



TUALATIN DEVELOPMENT COMMISSION MEETING

Tuesday, May 27, 2025

TUALATIN CITY SERVICES
10699 SW HERMAN ROAD
TUALATIN, OR 97062

IMMEDIATELY FOLLOWING THE 7PM REGULAR COUNCIL MEETING

Call to Order

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 April 14, 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. Downtown Revitalization Project

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: May 27, 2025

SUBJECT:

Consideration of Approval of the Tualatin Development Commission Meeting Minutes of April 14, 2025

RECOMMENDATION:

Staff respectfully recommends the Commission adopt the attached minutes.

ATTACHMENTS:

-TDC Meeting Minutes of April 14, 2025



TUALATIN DEVELOPMENT COMMISSION

OFFICIAL MEETING MINUTES

MONDAY, APRIL 14, 2025

PRESENT: Chair Frank Bubenik, Commissioner Valerie Pratt, Commissioner Christen Sacco, Commissioner Cyndi Hillier, Commissioner Bridget Brooks, Commissioner Octavio Gonazlez

ABSENT: Commissioner Maria Reyes

Call to Order

Chair Bubenik Called the meeting to order at 8:27 p.m.

Public Comment

None.

Consent Agenda

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

Voting Yea: Chair Bubenik, Commissioner Pratt, Commissioner Sacco, Commissioner Hillier, Commissioner Brooks, Commissioner Gonazlez

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of June 24, 2024

General Business

1. Downtown Revitalization

Urban Renewal/Economic Development Manager Sid Sin presented information on the Downtown Revitalization project. He introduced a proposal for downtown revitalization, emphasizing the importance of aligning the effort with the Core Area (CORA) Vision Plan adopted in 2022. Manager Sin highlighted priorities such as strengthening community identity, improving multimodal connectivity, expanding housing opportunities, and creating vibrant, mixed-use developments. He stated the effort is centered around improving quality of life through memorable spaces, economic vitality, and a clear community identity.

Manager Sin stated that the timing is ideal due to the City's projected \$140 million in public investment and the growing interest from the development community. He described the Riverfront Park property as a great catalyst for revitalization and outlined the goals of positioning downtown Tualatin for redevelopment and engaging the community in a guided and inclusive process.

Manager Sin proposed a two-year planning initiative that would include forming a 12-member Community Advisory Committee (CAC) with representation from the City Council, Parks

Advisory Committee, Community Involvement Organizations, Chamber of Commerce, property owners, and development professionals. New to the committee would be representatives from the Aging Task Force, Arts Advisory Committee, IDEA Committee, and Youth Council. The CAC would be supported by an internal Technical Advisory Committee composed of City departments and partner agencies, including Tualatin Valley Fire and Rescue (TVF&R).

Urban Renewal/Economic Development Manager Sin described the project's three phases:

- A community identity phase led by consultant Civilis, including public workshops, stakeholder interviews, and business assistance.
- A design phase led by the University of Oregon Sustainable Cities Program, focusing on translating community input into conceptual two- and three-dimensional drawings.
- A technical phase to create design code updates that build on Tualatin Development Code Chapter 73E and apply to opportunity sites throughout the downtown area.

Manager Sin estimated the total cost to the City at \$125,000, with the potential for grant funding from the University of Oregon. He stated the goal is to begin implementation by early 2027, including code updates and identification of potential amendments to the CORA Plan.

Manager Sin requested Commission direction to proceed with forming the CAC, contracting with Civilis, establishing an intergovernmental agreement with the University of Oregon, and eventually drafting code amendments.

Commission Discussion

Commissioner Brooks expressed appreciation for the presentation and inquired about the sustainability of the University of Oregon partnership. Manager Sin stated the program has been around for 15-20 years and they partner with numerous Oregon communities. He stated that it is a great opportunity to engage the academia interest and brings creativity to real-life situations.

Commissioner Brooks also suggested including a climate or environmental expert on the advisory committee and highlighted the importance of indigenous representation in design identity. She noted past positive collaboration with Oregon State University on environmental initiatives.

Commissioner Hillier asked about the process for entering into an intergovernmental agreement with the University of Oregon. She also inquired about the contract with Civilis. Manager Sin stated that he was seeking direction to move forward with a direct appointment due to the contract being under the competitive threshold and emphasized his confidence in their experience and approach.

Commissioner Pratt asked whether the University of Oregon's work would take a holistic view of the downtown and include elements like vertical gardening, pedestrian-friendly design, and climate action integration. Manager Sin confirmed that community values would guide the scope of work and noted that the design charrette would be flexible to reflect those priorities.

Commissioner Brooks asked why he recommended Civilis and what stood out about the firm. Manager Sin highlighted the firm's strong reputation, regional and national experience, and the effectiveness of their engagement methods, including workshops and surveys.

Commissioner Gonzalez emphasized the need to balance visionary planning with practicality. He cautioned against introducing design elements that are costly to implement and maintain, such as green roofs, and stressed the importance of affordability, constructability, and long-term sustainability. He also raised concerns about water conservation technologies and maintenance implications for city infrastructure. Manager Sin agreed, stating that outreach to the development community was already underway to ensure code updates are implementable and responsive to both community vision and practical constraints. He acknowledged the challenge of maintenance, noting that urban renewal funds cannot be used for ongoing upkeep.

