

**Downtown Revitalization
Community Advisory Committee (CAC) Meeting Summary for 9/3/25
DRAFT**

CAC Attendance: Mayor Frank Bubenik, Councilors Valerie Pratt and Christen Sacco, Beth Dittman, Susan Noack, Cosi Slider, Skip Stanaway, Cathy Holland, Janine Wilson, Christine Tunstall, Armando Serrano, Yaquelin Castillo, Jill Sourage Felton, Kelsea Ashenbrenner, Chris Bruner

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

Quick recap

The meeting focused on reviewing Tualatin's urban renewal plans and historical development projects, including discussions about urban renewal zones, tax increment financing (TIF), and specific district plans. The committee received information on various urban renewal areas and their outcomes, including successful projects like the Central Urban Renewal District and the Leveton district and challenges in the downtown area, while also receiving some input from a CAC member with extensive local architectural experience. The conversation ended with updates on ongoing development projects and outreach efforts, including plans for future community engagement and upcoming presentations of findings and recommendations.

Summary

Urban Renewal 101 Review

The meeting focused on urban renewal plans, specifically discussing the concept of urban renewal zones, TIF, and previous urban renewal districts in the area. The group reviewed past Tualatin urban renewal projects, including the Leveton industrial area and the Central Urban Renewal District around the Commons. They also discussed more recent urban renewal districts in Lake Oswego.

Tualatin Urban Renewal Overview

Sid Sin, the City's Economic Development and Urban Renewal Manager, provided an introduction to urban renewal in Tualatin, explaining that it is a financial tool to address blight and a community transformation initiative. He described urban renewal as both an art and science, involving technical aspects like revised statutes and financial mechanisms like tax increment financing. Sid emphasized that urban renewal aims to create memorable spaces, improve quality of life, and support economic development through public-private partnerships and job creation, while being a good steward of public funds. The discussion also touched on Tualatin's unique 50-50 residential-commercial-industrial balance, which affects its tax base and development priorities.

Urban Renewal TIF Strategies

Sid provided an overview of tax increment financing (TIF) for urban renewal districts, explaining how property tax revenue increases above a baseline amount are allocated to support urban renewal projects over a typical 20-30 year period. The discussion included lessons learned from Lake Oswego's urban renewal experience, emphasizing the importance of maintaining consistent vision through mayoral and council changes, working with both public and private partners, and referring back to original plans. A CAC member, an architect with extensive local experience including serving on architectural review boards and designing local libraries, was introduced as a committee member.

Tualatin Urban Renewal Planning

The Core Opportunity and Reinvestment Area (CORA) Plan was adopted by the Council in 2022 based on the recommendation of the community working group. He presented a simplified project summary derived from the plan and reports that outlined proposed projects, cost and time of the projects. He mentioned that after creating a community identity, the next phase would involve architectural review and design charrettes, followed by translating community preferences into a development code. After completing these phases of this project there could be the opportunity to revisit the projects to see if they needed to be reprioritized. Cody, the policy analyst for the Community Development Department, provided historical context on Tualatin's urban renewal efforts, dating back to 1975, and outlined the goals of the Central Urban Renewal District and the Leveton area, including alleviating blight, stabilizing property values, and encouraging diverse land uses.

Urban Renewal Plan Progress Review

Cody discussed the urban renewal plan for the Central Urban Renewal District, highlighting its challenges and improvements over time. The plan aimed to combat blight and deterioration by promoting multifamily housing, commercial development, industrial projects, civic facilities, and transportation improvements. Notable projects included the Tualatin Commons, Tualatin Library expansion, Tualatin-Sherwood Road bypass, Nyberg Street / I-5 interchange, and facade improvements. The urban renewal area grew from 311 to 327 acres through 21 plan amendments, with a community investment of \$27.7 million and an assessed value increase from \$14 million to \$194 million by 2012.

Leveton Tax Increment District Development Success

Cody provided an overview of the Leveton tax increment district created in 1985, which aimed to facilitate industrial development by improving infrastructure and removing blighting influences. The discussion compared this industrial-focused district with the Central Urban Renewal Area, highlighting how different goals and objectives led to distinct development outcomes. The Leveton district, which initially encompassed 377 acres and later expanded to 380.3 acres, successfully increased assessed value from \$3.6 million to

\$259 million, with 14 projects completed out of 20, leading to significant job and business growth. Cody and Sid explained that the Leveton District will close in 2025, now that major road and infrastructure projects are complete. Although the District stopped receiving revenue in 2010, the District was able to use the remaining funds to improve Herman Road.

Urban Renewal Projects Status Update

Cody provided an overview of the Southwest and Basalt Creek development area, established in 2020 to improve transportation and infrastructure. The Southwest and Basalt Creek area encompasses 717.3 acres and has a maximum indebtedness of \$53.2 million, with 11 ongoing projects including water system upgrades and a gravity sewer project. City Council recently approved a 50-acre annexation in the area, and there has been significant interest in industrial development, with several parcels already sold and inquiries ongoing.

Downtown Urban Renewal Plan

Sid introduced the Core Opportunity and Reinvestment Area (CORA) and discussed the 30-year downtown urban renewal plan adopted in 2022. The plan focuses on strengthening social, economic, and environmental vitality. The downtown area has seen limited development compared to other urban cores. The plan includes projects like the 18970 Catalyst project, the Tualatin River Plaza, and developer incentives to encourage private investment, with a maximum indebtedness of \$140 million for projects, studies, and administration.

Urban Renewal Plan Review

Sid reviewed the urban renewal plan and its accompanying financial reports for the district. Sid presented a slide outlining 17 projects with a total estimated cost of \$140 million, spanning a 30-year timeframe from 2024 to 2053. The committee discussed the possibility of amending the plan to accelerate certain projects, such as the Tualatin River Plaza project slated to be developed in 2039, and explored opportunities for land acquisition and public-private partnerships. Committee members also discussed existing projects in the approved CORA plan and asked whether there was any flexibility to amend the project list. Sid emphasized the flexibility of the plan and the ongoing work being done through this project to inform future recommendations and potential amendments.

Downtown Revitalization Community Engagement Updates

Sid provided updates on public outreach efforts, including attending summer concerts and community workshops to engage the community and share information about the downtown revitalization project. The project has received positive responses, with 68 people participating and feedback indicating a high desire for food carts and a farmers market. Civilis is currently analyzing community feedback from various sources to develop a comprehensive report with findings and recommendations, with a focus on creating a

vibrant downtown experience that includes safety, connectivity, and mixed-use developments.

Downtown Development Project Progress Update

Sid provided an update on the progress and upcoming phases of the Downtown Revitalization project. Civilis will present findings and recommendations at the Tualatin Development Commission meeting on September 22 and the CAC meeting on October 1. A draft report is expected by October 6th, with phase one concluding on October 27th when the council will receive the report. Phase two involves engaging with the University of Oregon Sustainable City Year program for various classes and projects, including site analysis, architectural design, and flood plain analysis. The committee was encouraged to review project documents and share information with others. The next meeting is scheduled for October 1st from 6:30 to 8:00 PM.