



OHSU/AmberGlen Plan

Conceptual Planning

30 AUGUST 2006



CITY OF HILLSBORO



LELAND CONSULTING GROUP

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

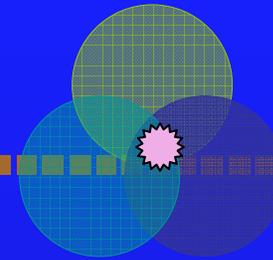
1. Introduction on Great Places
2. Small Group Work Session (Steering Committee and TAC members) in 4 Groups

*Tools – base map, “design types”,
facilitator, experts*

Task - Create a 20 year plan

3. Report out and discussion

What Makes “Place”?



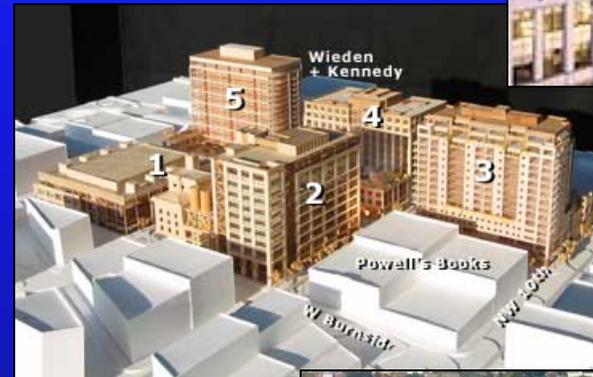
- What are the amenities that will make this place special?
- What will draw people here?
- Why will people be willing to live here at higher densities?
- How much is needed to start a transformation?

Brewery Blocks

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



Architecture Week



www.breweryblocks.com



www.breweryblocks.com

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



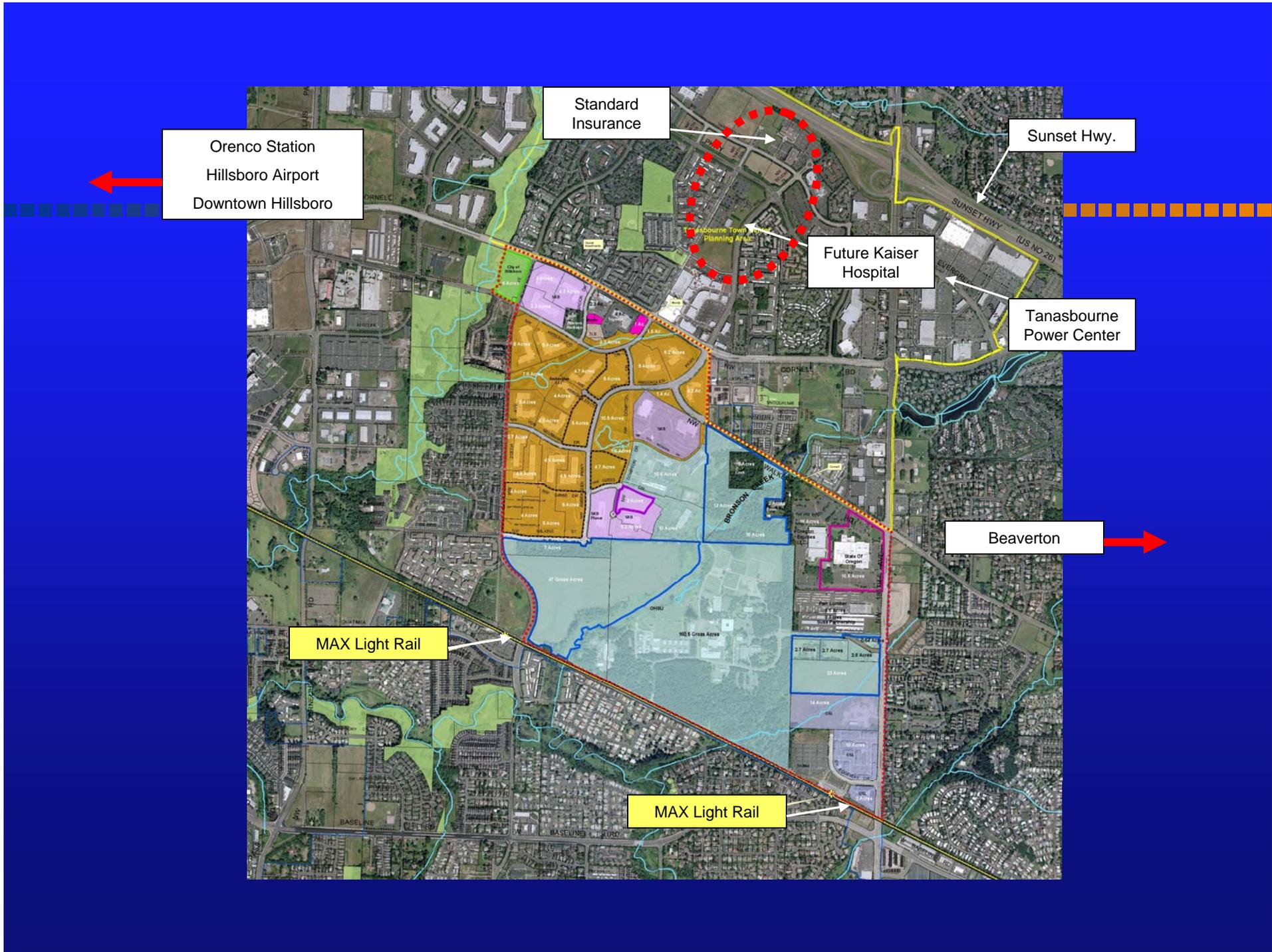
Academy Press



Academy Press



Equity Office



Orenco Station
Hillsboro Airport
Downtown Hillsboro

Standard
Insurance

Sunset Hwy.

