



TUALATIN DEVELOPMENT COMMISSION

OFFICIAL MEETING MINUTES

MONDAY, APRIL 14, 2025

PRESENT: Chair Frank Bubenik, Commissioner Valerie Pratt, Commissioner Christen Sacco, Commissioner Cyndi Hillier, Commissioner Bridget Brooks, Commissioner Octavio Gonazlez

ABSENT: Commissioner Maria Reyes

Call to Order

Chair Bubenik Called the meeting to order at 8:27 p.m.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Commissioner Pratt, Seconded by Commissioner Brooks.

Voting Yea: Chair Bubenik, Commissioner Pratt, Commissioner Sacco, Commissioner Hillier, Commissioner Brooks, Commissioner Gonazlez

MOTION PASSED

1. Consideration of Approval of the Tualatin Development Commission Meeting Minutes of June 24, 2024

General Business

1. Downtown Revitalization

Urban Renewal/Economic Development Manager Sid Sin presented information on the Downtown Revitalization project. He introduced a proposal for downtown revitalization, emphasizing the importance of aligning the effort with the Core Area (CORA) Vision Plan adopted in 2022. Manager Sin highlighted priorities such as strengthening community identity, improving multimodal connectivity, expanding housing opportunities, and creating vibrant, mixed-use developments. He stated the effort is centered around improving quality of life through memorable spaces, economic vitality, and a clear community identity.

Manager Sin stated that the timing is ideal due to the City's projected \$140 million in public investment and the growing interest from the development community. He described the Riverfront Park property as a great catalyst for revitalization and outlined the goals of positioning downtown Tualatin for redevelopment and engaging the community in a guided and inclusive process.

Manager Sin proposed a two-year planning initiative that would include forming a 12-member Community Advisory Committee (CAC) with representation from the City Council, Parks

Advisory Committee, Community Involvement Organizations, Chamber of Commerce, property owners, and development professionals. New to the committee would be representatives from the Aging Task Force, Arts Advisory Committee, IDEA Committee, and Youth Council. The CAC would be supported by an internal Technical Advisory Committee composed of City departments and partner agencies, including Tualatin Valley Fire and Rescue (TVF&R).

Urban Renewal/Economic Development Manager Sin described the project's three phases:

- A community identity phase led by consultant Civilis, including public workshops, stakeholder interviews, and business assistance.
- A design phase led by the University of Oregon Sustainable Cities Program, focusing on translating community input into conceptual two- and three-dimensional drawings.
- A technical phase to create design code updates that build on Tualatin Development Code Chapter 73E and apply to opportunity sites throughout the downtown area.

Manager Sin estimated the total cost to the City at \$125,000, with the potential for grant funding from the University of Oregon. He stated the goal is to begin implementation by early 2027, including code updates and identification of potential amendments to the CORA Plan.

Manager Sin requested Commission direction to proceed with forming the CAC, contracting with Civilis, establishing an intergovernmental agreement with the University of Oregon, and eventually drafting code amendments.

Commission Discussion

Commissioner Brooks expressed appreciation for the presentation and inquired about the sustainability of the University of Oregon partnership. Manager Sin stated the program has been around for 15-20 years and they partner with numerous Oregon communities. He stated that it is a great opportunity to engage the academia interest and brings creativity to real-life situations.

Commissioner Brooks also suggested including a climate or environmental expert on the advisory committee and highlighted the importance of indigenous representation in design identity. She noted past positive collaboration with Oregon State University on environmental initiatives.

Commissioner Hillier asked about the process for entering into an intergovernmental agreement with the University of Oregon. She also inquired about the contract with Civilis. Manager Sin stated that he was seeking direction to move forward with a direct appointment due to the contract being under the competitive threshold and emphasized his confidence in their experience and approach.

Commissioner Pratt asked whether the University of Oregon's work would take a holistic view of the downtown and include elements like vertical gardening, pedestrian-friendly design, and climate action integration. Manager Sin confirmed that community values would guide the scope of work and noted that the design charrette would be flexible to reflect those priorities.

Commissioner Brooks asked why he recommended Civilis and what stood out about the firm. Manager Sin highlighted the firm's strong reputation, regional and national experience, and the effectiveness of their engagement methods, including workshops and surveys.

Commissioner Gonzalez emphasized the need to balance visionary planning with practicality. He cautioned against introducing design elements that are costly to implement and maintain, such as green roofs, and stressed the importance of affordability, constructability, and long-term sustainability. He also raised concerns about water conservation technologies and maintenance implications for city infrastructure. Manager Sin agreed, stating that outreach to the development community was already underway to ensure code updates are implementable and responsive to both community vision and practical constraints. He acknowledged the challenge of maintenance, noting that urban renewal funds cannot be used for ongoing upkeep.

Councilor Gonzalez asked about grant availability through the Sustainable Cities Program. Manager Sin stated that the program is federally funded and, if available, could reduce the City's costs. He stated funds have also been included in the upcoming budget to cover the full cost if needed.

Commissioner Brooks inquired if there was a particular city that influenced his vision. Manager Sin referenced his prior work in a city where early public-private partnerships successfully catalyzed downtown redevelopment, and said Tualatin has similar potential and momentum.

Commissioner Pratt raised concerns about TVF&R's role, stating that they previously limited certain aspects of planning due to tax revenue concerns. She emphasized that their involvement should be technical only and not extend to decision-making on vision or funding.

Commissioner Sacco supported having input from specific TVF&R personnel who live and work in Tualatin and could contribute valuable feedback. She agreed with ensuring their participation is constructive and not restrictive.

Chair Bubenik confirmed that the Commission supported the formation of the Community Advisory Committee with the addition of a sustainability/climate representative, the engagement of Civilis, partnership with the University of Oregon, and preparation for future code amendments.

Commissioner Brooks referenced a tour of Redmond during the League of Oregon Cities conference, where she and Council President Pratt learned about successful revitalization efforts and public-private partnerships. She offered to share contact information from the Redmond city manager as a resource.

Adjournment

Chair Bubenik adjourned the meeting at 9:09 p.m.

Sherilyn Lombos, City Manager

_____/ Erika Pagel, Recording Secretary

_____/ Frank Bubenik, Chair