



City of Tigard Press Release

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Former Brownfield on Main Street Sold to AVA Roasteria for Redevelopment

On Tuesday, January 12th, 2021 AVA Tigard Development LLC acquired a prominent Main Street property in downtown Tigard which has been vacant for several years since demolition of the Saxony buildings. Redevelopment of the site along Fanno Creek has been long in the making with Tigard's Town Center Development Agency (TCDA) buying the site in 2015 and spending two years cleaning up contamination from prior uses.

In 2018, the TCDA entered a development agreement with AVA Tigard Development LLC, under which the agency agreed to sell the property for \$390,000 in exchange for AVA's commitment to develop a 4-story mixed use building. This development will be AVA Roasteria's sixth location in the Metro region and will become their main office, as well as their central roasting and baking facility. Other project features include 22 apartments, office space, an AVA Roasteria café and additional ground floor commercial space for lease. A deck overlooking Fanno Creek will also be constructed for public use.

"This has been a special project, continuing our legacy of developing brownfields into viable businesses and creating jobs locally," said Amy Saberiyan, principle of AVA Tigard Development. "Many thanks to the City of Tigard for their support and patience along the way, bringing our shared vision to fruition for the Tigard community."

Redevelopment Project Manager Sean Farrelly said "This project shows the key role of urban renewal in the revitalization of downtown Tigard. The TCDA purchased the property with a strategy to clean it up and offer it for sale. We have the ability to be patient in finding the right developer to build the right project. This is the right project."

The TCDA cleaned up the site with a \$400,000 Brownfield grant awarded by the US EPA. Brownfield redevelopment is an important strategy to implement Tigard's vision to be an equitable community that is healthy, walkable and accessible to everyone.

Construction is expected to begin this spring.



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