Tanasbourne Town
Planning Area

Future Kaiser
Hospital

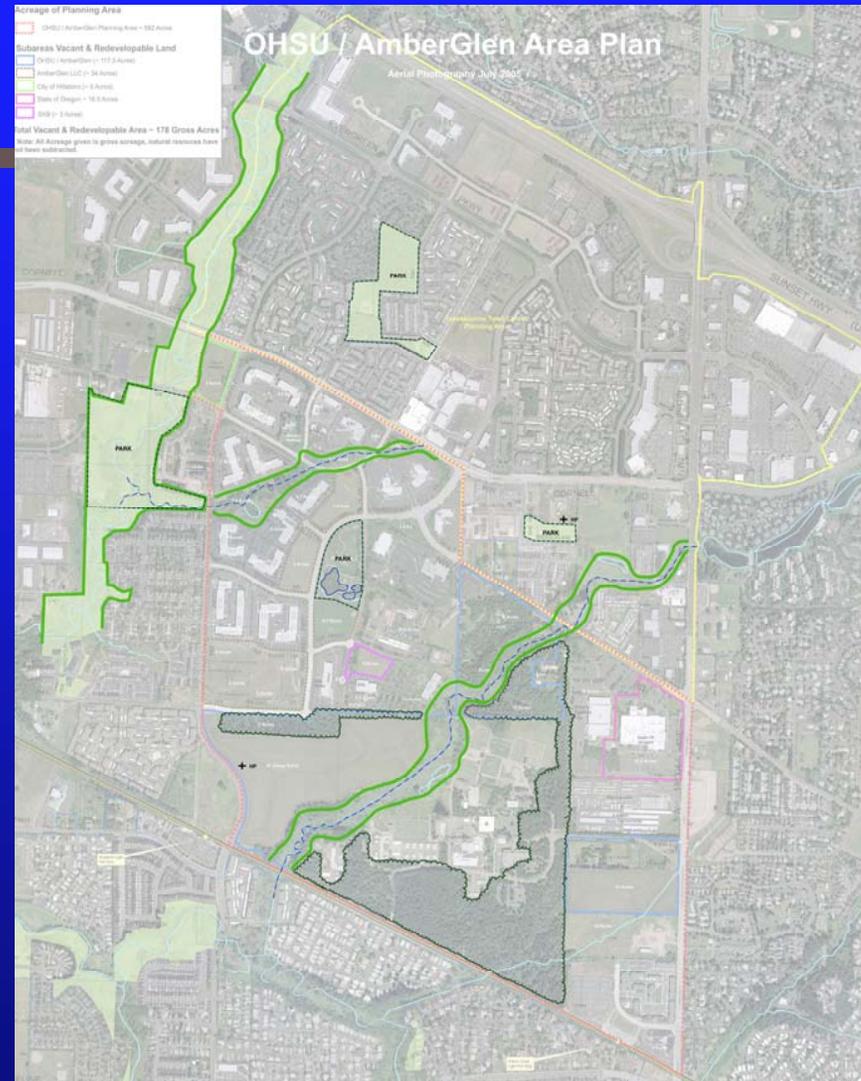
Tanasbourne
Power Center

Beaverton

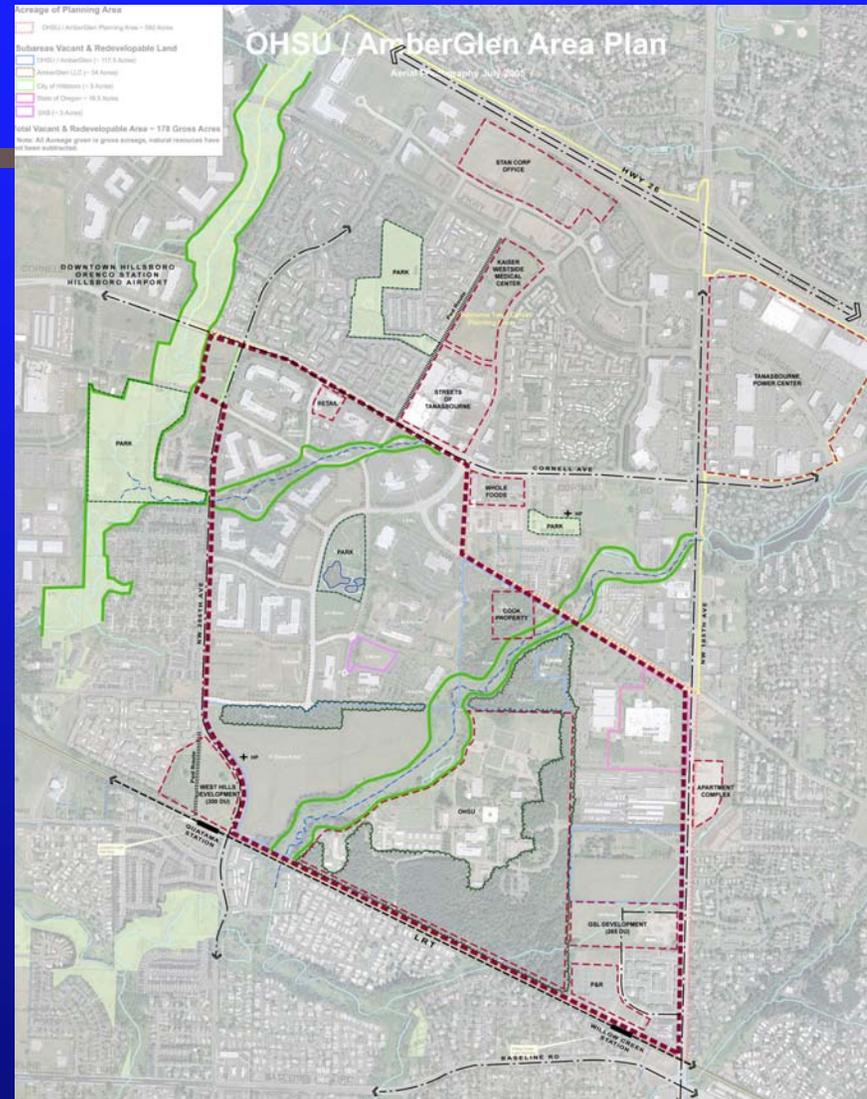
MAX Light Rail

MAX Light Rail

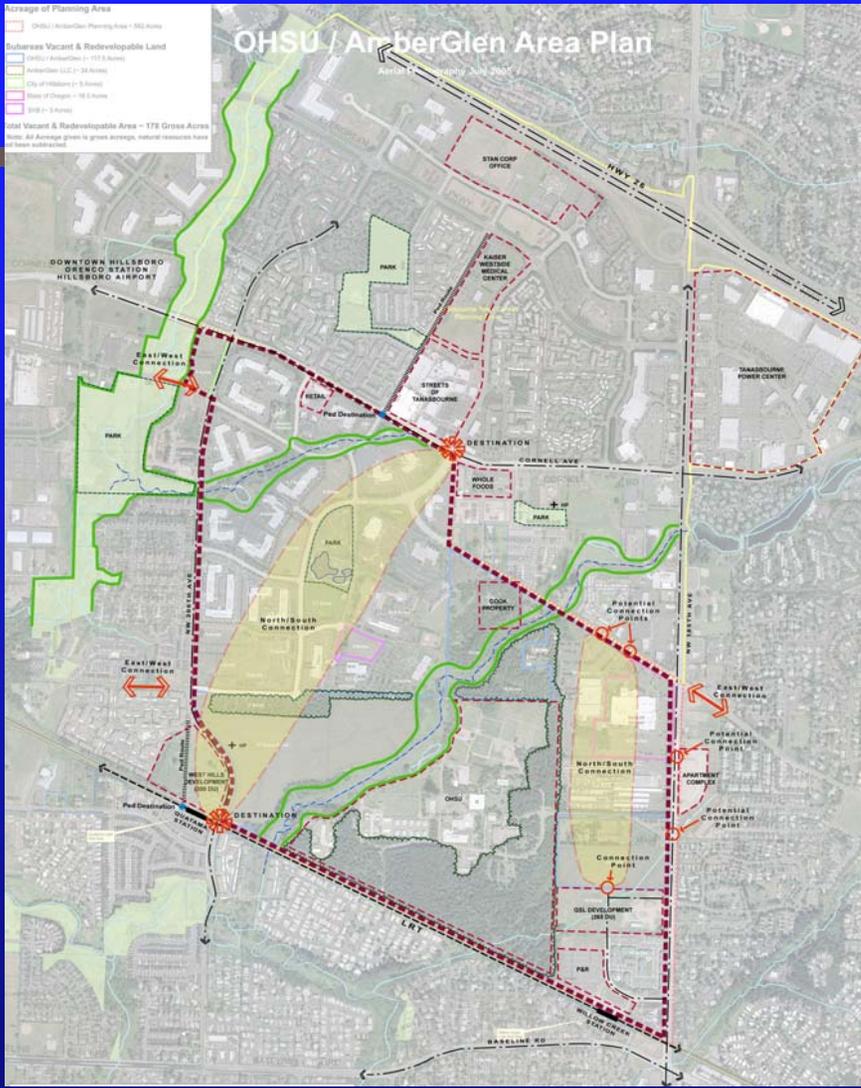
Natural Features



