



Downtown Revitalization

Urban Renewal 101 & Tualatin Urban Renewal Plans

Community Advisory Committee

September 3, 2025



Agenda:

- Urban Renewal 101
- Tualatin Urban Renewal Areas
- Outreach Updates
- Project Schedule & Next Steps



What is Urban Renewal?



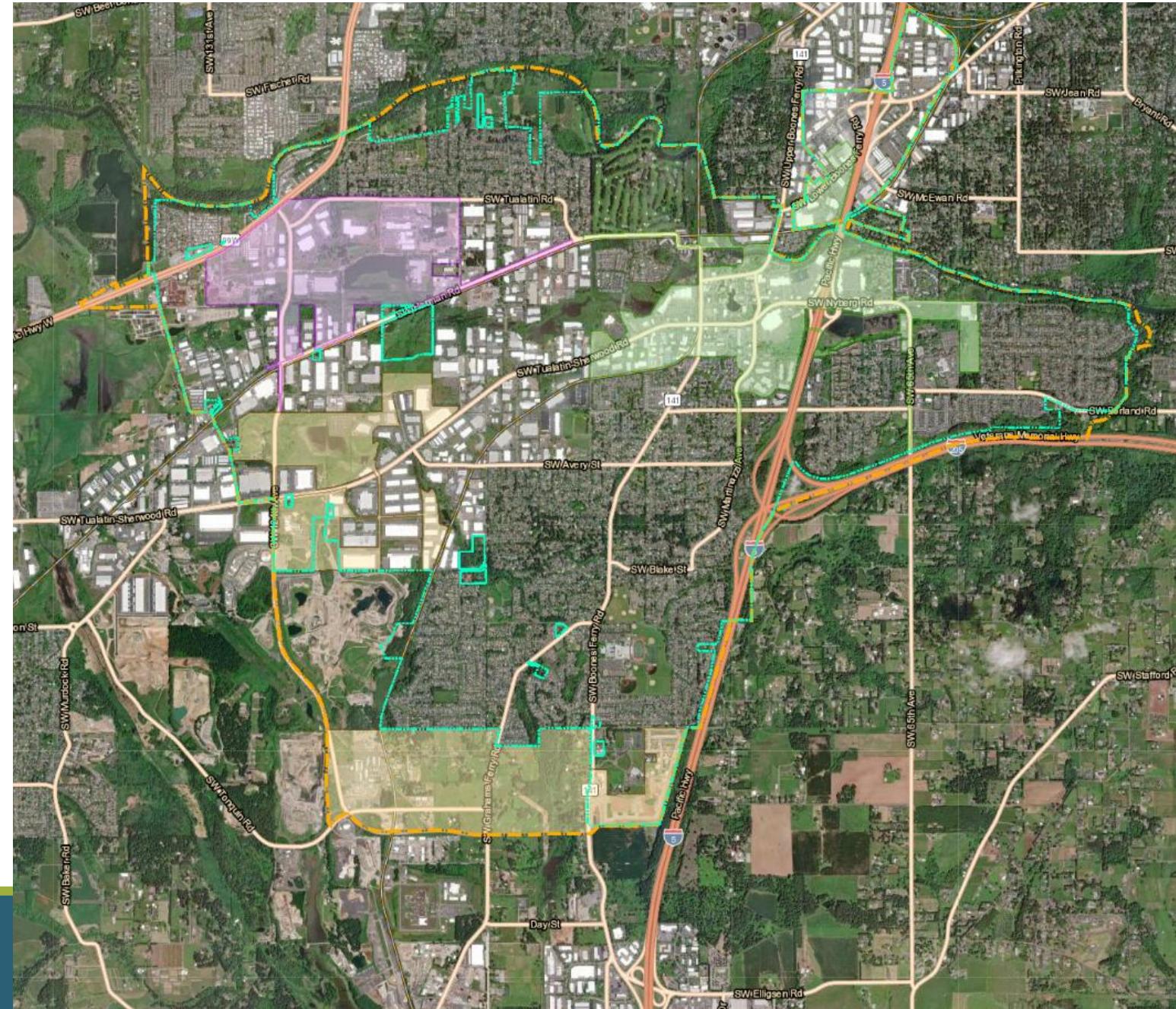




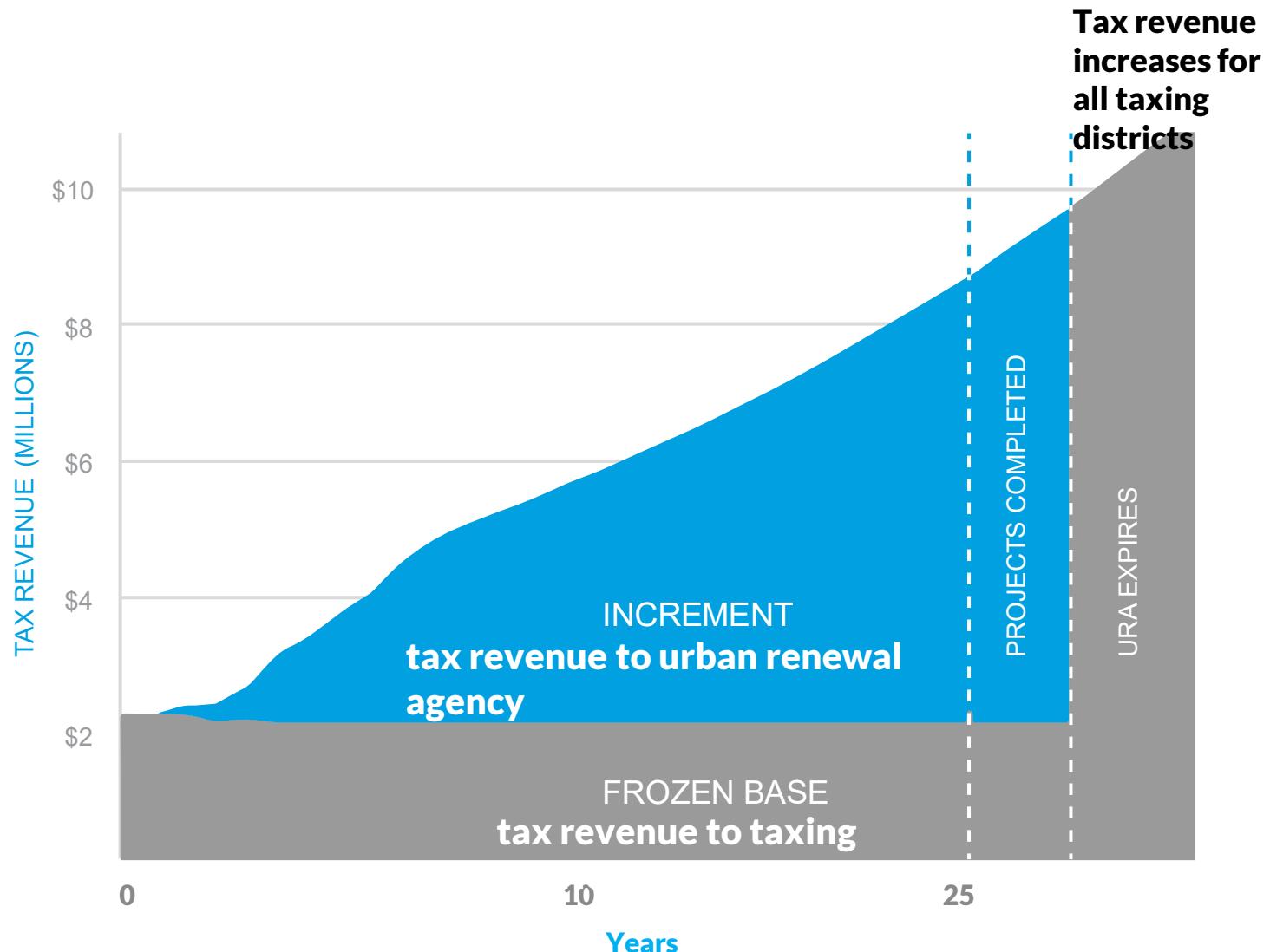


Urban Renewal 101

- Oregon Revised Statutes (ORS) 457
 - Authorizes Urban Renewal Areas
 - Purpose – address “blighted areas”
 - Funding – Tax Increment Financing
- What does a Redevelopment Agency do?
 - “Developer Arm” of the City
 - Studies & Plans
 - Redevelopment & Capital Projects
 - Economic Development
- Outcomes:
 - Support Council Goals
 - Revitalization
 - Strong economic and tax base
 - Generate return on public investments
 - Quality of Life



How Does Urban Renewal Financing Work?



LESSONS LEARNED:

- Begin with the end in mind - strength of a vision / identity
- Political will, priority, consistency
- Seek like-minded partners



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HANG IN THERE!

Lake Grove Village Center Plan (2008)

By the year 2024, the Lake Grove Village Center has thoughtfully evolved into a pedestrian-friendly neighborhood community. It has an enterprising and hospitable character that reflects the people who live and work within and around it. The Lake Grove Village Center is a place where nature and human activity are well connected and prosperously coexist.

