

City of Tigard/City Center Development
Agency
Max's Fanno Creek Brewpub/ 12564 SW
Main Street Renovations
AORA Project Submission 2014



Background

Two separate public/private projects in adjacent Main Street buildings helped revitalize a key node in Tigard's downtown in 2013. Building owner George Diamond converted 12564 SW Main Street's deteriorated second story that had been vacant for over a decade into 6000 square feet of professional office space. The neighboring Max's Fanno Creek Brewpub undertook a major façade improvement project including new signage, awning, lighting and outdoor seating -attracting more customers to the family-friendly brewpub.

Funding/Leverage

- The City Center Development Agency (Tigard's urban renewal agency) invested \$25,000 matching façade improvement grants to each of the two projects, leveraging approximately 10 times that amount in private investment.
- Both projects participated in the Façade Improvement Program and received design assistance from on-retainer architects.
- The owner of 12564 SW Main Street invested \$500,000 into the new building facade, 2nd floor tenant improvements, and seismic upgrades. The owner of Max's Fanno Creek Brewpub invested \$55,000 in façade and landscaping improvements.

Community Benefits

- The owner of Pacific Community Design, an engineering, surveying and planning firm, chose to relocate his growing firm to the newly developed space in 12564 SW Main Street specifically so he and his employees could work within walking distance to restaurants and cafés. Additionally, he knew they would have access to the nearby Tigard Transit Center/WES Station, and enjoy being near the Fanno Creek Trail (a regional trail popular for recreational and commuter cycling).
- A growing firm with twenty-five professional jobs was attracted to downtown. These employees frequent the mostly locally owned restaurants and retail businesses on Main Street.
- The two buildings are directly adjacent to downtown's key natural amenity, Fanno Creek. This prominent public/private investment has inspired other business owners to upgrade their buildings.

12564 SW Main Street before renovations



12564 SW Main Street after renovations



Brewpub before renovations