Existing & Future Development Features and Transportation Connections



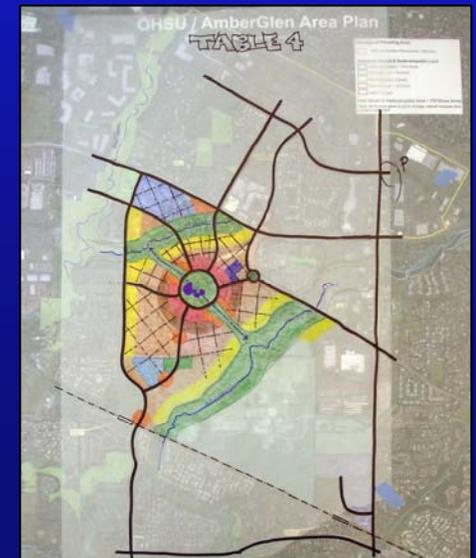
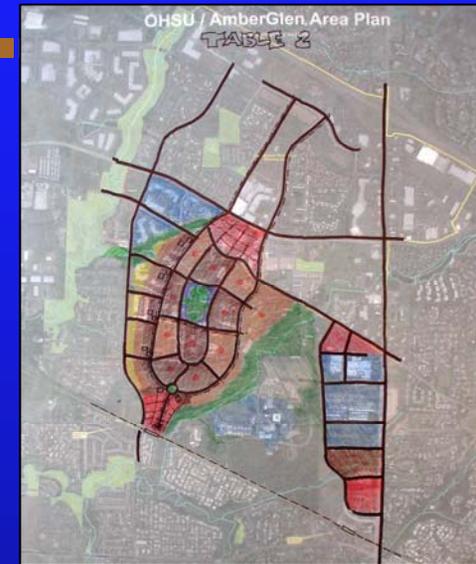
Potential Connections



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

(Black)



- 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

