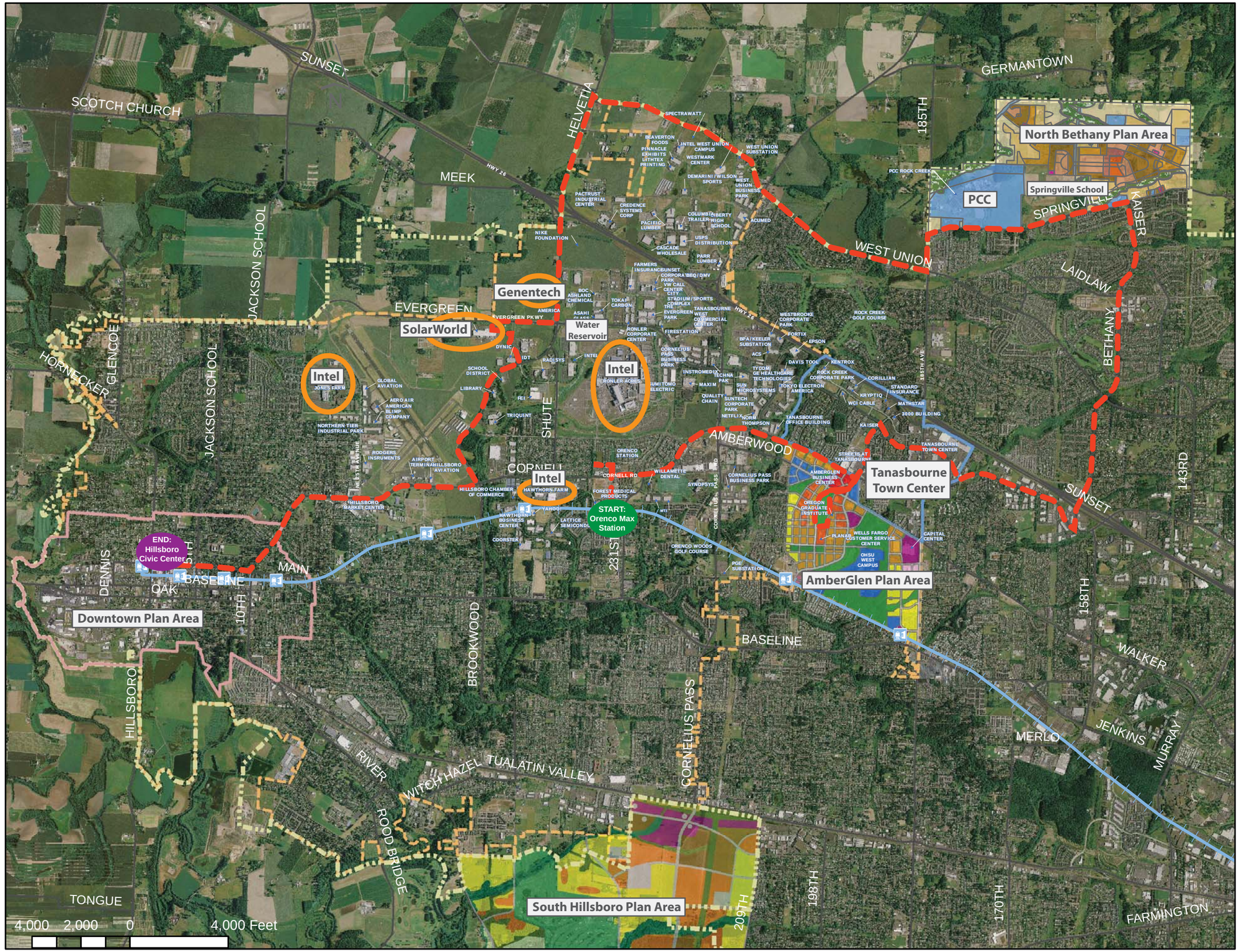
LCDC Tour

Hillsboro/Bethany Communities

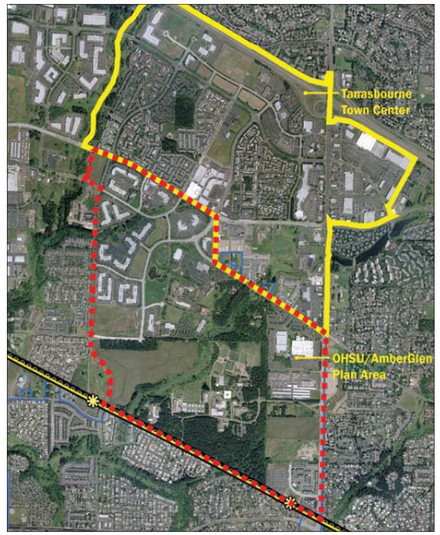
October 2, 2009



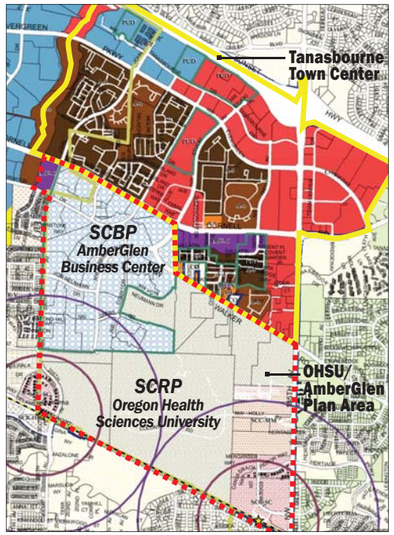
City of Hillsboro
Planning Dept.
Printed September 23, 2009

