



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:
Downtown revitalization project update.

RECOMMENDATION:
This presentation is for informational purposes and no decision is required at this time.

EXECUTIVE SUMMARY:
The last update to the Tualatin Development Commission was delivered on December 8, 2025. At that meeting, Michele Reeves of Civilis Consultants presented findings and recommendations generated through extensive community engagement, in the form of the [Downtown Tualatin Identity Study](#). This marked the completion of the first phase of the three-phase downtown revitalization project.

DOWNTOWN REVITALIZATION PROJECT TIMELINE & DELIVERABLES - JANUARY 7, 2026



Since the last report to the Tualatin Development Commission, the downtown revitalization project has progressed on three different fronts:

Sustainable City Year Program. Hundreds of students from the University of Oregon, Oregon State University, and Portland State University have been developing renderings, conducting studies, and developing recommendations to address specific downtown development challenges. A virtual open house showcasing their projects is available [here](#).

Four courses concluded in December, and Community Advisory Committee (CAC) members had the opportunity to attend final presentations hosted in Eugene, Corvallis, and Tualatin. The final reports from fall courses are scheduled to be delivered to the City by the end of March. The CAC will be reviewing these materials in the coming months.

Four additional courses began in January. Three are scheduled to continue through June while one, the Architect Design Studio, held its final presentations on March 13th. Final reports from these courses are still a few months away but the CAC is scheduled to review the renderings developed by the Architecture Design Studio at their next regular meeting, on April 1st. We anticipate using these renderings to conduct a visual preference survey over the summer, which will provide a preliminary opportunity for residents to identify design elements they think would be a good fit for downtown.

Community Advisory Committee. The Community Advisory Committee (CAC) has met three times in 2026 and has been exceptionally productive. In [January](#), the group coalesced around five shared criteria, which they have subsequently used to evaluate recommended actions.

CAC Evaluation Criteria

The downtown we aim to build is...

- **A Vibrant Mixed-Use Area.**

Accessible and welcoming to all, we imagine a downtown district that is active 18 hours a day. This district will offer a range of housing options (both affordable and market rate) and retail/service businesses that support our growing community.

- **Distinct & Magnetic.**

Distinct in its design, daily use, and signature events, downtown will be a familiar gathering place for residents and a compelling draw for tourists.

- **Environmentally Sustainable.**

Downtown will be built to address the emerging challenges stemming from climate change, as outlined in [Tualatin's Community Climate Action Plan](#). This includes stewarding our natural resources, improving access to nature, and integrating sustainable building practices.

- **Navigable & Safe.**

Downtown will be easy to access, intuitive to navigate, and safe to move around for people using multimodal transportation.

- **Supportive of Businesses.**

Downtown will be supportive of new and existing businesses, and their longevity.

Community Advisory Committee cont.

In [February](#) and [March](#), CAC members applied these criteria to evaluate recommendations identified in the [Downtown Tualatin Identity Study](#) and the [Downtown Market Study](#) (the first report generated by students from the Sustainable City Year Program). Through these evaluation exercises, CAC members recorded scores and commentary for each recommendation, providing a *unified intake process* for every idea under consideration. The CAC will revisit the master list of recommendations later in the process and produce a prioritized list of recommended actions.

Preparation for Phase Three. The third phase of the downtown revitalization project is slated to begin in the fall of 2026. To support two of the major deliverables – the development of an urban design framework and an update of Tualatin’s downtown design standards – staff are preparing an application to the Metro 2040 Planning and Development Grant program.

The next item on the TDC agenda is consideration of a letter of support for this grant application. The associated staff report contains additional detail on the grant proposal and phase three deliverables.

ATTACHMENTS:

- **POWERPOINT PRESENTATION**