(Orange)



- 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

(Blue)



- 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

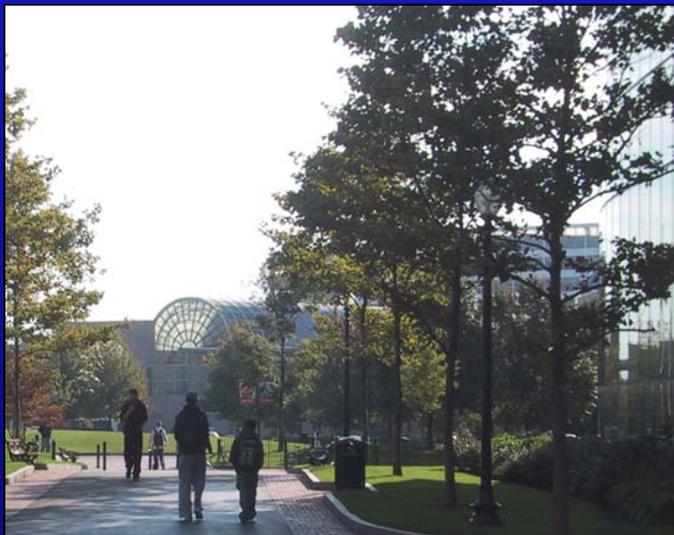


Civic & Institutional

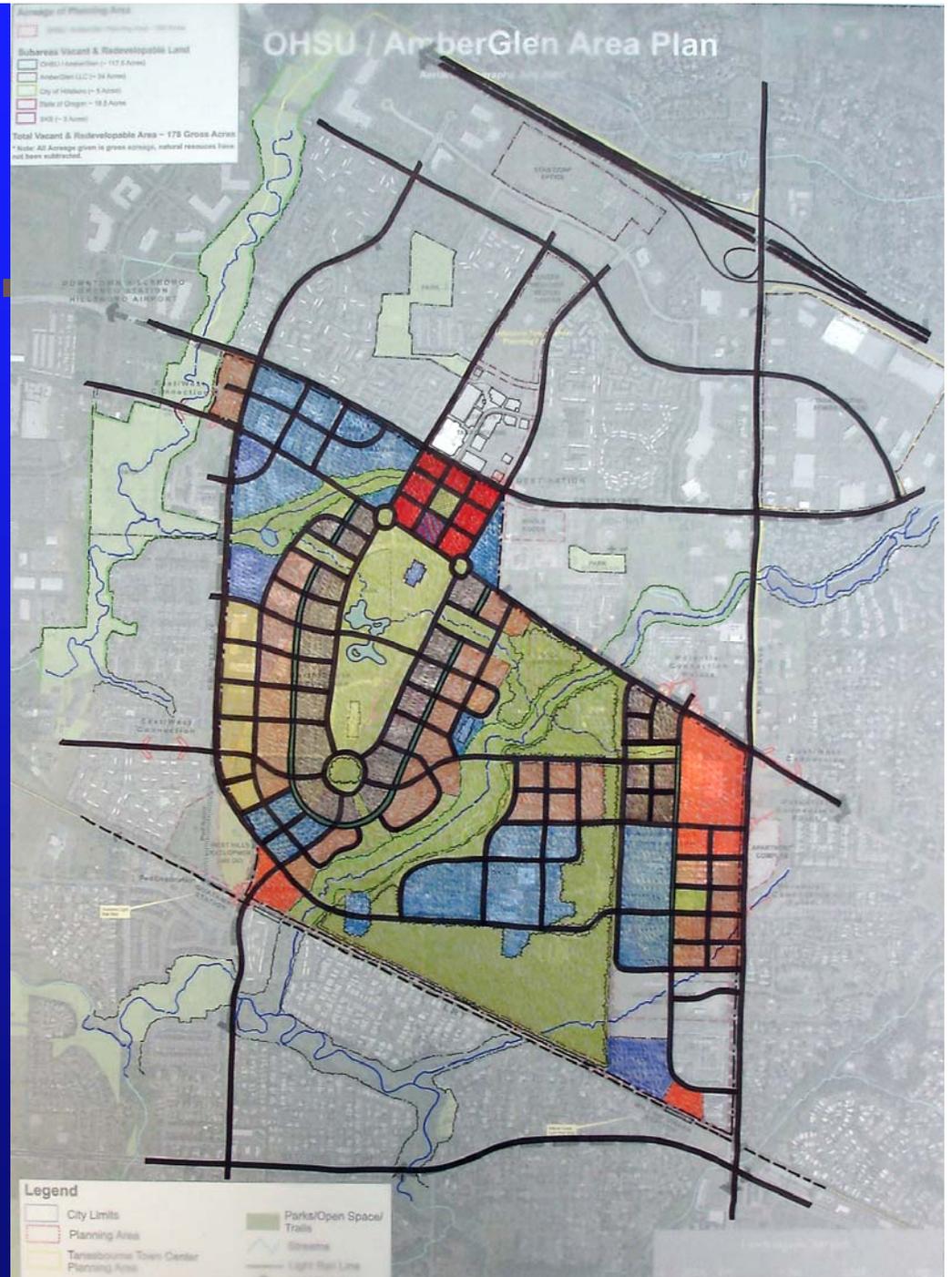
(Violet)



