



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?



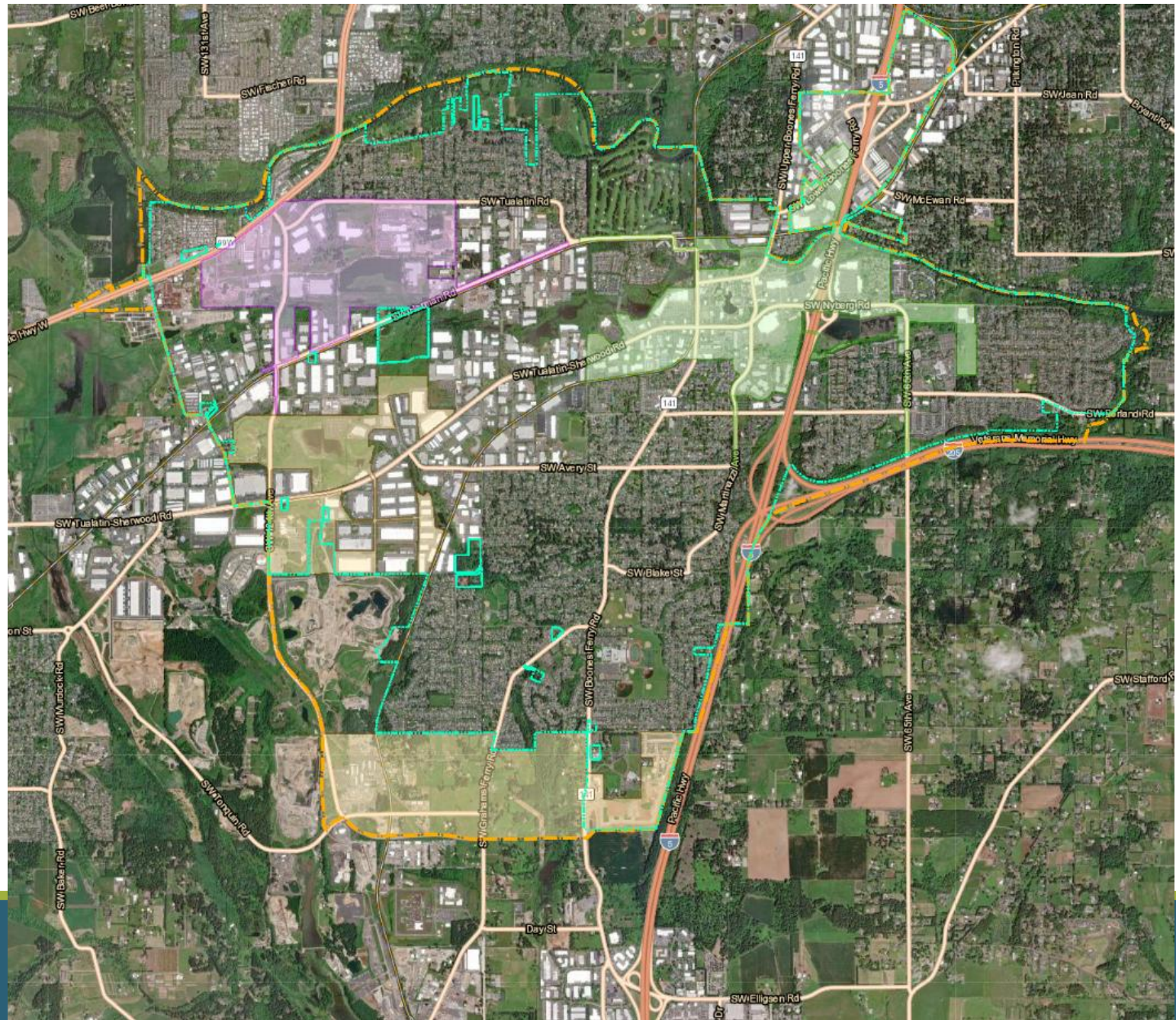




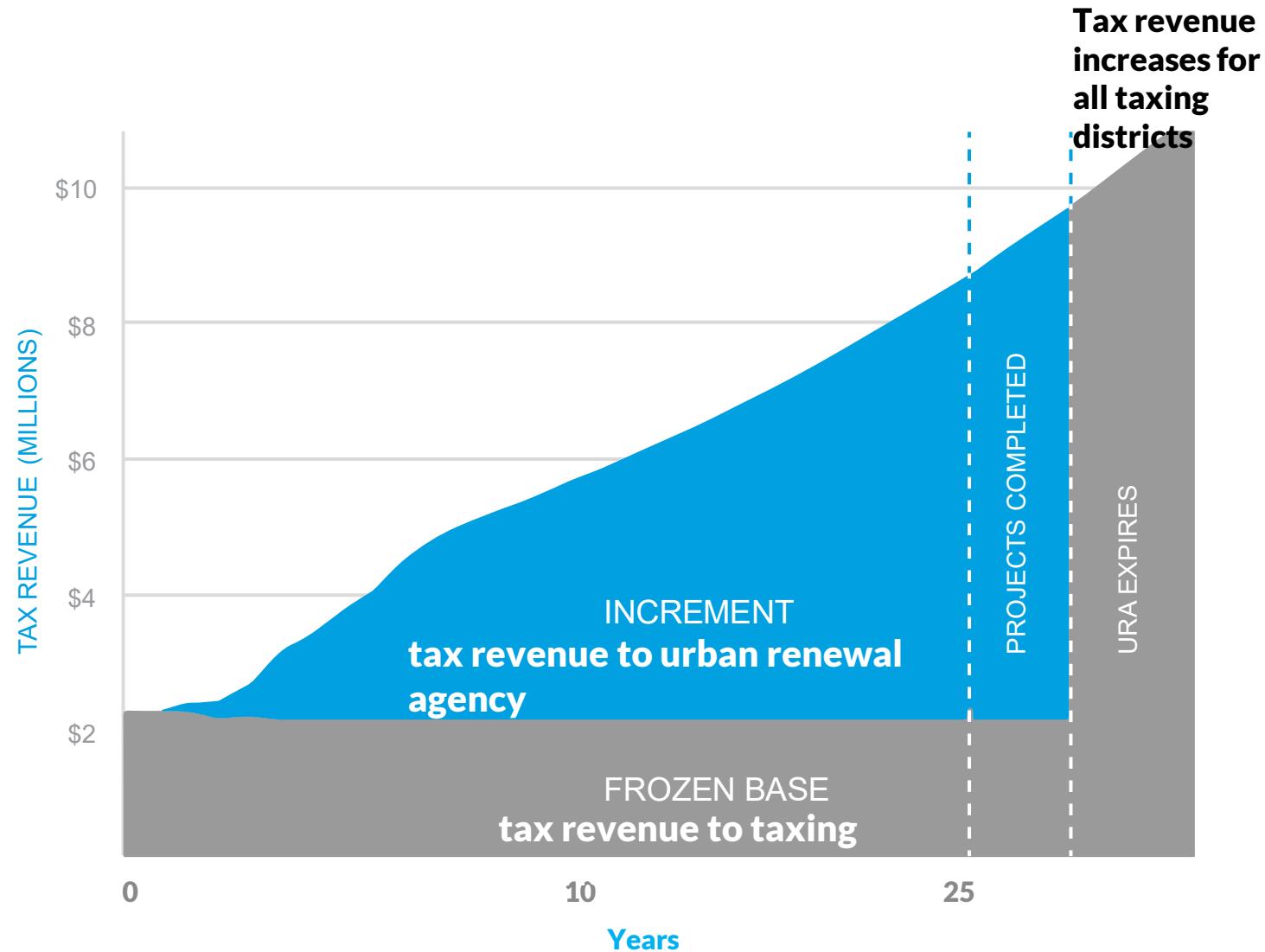


Urban Renewal 101

- 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



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.

