



Commercial Community Involvement
Organization (CCIO)

Annual Meeting

September 25, 2025
3:30 pm to 5:00 pm via Zoom

Agenda

- Introductions
- Panel Presentations - Improving Economic Downtown Viability
- Questions from members via Zoom
- Elections

Introductions - Panel

- City of Tualatin
 - Mayor Frank Bubenik
 - City Council President Valerie Pratt
 - Urban Renewal/Economic Development Manager Sid Sin
 - Senior Planner Erin Engman, AICP
- Retail Business Owners
 - Carey Baudino (Go To The Zone Wellness Center)
 - Kent Dransholt (At the Garages)

Introductions - Commercial CIO Board

- Current Board

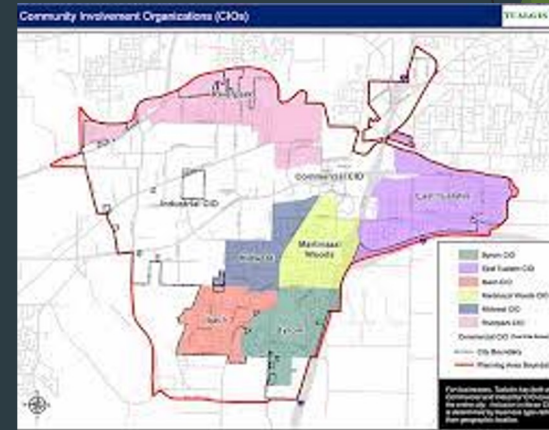
- Cathy Holland, President (Retired, Board Member TUCPF)
- Scott Miller, VP & Land Use Officer (SVP Capacity Commercial)
- Christine Tunstall, General Member (Nyberg Partners)
- Robert Kellogg, Secretary (Attorney)
- Sonya Nyberg Rygh, General Member (Nyberg Partners)
- Kent Drangsholt, Secretary (At The Garages)

- City of Tualatin CIO Liaison

- Megan George (Deputy City Manager)

Objectives of CCIO

- Volunteer-powered organization providing targeted support to businesses in partnership with residential CIOs.
- Identification of issues.
- Advocacy.
- Promote communication.
- Support economic development.





Downtown Revitalization

Project Update

Commercial Community Involvement Organization (CCIO)

September 25, 2025



Agenda:

- Core Opportunity & Reinvestment Area (CORA)
- Downtown Revitalization Project
- Community Outreach
 - Community Advisory Committee
- Project Schedule & Next Steps



CORA PLAN VISION

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



PROJECT STUDY AREA

- “Chapter 73E - Central District Design Guideline Boundary
- “Downtown District”



PROJECT GOALS:

- Build upon the great work that has already been done (1975 Central Urban Renewal District Plan)
- Engage the community in developing a community identity
- Develop a process that results in implementation of urban renewal projects
- Put Tualatin's downtown in the best possible position to encourage revitalization and redevelopment opportunities
- Encourage investment and redevelopment by providing certainty, reduce risk and partner with the development community



WHY NOW?

- CORA Plan adopted in 2022 - \$140m future investment
- Veterans Plaza



- Riverfront Park property acquisition
- Untapped potential and ripe for redevelopment





Community Outreach

Community Advisory Committee Members:

- Mayor Frank Bubenik, Chair
- Councilor Christen Sacco, Vice-Chair
 - Council President Valerie Pratt, Alternate
- Beth Dittman
- Susan Noack
- Janet Steiger Carr
- Cosi Slider
- Skip Stanaway
- Cathy Holland
 - Scott Miller, Alternate
- Janine Wilson
 - Christine Tunstall, Alternate
- Armando Serrano
 - Yaquelin Castillo, Alternate
- Jilian Saurage Felton
 - Rachael Duke, Alternate
- Dr. Aaron Welk
- Kelsea Ashenbrenner
- Chris Brune



