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*December 7, 2009*

Tigard Planning Commission  
City of Tigard  
13125 SW Hall Boulevard  
Tigard, OR 97223

*RE: Draft downtown land use code.*

Good evening ladies and gentlemen of the Planning Commission,

For the record, my name is Alexander Craghead. I am the vice-chair of the City Center Advisory Commission, and I also served on the joint Commission Advisory Team that drafted the Downtown Code amendments that are before you again tonight. Between the last time that I talked with you, in October, and now, there have been some significant changes made to the proposed Downtown Code. I am here before you tonight to speak on behalf of the CCAC members on the Commission Advisory Team to urge you to approve this revised version of the Downtown Code.

This is not to say that we have no reservations about the revised Code. In order to accommodate the Oregon Department of Transportation, areas surrounding the intersection of Highway 99W and Hall Boulevard are to be far smaller in scale than called for by the CCAC's vision and the joint Commission Advisory Team's refinement of that vision. Instead of mid-rise, eight ~~to ten~~ story structures and so-called "medium box" retail, the revised code calls for zoning on three of these four corners that is little different in scale from the present conditions. This is a significant disappointment.

A.C.

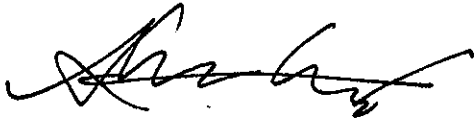
This said, the bulk of the proposed code remains highly relevant and vital to the redevelopment of downtown Tigard. Although the changes made to accommodate ODOT do not match our vision for downtown, we believe that the code before you tonight represents the best workable compromise available to the City of Tigard at this time.

Approving this Downtown Code at this time does not mean that the zoning of the Highway 99W / Hall Boulevard sub area cannot be revisited in the future. Next year, for example, the City will begin a reexamination of the land uses and zoning in the entire Highway 99W corridor. In addition, Metro is currently studying the potential of high-capacity transit in this corridor. Both processes will offer opportunities to further dialogue with ODOT and revisit this issue.

In closing, the CCAC members of the joint Commission Advisory Team wish to express our support for the approval of the revised Downtown Code, with the condition and understanding that the City of Tigard will continue to pursue the upzoning of the Highway 99W / Hall Boulevard sub area through other processes over the course of the next few years.

On behalf of Commissioners Barkley, Shearer, and myself, I want to thank you for your time this evening, and with that I will close my remarks and let you get on with the business of the evening. Thank you.

Best regards,

A handwritten signature in black ink, appearing to read 'A. Craghead', written in a cursive style.

Alexander B. Craghead  
Vice-Chair,  
City Center Advisory Commission