1979 1979: Lake Oswego Redevelopment Agency (LORA) was created to manage urban renewal areas

2003-2012 Visioning & Planning

- 2003 - 2008: The Lake Grove Village Center Plan vision and adoption of plan
- 2008: Adoption of the Lake Grove Village Center Overlay District and Design Standards
- 2012: Lake Grove Village Center Urban Renewal Plan adoption. The Plan included two projects; Boones Ferry Road roadway improvements and public parking.

2000 2010 2020 2030



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LAKE GROVE
URBAN RENEWAL AREA

Boones Ferry Road Phase 1

Cost: \$38.1m (\$30.7m LORA and the balance from other sources)
Type: Public
Developer: LORA/City
Purpose:

- Provide a safe, welcoming pedestrian and bicycle environment
- Support vehicle safety and local businesses

Summary:

- 6,600 feet of bike lanes
- 5,000 feet of asphalt
- 7,100 feet of stormwater pipe
- 56,000 feet of underground utility conduit
- 4,300 feet water pipe
- 3 new signalized intersections
- 56 accessible curbs
- 6,000 shrubs, plants and trees
- 23 crosswalks
- 9,000 feet of ADA compliant sidewalks

2021

Boones Ferry Road Phase 2 & Public Parking

Cost: TBD
Type: Public
Developer: LORA/City
Purpose:

- Public Parking
- Street, sidewalk, utility, pedestrian improvements

TBD

Urban Renewal Area Closes 2032

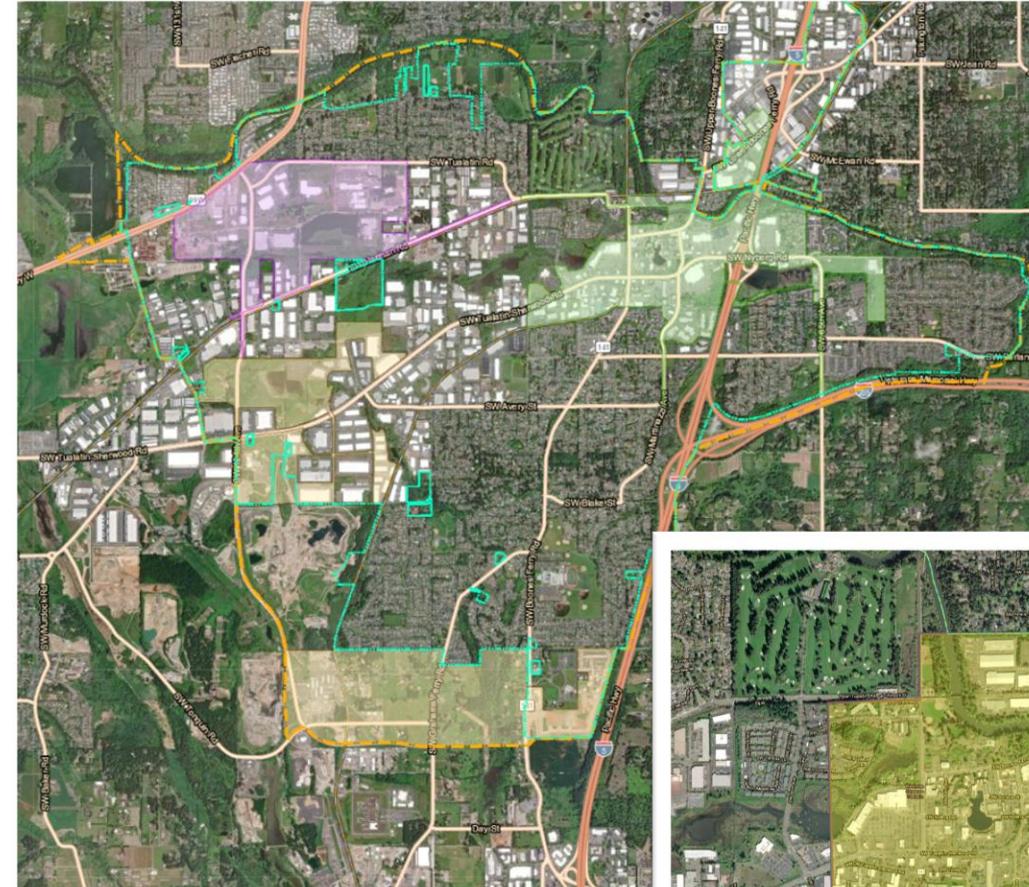
- \$36m maximum indebtedness
- \$502m in Assessed Property Value (estimated)
- \$1.4m returned to City General Fund (estimated)
- Projects completed as of 2023:
 - Boones Ferry Road Phase: 1

