



# Downtown Revitalization

Project Update

Martinazzi Woods Community Involvement Organization

October 9, 2025



# 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





# Community Outreach

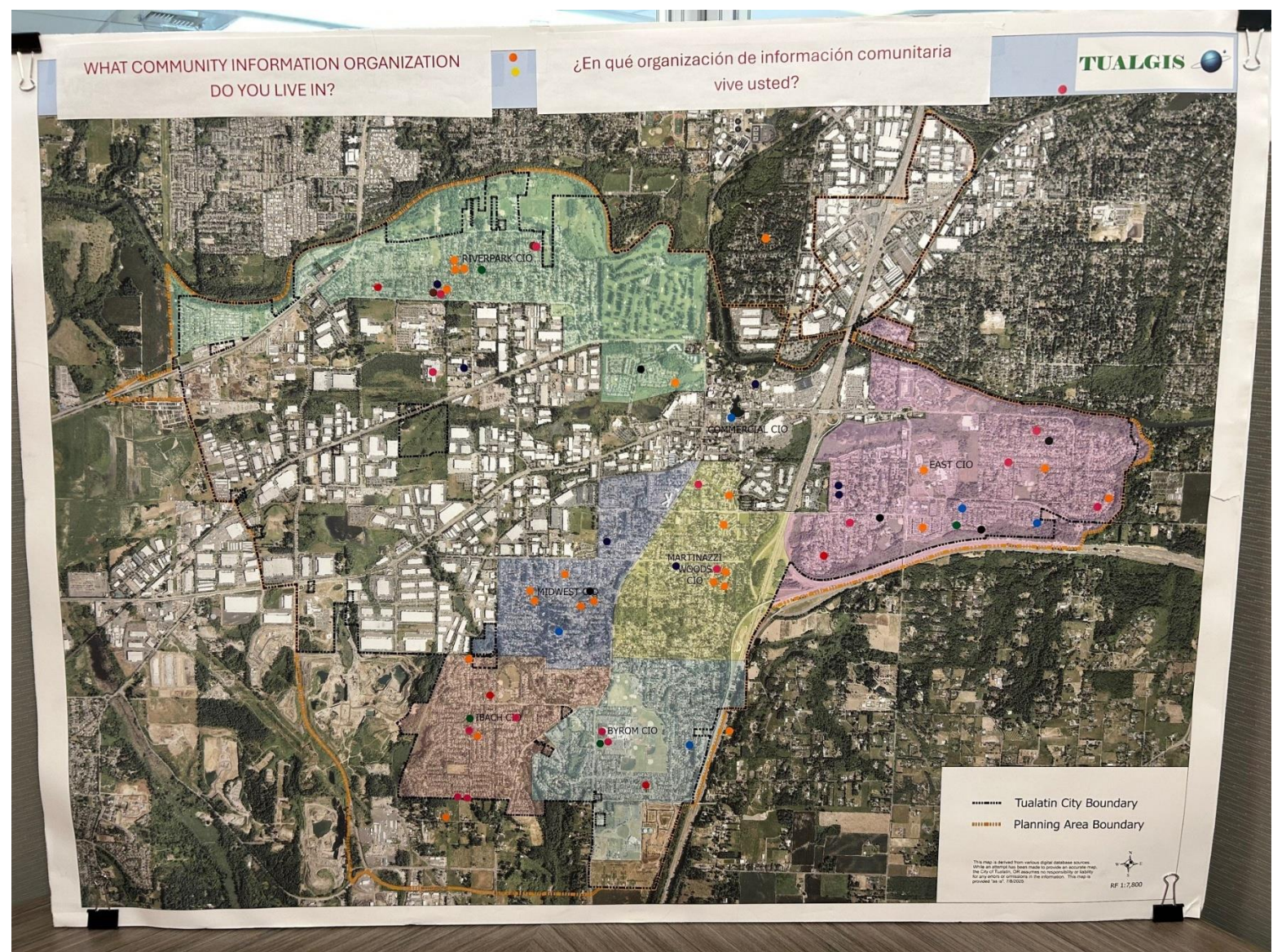
## Community Outreach

- ✓ **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:





*Thank*

*You*

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