of Tualatin’s downtown design standards – staff are preparing an application to the Metro 2040 Planning and Development Grant program.

The next item on the TDC agenda is consideration of a letter of support for this grant application. The associated staff report contains additional detail on the grant proposal and phase three deliverables.

ATTACHMENTS:

- **POWERPOINT PRESENTATION**



Downtown Revitalization Project Update

March 23, 2026



DOWNTOWN REVITALIZATION PROJECT

TIMELINE & DELIVERABLES - JANUARY 7, 2026

Phase 1
Summer 2025 - Winter 2025



Community Identity Study - CIVILS Consultants
Develop an aspirational identity for downtown Tualatin through extensive community engagement.

Phase 1 Deliverables:

Community Identity Report

Phase 2
Fall 2025 - Spring 2026



Design Charettes & Downtown Studies - University of Oregon Sustainable City Year Program
Use renderings from the architecture design studio to visualize options for the future. Study specific elements critical to spurring redevelopment in more depth.

Phase 2 Deliverables:

Fall Term	Site Analysis & Land Use Planning Study	Transportation Connectivity Study	Downtown Marketing Study	Riverfront Park Design Study
Winter & Spring Terms	Design Charettes	Floodplain Study	Stormwater Management Study	Boones Ferry Road Study

Phase 3
Spring 2026 - Summer 2027



Community Design Master Plan
Create an Urban Design Plan informed by the findings and recommendations from Phases 1 and 2. Update the Downtown Design Standards for consistency.

Phase 3 Deliverables:

<p>3A - Urban Design Plan A district-level blueprint outlining how the pieces of our future downtown fit together.</p>	<p>3B - Downtown Design Standards A set of code amendments dictating a consistent look and feel for new downtown development.</p>	<p>3C - Consolidated Recommendations All recommendations from Phases 1 and 2, ranked by the CAC and combined into a single report.</p>
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PROJECT GOAL

Position downtown Tualatin for investment and redevelopment. This effort aims to create a distinct sense of place, a downtown identity supporting vibrant mixed-use development, local businesses, multigenerational activity, housing options, economic vitality, the environment, and multimodal transportation.



Ongoing



Implementation

Review and construct projects identified in the CORA plan. Actively promote development opportunities and pursue public/private partnerships. Implement recommendations as approved by TDC.



Evaluation Criteria



The downtown we aim to build is...

- **A Vibrant Mixed-Use Area.**

Accessible and welcoming to all, we imagine a downtown district that is active 18 hours a day. This district will offer a range of housing options (both affordable and market rate) and retail/service businesses that support our growing community.

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Downtown will be supportive of new and existing businesses, and their longevity.



CITY of
TUALATIN



Downtown Revitalization Project Update

March 23, 2026





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
Quin Brunner, Urban Renewal / Economic Development Policy Analyst

DATE: March 23, 2026

SUBJECT:

A letter of support for the City of Tualatin's application to the Metro 2040 Planning and Development grant program, for approximately \$500,000.

RECOMMENDATION:

Endorse attached letter of support.

EXECUTIVE SUMMARY:

Phase three of the downtown revitalization project is on schedule, slated to begin in the fall of 2026. To cover the cost of preparing two major deliverables, staff are applying for the Metro 2040 Planning and Development Grant. The grant request is for **approximately \$500,000**, of which 20% (or \$100,000) may be used to reimburse staff costs. The rest would be used to hire an urban design firm.

Staff are requesting a letter of support for this grant application. A draft letter is attached for discussion.

If awarded, the Metro 2040 grant would fund the creation of:

An Urban Design Framework. An urban design framework provides a blueprint for future development. It outlines a district vision and design principles, ensuring all new developments contribute to a unified sense of place. Through the process of creating an urban design framework, broad values (like walkability) are translated into specific design elements and sub-district plans. This is also the process through which development impediments (like parking supply) are addressed.

Examples: [Beaverton](#), [Bend](#), [Milwaukie](#), [Lake Oswego](#), [Wilsonville](#)

Downtown Design Standards. Design standards make the urban design framework enforceable. In a designated chapter of the Tualatin Development Code, design standards outline objective requirements for all new development. These may include building styles and materials, massing and height specifications, landscaping options, or strategies for how buildings interface with the sidewalk.

Design standards provide certainty and reduce risk for developers, simultaneously promoting investment and guiding the creation of a distinctive sense of place. The Tualatin Development Code includes downtown design standards created in 2001 ([Chapter 73E](#)) but they are not mandatory and are not rooted in an urban design framework, which has undercut their effectiveness.

The creation and adoption of these two deliverables would be the culmination of a half-decade of planning efforts. The 2022 [Core Opportunity and Reinvestment Area \(CORA\)](#) plan identifies the creation of design standards as a priority project:

Community Design Master Plan. *Fund efforts to establish community design standards for all new development projects, or redevelopment efforts that increase valuation by more than 20%. These standards will allow Tualatin to develop and cultivate a shared identity and design within Plan Area.* (project D2, pp14)

The downtown revitalization project was launched in 2025 to accomplish this goal, and in doing so, position downtown Tualatin for investment and redevelopment. Phase one included extensive community engagement and resulted in the creation of a [Downtown Identity Study \(presented to the TDC on December 8, 2025\)](#). Phase two, which is currently underway, has involved [hundreds of students](#) in the creation of renderings, studies, and recommendations related to specific downtown development challenges through the University of Oregon's Sustainable City Year Program. Phase three is when all of these inputs are synthesized into guiding documents, as outlined in the graphic below.

