



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
Quin Brunner, Urban Renewal / Economic Development Policy Analyst

DATE: March 23, 2026

SUBJECT:

A letter of support for the City of Tualatin's application to the Metro 2040 Planning and Development grant program, for approximately \$500,000.

RECOMMENDATION:

Endorse attached letter of support.

EXECUTIVE SUMMARY:

Phase three of the downtown revitalization project is on schedule, slated to begin in the fall of 2026. To cover the cost of preparing two major deliverables, staff are applying for the Metro 2040 Planning and Development Grant. The grant request is for **approximately \$500,000**, of which 20% (or \$100,000) may be used to reimburse staff costs. The rest would be used to hire an urban design firm.

Staff are requesting a letter of support for this grant application. A draft letter is attached for discussion.

If awarded, the Metro 2040 grant would fund the creation of:

An Urban Design Framework. An urban design framework provides a blueprint for future development. It outlines a district vision and design principles, ensuring all new developments contribute to a unified sense of place. Through the process of creating an urban design framework, broad values (like walkability) are translated into specific design elements and sub-district plans. This is also the process through which development impediments (like parking supply) are addressed.

Examples: [Beaverton](#), [Bend](#), [Milwaukie](#), [Lake Oswego](#), [Wilsonville](#)

Downtown Design Standards. Design standards make the urban design framework enforceable. In a designated chapter of the Tualatin Development Code, design standards outline objective requirements for all new development. These may include building styles and materials, massing and height specifications, landscaping options, or strategies for how buildings interface with the sidewalk.

Design standards provide certainty and reduce risk for developers, simultaneously promoting investment and guiding the creation of a distinctive sense of place. The Tualatin Development Code includes downtown design standards created in 2001 ([Chapter 73E](#)) but they are not mandatory and are not rooted in an urban design framework, which has undercut their effectiveness.

The creation and adoption of these two deliverables would be the culmination of a half-decade of planning efforts. The 2022 [Core Opportunity and Reinvestment Area \(CORA\)](#) plan identifies the creation of design standards as a priority project:

Community Design Master Plan. *Fund efforts to establish community design standards for all new development projects, or redevelopment efforts that increase valuation by more than 20%. These standards will allow Tualatin to develop and cultivate a shared identity and design within Plan Area.* (project D2, pp14)

The downtown revitalization project was launched in 2025 to accomplish this goal, and in doing so, position downtown Tualatin for investment and redevelopment. Phase one included extensive community engagement and resulted in the creation of a [Downtown Identity Study \(presented to the TDC on December 8, 2025\)](#). Phase two, which is currently underway, has involved [hundreds of students](#) in the creation of renderings, studies, and recommendations related to specific downtown development challenges through the University of Oregon's Sustainable City Year Program. Phase three is when all of these inputs are synthesized into guiding documents, as outlined in the graphic below.

DOWNTOWN REVITALIZATION PROJECT
TIMELINE & DELIVERABLES - JANUARY 7, 2026

PROJECT GOAL
Position downtown Tualatin for investment and redevelopment.
This effort aims to create a distinct sense of place, a downtown identity supporting vibrant mixed-use development, local businesses, multigenerational activity, housing options, economic vitality, the environment, and multimodal transportation.



Phase 1
Summer 2025 - Winter 2025

Community Identity Study - CIVILS Consultants
Develop an aspirational identity for downtown Tualatin through extensive community engagement.

- Phase 1 Deliverables:
- Community Identity Report

Phase 2
Fall 2025 - Spring 2026

Design Charettes & Downtown Studies - University of Oregon Sustainable City Year Program
Use renderings from the architecture design studio to visualize options for the future. Study specific elements critical to spurring redevelopment in more depth.

- Phase 2 Deliverables:
- | | | | | |
|-----------------------|---|-----------------------------------|-----------------------------|------------------------------|
| Fall Term | Site Analysis & Land Use Planning Study | Transportation Connectivity Study | Downtown Marketing Study | Riverfront Park Design Study |
| Winter & Spring Terms | Design Charettes | Floodplain Study | Stormwater Management Study | Boones Ferry Road Study |

Phase 3
Spring 2026 - Summer 2027

Community Design Master Plan
Create an Urban Design Plan informed by the findings and recommendations from Phases 1 and 2. Update the Downtown Design Standards for consistency.

- Phase 3 Deliverables:
- 3A - Urban Design Plan**
A district-level blueprint outlining how the pieces of our future downtown fit together.
 - 3B - Downtown Design Standards**
A set of code amendments dictating a consistent look and feel for new downtown development.
 - 3C - Consolidated Recommendations**
All recommendations from Phases 1 and 2, ranked by the CAC and combined into a single report.

Ongoing

Implementation
Review and construct projects identified in the CORA plan. Actively promote development opportunities and pursue public/private partnerships. Implement recommendations as approved by TDC.

At the conclusion of the downtown revitalization process, **Tualatin will be in the best possible position to attract investment and facilitate redevelopment.** We will have a community-informed blueprint for future development, in the form of an urban design framework. We will have clear code requirements offering certainty to developers and fostering a distinct sense of place, in the form of updated downtown design standards. And we will have enough tax increment funding available to make our first significant public investment in downtown, catalyzing new private development and providing proof-of-concept for our new urban design framework and downtown design standards.

OUTCOMES OF DECISION:

If this letter is supported as written, it will be included in the City's grant application. If significant modifications are requested, staff will bring an updated version to Council for consideration on April 6.

FINANCIAL IMPLICATIONS:

If the grant application is successful, the City will receive approximately \$500,000, earmarked for the development of an urban design framework and updated downtown design standards. Up to 20% of the total award, or \$100,000, may be used to reimburse staff time.

ATTACHMENTS:

- DRAFT LETTER OF SUPPORT