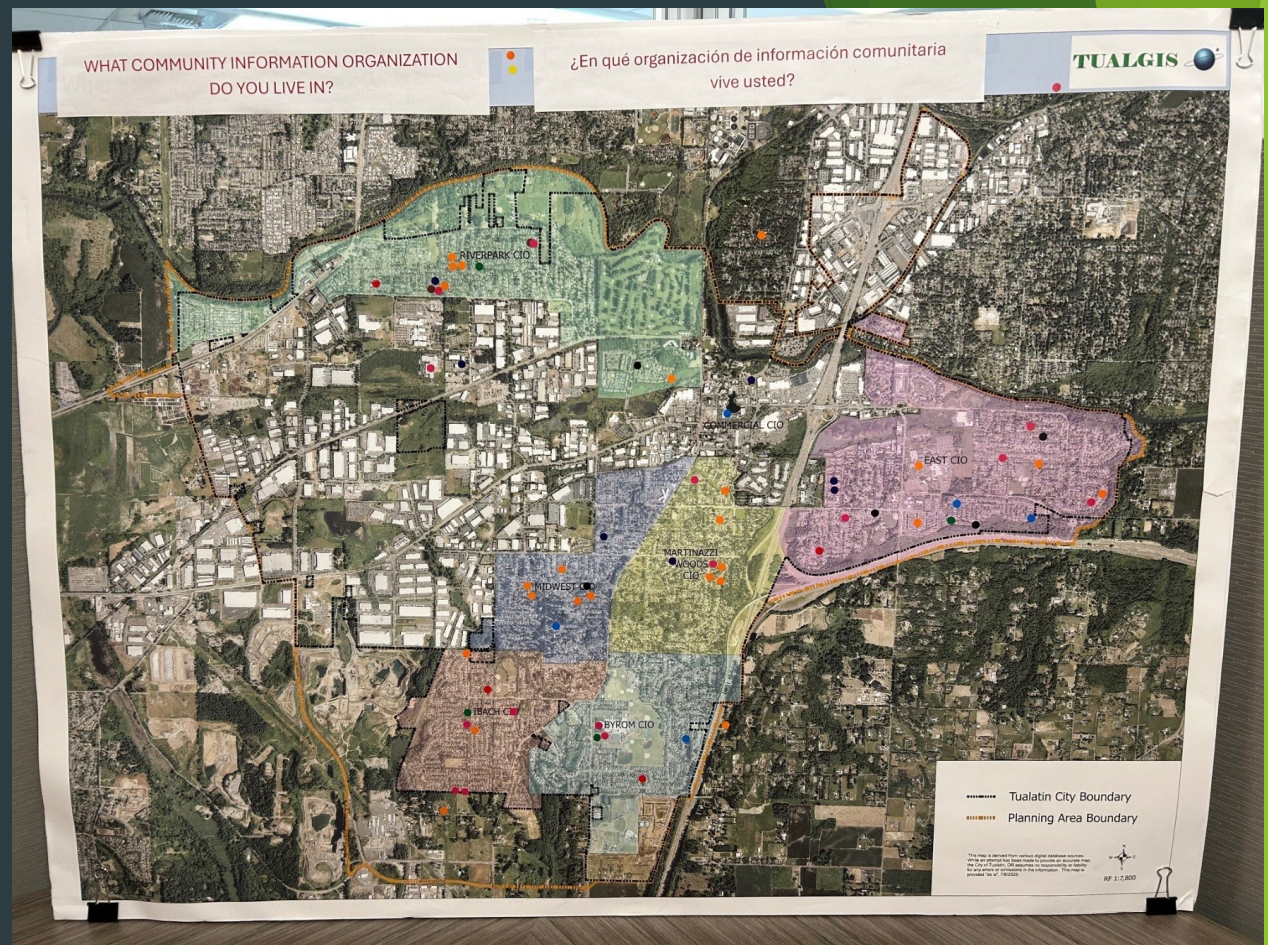
Community Outreach

- ✓ 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



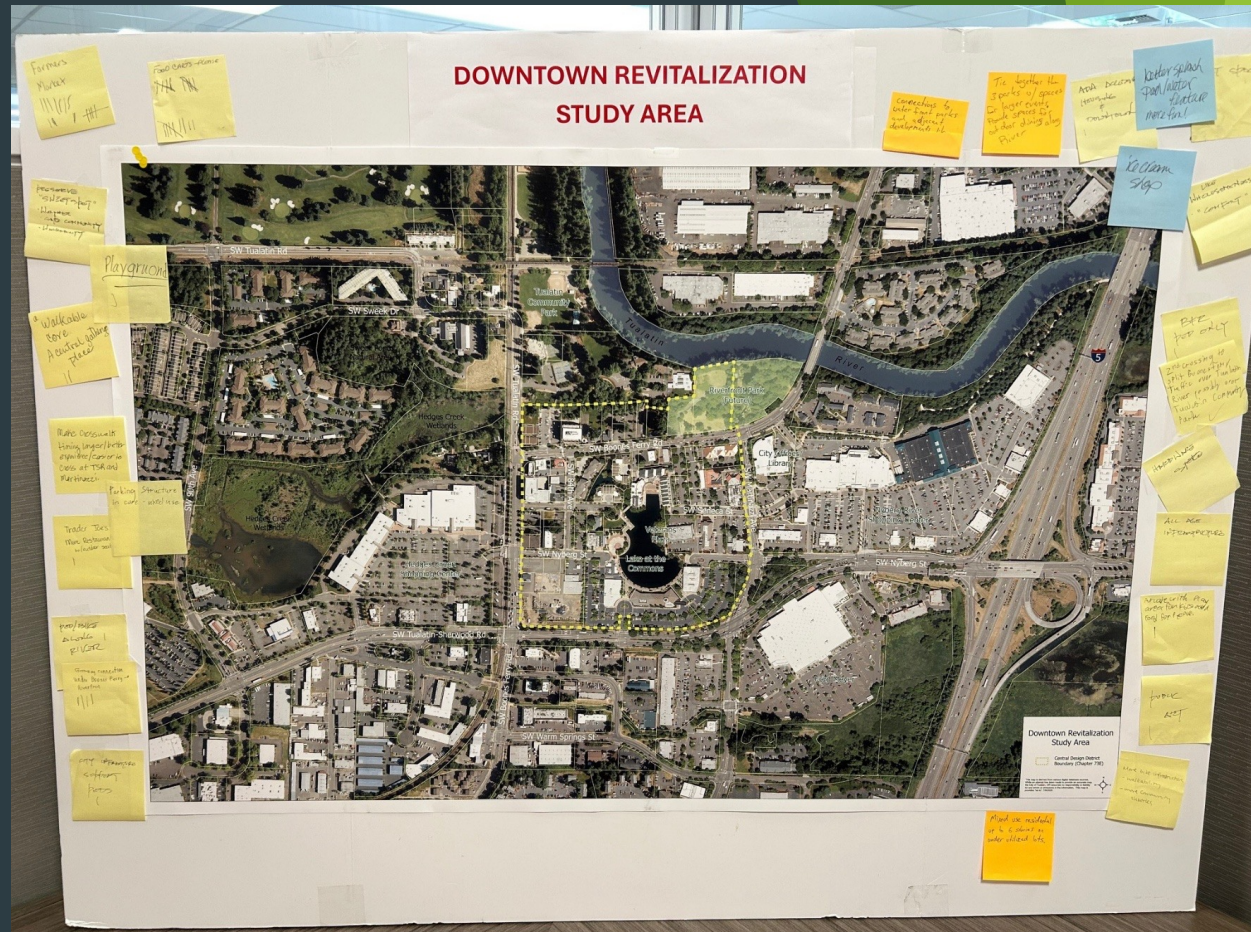
Concerts & Community Events:

- 4 concerts
- Viva Tualatin
- 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





Project Schedule & Next Steps

Tualatin Downtown Revitalization PROJECT TIMELINE

Goal:

Position Tualatin's downtown to encourage revitalization and redevelopment opportunities, while creating a sense of place and unique identity to support mixed-used developments, housing options, a vibrant pedestrian friendly multi-modal downtown, and economic vitality.

Phase 1

Summer - Fall 2025



Identity / Placemaking - CIVILIS Urban Strategist

- Civilis: Secret Shopper, Walking Tour, Focus Groups, Community Workshop, and Survey (May - July 2025)
- Community Advisory Committee Meetings (May - October, 2025)
- Final Report Presentation to TDC - October / November

Phase 2

Fall 2025 - Spring 2026



Design Charrettes / Studies - U of O Sustainable City Year Program

Work with the University of Oregon's Sustainable City Year program to design and translate the results of Phase 1 ideas into plans and drawings to help visualize the future.

Sept. - Dec. 2025

- 1 - Downtown Tualatin Site Analysis / Land Use Planning
- 2 - Multi-modal transportation connectivity study
- 3 - Downtown Revitalization Market Study
- 4 - Timber Techtonic in the digital Age

Q1 / Q2 2026

- 5 - Architecture Design Studio
- 6 - Floodplain Study
- 7 - Stormwater Management Study

Phase 3

Summer 2026 - Winter 2027



Code Amendments / Design Standards

Translate information on from Phases 1 and 2 (above) into code amendments for new downtown design standards and engage the development community in revitalization on projects.