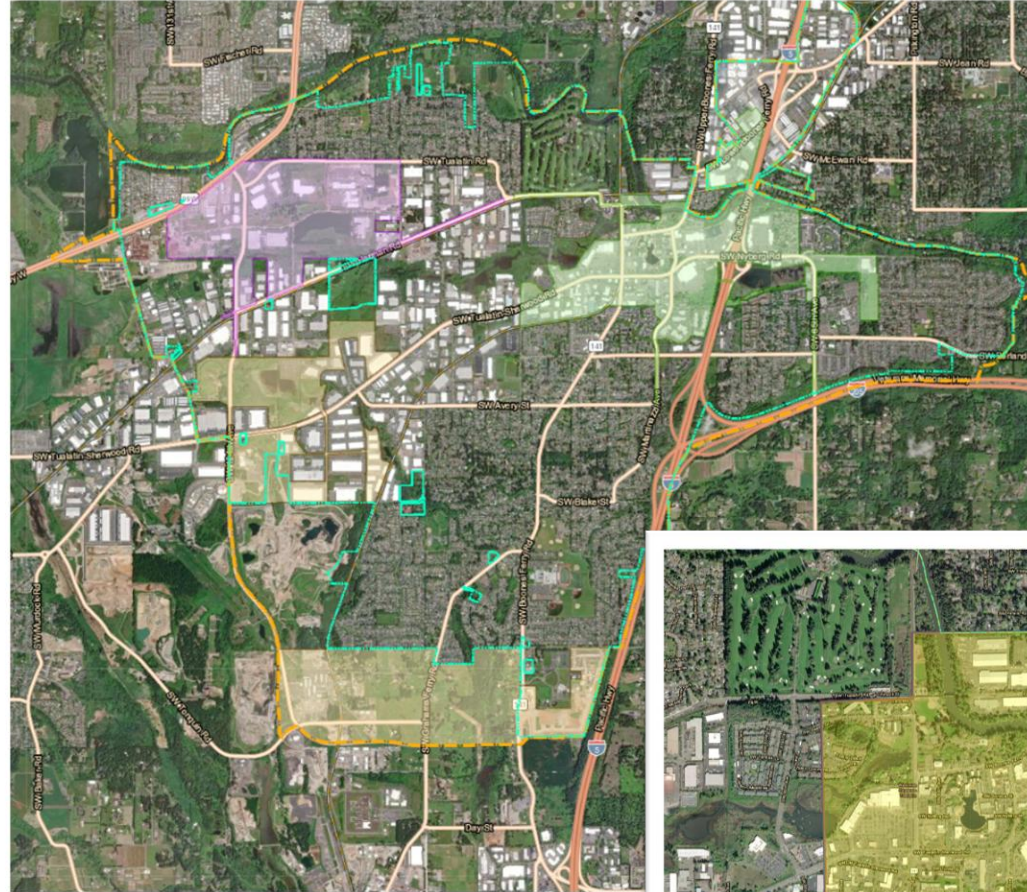


WWW.LAKEOSWEGO.CITY

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





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

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



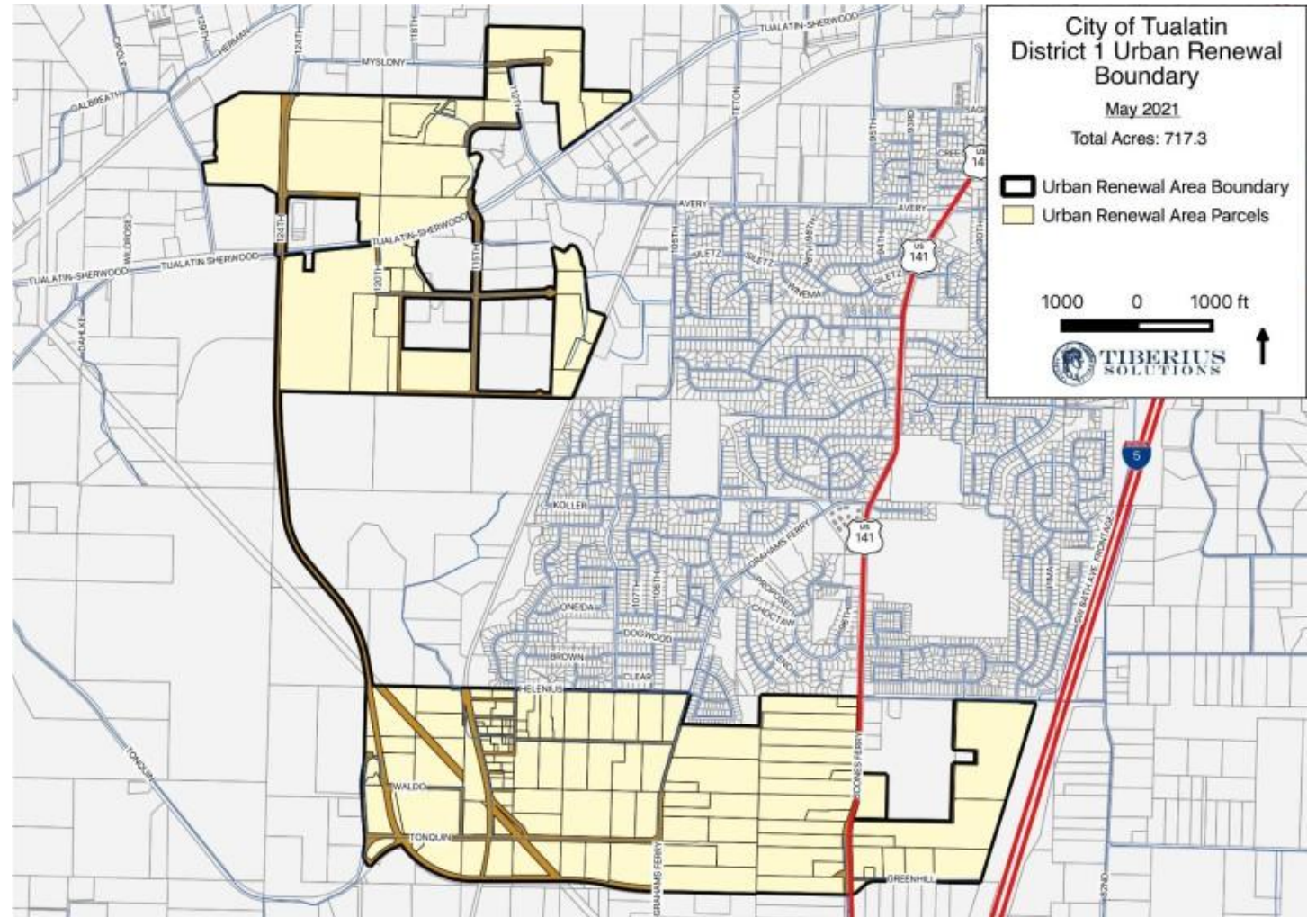
SOUTHWEST & BASALT CREEK DEVELOPMENT AREA

