



Downtown Revitalization

Project Update

Tualatin Development Commission
September 22, 2025



Agenda:

- Community Advisory Committee
- Community Outreach
- Project Schedule & Next Steps
- Civilis Consultants – Preview of Results and Recommendations



Community Advisory Committee Members:

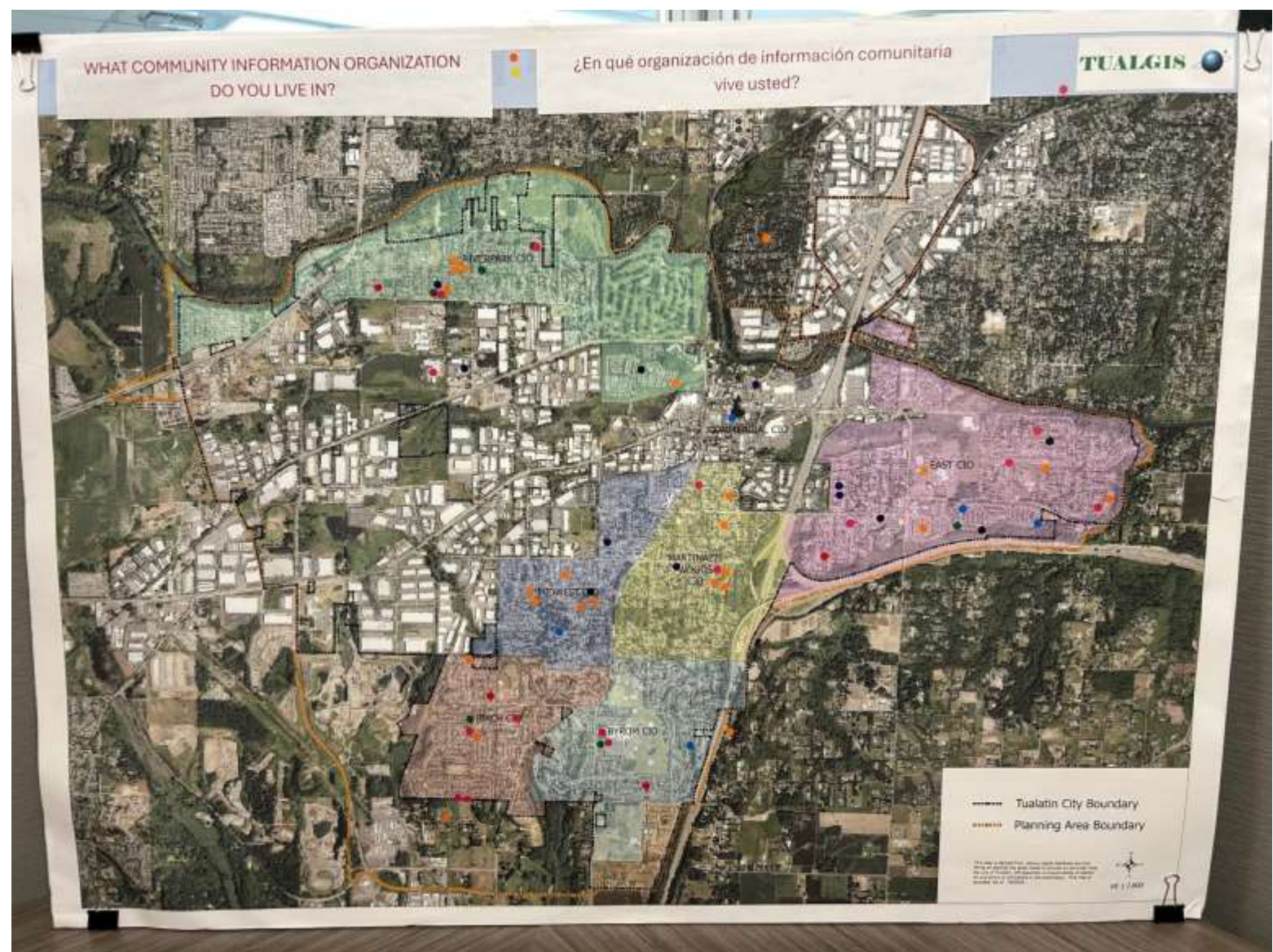
- Mayor Frank Bubenik, Chair
- Councilor Christen Sacco, Vice-Chair
 - Council President Valerie Pratt, Alternate
- Beth Dittman
- Susan Noack
- Janet Steiger Carr
- Cosi Slider
- Skip Stanaway
- Cathy Holland
 - Scott Miller, Alternate
- Janine Wilson
 - Christine Tunstall, Alternate
- Armando Serrano
 - Yaquelin Castillo, Alternate
- Jilian Saurage Felton
 - Rachael Duke, Alternate
- Dr. Aaron Welk
- Kelsea Ashenbrenner
- Chris Brune





Community Outreach

- 4 concerts
- Viva Tualatin
- What CIO are you in?
- I wish the downtown had.....
- 68 responses



I wish the downtown had.....

