



February 13, 2026

Capital Construction Sub-Committee  
900 Court St NE  
Salem, Oregon 97301

Co-Chairs Girod and Nosse, and Members of the Capital Construction Sub-Committee:

On behalf of the City of Tigard, I write in strong support of state funding for the redevelopment of the former Regal Cinema site in the Tigard Triangle, one of our community's highest-priority economic development projects.

This project represents a significant economic development opportunity for both Tigard and the region. The site sits in a strategic location with excellent freeway access and proximity to major employment areas. It is well-suited for mixed-use redevelopment that brings new housing, commercial activity, and a public gathering space into the heart of the Triangle. Local and regional developers consistently identify the Tigard Triangle as one of the most attractive locations in Washington County for workforce and mixed-income housing.

The City and our Town Center Development Agency have already completed substantial groundwork. We have conducted robust community engagement, reaching hundreds of residents and stakeholders, and we have also met with development partners to assess current market conditions and feasibility. This level of preparation positions the project to move forward quickly as funding becomes available

From an economic perspective, this redevelopment will:

- Activate a large, underutilized property and return it to productive use
- Generate new private investment in housing, retail, and mixed-use development
- Create family wage construction and trade jobs in the near term
- Pair redevelopment with a public park and amenities that increase surrounding property values
- Leverage existing local and federal incentives (vertical housing development zone and federal opportunity zone designation) to stretch state dollars further

We are requesting \$1.5 million in Lottery Funds to support planning and design of the infrastructure needed to serve this redevelopment. Early state assistance will help advance site readiness, reduce uncertainty, and position the project to attract private investment. This is a practical step to move a vacant property toward productive use and long-term economic return.



City of Tigard

# LEGISLATIVE TESTIMONY

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Tigard has a strong track record of delivering redevelopment projects and stewarding public funds responsibly. With state support, we can turn a vacant site into a vibrant, revenue generating district that serves residents and contributes to Oregon's economic vitality.

Thank you for your consideration and for your partnership in supporting communities that are ready to build.

Sincerely,

A handwritten signature in black ink, appearing to read "Yi-Kang Hu".

Yi-Kang Hu  
Mayor, City of Tigard