



March 23, 2026

Ms. Serah Breakstone
Metro
600 NE Grand Ave
Portland, OR 97232

Dear Ms. Breakstone,

It is with great enthusiasm that we endorse this application to the Metro 2040 Planning and Development grant program.

The *Downtown Tualatin Urban Design Framework and Design Standards* project is the culmination of more than a half-decade of local planning. Many of us have been involved with this effort from its inception, initiating discussions in 2019 that led to the establishment of the [Core Opportunity and Reinvestment Area](#). This 30-year urban renewal district, with \$140 million in future investment, is the bedrock that will support **public leadership and investment** in downtown Tualatin for a generation.

We have now begun to lay the foundation for redevelopment. In 2025, we formed a 15-member Community Advisory Committee and launched a [three-phased community planning process](#). Through extensive engagement, we have coalesced around a vision for a vibrant mixed-use downtown with a range of housing options, accessible multi-modal transportation, diverse businesses, and a distinctive community identity that connects residents and offers a compelling draw to visitors. This vision is magnetic, feasible, and perfectly aligned with Metro's 2040 growth concept.

We now seek to translate our community vision into a **blueprint for future development**. An urban design framework will guide our strategic public investments while offering certainty to private developers and investors. An updated set of downtown design standards will reduce risk for developers and foster a unique sense of place in our community core.

We are unified in our commitment to championing this project and look forward to launching the next stage of redevelopment in Downtown Tualatin.

Thank you for your consideration,

The Tualatin City Council

Frank Bubenik, *Mayor*
Valerie Pratt, *Council President*
Maria Reyes, *City Councilor*
Christen Sacco, *City Councilor*

Bridget Brooks, *City Councilor*
Cyndy Hillier, *City Councilor*
Octavio Gonzalez, *City Councilor*