Implementation



- Review / Construct CORA Projects
- Actively Promote Development Opportunities:



University of Oregon Sustainable City Year Program

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

Objectives:

- Translate community identity work into design alternatives
- Studies to inform design studio

Fall 2025

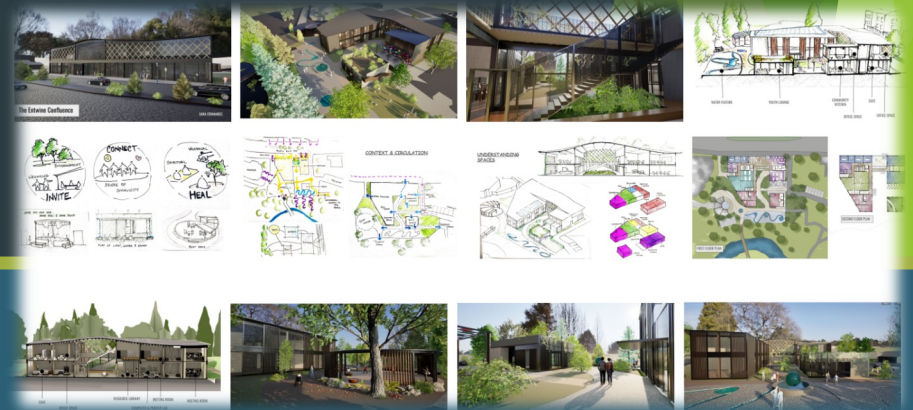
- Site Analysis & Land Use Planning
- Urban Transportation Study
- Downtown Market Study
- Timber Tectonics (Riverfront Park Structure Design)

Winter 2026

- Site Analysis & Land Use Planning

Spring 2026

- Floodplain Study
- Stormwater Management Study





Mayor Frank Bubenik

Council President Valerie Pratt

Sidaro (Sid) Sin, EcDev/UR Manager

*Thank
You*

Project Webpage: <https://www.tualatinoregon.gov/economicdevelopment/tualatin-downtown-revitalization>

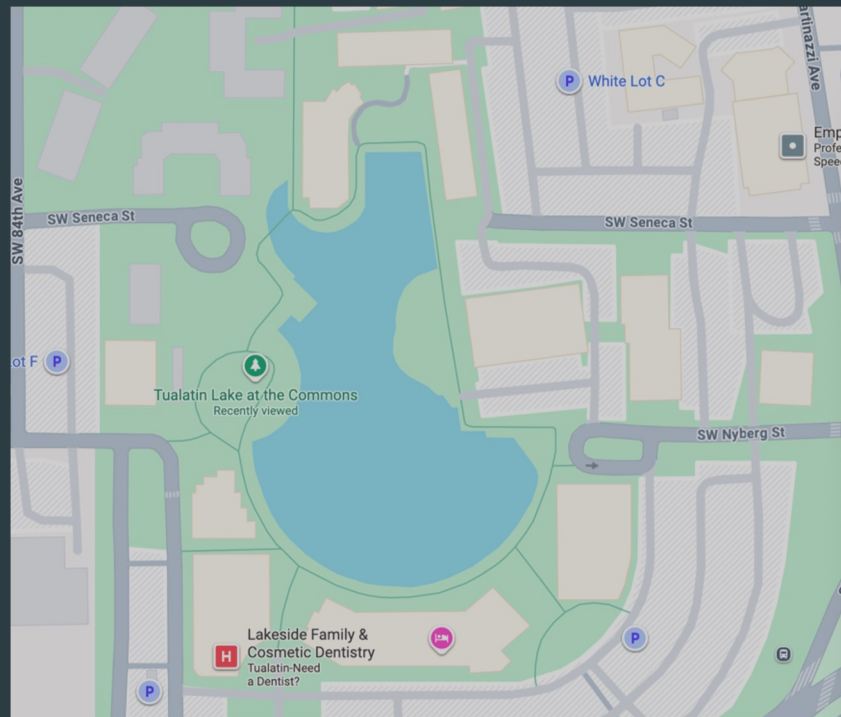
Q & A - Questions/Issues

Questions from Zoom participants to City
Representatives.

Commons Business Owner Representative - Carey Baudino (Owner- Go To The Zone Wellness Center)

- Problems:
 - Customers can't find parking lots.
 - Inadequate signage to the parking lots, the Lake, the Mews businesses and activities, and the Commons.
 - Need more activities on the Commons, Lake maintenance, and no fishing/feeding duck signs.

Changes Recommended for the Lake on the Commons and the Tualatin Mews



Signage Problem #1 - No directional signs to parking lots and unreadable parking lot signs.