DOWNTOWN REVITALIZATION PROJECT
TIMELINE & DELIVERABLES - JANUARY 7, 2026

PROJECT GOAL
Position downtown Tualatin for investment and redevelopment.
This effort aims to create a distinct sense of place, a downtown identity supporting vibrant mixed-use development, local businesses, multigenerational activity, housing options, economic vitality, the environment, and multimodal transportation.



Phase 1
Summer 2025 - Winter 2025

Community Identity Study - CIVILS Consultants
Develop an aspirational identity for downtown Tualatin through extensive community engagement.

- Phase 1 Deliverables:
- Community Identity Report

Phase 2
Fall 2025 - Spring 2026

Design Charettes & Downtown Studies - University of Oregon Sustainable City Year Program
Use renderings from the architecture design studio to visualize options for the future. Study specific elements critical to spurring redevelopment in more depth.

- Phase 2 Deliverables:
- | | | | | |
|-----------------------|---|-----------------------------------|-----------------------------|------------------------------|
| Fall Term | Site Analysis & Land Use Planning Study | Transportation Connectivity Study | Downtown Marketing Study | Riverfront Park Design Study |
| Winter & Spring Terms | Design Charettes | Floodplain Study | Stormwater Management Study | Boones Ferry Road Study |

Phase 3
Spring 2026 - Summer 2027

Community Design Master Plan
Create an Urban Design Plan informed by the findings and recommendations from Phases 1 and 2. Update the Downtown Design Standards for consistency.

- Phase 3 Deliverables:
- 3A - Urban Design Plan**
A district-level blueprint outlining how the pieces of our future downtown fit together.
 - 3B - Downtown Design Standards**
A set of code amendments dictating a consistent look and feel for new downtown development.
 - 3C - Consolidated Recommendations**
All recommendations from Phases 1 and 2, ranked by the CAC and combined into a single report.

Ongoing

Implementation
Review and construct projects identified in the CORA plan. Actively promote development opportunities and pursue public/private partnerships. Implement recommendations as approved by TDC.

At the conclusion of the downtown revitalization process, **Tualatin will be in the best possible position to attract investment and facilitate redevelopment.** We will have a community-informed blueprint for future development, in the form of an urban design framework. We will have clear code requirements offering certainty to developers and fostering a distinct sense of place, in the form of updated downtown design standards. And we will have enough tax increment funding available to make our first significant public investment in downtown, catalyzing new private development and providing proof-of-concept for our new urban design framework and downtown design standards.

OUTCOMES OF DECISION:

If this letter is supported as written, it will be included in the City's grant application. If significant modifications are requested, staff will bring an updated version to Council for consideration on April 6.

FINANCIAL IMPLICATIONS:

If the grant application is successful, the City will receive approximately \$500,000, earmarked for the development of an urban design framework and updated downtown design standards. Up to 20% of the total award, or \$100,000, may be used to reimburse staff time.

ATTACHMENTS:

- DRAFT LETTER OF SUPPORT



March 23, 2026

Ms. Serah Breakstone
Metro
600 NE Grand Ave
Portland, OR 97232

Dear Ms. Breakstone,

It is with great enthusiasm that we endorse this application to the Metro 2040 Planning and Development grant program.

The *Downtown Tualatin Urban Design Framework and Design Standards* project is the culmination of more than a half-decade of local planning. Many of us have been involved with this effort from its inception, initiating discussions in 2019 that led to the establishment of the [Core Opportunity and Reinvestment Area](#). This 30-year urban renewal district, with \$140 million in future investment, is the bedrock that will support **public leadership and investment** in downtown Tualatin for a generation.

We have now begun to lay the foundation for redevelopment. In 2025, we formed a 15-member Community Advisory Committee and launched a [three-phased community planning process](#). Through extensive engagement, we have coalesced around a vision for a vibrant mixed-use downtown with a range of housing options, accessible multi-modal transportation, diverse businesses, and a distinctive community identity that connects residents and offers a compelling draw to visitors. This vision is magnetic, feasible, and perfectly aligned with Metro's 2040 growth concept.

We now seek to translate our community vision into a **blueprint for future development**. An urban design framework will guide our strategic public investments while offering certainty to private developers and investors. An updated set of downtown design standards will reduce risk for developers and foster a unique sense of place in our community core.

We are unified in our commitment to championing this project and look forward to launching the next stage of redevelopment in Downtown Tualatin.

Thank you for your consideration,

The Tualatin City Council

Frank Bubenik, *Mayor*
Valerie Pratt, *Council President*
Maria Reyes, *City Councilor*
Christen Sacco, *City Councilor*

Bridget Brooks, *City Councilor*
Cyndy Hillier, *City Councilor*
Octavio Gonzalez, *City Councilor*

