Achieve Public Goals

• Create a special place
• Jobs – housing balance
• Meet demand for jobs and housing
• Relieve density pressures on single family areas
• Plan for an uncertain energy future
• Take advantage of light rail
The OHSU/AmberGlen Vision

✔ Transform Tanasbourne area to new form of urban development.
✔ Achieve higher levels of density in residential, employment, retail and institutions.
✔ Provide high quality amenities and a pedestrian-oriented, urban environment.
✔ Elevate activities of a suburban town center to a major regional center.
Why Here?

• Right Location
• Right Time
• Right Demographics
Overall Reactions to the Vision

- Majority of stakeholders enthusiastic about the vision
- Some reservations – mainly market readiness
- Enthusiasm common throughout stakeholder groups – public and private
Achieving the Vision will result in:

- Regionally significant urban center
- Source of pride and differentiation for Hillsboro
- High quality environment for residents, employees, shoppers, guests
- Substantially increased property values
- Enhanced economic driver
Achieving the Vision will require:

- Shared plan
- Teams of public and private partners
- Long term commitment of partners to implement the vision – development agreements, new entitlements process
- Ongoing public and private investment
Design Charrette Process

1. Introduction on Great Places

2. Small Group Work Session (Steering Committee and TAC members) in 4 Groups
   - Tools – base map, “design types”, facilitator, experts
   - Task - Create a 20 year plan

3. Report out and discussion
What Makes “Place”? 

• What are the amenities that will make this place special?
• What will draw people here?
• Why will people be willing to live here at higher densities?
• How much is needed to start a transformation?
Brewery Blocks

- 5 city blocks
  - Less than 10 ac.
- 1.7 million sq. ft.
  - Urban retail
  - Class A office
  - Housing
  - Parking
- Signature: Historic Downtown
Reston Town Center, VA

- 25 acres
- 4-5 million sq. ft.
  - Office
  - Restaurants/Retail
  - Parking
  - Future Housing
- Signature: Freedom Square & Mercury Fountain between Washington DC and Dulles Intl Airport
Natural Features
Existing & Future Development Features and Transportation Connections
Potential Connections
Small Group Ideas

- North South linear core
- Focus on Central Park and green spaces
- Transit loop
- North end – intense multiple uses
- Housing throughout
- 185th frontage – retail and housing
- Take advantage of views and topography
- Bike and walking friendly
Design Workshop

- Project Team – consultants & City
- Synthesize Community Ideas
- Create concepts
- Conduct developer reality check
- Draft preliminary plan, with options
Guiding Principles

- Urban Green Sustainable
- 3rd Places
- Regional Landmark/Identity
- Big (create catalyst at outset)
- Model Development – City Vision, Smart Growth, Great Communities
- Market Flexibility
- Connectivity
Development Types

- All Mixed Use – flexibility, different emphasis in each block
- Assume design standards, intensity thresholds, minimum square footage/block
- Color = intensity level/primary use
Medium Density Transition (Yellow)

- Townhouse
- Low Rise Apartments/Condominiums
- 20-50 dwelling units per acre
- 3 to 4 stories
- Transitions from urban center to surrounding neighborhoods
- MIX: 90% Residential/10% Office/Retail
Medium Density Urban (Light Brown)

- Townhouse/Rowhouse
- Condominium, apartment, and loft
- 50-100 dwelling units per acre
- 3 to 6 stories
- MIX: 70% Residential/20% Office/10% Retail
High Density Urban (Brown)

- Apartment/Condominium Buildings
- 200-250 dwelling units per acre
- 10-12 stories average
- Housing range could include some townhouses and point towers
- MIX: 60% Residential/30% Office/10% Retail
Point Tower

- 4-8 dwelling units per floor
- 100-150 dwelling units per acre
- 15-25 stories
- Located in high density and urban center areas
- MIX: 90% Office or Residential/10% Retail
Neighborhood Center

• Neighborhood serving retail with some residential or office above
• 1 to 6 stories
• MIX: 30% Residential/30% Office/30% Retail/10% Civic
Urban Activity Center (Red)

- 3 to 25 stories
- Can include medium to high density housing and point towers
- Can include hotel, conference center, major retail, entertainment, civic gathering space, restaurants
- MIX: 60% Retail/20% Office/20% Residential
Employment – R&D/ Office

- 2 to 8 stories
- Employment uses with serving retail (coffee shop, café)
- Can be located in urban center or campus
- MIX: 90% Office/10% Retail
Parks (Green)

- Urban Square  1-2 acres
- Mini-park .5-1 acre
- Neighborhood park 5-10 acres
- Green corridor
- Nature park
- Includes signature element for OHSU/ AmberGlen area
Civic & Institutional (Violet)

- Public services (fire, police, post office)
- Urban Schools 5-10 acres
- Civic building
- Community Center
- College/University
- Permitted anywhere
Land Use
Urban Green

- Buildings
- Transport
- Environment
- Land Use
Grand “Central Park”
Greenway
Green Street
Street Network
“Central Park” drive
Circulator