2032

Tualatin Urban Renewal Plans

- Central Urban Renewal District (CURD) – 1975
- Leveton – 1985
- Southwest & Basalt Creek Development Area (SWURD) – 2021
- Core Opportunity & Reinvestment District (CORA) - 2022

Leveton, SWURD, CORA Boundary



CURD Boundary

CENTRAL URBAN RENEWAL DISTRICT (CURD)

DATE ESTABLISHED: 1975

DATE CLOSED: 2020 (45 yrs)

PURPOSE:

Alleviate conditions of blight and create a sense of place for downtown Tualatin.

GOAL:

Strengthen the social and economic development of central Tualatin by stabilizing and improving property values, eliminating existing blight, and preventing future blight and to encourage and facilitate land uses, private and public, that result in activity during all business hours, evenings, nights, and weekends; and to encourage indoor and outdoor uses.



July 1993 Before



1994 - During Construction



CENTRAL URBAN RENEWAL DISTRICT (CURD)

DETAILS:

- Area in Acres: 327
- Land Area % of City (at time of adoption): 12%
- Maximum Indebtedness: \$27.7m
- Assessed Value at Creation: \$14m
- Assessed Value when Closed: \$194m
- Total Projects in Plan: 61
- Projects Completed: 41



CENTRAL URBAN RENEWAL DISTRICT (CURD)

NOTABLE PROJECTS

- Tualatin Commons
- Tualatin Library
- Tualatin-Sherwood Road Bypass
- Nyberg Street / I-5 Interchange
- Core Area Street Project and Parking Facilities
- Façade Improvement Program



LEVETON TAX INCREMENT DISTRICT

DATE ESTABLISHED: 1985

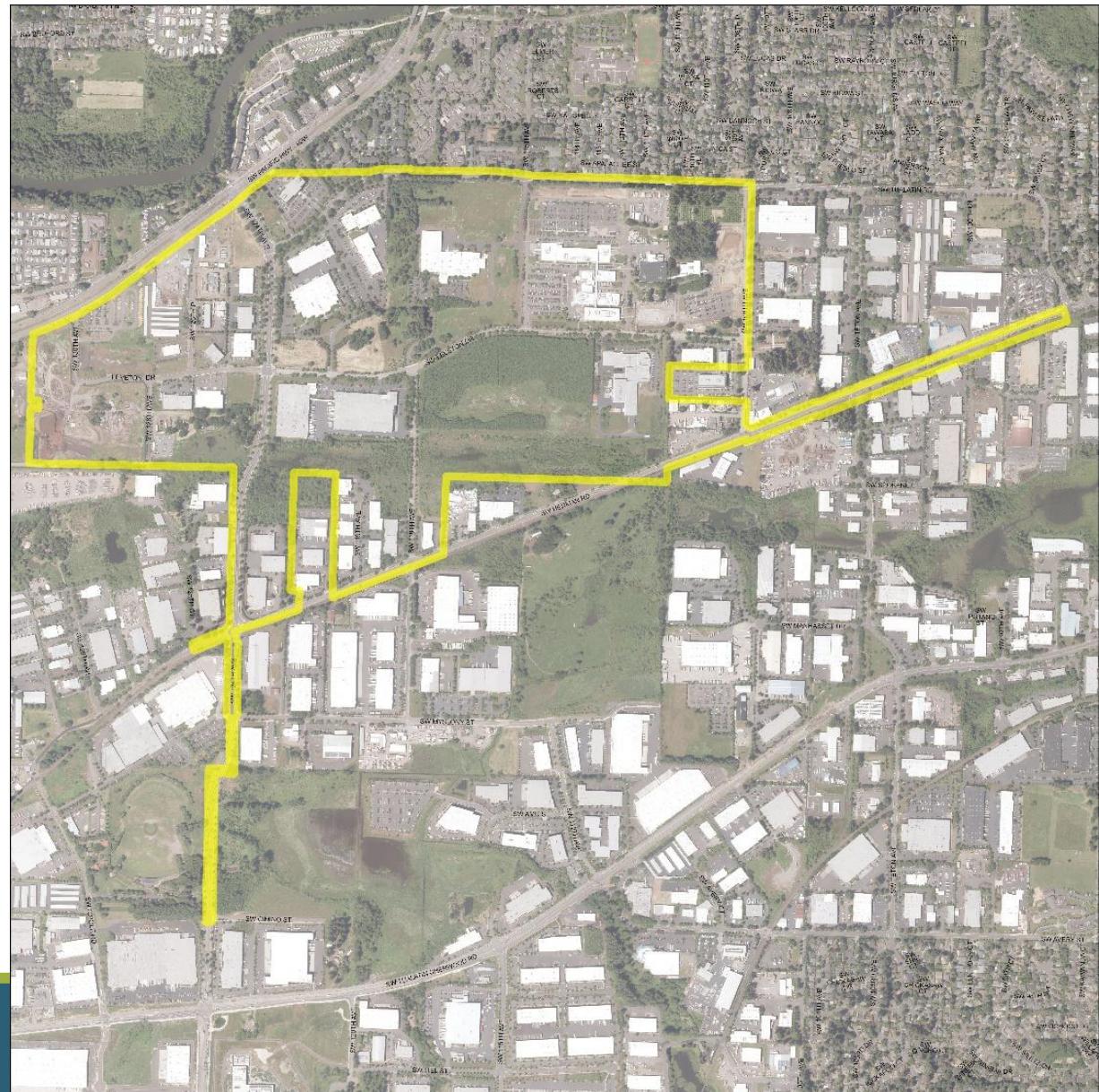
DATE CLOSING: 2025 (40 yrs)

PURPOSE:

To implement goals and objectives of the Tualatin Community Plan, which relate to development of this portion of the Western Industrial District.

