**Downtown Revitalization**

**Community Advisory Committee (CAC) Meeting Summary for 6/4/25**

**DRAFT**

**CAC Attendance:**

Mayor Frank Bubenik, Councilors Valerie Pratt and Christen Sacco, Beth Dittman, Susan Noack, Janet Steiger Carr, Cosi Slider, Cathy Holland, Scott Miller, Christine Tunstall, Kelsea Ashenbrenner

**Guests: Chris** Brune, Megan Banks

**City Staff: Aquilla** Hurd-Ravich, Cody Field, Sid Sin

**Quick recap**

The meeting focused on urban planning and development projects in Tualatin, particularly in the downtown core area, with a discussion on the collaboration between The University of Oregon and the City through the Sustainable City Year Program. Participants shared their favorite places in Tualatin, highlighting the importance of natural spaces and community gathering places, while also addressing specific concerns such as floodplain issues, transportation, and community identity. The group reviewed project schedules, budgets, and scopes, emphasizing the need for a comprehensive approach that connects various aspects of the development plans and considers both short-term and long-term goals.

**Summary**

**Tualatin's Favorite Community Spaces**

The group engages in an icebreaker activity, sharing their favorite places in Tualatin. Most participants mention outdoor spaces like parks, trails, and the river, with Community Park, Browns Ferry Park, and the Commons being popular choices. The Tualatin Library and Heritage Center are also mentioned as favorite spots. The discussion highlights the importance of natural spaces and community gathering places in Tualatin, with many favorite locations concentrated in the downtown core area.

**University of Oregon's Sustainable Program**

Megan Banks, Director of the Sustainable City Year Program, presented an overview of the University of Oregon's Sustainable City Year Program (SCYP). The program partners University of Oregon with local governments to address community issues and promote sustainability. SCYP has worked on over 300 projects across Oregon in the past 15 years, involving multiple disciplines and universities. The program aims to provide capacity, creative thinking, and real-world experience for students while helping communities solve pressing issues and work towards a sustainable future.

**Student Projects Enhance Oregon Communities**

Megan Banks highlighted specific past projects that are likely to be of interest to Tualatin. For example, in Bend, graduate students in community and regional planning students worked on redeveloping a 35-acre site, focusing on climate-friendly design and mixed-use development. In Gresham, architecture students designed a community center to serve the diverse population, while in Sisters, students addressed the redevelopment of an elementary school site, with a focus on workforce housing. Most recently, in Oakridge, architecture students developed middle housing designs that are contextually appropriate and sensitive to the existing urban fabric, addressing the city's need for housing diversification.

**University-City Collaboration on Projects**

The discussion covered several collaborative projects between universities and cities. One project involves OSU Engineering, Wood Science, and U O architecture students building a small, easily assembled and disassembled pavilion for a park in Salem, using sustainable materials. Another project in Gresham involved urban transportation students proposing ideas for closing Main Street to automobile traffic, including increased walkability, social spaces, and public art. Megan Banks also outlines the process of matching city interests with university classes, creating scopes of work, and mentions upcoming fall projects involving graduate planning and business classes.

**Floodplain Integration in Downtown Development**

The committee discussed the importance of addressing floodplain issues in the downtown development project. which will inform the architectural design studios. The city's technical advisory committee, including the city engineer, will provide support and share existing code restrictions with the university students. The project's total budget is set at a maximum of $80,000 for all seven activities, with potential federal funding to offset costs.

**Downtown Urban Planning Collaboration**

The CAC discussed several projects related to urban planning and development in the downtown core area. The city is collaborating with university programs to conduct studies and create designs. These include a site analysis, urban transportation study, market study, architecture studio, and landscape architecture studio. The project aims to translate community identity into concrete plans, provide supporting documentation for development, and generate design concepts for the downtown area and riverfront park. The committee discusses the scope of these projects, including which areas to focus on and how to best utilize the available urban renewal funds. They emphasize the importance of flexibility in the process and the potential for the resulting designs to inform broader city planning and development standards.

**City Planning: Lake Access Improvements**

The group discussed various aspects of the city planning project, including floodplain studies, wayfinding signs, and transportation concerns. They agree to break down recommendations into short, medium, and long-term goals, with a focus on improving access and visibility for businesses around the lake. The discussion also touches on the need for activities to attract people to the lake area and the importance of considering parking and multimodal transportation options for the new riverfront park. The group emphasizes the need to connect different aspects of the project, such as transportation studies and landscape architecture designs, to ensure a comprehensive approach. A request was made to ensure the project description for the Urban Transportation course clearly noted there should be strong connections (pedestrian, etc.) between the downtown and the future riverfront park.

**Community Identity Project Timeline Update**

The project team discussed the schedule and scope of the community identity project. They confirm that focus group meetings are scheduled for June 30th and July 1st, with various categories of participants. The final report from Civilis (consultant) is expected by October 27th, concluding a 5 month process. The team also notes an upcoming meeting with the Commercial CIO on September 25th. They clarify that while the community identity portion will wrap up in October, Phase 2 (design charrette) and Phase 3 Code Amendments will follow. The team discusses the need to include a summary of the recent walking tour in the final report.

**Downtown Walking Tour Analysis**

The group discussed a recent walking tour of the downtown led by the consultant Michele Reeves (Civilis), highlighting issues such as lack of visibility for businesses, the need for improved storefronts, and the importance of increasing foot traffic. They agree that a summary of the tour would be helpful for those who couldn't attend. The conversation also touched on challenges with some current activities, which are seen as time-consuming and not providing long-term benefits to the Commons area. Lastly, it's mentioned that an additional CAC member representing sustainability and environmental concerns will be added to the committee, with suggestions for candidates welcomed.