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TO: Land Conservation and Development Commission

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SUBJECT: **Agenda Item 12, October 1-2, 2009, LCDC Meeting**

BACKGROUND INFORMATION ON THE DOWNTOWN HILLSBORO TGM CODE ASSISTANCE PROJECT

I. PROJECT BACKGROUND

Downtown is the historic heart of Hillsboro, and is poised for dramatic growth in the near future. The city has high expectations for its emergence as a designated Regional Center containing a rich mix of housing, employment, cultural attractions, and retail services. The city intends to protect and enhance the qualities that distinguish the downtown area, including its traditional Main Street retail district, surrounding historic neighborhoods, landmark buildings, and other features.

The city has recently begun a Downtown Community Plan process to establish a framework for future downtown growth, and to provide direction regarding public and private actions necessary to assure that growth will strengthen the City Center. One of the key components of the city's work is to revise its development code within the downtown area. Revising the city's development code in order to make downtown more transit-supportive and pedestrian-friendly was a key recommendation of two recent studies: the Downtown Parking Solutions project (funded by ODOT) and the Downtown Renaissance project (funded by DLCD).

II. PROJECT ACTIONS

The project included an evaluation of the city's current land development regulations resulting in an illustrated code audit. The code audit emphasized opportunities to leverage the region's transit investments, strengthen the commercial core, facilitate the transitions between mixed-use commercial areas and surrounding residential neighborhoods, and streamline development review procedures. The code audit explored opportunities for innovative methodologies, such as form-based codes and transfer-of-development rights (TDR) programs. The code audit included recommendations for architectural design standards or guidelines.

After the code audit, the city chose to implement a new map-based zone across the entire downtown, encompassing all three existing downtown zones. The project developed code text that will meet the goals of the program and the city by encouraging compact development. The city is working with Metro to develop a series of maps which will work in concert with the text to implement the development regulations for downtown Hillsboro. The city is simultaneously revising their city-wide development code. The code text developed by the project was designed to fit within the city's updated development code upon adoption.