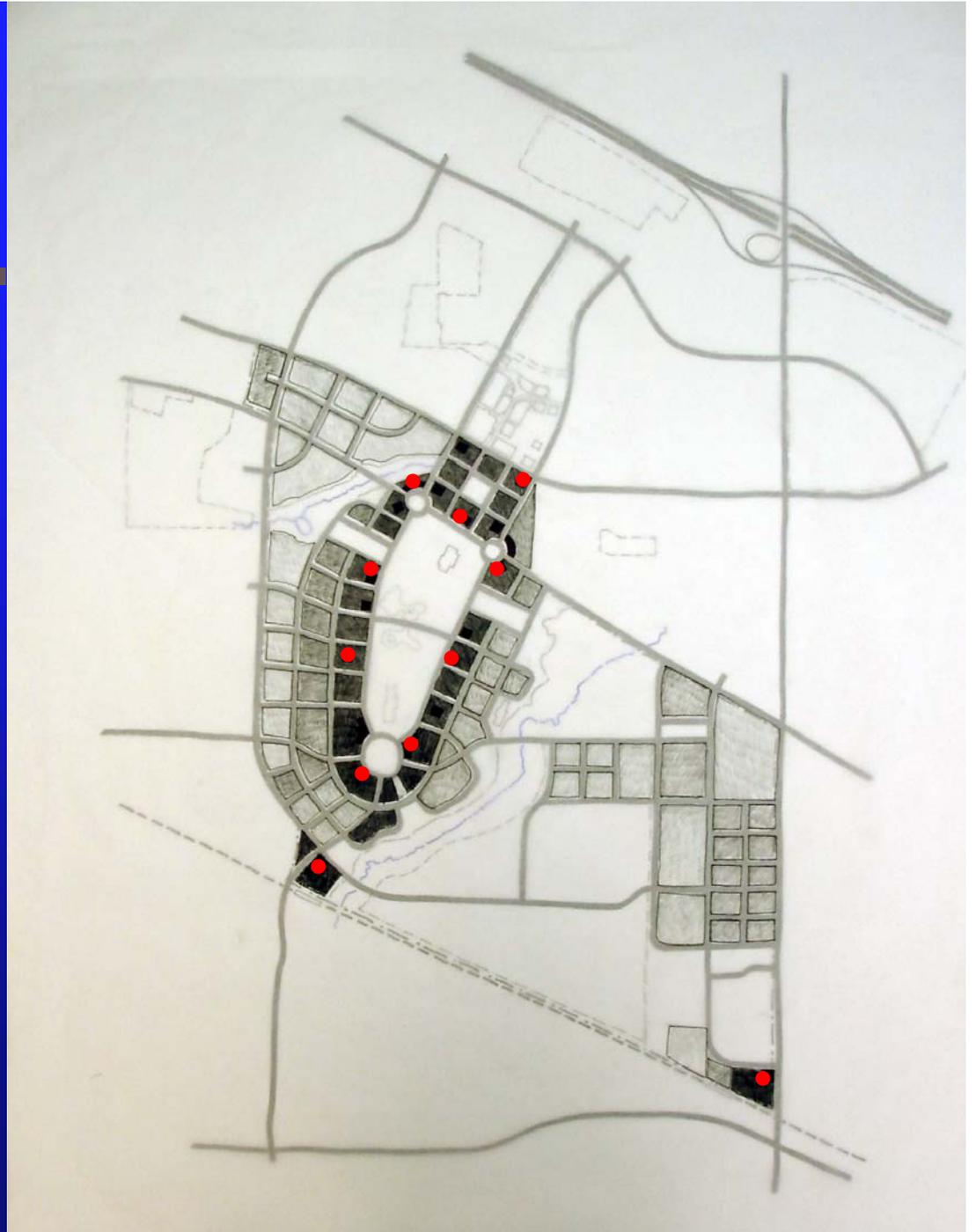
- Public services (fire, police, post office)
- Urban Schools 5-10 acres
- Civic building
- Community Center
- College/University
- Permitted anywhere