GOAL:

Facilitate the full industrial development of the District by removing blighting influences and by providing public improvements.



LEVETON TAX INCREMENT DISTRICT

DETAILS:

- Area in Acres: 380
- Land Area % of City (at time of adoption): 9%
- Maximum Indebtedness: \$36.4m
- Assessed Value at Creation: \$3.6m
- Assessed Value when Closed: \$259m
- Total Projects in Plan: 20
- Projects Completed: 14
- 9,000 + Jobs & 50+ Businesses (2021)



LEVETON TAX INCREMENT DISTRICT

NOTABLE PROJECTS

- Construction of SW Leveton Drive, connecting SW 124th and SW 108th Ave
- SW 124th Road Design and Construction
- Installation of a high-capacity water line extending from Herman Rd to Leveton Drive
- Installation of sanitary sewer line within the ROW of SW Leveton Drive, 108th Ave, 118th Ave, and 124th Ave
- Construction of a storm drain line along the east boundary of the Leveton parcel to SW Herman Rd



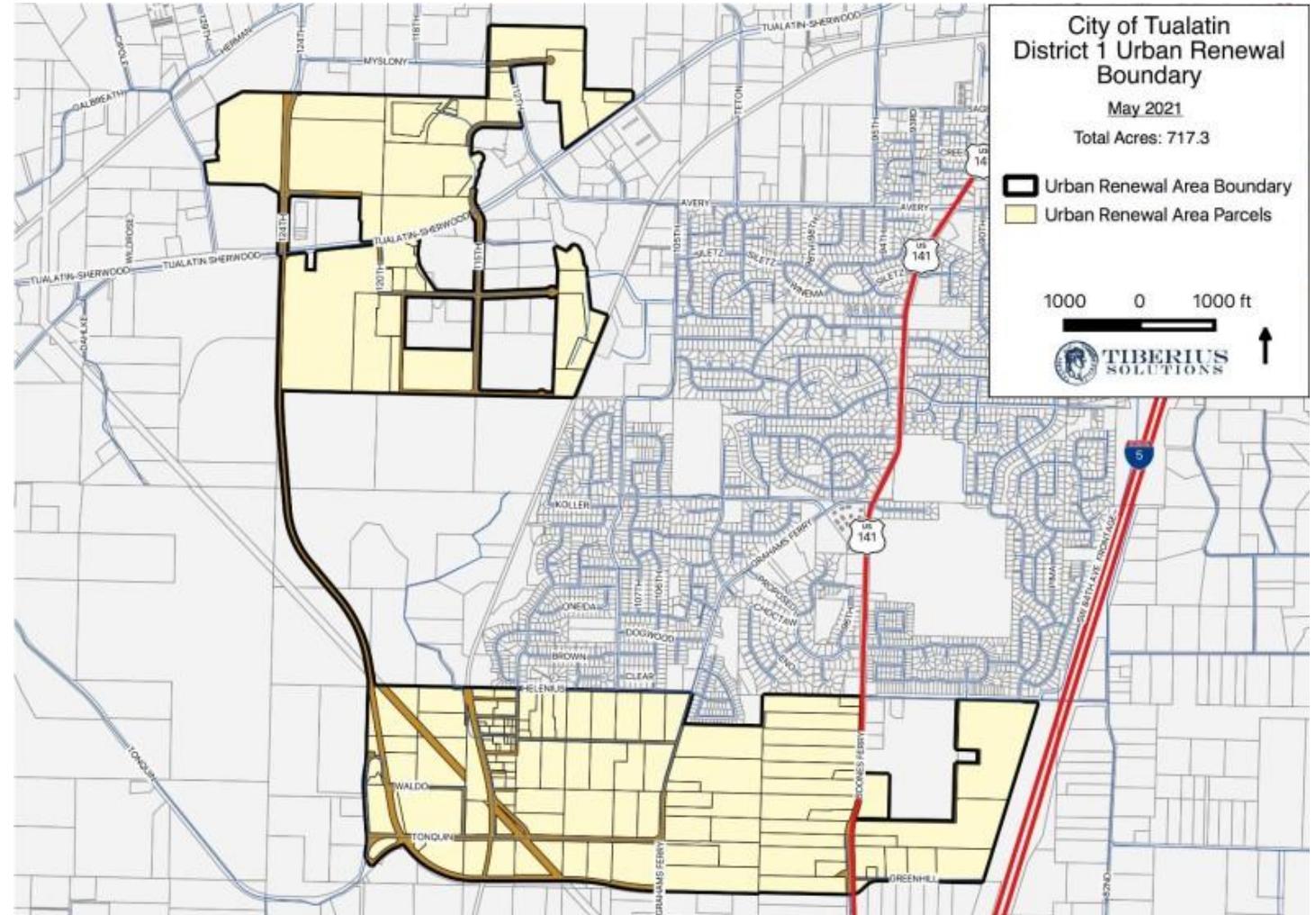
SOUTHWEST & BASALT CREEK DEVELOPMENT AREA

DATE ESTABLISHED: 2021

DATE CLOSING: 2053 (30 yrs)

GOALS:

- Employment Land Development
- Transportation Infrastructure
- Utility Infrastructure
- Developer Assistance and Incentives



SOUTHWEST AND BASALT CREEK DEVELOPMENT AREA

DETAILS:

- Area in Acres: 717
- Land Area % of City: 13%
- Maximum Indebtedness: \$53.2m
- Assessed Value at Creation: \$207.6m
- Assessed Value as of 6/20/2025: \$388m
- Total Projects in Plan: 11



SOUTHWEST AND BASALT CREEK DEVELOPMENT AREA

NOTABLE PROJECTS

- Water System Upsizing
- Basalt Creek Gravity Sewer
- Tonquin Trail
- Blake Street Extension
- Small Business grants



