

IN CONSIDERATION OF RESOLUTION NO. 26-5605, FOR THE PURPOSE OF  
AWARDING 2040 PLANNING AND DEVELOPMENT GRANT FUNDS FOR CYCLE 26Q2

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Date: June 2, 2026  
Department: Community Investments  
Meeting Date: June 25, 2026

Presenters:  
Hau Hagedorn, Community Investment  
Manager, PD&R  
Serah Breakstone, 2040 Grants Program  
Manager, PD&R

Prepared by: Serah Breakstone, 2040  
Grants Program Manager

Length: 20 minutes

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### **ISSUE STATEMENT**

This report provides a summary of recommendations for 2040 Planning & Development Grant awards for the second quarter cycle of 2026. The process for this cycle included:

- Reminder email sent to 2040 Grants interested parties/stakeholders
- Applicant letters of interest and optional meetings with Metro staff
- Final applications due April 10
- Staff and screening committee evaluations
- Screening committee meeting to develop recommendations for Metro COO
- Metro COO review of committee recommendations and development of recommendation to Metro Council

Metro received four complete applications for this cycle from the Cities of Tualatin and Rivergrove, TriMet, and the Columbia River Intertribal Fish Commission (CRITFC) in partnership with the Oregon Museum of Science and Industry (OMSI).

The Grants Screening Committee met on May 7 and May 21 to discuss their evaluations of the grant applications and recommendation for funding. The committee recommended funding all four applications. The City of Rivergrove proposal was recommended at a reduced funding amount (\$10,000 less than requested) and the TriMet proposal was recommended with some conditions to be addressed during scoping if awarded. The Metro Chief Operating Officer reviewed the committee's recommendations at a meeting on May 28 and endorsed it without changes to the Metro Council.

More details about the grant proposals are provided in Attachment A. The full grant applications can be viewed here: [2040 Grant Applications 26Q2](#)

## **ACTION REQUESTED**

Staff requests that Council consider approving Resolution No. 26-5605 to award 2040 Planning and Development Grants as listed below. This action would authorize expenditure of CET funds and allow staff to work with the grantees to develop final project scopes and execute intergovernmental agreements (IGAs).

<b>Applicant</b>	<b>Project</b>	<b>Award Amount</b>
1. City of Tualatin	Downtown Urban Design Framework	\$ 740,000
2. TriMet	TOD Study Sites – Master Plan and Development Visions	\$ 640,000
3. Columbia River Intertribal Fish Commission/Oregon Museum of Science and Industry	OMSI District Identity Framework	\$ 499,740
4. City of Rivergrove	Planning and Development Code Audit	\$ 93,000

Total recommended funding for this cycle is \$1,971,740. As a reminder, there are two funding cycles left in 2026.

## **IDENTIFIED POLICY OUTCOMES**

The purpose of the 2040 Planning & Development Grants program is to fund planning work in the region that supports Metro’s regional vision for growth. The grants are funded through the construction excise tax (CET) which was established in 2006 with the purpose of funding regional and local planning. The grants are intended to facilitate planning that makes land ready for development, supports economic prosperity, and implements Metro’s long-term plan for livable communities, as outlined in the 2040 Growth Concept. Council’s award of these 2040 grants will facilitate much-needed planning projects across the region.

## **STAFF RECOMMENDATIONS**

Staff recommends that Council approve Resolution No. 26-5605 to award the 2040 grants identified herein.

## **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

The proposal recommended for funding support Metro’s goals and strategic priorities in the following ways:

- The Tualatin project will facilitate ongoing work by the city to revitalize downtown Tualatin and provide alignment with the goals of their Core Opportunity and Reinvestment Area Plan (2022) urban renewal district. The goals of the urban renewal district are focused on “*creating a distinct sense of place, expanding housing options, centering multimodal transportation, and strengthening the connection to natural resources, specifically the Tualatin River.*”
- The TriMet project will complete master planning for two underutilized park and ride sites and bring those sites closer to development readiness, facilitating new transit-supportive, mixed-use developments that increase housing supply.

- The CRITFC/OMSI project will unlock development potential in the OMSI district by meeting a City of Portland condition of approval. The OMSI district is planned to be a high-density center for new housing and employment opportunities in Portland's Central City.
- The Rivergrove project will provide funding to one of Metro's smallest local government partners to help them strategize how future development in Rivergrove can support broader regional goals. The project will also help to bring Rivergrove into compliance with recent state and regional requirements related to housing provision and natural resources.

