



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: December 8, 2025

SUBJECT:
Downtown Revitalization Community Identity final report.

RECOMMENDATION:
No action is required, but discussion and questions are encouraged.

EXECUTIVE SUMMARY:

The Downtown Revitalization project has reached its first milestone by completing Phase 1 and moved into Phase 2. Civilis Consultants will share their [community identity report](#) findings and recommendations at the December 8 meeting.

In May 2025, the City launched the Downtown Revitalization project with the goal of placing 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, local businesses, housing options, a vibrant pedestrian friendly multimodal downtown, and economic vitality.

A 14-member Community Advisory Committee (CAC) representing a wide range of stakeholders was created to guide the 24-month process. The three phases of the project include:

- Phase 1- Community Identity: Summer - Fall 2025
Create a community identity that reflects what the community wants to see in the downtown based on input from residents, businesses and other stakeholders.
- Phase 2 – Downtown Studies and Design Charrette: Fall 2025 – Spring 2026
Work with the University of Oregon's Sustainable City Year Program to study the downtown and translate the results of Phase 1 ideas into plans and drawings to help visualize what the downtown could look like.
- Phase 3 – Urban Design Plan and Design Standards: Summer 2026-Winter 2027
Translate information from Phases 1 and 2 into an urban design plan, downtown design standards and engage the development community in revitalization projects.

Under Phase 1, Civilis Consultants, an economic development and urban strategy firm was hired to conduct extensive community engagement and prepare a community identity report. For the last five months, the consultant has been focused on translating extensive community input into a clear picture of what residents want downtown Tualatin to be, along with a set of recommendations for realizing the community vision. The

basis of the findings and recommendations is an extensive community engagement process that included focus group meetings, one-on-one interviews, community identity workshop, a survey, owner/business technical assistance meetings and outreach at the concert in the park events.

The CAC has had preliminary discussions about the findings and recommendations of the community identity work and plans to have further discussions before forwarding a final recommendation to the TDC. Throughout this process, the CAC will receive reports, recommendations, and strategies on how to best revitalize the downtown. **It is envisioned that the CAC will forward a final set of consolidated recommendations from these reports and recommendations at the end of this project for the TDC's consideration.**

ATTACHMENT:

- Civilis Consultants - Community Identity PowerPoint Presentation