- Food carts (x19)
- Farmers' Market (x15)
- Greenway connection along the riverfront across / under Boones Ferry Rd to east (x4)
- Central market space (x2)
- Bike / pedestrian along river (x2)
- Transportation:
 - BFR (Tualatin/Martinazzi) pedestrian only
 - Accessibility & safety for bikes/peds
- Uses:
 - Trader Joe's
 - Mixed-use developments
 - Larger gathering space





Project Schedule & Next Steps

Tualatin Downtown Revitalization

PROJECT TIMELINE

Goal:

Position Tualatin's downtown to encourage revitalization and redevelopment opportunities, while creating a sense of place and unique identity to support mixed-used developments, housing options, a vibrant pedestrian friendly multi-modal downtown, and economic vitality.

Phase 1

Summer - Fall 2025



Identity / Placemaking - CIVILIS Urban Strategist

- Civilis: Secret Shopper, Walking Tour, Focus Groups, Community Workshop, and Survey (May - July 2025)
- Community Advisory Committee Meetings (May - October, 2025)
- Final Report Presentation to TDC - October / November

Phase 2

Fall 2025 - Spring 2026



Design Charrettes / Studies - U of O Sustainable City Year Program

Work with the University of Oregon's Sustainable City Year program to design and translate the results of Phase 1 ideas into plans and drawings to help visualize the future.

Sept. - Dec. 2025

- 1 - Downtown Tualatin Site Analysis / Land Use Planning
- 2 - Multi-modal transportation connectivity study
- 3 - Downtown Revitalization Market Study
- 4 - Timber Techtonic in the digital Age

Q1 / Q2 2026

- 5 - Architecture Design Studio
- 6 - Floodplain Study
- 7 - Stormwater Management Study

Phase 3

Summer 2026 - Winter 2027



Code Amendments / Design Standards

Translate information on from Phases 1 and 2 (above) into code amendments for new downtown design standards and engage the development community in revitalization on projects.

Implementation



- Review / Construct CORA Projects
- Actively Promote Development Opportunities:



UO project webpage: <https://sci.uoregon.edu/current-partners>





City of Tualatin (2025-2026)

The City of Tualatin has been selected by the University of Oregon's Sustainable City Year Program (SCYP) partnership for the 2025-26 academic year. SCYP will match resources from existing university courses to high-priority projects recognized by the City Council and the Tualatin community, with a particular focus on supporting downtown revitalization efforts. Downtown-focused student projects will include a market study, site analysis and land use planning, an examination of connectivity among different transit modes, feasibility research, street-level management, park structures for the new Riverfront Park, and an architecture design studio. We'll hold a town hall discussion for the project throughout the academic year.

[Virtual Press Review](#)


"We're excited to partner with the Sustainable City Year Program because it provides the community an amazing opportunity to explore different aspects of the downtown district including design, economic development, sustainability, and community identity while providing students with real life experience by harnessing their enthusiasm and creativity for problem solving."

Frank Rubenik, Tualatin City Mayor

The City of Tualatin is a thriving, welcoming community of nearly 25,000 residents. Known for its exceptional quality of life, strong community involvement, and attractive location, Tualatin offers a balance of small-town charm and big-city access. Its strategic location, 12 miles south of Portland and bordering south of Tualatin at the intersection of Interstate 5 and 205, combined with convenient rail access via the Vancouver Express Service (VES), makes Tualatin a vibrant hub for both residents and businesses in the Portland metropolitan area.

[City Website](#)





SCYP PARTNERS WITH THE CITY OF TUALATIN

Sustainable City Year Program, 2025-2026

ABOUT THE SUSTAINABLE CITY YEAR PROGRAM


The Sustainable City Year Program is an innovative university-community partnership program founded by the



CITY OF TUALATIN

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University of Oregon - Sustainable City Year Program

Objectives:

- Translate community identity work into design alternatives
- Studies to inform design studio

Fall 2025

- Site Analysis & Land Use Planning
- Urban Transportation Study
- Downtown Market Study
- Timber Tectonics (Riverfront Park Structure Design)

Winter 2026

- Site Analysis & Land Use Planning

Spring 2026

- Floodplain Study
- Stormwater Management Study