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

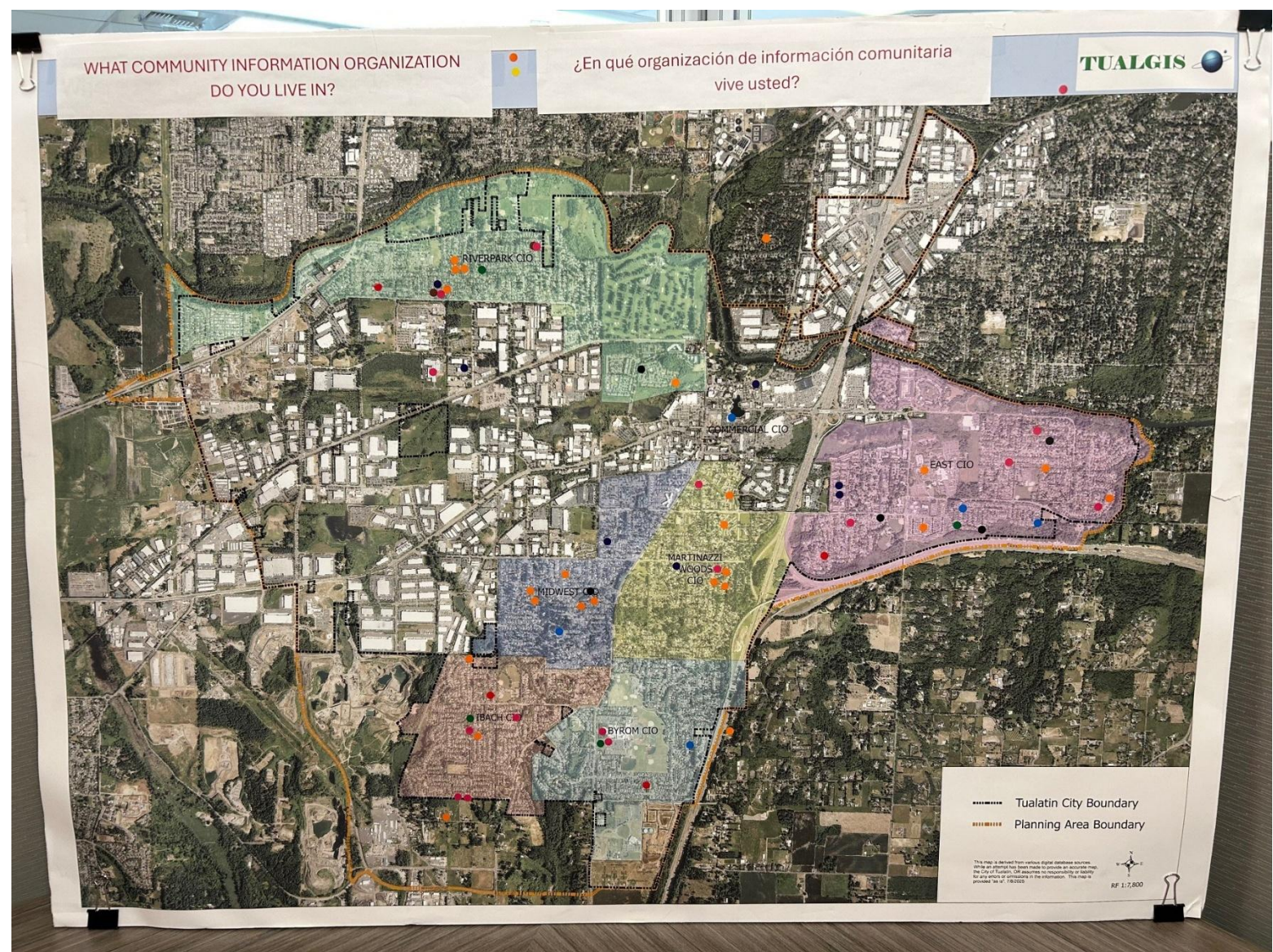
Project Title	Project Cost	Year of Expenditure	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
1) Blight Remediation - 18970 Catalyst Project	\$14.8m	2029																														
2) Blight Remediation - 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																															



