



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: September 22, 2025

SUBJECT:
Downtown Revitalization Project Update.

RECOMMENDATION:

No action is required, but discussion and questions are encouraged. This information is provided pursuant to the City Council's goal to receive regular updates on urban renewal projects. The staff report provides an overall progress report on the Downtown Revitalization Project. Civilis Consultants will be joining the September 22 meeting virtually to present a high-level preview of the results and recommendations of the community identity work completed to date. Those recommendations will be presented at the meeting. The staff PowerPoint presentation is included as Attachment A and the consultant PowerPoint presentation will be available at the meeting.

EXECUTIVE SUMMARY:

The goal of the Downtown Revitalization Project is to put Tualatin's downtown in the best possible position to encourage revitalization and redevelopment opportunities, while creating a sense of place and unique identity to support mixed-use developments, housing options, a vibrant pedestrian friendly multimodal downtown, and economic vitality.

In May, the City Council acting in capacity as the Tualatin Development Commission (TDC) directed staff to move forward with this project, specifically; to create a Community Advisory Committee to guide the work, contract with Civilis Consultants for community identity work, enter into an intergovernmental agreement with the University of Oregon for a downtown design charrette and supporting studies, and prepare for code amendments based on the community identity and design charrette work.

We are four months into a 24-month process, and this report summarizes the progress made to date:

Community Advisory Committee (CAC) & Technical Advisory Committee (TAC):

A 14-member CAC was created to help guide and champion the revitalization efforts. The CAC has met four times and is comprised of representatives from the City Council, Chamber of Commerce, Tualatin Parks Advisory Committee, business owners, Citizen Involvement Organizations, Tualatin Arts Advisory Committee, Aging Task Force, IDEA Committee, Latino community, a youth member, and an environmental representative. An 11-member TAC was also created to help support the work of the CAC and is comprised of staff from different city departments and includes a member from Tualatin Valley Fire & Rescue. Additional information on the CAC and TAC can be found on the [project webpage](#).

Community Outreach:

Below is a highlight of some of the outreach events. Additional information is provided under the project schedule, and the consultant PowerPoint presentation at the meeting will expand on some of these events.

- Focus Group Meetings (6/30-7/1):
The purpose of the focus group meetings was to understand how the downtown was functioning (or not) from the perspective of businesses, property owners, and other stakeholders. 34 people participated in these meetings that included stakeholders from hospitality, retail, office, service, residents, youth, restaurants, Latino community, elected official, property owners, and developers.
- Downtown Revitalization Survey (7/14-8/8):
The purpose of the survey is to receive responses from a broad range of perspectives on among other questions, what is the perception of the downtown now, what kinds of experience would people like to have in the downtown and what are beloved activities and businesses in the downtown? 198 responses were received. As an example, responses for what words do you want to hear describe Tualatin in the future. Top responses included: vibrant, community, friendly, walkable.
- Community Workshop (July 30):
The purpose of community workshop was to build relationships and hear directly from community members. There were 40 attendees, with some describing the meeting as “buzzing with energy” as participants discussed the vision for the downtown area in small discussion groups. An example question that participants discussed was what places and experiences do you want in downtown Tualatin. Top responses included: Lake Oswego, Sherwood, Bend, walkable, transit, food and waterfront.
- Summer Concert and Meeting Outreach Events (7/11-8/8):
An information booth was set up a four community concerts and Viva Tualatin to share information about the project, understand where participants lived in the city, and to inspire people to think about the future opportunities in the downtown. Participants were asked to finish the sentence “I wish the downtown had.....”. 68 responses were received from members living throughout the community (Attachment B). Top responses to the question Included:
 - 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)

Community Identity:

The City contracted with Civilis Consultants, an urban strategy firm focused on bringing urban design and the community (and businesses) together to create a community identity and place making through collaboration and community building.

The last four months have been focused on developing this community identity and the consultant has been busy processing the extensive feedback received and formulating recommendations. At the September 22 meeting there will be a PowerPoint presentation sharing a high-level preview of the results and recommendations of the work completed to date.

In late October/early November we anticipate being back before the City Council with a request to accept the final downtown revitalization community identity report.