**ATTACHMENTS**

None

ATTACHMENT A  
26Q2 GRANT APPLICATIONS SUMMARY & RECOMMENDATION

Applicant	Project	District	Category	Amount Requested
City of Tualatin	Downtown Urban Design Framework	3	Planning Inside UGB	\$740,000
<p><b>Summary:</b></p> <ul style="list-style-type: none"> <li>– Project will develop a framework for future development in Tualatin’s downtown core, including new design standards specific to identified subareas.</li> <li>– Builds on two prior phases of work conducted by the city to complete a Downtown Identity Study and create renderings and other visualization tools through University of Oregon’s Sustainable City Program.</li> <li>– City is also planning for the adjacent riverfront park and is requesting a grant from Metro’s Large Scale Community Visions program for capital improvements.</li> <li>– City anticipates contributing over \$200,000 in additional staff time to manage the project.</li> <li>– Letters of support from Tualatin Chamber of Commerce, Community Partners for Affordable Housing, Explore Tualatin Valley, Tualatin Riverkeepers, and Tigard-Tualatin School District</li> </ul> <p><b>Screening Committee Recommendation:</b> Recommend funding at requested amount.</p>				

Applicant	Project	District	Category	Amount Requested
TriMet	TOD Study Sites – Master Plan & Development Vision	3	Planning Inside UGB	\$640,000
<p><b>Summary:</b></p> <ul style="list-style-type: none"> <li>– Project will develop master plans and development readiness concepts for two underutilized park and ride sites: the Elmonica Park &amp; Ride in Beaverton and the Tigard Park &amp; Ride in Tigard.</li> <li>– Outcomes of this pre-development work include site design concepts, housing capacity analysis, and economic feasibility information for each site, all grounded by community-identified needs and priorities.</li> <li>– This work will result in strategies and site-specific data that enable TriMet to proactively engage with developers to plan for transit-oriented development at these key locations.</li> </ul> <p><b>Screening Committee Recommendation:</b> Recommended funding at the requested amount with the following scope adjustments:</p> <ol style="list-style-type: none"> <li>1. The proposed scope includes conducting an ALTA site survey at each site as part of the due diligence task (cost estimate is \$60,000 for both sites). ALTA surveys are typically considered valid for only six months by lenders and buyers. Given the timeline for the project and the uncertain timeline for development, the survey would likely need to be redone in the future, closer to the time of actual development. The committee recommendation is to remove that line item from the scope of work and shift those dollars to community engagement efforts.</li> <li>2. The proposed budget allocates \$56,000 to community engagement efforts over the life of the project, including development of the engagement plan, multiple advisory group meetings, broad engagement activities in both communities, and targeted engagement with historically underserved communities. The committee recommends that some (or all) of the \$60,000 allocated to the ALTA survey in the proposed budget be reallocated to community engagement to ensure engagement efforts are appropriately funded.</li> </ol>				

ATTACHMENT A  
26Q2 GRANT APPLICATIONS SUMMARY & RECOMMENDATION

Applicant	Project	District	Category	Amount Requested
CRITFC/OMSI	OMSI District Identity Framework	5, 6	Planning Inside UGB	\$499,740
<p><b>Summary:</b></p> <ul style="list-style-type: none"> <li>– The applicant team submitted a prior application for the third quarter cycle of 2025, which was recommended for revisions and resubmission. The applicant received technical support from Metro to revise the application to resubmit.</li> <li>– Project will create a district identity framework for the OMSI district, to include a cohesive plan for visual, cultural and interpretive elements throughout the district.</li> <li>– The district identity framework is required by City of Portland as a condition of approval for OMSI’s Central City Master Plan (2023). The framework must be approved by Portland through a Type II land use approval and after a Design Advice Request with the Portland Design Commission. The identity framework must be approved before building permits will be issued in the district.</li> <li>– Project includes community engagement and Tribal consultation, as requested by the Portland Design Commission in the condition of approval.</li> <li>– Letters of support provided from OMSI, Prosper Portland, and Northwest Native Chamber.</li> <li>– Application also includes a letter from Portland Permitting &amp; Development indicating support for the proposed scope.</li> </ul> <p><b>Screening Committee Recommendation:</b> Recommend funding at requested amount.</p>				

Applicant	Project	District	Category	Amount Requested
City of Rivergrove	Planning & Development Code Audit	2	Planning Inside UGB	\$103,000
<p><b>Summary:</b></p> <ul style="list-style-type: none"> <li>– Project will prepare a comprehensive audit of Rivergrove’s Comprehensive Plan and Zoning Code to identify barriers to development, outdated information, and inconsistencies with state law. Outcomes will include an action plan for updating policies and regulations in a second phase of work.</li> <li>– Current development regulations and processes are outdated and result in delays and confusion for developers, city staff, and the planning commission. Certain areas of current code are not consistent with state and regional requirements.</li> <li>– Rivergrove submitted an initial application for funding in the first quarter cycle of this year which was not recommended for funding. The City received technical support to revise the application and resubmit.</li> <li>– City intends to submit another application for 2040 funding to implement the findings of the audit.</li> <li>– Letters of support provided from Washington County, Clackamas County, and Bateman-Seidel (city attorney for Rivergrove)</li> </ul> <p><b>Screening Committee Recommendation:</b> Recommended funding at reduced amount of \$93,000. The committee suggested removing work on a phase two grant application as part of this project. Technical support will be available if Rivergrove needs support developing a future application that aligns with Metro’s goals.</p>				