CORE OPPORTUNITY AND REINVESTMENT AREA (CORA)

DATE ESTABLISHED: 2022

DATE CLOSING: 2053 (30 yrs)

VISION:

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



CORE OPPORTUNITY AND REINVESTMENT AREA (CORA)

CORA GOALS:

- Blight remediation
- Enhanced Connectivity
- Mixed-Use Development
- Economic Development
- Community Identity
- Public Utilities
- Flood Mitigation
- Environmental Stewardship



CORE OPPORTUNITY AND REINVESTMENT AREA (CORA)

DETAILS:

- Years of URA: 30 yrs
- Area in Acres: 476
- Land Area % of City: 8.87%
- Maximum Indebtedness: \$140m
- Assessed Value at Creation: \$532m
- Assessed Value as of 6/20/2025: \$544.2m
- Total Projects in Plan: 17



CORE OPPORTUNITY AND REINVESTMENT AREA (CORA)

NOTABLE PROJECTS

- 18970 Catalyst Project
- Land Acquisition
- Tualatin River Plaza Project
- Community Identity / Design Master Plan
- Developer Incentives
- Economic Development Grants
- Market Feasibility
- Zoning Code Change



CORA Plan Project Costs & Year of Expenditure

Project Title	Project Cost	Year of Expenditure	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
1) Blight Remediation - 18970 Catalyst Project	\$14.8m	2029																														
2) Blight Remediation - SW Nyberg and Nyberg Woods	\$3.9m	2034																														
3) Blight Remediation - Intersection Improvements (SW 89th Ave + SW Mohave CT and Tualatin Sherwood Road)	\$3.9m	2034																														
4) Transportation - Area Transportation Plan	\$0.1m	2024																														
5) Transportation - North to South Center Road Development and TS Road Realignment	\$21m	2045																														
6) Transportation - Tualatin River Greenway	\$2m	2050																														
7) Transportation - Nyberg Green Way	\$4.7m	2050/2051																														
8) Transportation - Flood Mitigation and Grading	\$6.4m	2033/2039/2047																														
9) Land Acquisition - Land	\$22.9m	2034/2038/2039/2049/2052/2053																														
10) Community Identity - Tualatin River Plaza Project	\$8m	2039																														
11) Community Identity - Community Design Master Plan	\$0.2m	2033																														
12) Developer Incentives - Incentives and Rebate	\$31.1m	2030-2053																														
13) Economic Development - Grants	\$6.4m	2030-2053																														
14) Administration - Payroll, Legal, Recordings	\$12.8m	on-going																														
15) Administration - Market Feasibility Study	\$0.1m	2025																														
16) Administration - Zone Code Change Plan	\$0.1m	2025																														
17) Financing Fees	\$1m	2029																														
Total Expenditures	\$140m																															

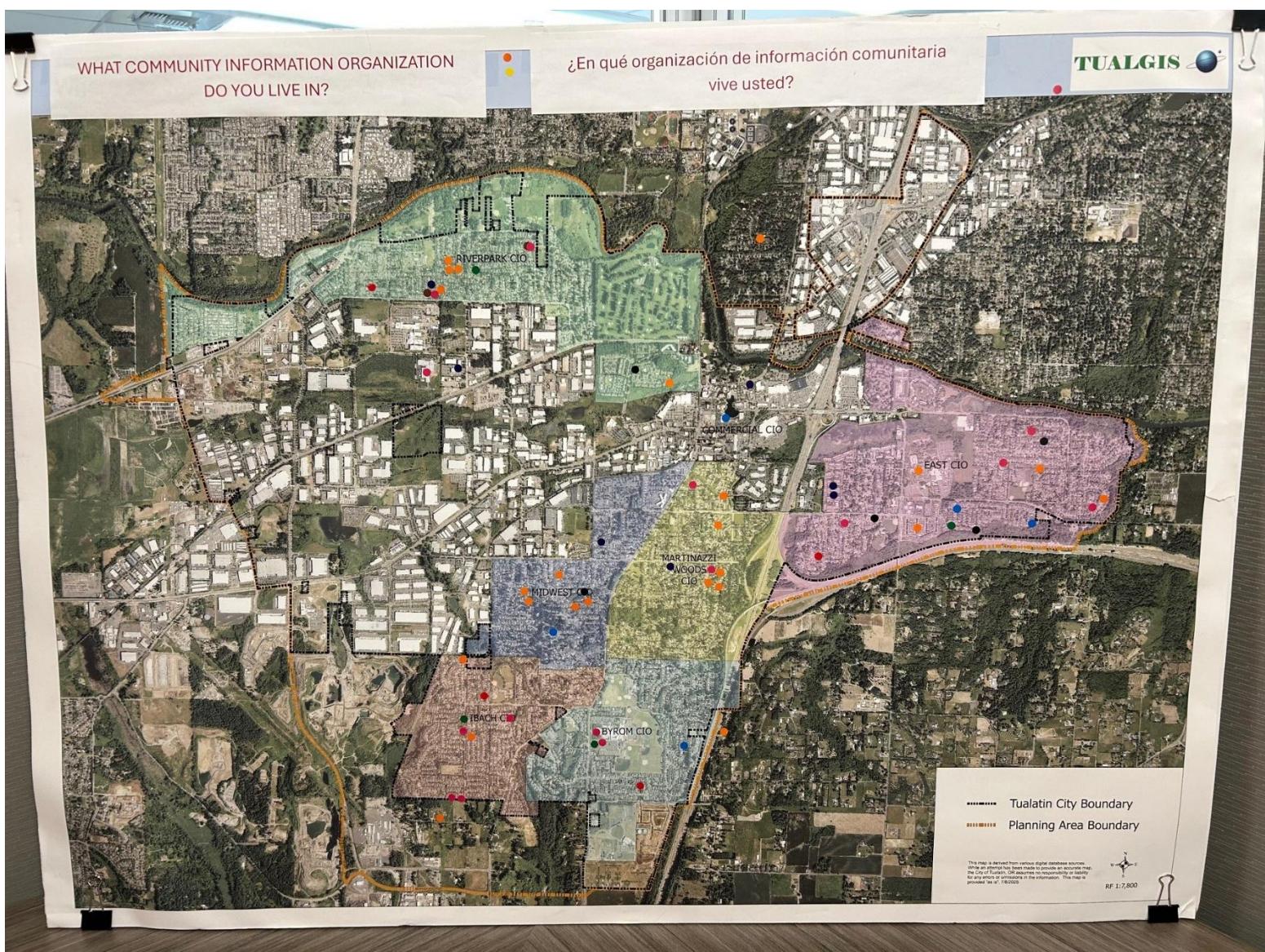
Central Design District Design Guideline Boundary (Chapter 73E)



Outreach Updates

Concerts & Community Events:

- 4 concerts
- Viva Tualatin
- Community Workshop
- What CIO are you in?
- I wish the downtown had.....
- 68 responses



I wish the downtown had.....