TANASBOURNE | AMBERGLEN

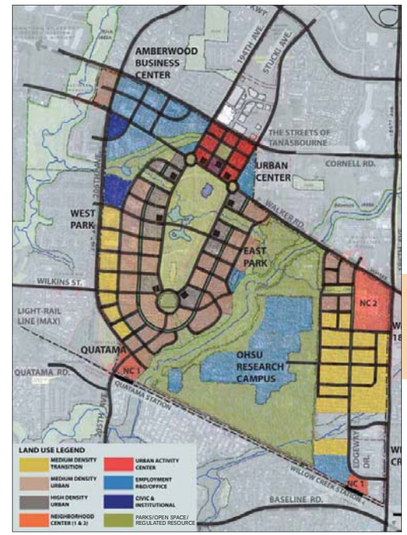
Area Planning Timeline



Tanasbourne/AmberGlen Planning Areas Aerial Photo, 2005



Current Plans/Zoning: Tanasbourne Town Center, Station Community Campus Areas (OHSU/AmberGlen)



Land Use Development Plan OHSU AmberGlen Concept Plan, 2007

Early 1980's

Standard Insurance creates "Tanasbourne"

Standard Insurance begins development of 850 acres, the initial phase of the masterplan for "Tanasbourne." It was to become one of the region's largest, horizontal mixed-use developments.

1991

AmberGlen Business Center breaks ground

Birtcher Development & Investments and State Farm Insurance, in a development agreement with Amberjack, break ground on the AmberGlen Business Center. The master plan identifies a multi-tenant, 26 building, 1.25 million square-foot research and development facility on 217 acres adjacent to OHSU.

1996

City adopts Station Community Plans and Campus Zones for OHSU/AmberGlen

Zoning supports existing "campus" uses and is intended to foster transit-oriented, pedestrian-sensitive, and auto-accomodating development. AmberGlen Business Center is designation: Station Community Business Park (SCBP). Oregon Health Sciences University designation: Station Community Research Park (SCRP).

1998

City initiates Parks & Open Space Investments

Rock Creek Trail construction in 1998 begins the City's ongoing investment in parks and open spaces. With additional funds from Metro, 1.5 miles of paved nature trail connects residential, commercial and industrial neighborhoods.

1999 / 2004

City adopts Tanasbourne Town Center Plan & Zones

City of Hillsboro adopts Tanasbourne Town Center Plan (1999) and designates Mixed Use Commercial zones (2004) to direct new mixed-use growth in support of Metro 2040 Growth Concept goals and allocations for housing and jobs.

2006 / 2007

City completes Concept Plan for OHSU/AmberGlen area

The City of Hillsboro initiated the OHSU/AmberGlen Concept Plan in 2006 to achieve higher levels of density close to major employers; provide high quality amenities & a pedestrian oriented, urban environment; support regional transportation infrastructure; and to transform all of Tanasbourne to a major regional activity center. Completed in 2007, the Concept Plan was a collaborative effort between property owners, Tanasbourne area stakeholders and City, County, Metro and State officials.

The Concept Plan identifies a vision, guiding principles, development program and implementation tools for creating a vibrant, intensive mixed-use development. The center is close to major employers, the dynamic Tanasbourne Town Center, and regional transportation including Highway 26 and the Westside Light Rail. The complete, urban community is envisioned to be a regional landmark and model of urban sustainability.

PLAN IMPLEMENTATION
NEXT STEPS

The Concept Plan is the product of the initial phase of planning, intended to establish the vision to compel and guide the project through the Implementation Process...

AmberGlen Community Plan

The following implementation tasks will be addressed in following months during the AmberGlen Community Plan process:

- Assess Market Feasibility
- Establish Phasing Strategy
- Refine Development Plan
- Analyze Transportation System; Identify projects/funding
- Create Memorandum of Understanding
- Analyze feasibility of Urban Renewal District
- Develop AmberGlen Community Plan
- Adopt AmberGlen Community Plan as part of the Comprehensive Plan

Refinement of the Development Plan concept was initiated by motivated property owners to compare the physical Concept Plan against existing property holdings. Additional refinement to address public and private objectives will will be accomplished during the Community Plan process .

The City of Hillsboro in partnership with stakeholders is preparing an AmberGlen Community Plan for inclusion in the City's Comprehensive Plan. Adoption of the area plan establishes the regulatory framework required to:

- Amend land use regulations for higher intensity uses and densities
- Implement capital improvement projects
- Pursue funding mechanisms (tax increment financing, SDC's, & others)

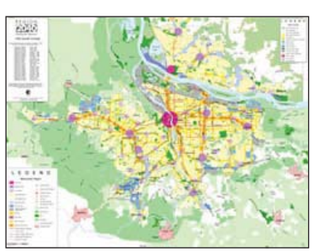
Feb 17, 2009
City Council/Planning Commission Work Session

Fall 2009
Adopt Community Plan

2010
Adopt Zoning/Development Standards

2010 - 2011
Establish Public Funding Mechanisms

1980 - 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2035



1995

Metro adopts 2040 Growth Concept

The Metro 2040 Growth Concept was adopted in the Region 2040 planning and public involvement process in December 1995. The Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The concept is intended to provide long-term management of the region.

1998

MAX Westside Light Rail Opens

Planning for a light rail system on Portland's west side began in 1979. In 1989, the local jurisdictions asked to add an extension to the Westside project to extend the line to Hillsboro due to rapid development. Environmental studies for this 6.2-mile addition, mostly located on an abandoned rail right-of-way, progressed rapidly, and in 1994, Hillsboro became the western terminus of the Westside project. The Westside MAX line connecting Hillsboro to Portland opened in September, 1998.

Potential Metro 2040 Regional Center designation for Tanasbourne/AmberGlen

Potential extension of a High Capacity Transit Line along NW 194th Avenue with service to Tanasbourne/AmberGlen