



Core Opportunity & Reinvestment Area Plan Amendment

Tualatin Development Commission
November 24, 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.



CORA Plan Minor Amendment:

Request:

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

Process:

- Requires Minor Amendment to Plan:
 - Identify property to be acquired
 - Estimated Acquisition & Disposition Schedule



18925 85th Ave (Tax Lot 4300 & 4400)



Alley view abutting tax lots



18959-18967 85th Ave (Tax Lot 4200)

RESOLUTION 642-25:

Section VI. Urban Renewal Projects

A. Blight Remediation

1. 18970 Catalyst Project

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. **The project should also consider acquiring adjacent parcels as they become available to enhance and make redevelopment of the block more viable.**

RESOLUTION 642-25:

Section VIII. Property Acquisition and Disposition

D. Properties to be acquired

This plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

Specific parcels to be acquired include the following:

1. No site address - 2S124BC04400
2. 18925 SW 84TH Ave - 2S124BC04300
3. 18959, 18961, 18963, 18965, 18967 SW 84th Ave - 2S124BC04200

The purpose of the acquisition is to address blight in the area through implementing the 18970 Catalyst Project discussed in Section VI of the Plan. This project envisions a mixed-use public-private partnership that will include attainable housing and commercial uses. The properties are estimated to be acquired as they become available within the next several years. Upon acquiring the parcels, it is estimated that within several years, the parcels will be sold for redevelopment purposes through a competitive qualification and proposal process.



RECOMMENDATION:

Approve Resolution 642-25



Questions & Discussion