- Food carts (x19)
- Farmers' Market (x15)
- Greenway connection along the riverfront across / under Boones Ferry Rd to east (x4)
- Central market space (x2)
- Bike / pedestrian along river (x2)
- Transportation:
 - BFR (Tualatin/Martinazzi) pedestrian only
 - Accessibility & safety for bikes/peds
- Uses:
 - Trader Joe's
 - Mixed-use developments
 - Larger gathering space



DIGESTING DATA

- ✓ **9 small focus groups representing**
 - **Hospitality**
 - **Service**
 - **Office**
 - **Retail**
 - **Restaurant**
 - **Property owners**
 - **Affordable housing**
 - **Residents**
 - **Latino businesses**
 - **Youth**
- ✓ **One-on-one interviews**
- ✓ **CAC/Staff/Elected workshops**

- ✓ **District documentation**
 - **Daytime**
 - **Weekend**
 - **Holiday**
 - **After Dark**
- ✓ **Community survey**
- ✓ **Community identity workshop**
- ✓ **Walking tour**
- ✓ **Business technical assistance**
- ✓ **Property owner technical assistance**





FROM THE IN-PERSON WORKSHOP

WHAT PLACE OFFERS AN
EXPERIENCE YOU WANT IN
DOWNTOWN TUALATIN AND WHY?



MULTNOMAH VILLAGE
WATER FRONT IDENTITY GATHERING BOARDWALKS
TREE SWEATERS ART CENTER DISTINCT IDENTITY MILWAUKEE INTERACTIVE PLAY
MURASE PARK SAN FRANCISCO SEASONAL COVENT GARDEN
5TH ST MKT CAMAS OLD MILL DISTRICT
NOT TOO TOURISTY DINNER THEATER SAVANAH
SANTA BARBARA ARCHITECTURE ST LOUIS CITY PARK AMBIANCE
COMMUNITY FREE PARKING MILLENIUM PARK FAIRHAVEN TOURISM WETLANDS
PONCE CITY MARKET EDUCATION SISTERS STROLLING
EVENTS CENTER DENVER ROSEBURG TIGARD BEAVERTON BARCELONA
MAIN STREET RESTAURANTS HISTORY QUAINTE WILSONVILLE
RIVERWALK CONCERTS STREET MUSIC TOKYO
PALM SPRINGS COOK PARK VIBRANT SPOKANE
OUTDOORSY TACOMA MILK CARTON BOAT RACE
SILVERTON RIVER ROME OLD MARKET STALL MANHOLE ART
MONTREAL PASADENA FANCY LIND OLD ACTIVE SENIOR CENTER
HAWTHORNE ASHLAND RIVER EAT DESIGN FISHING
STREET NO CARS BUSTLING SOLID VANCOUVERWA WEST ART PARKING
BIKE LANES BRUGES SEOUL ITALY ACTIVATE DESIGN
ALBERTAST BAKERY THEME OVER HEART BEER ART PARKING
ACCESSIBLE NATURE OVERHEART ALL DOCK AGES FAMILY MUSIC
NATURE APPEAL NEWBERT CHICAGO SHUTTLE 3 STORY SMALL BIKING TRAIN
IMMACULATE ENVIRONMENTALLY FRIENDLY ARCHITECTURE DRAW GRID DANCING OLD TOWN
LAURELHURST PARK ASTORIA BUSINESSSES LOCAL SHOPS CLINTON BELMONT ST
GOOD BRIDGEPORT RENTALS LOCALS DINING
SIT-OUTSIDE FOOD MCMINNVILLE SEATTLE RUNNING
SIENNA ITALY SMALL BUILDINGS PEDESTRIAN GATHER SAN ANTONIO
SLIVERTON HUDSONOH WATER FEATURES FARMERS MARKET ATLANTA
YEAR ROUND CHARACTER SCOOTERS VANCOUVERBC DEFIANCE PARK IOWA CITY
EUGENE HERITAGE HOOD RIVER WATERFALL PARK WASHINGTON
OREGON CITY CANNON BEACH SELLWOOD SWITZERLAND TOURISTY STATION
MIXED USES SMALL EU TOWNS LANDSCAPING WALLACE ID
URBAN/OUTDOOR NOT TOO AFFLUENT OPEN SPACES
COMMUNITY PIANOS

FROM THE SURVEY

WHAT WORDS DO YOU WANT TO HEAR DESCRIBE TUALATIN IN THE FUTURE?



CIVIC IDENTITY REMAINING SCHEDULE

- 9/22: TDC Presentation on Major Findings/Recs
- 10/1: CAC Presentation on Major Findings/Recs
- 10/6: Draft Report Circulated
- 10/27: Public Presentation and Report Finalized



Project Schedule & Next Steps

DOWNTOWN REVITALIZATION PROJECT - WORKING SCHEDULE (8/25/25)