Schedule:

The 24-month process outlined earlier this year (Attachment C) includes the three phases described below. We are scheduled to finish Phase 1 shortly and are preparing to move into Phase 2.

- Phase 1: Summer - Fall 2025
Create a community identity by bringing urban design concepts forward through a collaboration between residents, businesses and other stakeholders.
- Phase 2: Fall 2025 – Spring 2026
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.
- Phase 3: Summer 2026-Winter 2027
Translate information from Phases 1 and 2 into code amendments for new downtown design standards and engage the development community in revitalization projects.

Below is a more detailed schedule of the events and meetings to date.

A noteworthy item to highlight is the October 16 kick-off reception for the University of Oregon Sustainable City Year Program at the Tualatin Library (4:00 pm -5:30 pm). The community will be invited to attend and will include opening remarks from elected and university partners as well as an overview presentation of the upcoming classes.

Phase 1: Community Identity - Events & Meetings

- 4/14 - Tualatin Development Commission direction to move forward with project
- 4/24 - IDEA Committee Info Mtg
- 4/22 - Ibach CIO Info Mtg
- 5/1 - Latino Business Network Info Mtg
- 5/14 - CAC Mtg #1
- 5/21 - Planning Commission Info Mtg
- 5/26 - Civilis Walking Tour
- 6/4 - CAC Mtg #2
- 6/18 - CIO Quarterly Land Use Mtg
- 6/30 - Focus Group Mtg #1 (Office/Service, Retail/Hospitality, Residents, Mixed Representatives, Food & Property Owners)
- 7/1 - Focus Group Mtg #2 (City Council, Latino Community, Renter/Affordable Housing & Youth)
- 7/2 - CAC Mtg #3
- 7/11 - Concert in the Park (Community Park)
- 7/12 - Viva Tualatin
- 7/14 - Community Survey Goes Live (through 8/8)
- 7/25 - Concert in the Park (Atfalati Park)
- 7/30 - Community Identity Workshop
- 7/31 - Civilis Technical Assistance to businesses/property owner
- 8/8 - Concert in the Park (Celebrating Pride at Community Park)
- 9/3 - CAC Mtg #4
- 9/10 - Rotary
- 9/16 - Core Area Parking District (CAPD) Board
- 9/22 - TDC Mtg - High-level review of Civilis findings/recommendation & introduction to Phase 2, UO SCYP
- 9/25 - Commercial CIO Mtg
- 10/1 - CAC Mtg #5
- 10/9 - Martinazzi Woods CIO Annual Meeting
- 10/16 - UO SCYP Opening Reception (Tualatin Library) - Council Invited
- 10/19 - Pumpkin Regatta
- 10/27 - TDC - Final Report
- 10/28 - Civilis Technical Assistance to property owners; Cobalt Development & Barrington Management
- 10/29 - Civilis Technical Assistance to property owners; Bridal Exclusives Store

Completed

Pending

Phase 2: UO SCYP Studies & Design Charrette - Events & Meetings

- 10/3 - UO Timber Tectonic student site visit
- 10/16 - Sustainable City Year Program (SCYP) Kick-off Reception (Library Conference Room)
- 12/5 - Timber Tectonic Final Review

Note: this schedule will continue to be updated as the UO fall class schedule is firmed up.

Next Steps:

The city entered into an agreement with the University of Oregon Sustainable City Year Program (SCYP) to take the results of the community identity phase and translate that into plans and drawings through a design charrette for areas of the downtown to help visualize what the area could look like in the future.

In partnership with the City, the University of Oregon (UO) recently launched their [project webpage](#) that highlights the SCYP, the city, and the upcoming 2025/2026 classes. In addition to the [city's project webpage](#), the UO webpage will be a great source of updates, news and events.

The seven classes are included as Attachment D. The site analysis/urban design, urban transportation, downtown market study, and timber tectonic (Riverfront Park site) classes will begin in the fall 2025, with the architectural design charrette class in winter 2026, and finally stormwater and floodplain studies in the spring 2026. A more detailed description of the classes can be found on the UO project webpage noted previously.

ATTACHMENTS:

- Attachment A: City Staff PowerPoint Presentation
- Attachment B: Summer Concerts/Events Summary
- Attachment C: Project Schedule
- Attachment D: UO Sustainable City Year Program Class Schedule