- Solution - Update the current public parking lot signs with standard signs and add directional signs on SW Martinazzi and SW Boones Ferry.



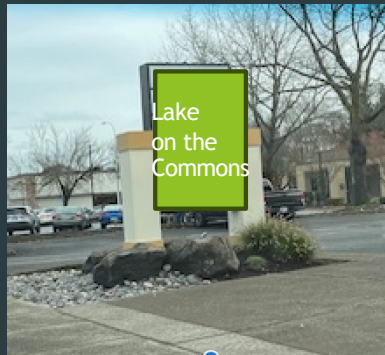
Signage Problem #2 - Entry on the east side to the Lake on the Commons can't be seen on SW Nyberg.

- Solution - Install an “arch gateway” sign at the turnaround on SW Nyberg (replace unreadable monument sign) - The Lake at the Commons



Signage Problem #3 - Entry on the east and west side to the Lake on the Commons can't be seen on SW Seneca.

- Solution - Install a “post sign” Lake on the Commons entry in both locations
- Use creative design



Signage Problem #4 - The Mews monument sign is often blocked from view and is too low.

- Solution - Allow the monument sign to be set at the post height.



Signage Problem #5 - If they can find the White Parking Lot, customers and visitors struggle to find what they are looking for due to Apple Maps' GPS Waves and Google's search results.

- Solution: Add wayfinding or directional signs in the parking lots or at the entry of the Commons



Improve Lake Maintenance.

- Customers have complained about strong odors and debris floating in the lake.
- Bricks are swept but not power-washed, leaving unpleasant duck droppings.
- More visible signs stating no swimming, no fishing, and no feeding the ducks are needed.



Once the Lake is cleaner, add or recruit more activities on the Commons and around the Lake.

- Collaborate with local businesses, nonprofits, and other organizations to promote the use of the Commons.
- Add more seating and tables.
- Fund “flags ”on top of the business's entry with strong regulation softening the look of the brick and hard surfaces, which makes Tualatin a fun and artistic place.