Land Use



Scale

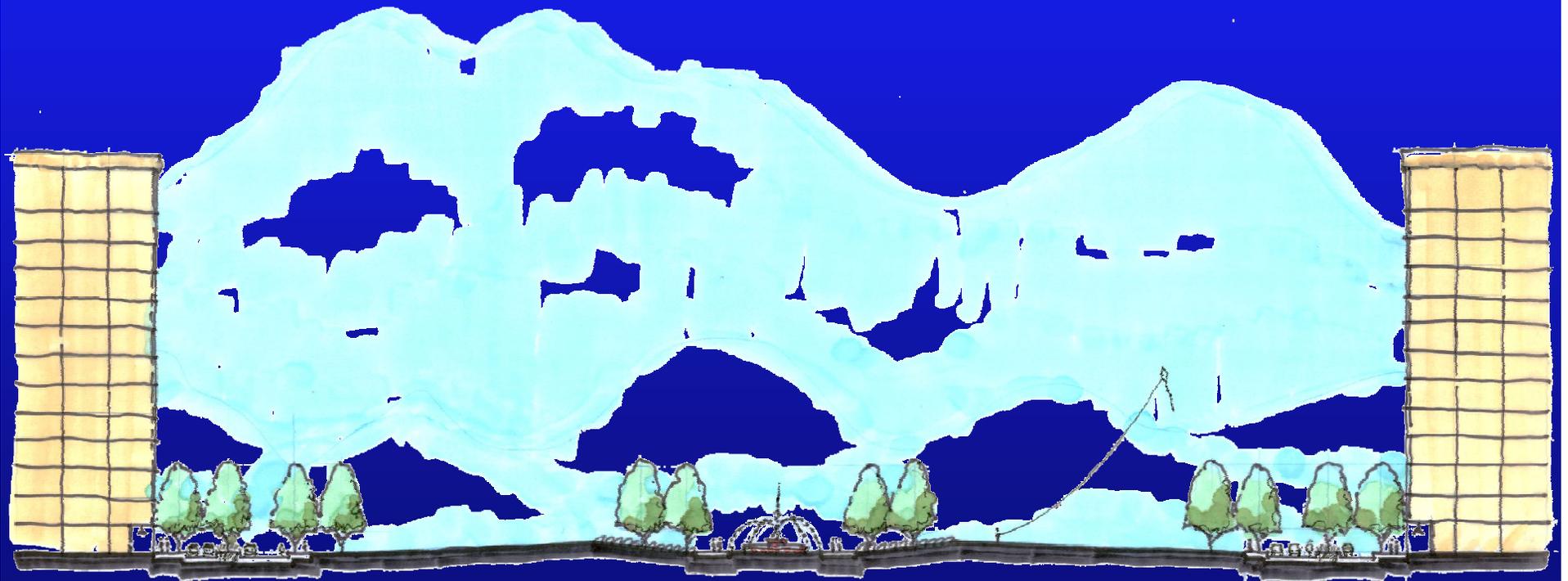


Urban Green

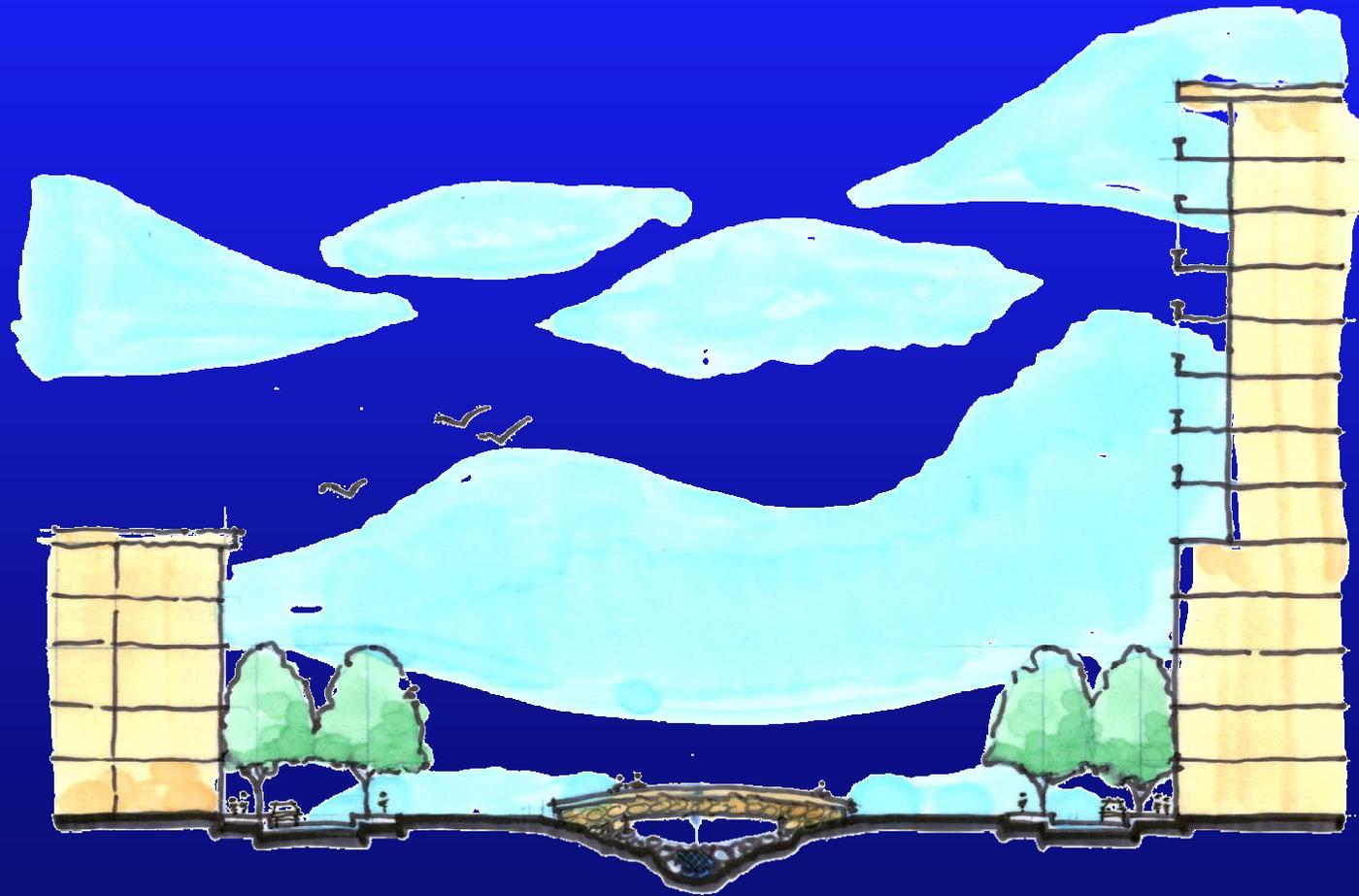
- Buildings
- Transport
- Environment
- Land Use



Grand “Central Park”