Councilor Gonzalez asked about grant availability through the Sustainable Cities Program. Manager Sin stated that the program is federally funded and, if available, could reduce the City's costs. He stated funds have also been included in the upcoming budget to cover the full cost if needed.

Commissioner Brooks inquired if there was a particular city that influenced his vision. Manager Sin referenced his prior work in a city where early public-private partnerships successfully catalyzed downtown redevelopment, and said Tualatin has similar potential and momentum.

Commissioner Pratt raised concerns about TVF&R's role, stating that they previously limited certain aspects of planning due to tax revenue concerns. She emphasized that their involvement should be technical only and not extend to decision-making on vision or funding.

Commissioner Sacco supported having input from specific TVF&R personnel who live and work in Tualatin and could contribute valuable feedback. She agreed with ensuring their participation is constructive and not restrictive.

Chair Bubenik confirmed that the Commission supported the formation of the Community Advisory Committee with the addition of a sustainability/climate representative, the engagement of Civilis, partnership with the University of Oregon, and preparation for future code amendments.

Commissioner Brooks referenced a tour of Redmond during the League of Oregon Cities conference, where she and Council President Pratt learned about successful revitalization efforts and public-private partnerships. She offered to share contact information from the Redmond city manager as a resource.

Adjournment

Chair Bubenik adjourned the meeting at 9:09 p.m.

Sherilyn Lombos, City Manager

_____/ Erika Pagel, Recording Secretary

_____/ Frank Bubenik, Chair



AREAS OF FOCUS

- ❑ Background
- ❑ Original Approach
- ❑ Additional Outreach



AREAS OF FOCUS

- ❑ **Background**
- ❑ Original Approach
- ❑ Additional Outreach

URBAN STRATEGIST

**EXTENSIVE
EXPERIENCE
WITH URBAN
RENEWAL
DISTRICTS**

INTERSECTION OF BUSINESS OWNERS

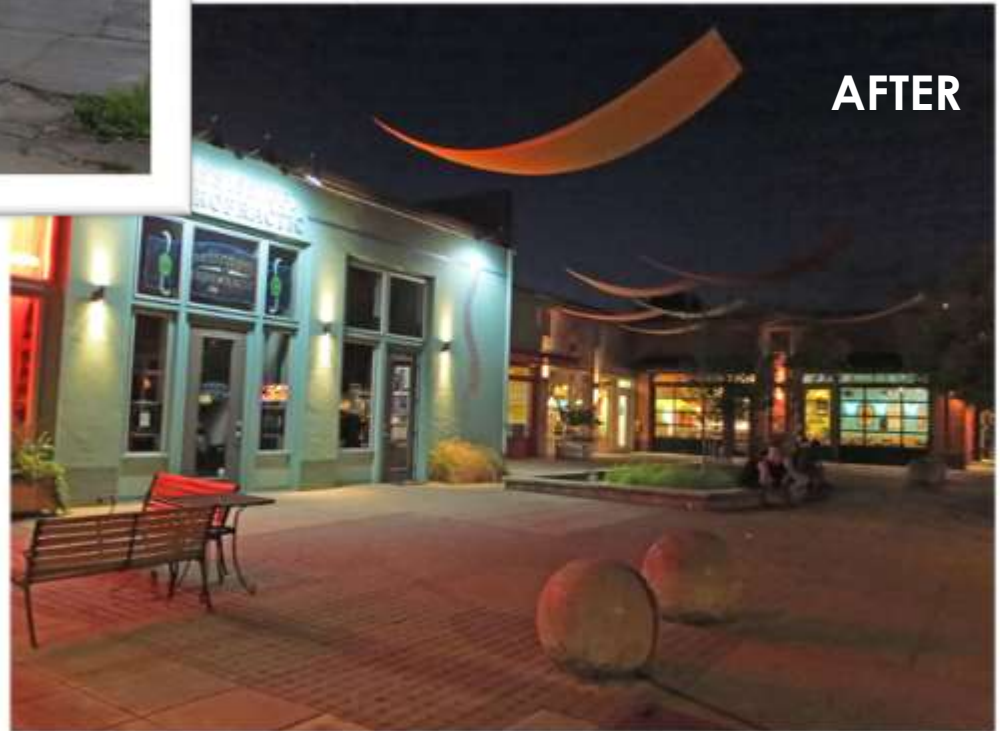


BEFORE



PROPERTY OWNERS

AFTER



PUBLIC SECTOR



- Road Improvement/RAISE GRANT
- Development Consulting
- Main Street Formation
- Parking Toolkits

BACKGROUND

PRIVATE SECTOR

- **REAL DEVELOPMENTS**
- **REAL BUSINESSES**
- **REAL DISTRICT EXPERIENCES**

CONSULTING PRACTICE

- **BRAND**
- **DEVELOPMENT**
- **EXPERIENCE**
- **VISITATION**
- **CIRCULATION**
- **ECONOMIC
PERFORMANCE**



AREAS OF FOCUS

- ❑ Background
- ❑ **Original Approach**
- ❑ Additional Outreach

TUALATIN DOWNTOWN IMAGINING

- **City/Client Goals**
- **Assess and Quantify**
- **Listen in Small Groups**
- **Listen in Larger Groups**
- **Provide Direct Assistance**
- **Distill, Marry Back to Land Use/Goals**