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**





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



[illegible]



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	5				6				7				8				9				10				11				12				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
Week	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	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																																										
P1.2	Civilis Secret Shopper				5/24																																										
P1.3	Downtown Walking Tour (Council, CAC, TAC)				5/26																																										
P1.4	Civilis Weekday District Secret Shopper				5/27																																										
P1.5	TDC Meeting: Schedule Update / Intro Michele & Focus Group Process				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																																						
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																																										
P1.13	TDC Mtg: preview final report				9/22																																										
P1.14	CAC Mtg #5 - Review Draft Report				10/1																																										
P1.15	Present Final Report to TDC (Council)				10/27																																										
P2.0	PHASE 2 - U of O Sustainable City Year Program (SCYP) Site Planning / Design Charrette - Explore aesthetics, translate identity into 2D/3D drawings and renderings																																														
P2.0	UO SCYP Kick-off Reception (Tualatin Library Front Conference Room)				10/16																																										
P2.1	1 - Downtown Tualatin Site Analysis and Land Use Planning (UO PPPM 608, 610, 613, 617)																																														
P2.2	2 - Multi-modal Transportation Connectivity Study (UO PPPM 399 Urban Transportation)																																														
P2.3	3 - Downtown Revitalization Market Study (UO Oregon Consulting Group)																																														
P2.4	4 - Timber Tectonic in the Digital Age (UO ARCH 484/584 and OSU WSE 425/525)																																														
P2.4	• Student Site Visit				10/3																																										
P2.4	• Mid-Term Review				11/3																																										
P2.4	• Final Review				12/5																																										
P2.5	5 - Architecture Design Studio (UO ARCH 484/584)																																														
P2.6	6 - Floodplain Study/Analysis (PSU) - pending																																														
P2.7	7 - Stormwater Management Study/Analysis (PSU) - pending																																														
P3.0	PHASE 3 - Code Amendments - Design Standards, TDC Chapter 73E-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)

Completed

Pending

Phase 2: UO SCYP Studies & Design Charrette - 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 (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.


Ultural Dean Monroe

"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 Bubnick, 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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In 2022 the city adopted the Core Opportunity Redevelopment Area Plan, which includes a vision to strengthen the social, cultural, and economic vitality of the 407-acre central Tualatin area. SCYP classes support the city's downtown revitalization goal to create a community identity that encourages investment and redevelopment in the downtown area.

Tualatin's residents enjoy over 200 acres of public parks and recreational spaces. The city is home to the Tualatin School District, and one of Oregon's premier shopping destinations—Bridgeway Village. The city is also home to the Tualatin River and the Tualatin Hills.



FALL 2025

DOWNTOWN TUALATIN SITE ANALYSIS AND LAND USE PLANNING

- Classes: WPM 6206, 6901, 6902, 6903
- Faculty: Megan Martin, David Brown, Kaitlin Knudsen, and Matt Schenck
- Leaders: Brian Steinhilber (Economic Development) and Eric Engstrom (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 site conditions and preparing preliminary design ideas based on different themes such as connectivity, equity, placemaking, and resilience. 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						
		Year				
		2025	2026	2026		
		Fall	Winter	Spring		
	School/Department	Description			Comment	
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			Class confirmed	
2	UO - Planning Public Policy Management (PPPM)	Multi-modal Transportation Connectivity Study Class: PPPM 399 Urban Transportation Faculty: Robert Binder			Class confirmed	
3	UO - Business School	Downtown Revitalization Market Study Class: Oregon Consulting Group Faculty: Scott Day			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			Class confirmed	
5	UO - Architecture Allied Art - Architecture	Architecture Design Studio Class: ARCH 484/584 Architecture Design Studio Faculty: Hector Rodriguez			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						





Mayor Bubenik Closing & Next Meeting