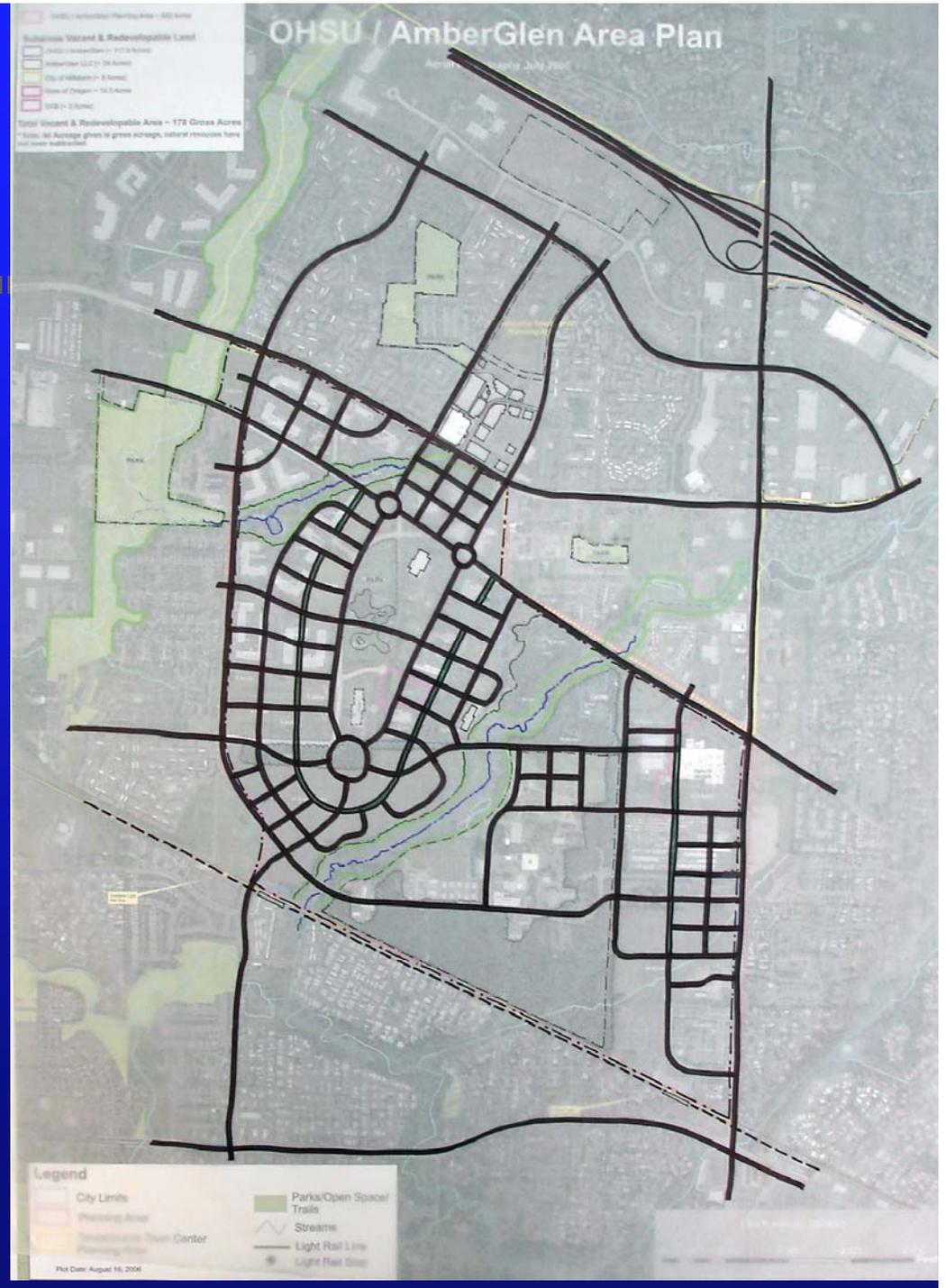
Greenway



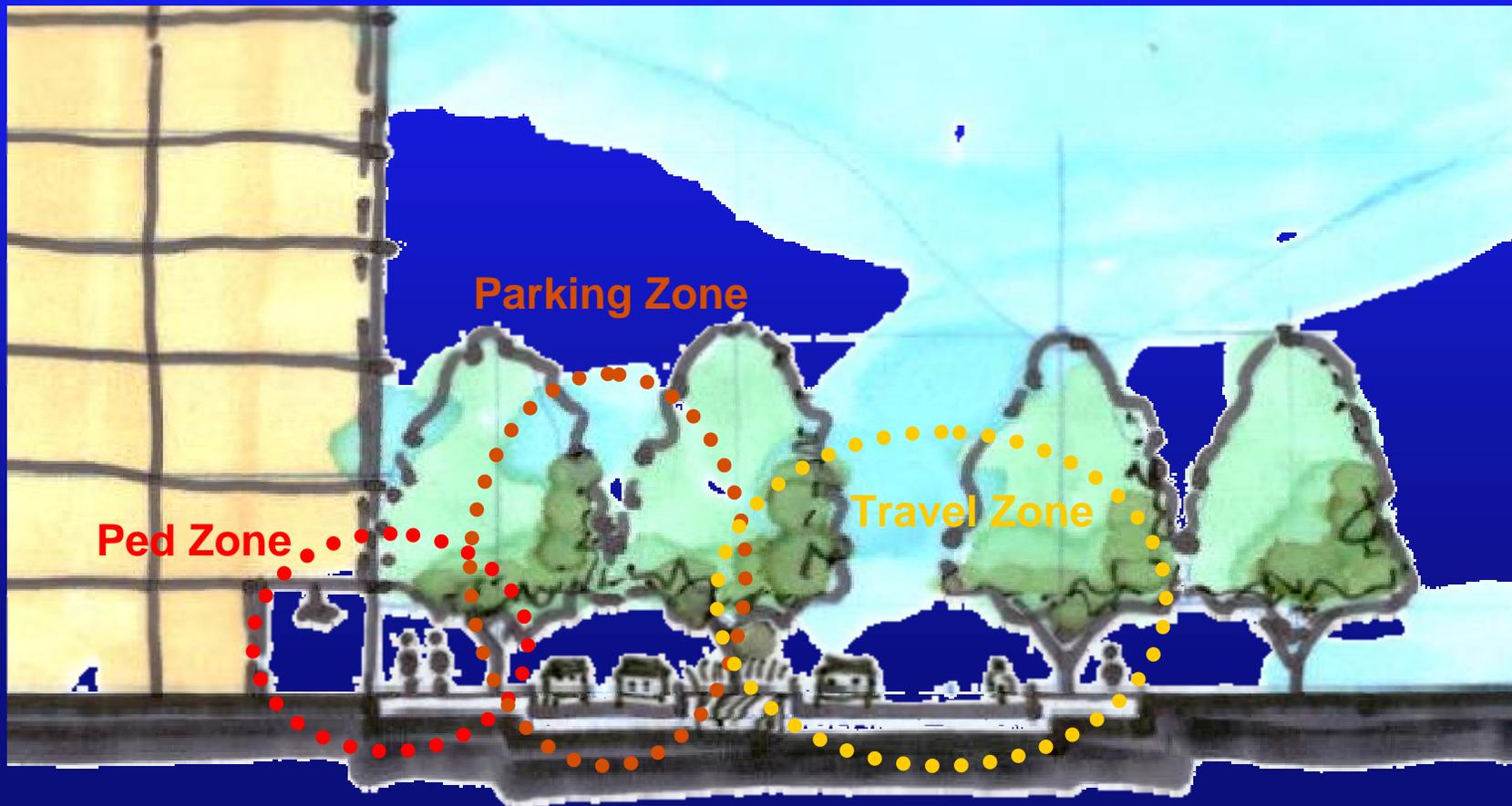
Green Street



Street Network



“Central Park” drive



Next Steps