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- **Listen in Small Groups Focus Groups**
- Listen in Larger Groups
- Provide Direct Assistance
- Distill, Marry Back to Land Use/Goals

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- Listen in Small Groups Focus Group
- Listen in Larger Groups
- Provide Direct Assistance
- Distill, Weave Back to Land Use/Goals

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- **Listen in Small Groups Focus Groups**
- Listen in Larger Groups
- Provide Direct Assistance
- Distill, Carry Back to Land Use/Goals

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- **Listen in Small Groups** Focus Groups
- Listen in Larger Groups
- Provide Direct Assistance
- Distill Findings Back to Land Use/Goals

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- Listen in Small Groups
- Listen in Larger Groups Workshop/Survey
- Provide Direct Assistance
- Distill, Marry Back to Land Use/Goals

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- Listen in Small Groups
- Listen in Larger Groups Workshop/Survey
- Provide Direct Assistance
- Distill / Carry Back to Land Use/Goals

STORY FRAMEWORK



Characterization

Objective

Relationship

Environment

*Sam
Elliott*

*100%
amazing,
strong,
full of light
and energy*

*A teenage boy trying
to mature into a man.
Unsure of himself, a little
shy. A little cocky about
not being “Ojai”.*

IF MEINERS OAKS
WERE A PERSON,
WHAT IS THAT
PERSON BE FEELING?

YOU CAN
DESCRIBE
THE PERSON!

*Can't pay the
rent—a talented
artist who loves
to walk and
browse, but never
quite finishes
what she starts,
and doesn't
remember to get
practical things.*

WHAT IS MEINERS
OAKS FEELING?

Recovering addict that is trying to put his life back together—full of good ideas but not quite sure if he'll make it.

WHAT IS MEINERS
OAKS FEELING?

Like a folk musician on the verge of making a big break. People are starting to enjoy its company, recognize its talent. It used to be an outcast, but now its true colors are shining. It wants to go bigger, but not too big. Keep the funk. Keep true to the culture. Make a little money and gain a little recognition, but stay humble. Sell a few records, but don't go gold.

WHAT IS MEINERS
OAKS FEELING?

WHAT IS MEINERS OAKS FEELING?

Like a folk musician on the verge of making a big break.

- **State of relationship**

People are starting to enjoy its company, recognize its talent. It

- **Appetite for change**

used to be unloved, but now its true colors are shining. It

- **Experience offered by**

wants to go bigger, but not too big. Keep it folk. Keep it

- **downtown district today**

to the culture. Make a little money and gain some recognition,

- **How downtown has changed**

but stay humble. Sell a few records, but don't go gold.

- **over time**

TUALATIN DOWNTOWN IMAGINING

- **City/Client Goals**
- **Assess and Quantify**
- **Listen in Small Groups**
- **Listen in Larger Groups**
- **Provide Assistance Sched in Biz/Bldg**
- **Distill, Marry Back to Land Use/Goals**

TUALATIN DOWNTOWN IMAGINING

- City/Client Goals
- Assess and Quantify
- **Listen in Small Groups** Focus Groups
- Listen in Larger Groups
- Provide Direct Assistance
- Distill, Carry Back to Land Use/Goals

AREAS OF FOCUS

- ❑ Background
- ❑ Original Approach
- ❑ **Additional Outreach**

FIRST ADVISORY COMMITTEE MEETING

Agenda



**Downtown Revitalization
Community Advisory Committee (CAC) Meeting
Tualatin City Services Bld., 10699 SW Herman Rd, Tualatin OR 97062
May 14, 2025 - 7:00 PM–8:30 PM**

Staff Contact: Sidaro (Sid) Sin, ssin@tualatin.gov
[Project Webpage Link](#)

FIRST ADVISORY COMMITTEE MEETING

Agenda

Downtown Revitalization
Community Advisory Committee (CAC) Meeting
Tualatin City Services Bld., 10600 NW Tualatin Rd, Tualatin OR 97062
May 14, 2025 - 7:00 PM - 8:30 PM

Staff Contact: Sidaro (Sid.Sidaro@tualatin.gov)
[Project Webpage Link](#)



TUALATIN DOWNTOWN IMAGINING

- **City/Client Goals**
 - **5/26 Walking Tour**
 - **7/1 Add two city council workshops**

TUALATIN DOWNTOWN IMAGINING

- **Listen in Small Groups**
 - **5/26 Walking Tour (more for CAC too)**
 - **7/1 High School Workshops**
 - **7/1 Renter/Affordable Housing Feedback**
 - **7/1 or 7/2 Latino Focus Group**
 - **7/2 CAC In Person Visioning Workshop**



AREAS OF FOCUS

- ❑ Background
- ❑ Original Approach
- ❑ Additional Outreach