



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: November 24, 2025

SUBJECT:

Consideration of Resolution 642-25 to approve minor text amendments to the Core Opportunity and Reinvestment Area (CORA) Plan to add parcels for potential acquisition in support of the 18970 Catalyst Project.

RECOMMENDATION:

Approve Resolution 642-25 (Attachment A).

EXECUTIVE SUMMARY:

In November 2022 the CORA Plan (Plan) was adopted. This urban renewal area is comprised of 475 acres and represents a public investment of up to \$140 million over the next 30 years in infrastructure and other redevelopment investments. The Plan is a guiding document in the community's sustainability efforts 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 is intended to address blight by redeveloping underutilized properties to a higher and better use. This Project envisions redevelopment of the site through a mixed-use public-private partnership that will include attainable housing and commercial uses. In the near future, staff recommend amending the project description to also include allowing market rate housing in order to appeal to a greater range of potential development partners.

The owner of two adjacent parcels has expressed interest in selling their property immediately. The owner of another adjacent property may be interested in selling their property in the near future. All three parcels are located to the east (across the alley) of the Project, specifically identified as 2S124BC tax lots 4200, 4300 and 4400 (Attachment B). Tax lot 4200 is the site of a one-story commercial building and tax lots 4300 and 4400 are the sites of a former radio station and dental office (currently vacant). Acquiring these parcels as they become available would be in the best interest of the Tualatin Development Commission (TDC), furthering the goals of the Plan by making redevelopment of the full block more viable and attractive to prospective development partners. Upon acquiring the properties, it is estimated that within several years, the parcels will be sold for redevelopment purposes through a competitive qualification and proposal process.

The Plan supports acquisition of properties from willing sellers, but the Plan must be updated through a minor plan amendment to identify the potential properties to be acquired and an estimated schedule for acquisition and disposition. Resolution 642-25 addresses this requirement and proposes text amendments to acquire up to three parcels that would help implement the 18970 Catalyst Project as described in the Plan. Identifying

these properties in the Plan does not obligate the TDC to purchase these properties, nor does it obligate the property owner to sell them.

ATTACHMENTS:

- A: Resolution 642-25
- B: 18970 Catalyst Project and Potential Acquisition Map
- C: PowerPoint Presentation