Task	Year	2025												2026				2027											
		Month			Week				1			2			3			4			1			2			3		
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
P1.0	PHASE 1 - CIVILIS urban strategist - Identity / Placemaking																												
P1.1	CAC Mtg #1 - Scope/Schedule/owners/ reps for Focus Group	5/14				5/14																							
P1.2	Civilis Secret Shopper	5/24					5/24																						
P1.3	Downtown Walking Tour (Council, CAC, TAC)	5/26					5/26																						
P1.4	Civilis Weekday District Secret Shopper	5/27					5/27																						
P1.5	TDC Meeting Schedule Update / Intro Michele & Focus Group Process	5/27					5/27																						
P1.6	CAC Mtg #2 - UO Sustainable City Year Program (review proposed projects)	6/4				6/4																							
P1.7	Focus Group #1	6/30					6/30																						
P1.8	Focus Group #2	7/1						7/1																					
P1.9	CAC Mtg #3 - Mixed-Use District 101 / Survey / Community Identity Workshop	7/2						7/2																					
P1.10	Community Survey (Active)	7/14							7/14				8/8																
P1.11	Community Identity Workshop - 4:00 pm - 5:30 pm Pohl Center	7/30							7/30																				
P1.12	Civilis Technical Assistance to property/business owners	7/31																											
P1.13	CAC Mtg #4 - Urban Renewal 101 & Tualatin Urban Renewal Plans	9/3																											
P1.14	TDC Mtg: preview final report	9/22																											
P1.15	CAC Mtg #5 - Review Draft Report	10/1																											
P1.16	Present Final Report to TDC (Council)	10/27																											
P2.0	PHASE 2 - U of O Sustainable City Year Program (SCYP) Site Planning / Design Charette - Explore aesthetics, translate Identity into 2D/3D drawings and renderings																												
P2.1	UO SCYP Kick-off Reception (Tualatin Library Front Conference Room)	10/16																											
P2.2	1 - Downtown Tualatin Site Analysis and Land Use Planning (UO PPM 608, 610, 613, 617)																												
P2.3	2 - Multi-modal Transportation Connectivity Study (UO PPM 399 Urban Transportation)																												
P2.4	3 - Downtown Revitalization Market Study (UO Oregon Consulting Group)																												
P2.5	4 - Timber Tectonic in the Digital Age (UO ARCH 484/584)																												
P2.6	• Student Site Visit	10/3																											
P2.7	• Mid-Term Review	11/3																											
P2.8	• Final Review	12/5																											
P2.9	5 - Architecture Design Studio (UO ARCH 484/584)																												
P2.10	6 - Floodplain Study/Analysis (PSU) - pending																												
P2.11	7 - Stormwater Management Study/Analysis (PSU) - pending																												
P3.0	PHASE 3 - Code Amendments - Design Standards, TDC Chapter 79E-Central Design District Design Guidelines																												
P3.1	RFP																												
P3.2	Code Amendments																												
P4.0	Implementation - CORA Projects, public/private Redevelopment																												
P4.1	Review / Construct CORA Projects																												
P4.2	Actively Promote Development Opportunities																												
P4.3	Public/Private Partnerships																												

Phase 1: Community Identity - Events & Meetings

- 4/14 - Tualatin Development Commission direction to move forward with project
- 4/24 - IDEA Committee Info Mtg
- 4/22 - Ibach CIO Info Mtg
- 5/1 - Latino Business Network Info Mtg
- **5/14 - CAC Mtg #1**
- 5/21 - Planning Commission Info Mtg
- 5/26 - Civilis Walking Tour
- **6/4 - CAC Mtg #2**
- 6/18 - CIO Quarterly Land Use Mtg
- 6/30 - Focus Group Mtg #1 (Office/Service, Retail/Hospitality, Residents, Mixed Representatives, Food & Property Owners)
- 7/1 - Focus Group Mtg #2 (City Council, Latino Community, Renter/Affordable Housing & Youth)
- **7/2 - CAC Mtg #3**
- 7/11 - Concert in the Park (Community Park)
- 7/12 - Viva Tualatin
- 7/14 - Community Survey Goes Live (through 8/8)
- 7/25 - Concert in the Park (Atfalati Park)
- 7/30 - Community Identity Workshop
- 7/31 - Civilis Technical Assistance to businesses/property owner
- 8/8 - Concert in the Park (Celebrating Pride at Community Park)
- **9/3 - CAC Mtg #4**

Completed

Pending

Phase 2: UO SCYP Studies & Design Charette - Events & Meetings

- 10/3 - UO Timber Tectonic student site visit
- **10/16 - Sustainable City Year Program (SCYP) Kick-off Reception (Library Conference Room)**
- 12/5 - Timber Tectonic Final Review
- TBD

Note: this schedule will continue to be updated as the UO fall class schedule are firmed up.



UO project webpage: <https://sci.uoregon.edu/current-partners>



CITY of TUALATIN

City of Tualatin (2025-2026)

The City of Tualatin has been selected by the University of Oregon's Sustainable City Year Program (SCYP) partnership for the 2025-26 academic year. SCYP will match resources from existing university courses to high priority projects recognized by the City Council and the Tualatin community, with a particular focus on supporting downtown revitalization efforts. Downtown-focused student projects will include a market study, site analysis and land use planning, an examination of connectivity among different travel modes, floodplain research, stormwater management, park structures for the new Riverfront Park, and an architecture design studio, with additional class matches possible throughout the academic year.

[Virtual Open House](#)

"We're excited to partner with the Sustainable City Year Program because it provides the community an amazing opportunity to explore different aspects of the downtown district including design, economic development, sustainability, and community identity while providing students with real life experience by harnessing their enthusiasm and creativity for problem solving."

— Frank Bubenik, Tualatin City Mayor

The City of Tualatin is a thriving, welcoming community of nearly 28,000 residents. Known for its exceptional quality of life, strong community involvement, and attractive location, Tualatin offers a balance of small-town charm and big-city access. Its strategic location 12 miles south of Portland and 30 miles north of Salem at the crossroads of Interstates 5 and 205, combined with commuter rail access via the Westside Express Service (WES), makes Tualatin a vital hub for both residents and businesses in the Portland metropolitan area.

[City Homepage](#)



**SCYP PARTNERS
WITH THE CITY OF
TUALATIN**

Sustainable City Year Program, 2025-2026

ABOUT THE SUSTAINABLE CITY YEAR PROGRAM

The Sustainable City Year Program is an innovative university-community partnership program founded by the



CITY OF TUALATIN

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FALL 2025 DOWNTOWN TUALATIN SITE ANALYSIS AND LAND USE PLANNING

- Classes: PPNM 500, 501, 502, 503
- Faculty: Megan Borka, Aviva Birn, Kaitlin Knobbe, and Marc Schaefer
- Students: Leah Skidmore (Urban Renewal / Economic Development) and Erin Engman (Planning)

Project Description: The City of Tualatin will partner with SCYP Community and Regional Planning graduate students to help establish a foundation for downtown revitalization by assessing existing land use and developing preliminary design ideas. These efforts focus on connectivity, angle placement, and planning. Planning students will also conduct site analyses that will support subsequent architecture studies.