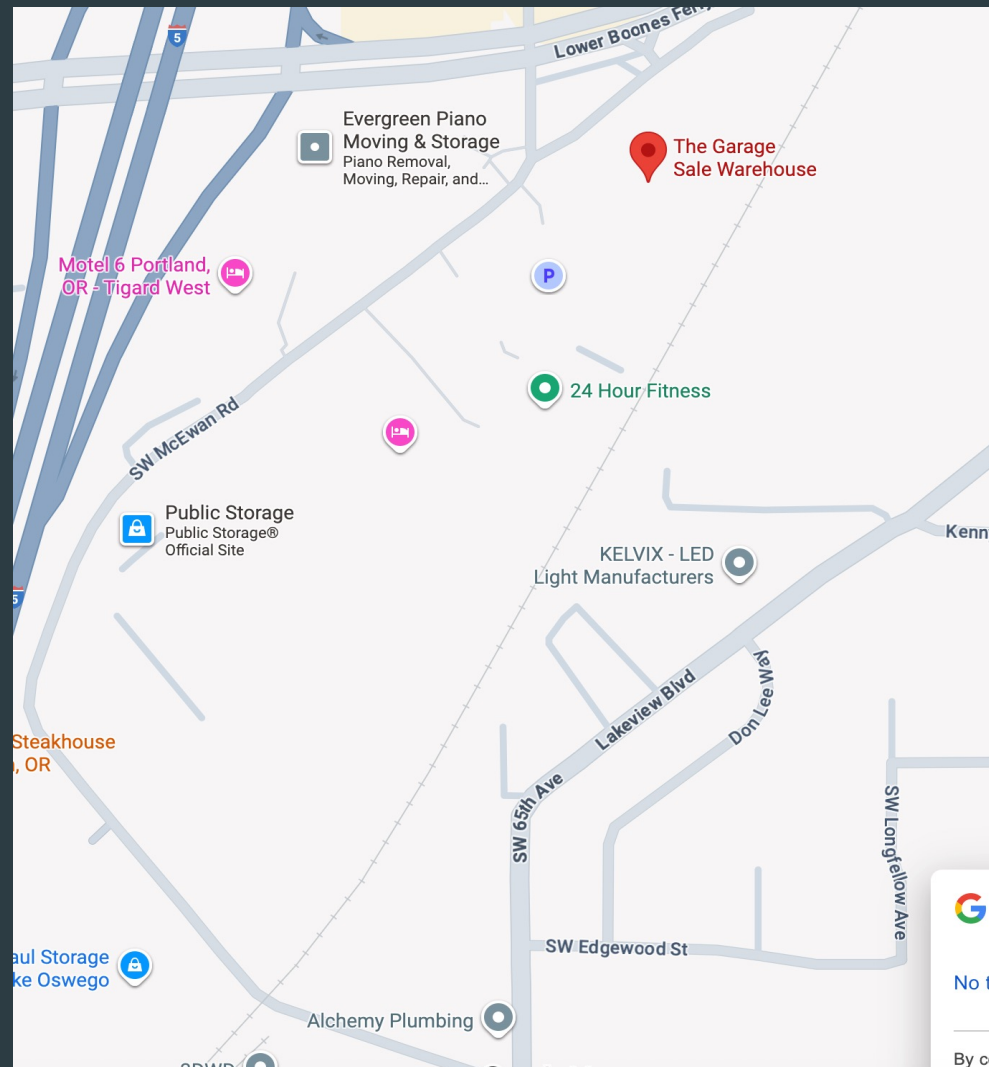
Q & A - Questions/Issues to the panel

Questions from Zoom participants to Carey Baudino and the rest of the panel.

Tualatin/Lake Grove Area - Kent Drangsholt (Owner - The Garage Sale Warehouse)

- Within Tualatin's city limits, Lake Grove requires an ordinance change.
- Tualatin Police should enhance their positive interactions with local businesses.

Tualatin/ Lake Grove Area



Needed ordinance change - we are missing an opportunity.

- Encouraging economic viability and growth should not be limited to the downtown area.
- An ordinance change is needed to allow food carts in the Lake Grove area.
- The location is ideal for a food cart, given its proximity to I-5 and SW Boones Ferry, as well as the existing parking lot available on the south side of SW Boones Ferry.

Businesses need advice on how to stop shoplifting.

- Currently, businesses interact after a shoplifting incident by reporting the theft and providing video footage.
- We need advice on how to prevent it from happening and reports on where it is happening.
- Many police departments have a positive outreach program with advice and instructions on prevention.
- Can the Tualatin Police Department add this service?

Q & A - Questions/Issues

Questions from Zoom participants to Kent Drangsholt.

CCIO Downtown Survey Results - Long Term Planning Questions for the City - Cathy Holland

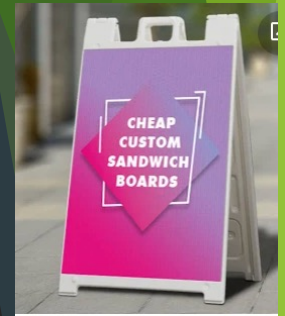
- Will the Plan include:
 - Flow improvement from east to west across the Commons?
 - Architectural guidelines and funding assistance to bring the existing structures to code?
 - Limitation on the number of “massage parlors” on Warm Springs and other locations?
 - Planned projects for the former Clark Lumber and Precision Countertop sites?

CCIO Downtown Survey Overview of Results – Change That Needs Immediate Action

- Signage - Six new types needed.
- Lake maintenance improvement.
- More activities at the Lake and on the Commons.
- The city designates a “downtown” area and adds flags/banners with the name on its borders.
- Form a downtown business association.
- Additional planters, fabric (flags), or awnings to soften the face of storefronts on the Commons.

CCIO Downtown Survey Overview of Results - Repeal “A” Frame Prohibition for Commercial Use

- Governed by Municipal Code TDC 38.130 (4) Prohibited Signs.
- Repeal existing section (4) and add size, dimension, and other restrictions like any other sign.
- Many businesses realize there's a prohibition when a competitor complains about their sign.
- Now, enforcement is inconsistent and biased.
- For many companies, an “A” Frame sign is essential to stay competitive.



Q & A - Questions/Issues

Questions from Zoom participants to Cathy Holland

CCIO Elections

- Current
 - Cathy Holland, President (Retired, Board Member TUCPF)
 - Scott Miller, VP & Land Use Officer (SVP Capacity Commercial)
 - Christine Tunstall, General Member (Nyberg Partners)
 - Robert Kellogg, Secretary (Attorney)
 - Sonya Nyberg Rygh, General Member (Nyberg Partners)
 - Kent Drangsholt, Secretary (At The Garages)
- Proposed board
 - Patricia Parson (Board Member, Tualatin Together)
 - Carey Baudino (Go To The Zone Wellness Center)
- Nominations from online members
- Vote

Thank you!

Visit tualatincio.org

Contact tualatincommercialcio@gmail.com