



January 7, 2026

Dear Downtown Revitalization CAC Members,

Welcome to 2026 and *thank you* for your sustained commitment to this project!

We have prepared these binders to organize the trove of information we anticipate bringing before you over the next 18 months. Included in your first packet (Meeting 7) are a combination of reference materials, background documents, and the final report from phase one. Below, we have outlined the context and charge of the Community Advisory Committee (CAC).

Project Background

In April 2025, the City launched the Downtown Revitalization project to position downtown Tualatin for revitalization and redevelopment opportunities. We aim 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.

This effort builds on the 2022 Core Opportunity and Reinvestment Area (CORA) Plan vision, which states:

The Core Opportunity and Reinvestment Area Plan is a guiding document in our community's effort to strengthen the social, cultural and economic vitality of central Tualatin by funding projects that improve property values, eliminate existing and future blight, and create an active civic core.

CAC Charge

To guide this project, the Tualatin City Council created the CAC, which is charged with:

- Championing the process to revitalize Tualatin's downtown area.
- Encouraging community involvement by participating in outreach activities.
- Acting as liaisons between the community and the City by sharing information with organizations and interests they represent.
- Reviewing and guiding work products for this project.

When this project is complete, the CAC will have contributed to the creation of three deliverables:

- **An Urban Design Plan** – A district-level blueprint outlining how the pieces of our future downtown fit together.
- **Downtown Design Standards** – A set of code amendments dictating a consistent look and feel for new downtown development.
- **Consolidated Recommendations** – All recommendations from the reports, studies and design ideas in Phases 1 and 2, ranked by the CAC and combined into a single report that will be forwarded to the Tualatin Development Commission for their consideration.





CAC Charge Continued

To accomplish this work, we have developed a three-phase work plan to structure our 24-month process:

- **Phase 1- Community Identity Study**
Develop an aspirational identity for downtown Tualatin through extensive community engagement.
- **Phase 2 – Design Charettes & Downtown Studies**
Use renderings from the architecture design studio to visualize options for the future. Study specific elements critical to spurring redevelopment in more depth.
- **Phase 3 – 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.

A graphic outlining the phased project timeline and subsequent deliverables is included in this binder.

This project stands to have a significant impact on downtown Tualatin. Thank you, again, for stepping up to serve our community in this capacity. We look forward to supporting your work.

Sincerely,

Downtown Revitalization CAC Leadership Team

*Mayor Frank Bubenik, Chair
Councilor Christen Sacco, Vice Chair
Council President Valerie Pratt*

*Sid Sin, Urban Renewal Manager
Quin Brunner, Urban Renewal Policy Analyst*