University of Oregon – Sustainable City Year Program

Project Goals:

- 1) Translate the results of the Community Identity (narrative) to develop a range of graphic downtown design alternatives shown in plans, drawings, and renderings
- 2) Develop a set of high-level background documents to help inform the design studios and provide information to consider when looking at downtown redevelopment opportunities

Projects

	School/Department	Description	Year			Comment
			2025	2026	2026	
			Fall	Winter	Spring	
1	UO - Planning Public Policy Management (PPPM)	Downtown Tualatin Site Analysis and Land Use Planning Classes: PPPM 608, 610, 613, 617 Faculty: Megan Banks, Anne Brown, Kaarin Knudson , and Marc Schlossberg	X			Class confirmed
2	UO - Planning Public Policy Management (PPPM)	Multi-modal Transportation Connectivity Study Class: PPPM 399 Urban Transportation Faculty: Robert Binder	X			Class confirmed
3	UO - Business School	Downtown Revitalization Market Study Class: Oregon Consulting Group Faculty: Scott Day	X			Class confirmed
4	UO - Architecture Allied Art - Architecture OSU - Engineering	Timber Tectonics in the Digital Age Class: ARCH 484/584 (UO) and WSE 425/525 (OSU) Faculty: Nancy Cheng and Mariapaola Riggio	X			Class confirmed
5	UO - Architecture Allied Art - Architecture	Architecture Design Studio Class: ARCH 484/584 Architecture Design Studio Faculty: Hector Rodriguez		X		Class confirmed
6	PSU - Portland State University Engineering	Floodplain study with strategies to designing/building in the floodplain			X	Pending
7	PSU - Portland State University Engineering	Downtown stormwater management study with strategies to address stormwater			X	Pending
UO - University of Oregon						
OSU - Oregon State University						
PSU - Portland State University						

Tualatin-Sherwood Rd / Boones Ferry Rd Intersection Concept & Feasibility Study

Purpose:

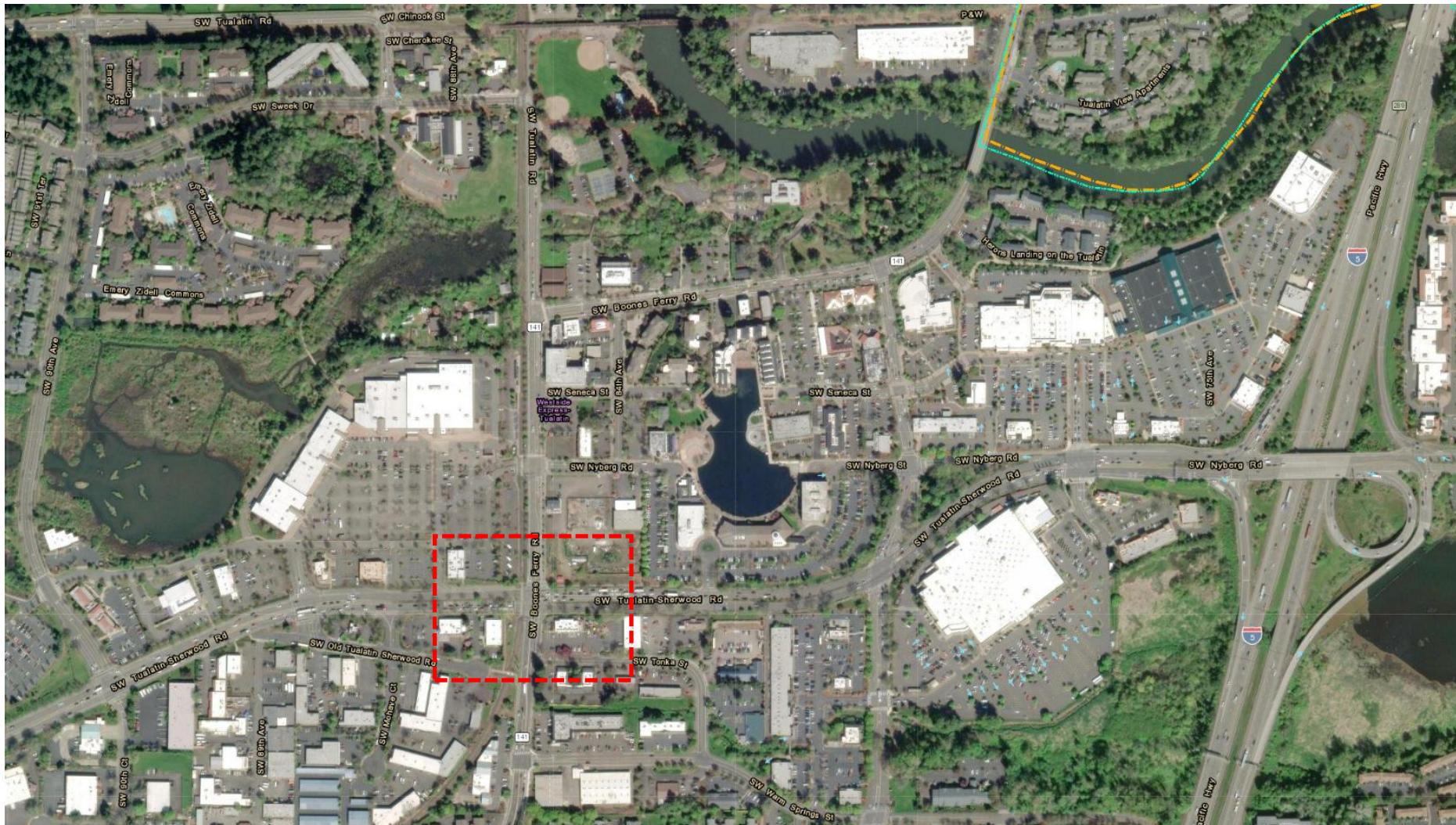
Feasibility RR/Auto grade separation

Why:

- Safety – high crashes
- Congestion / efficiency
- Downtown character/connectivity

Schedule:

- Phase 1:
 - Fall 2025-Research
 - Winter 2026-Alternatives ID
 - Fall - 2026
- Phase 2:
 - 2027 - Feasibility/Funding if build option is chosen





Mayor Bubenik Closing & Next Meeting

