



## **Planning Commission**

*Wednesday, March 10, 2010*  
*6:30 P.M. – Regular Session*

**Hillsboro Civic Center**  
**Auditorium**  
**150 E. Main Street**  
**Hillsboro, OR 97123**

### **AGENDA**

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#### **REGULAR SESSION – 6:30 PM – AUDITORIUM**

##### **I. Call to Order - Roll Call**

John Coulter, President  
Steve Callaway  
Ross Mathews  
Brian Roberts

Katie Brewer, Vice President  
Charles Fleisher  
Ray Lankford

##### **II. Communications & Non-Agenda Items**

##### **III. Approval of Minutes – January 13, 2010**

##### **IV. Public Hearings**

- A. LRMISC 2-09: Downtown Hillsboro Urban Renewal Plan: Consider approval of findings for City Council that the Downtown Urban Renewal Plan conforms to the adopted goals, objectives and policies in the Hillsboro Comprehensive Plan and to the Hillsboro 2020 Vision and Action Plan Strategies and Action Items. The Planning Commission held a work session on this matter on February 24, 2010. (Antonini)

##### **V. Unfinished Business - None**

##### **VI. New Business - None**

**VII. Consent Agenda – None**

**VIII. Staff Reports and Information - None**

**IX. Adjournment**

**Public Testimony**

*The Commission places great value on testimony from the public. People who want to testify are encouraged to:*

- *Provide written summaries of their testimony*
  - *Recognize that substance, not length, determines the value of testimony*
  - *Direct testimony to the applicable criteria and relevant issue at hand*
  - *Endorse rather than repeat testimony of others*
  - *Any person wishing to testify should use the witness stand at the front of the room. All testimony will be electronically recorded. Planning Commission decisions may be appealed to the City Council by submitting an appeal application along with applicable fee's within 15 days of the Commission's Notice of Decision*
- Thank you for taking the time to present your views.*

For further information on Agenda items, call Lisa Califf, Planning Administrative Assistant, at (503) 681-6153 or E-mail at [lisac@ci.hillsboro.or.us](mailto:lisac@ci.hillsboro.or.us).

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:

\*Qualified sign language interpreters for persons with speech or hearing impairments

\*Qualified bilingual interpreters.

To obtain services, please call the Planning Administrative Assistant at (503) 681-6153



March 4, 2010

**STAFF REPORT**

TO: Planning Commission

FROM: Karla Antonini, Economic Development Department

RE: **Downtown Hillsboro Urban Renewal Plan: Planning Department Casefile LRMISC 2-09**

The Planning Commission is scheduled to conduct a public hearing on March 10, 2010 to receive testimony on the proposed Downtown Hillsboro Urban Renewal Plan. The Commission held a work session on February 24<sup>th</sup> to discuss the proposed Plan and Report and the Commission's role during the legislative adoption process. The proposed Plan is legislative in nature and the 120 day rule does not apply. Procedurally, a city is required to present an urban renewal plan to the planning commission for its recommendation and to its city council for adoption/approval. In practice, reviews of urban renewal plans by planning commissions focus on the conformance of the urban renewal plan with the city's adopted goals, objectives and policies. Exhibit "C" to the Downtown Hillsboro Urban Renewal Plan details how the Plan complies with these local objectives. In Hillsboro the Municipal Code assigns to the Planning Commission the review of the Comprehensive Plan and the Hillsboro 2020 Vision and Action Plan. The Findings attached to this staff report identifies how the Urban Renewal Plan complies with these two documents.

ORS 457.085 and 457.120 stipulate the manner in which the public hearings are to be advertised. Notice of the hearings was sent to all postal patrons within the City and the Plan has been forwarded to the governing bodies of each of the taxing districts within the proposed urban renewal area. The Planning Commission previously received staff reports dated February 18<sup>th</sup> and February 26<sup>th</sup> on this matter.

The Planning Commission received the proposed Downtown Hillsboro Urban Renewal Plan and Report for the February 24<sup>th</sup> work session. No changes have been made to either the Plan or the Report since the February 24<sup>th</sup> work session. Commissioners should bring both the Plan and Report to the public hearing on March 10<sup>th</sup>. An online version of the Downtown Urban Renewal Plan and Report is available at: [www.downtownhillsboro.com](http://www.downtownhillsboro.com) Following the Planning Commission's consideration, the City Council will hold its own public hearing on April 20<sup>th</sup>.

**BACKGROUND INFORMATION:**

The City of Hillsboro, through the Hillsboro 2020 Vision and other initiatives, has identified the revitalization of downtown Hillsboro and adjoining neighborhoods as a high priority. Downtown Hillsboro is the heart of the Hillsboro community, serving as the primary civic gathering spot in the city. The area contains historic residential neighborhoods, the city's traditional Main Street, and the community's original (now relatively small) industrial area.

At least as long ago as 1980 when the RUDAT (Regional Urban Design Assistance Team) Plan was prepared, City officials and community leaders have recognized the importance of planning for the continued vitality of downtown and environs. In more recent years, the Station Community planning effort, the Downtown Renaissance project, the Downtown Parking Solutions project, and other initiatives have addressed specific aspects of how the City should proceed in regard to downtown revitalization.

What was generally lacking in all these efforts is a mechanism for translating the many laudable goals into concrete action. Moreover, while there have been substantial investments in downtown Hillsboro in recent years (the Walters Cultural Arts Center, MAX light rail, the new Civic Center, Pacific University's Health Professions Campus, and most recently the major remodel of the Venetian Theatre), there are many parts of downtown that have languished, particularly when compared with more economically robust parts of the city. Finally, many neighborhoods surrounding downtown Hillsboro lack basic infrastructure and urban amenities such as sidewalks, street lights, parks, and stormwater facilities.

These factors led the City to embark on the Downtown Community Planning effort in April 2008 resulting in the *Downtown Framework Plan* (DFP), which provides direction for a healthy, stable, and sustainable downtown Hillsboro. The DFP, heard by the Planning Commission in August 2009 and adopted by City Council in November 2009, is intended to guide future public and private actions in downtown Hillsboro and surrounding neighborhoods. It consists of a comprehensive *Vision* for downtown and close-in neighborhoods which is based on extensive public input, a *Framework* of specific short- and long-term actions to turn the vision into reality, and an *Implementation* component to provide the funding and regulatory tools necessary to carry out those actions. The overall vision, goals and policies for the downtown community are based on the work done by the citizens of Hillsboro in creating and maintaining the Hillsboro 2020 Vision as well as extensive outreach to the public over the last 12 months.

Urban renewal is a fundamental tool to implement the DFP, which outlines numerous possibilities and actions required to achieve economic, physical, and civic revitalization of the area. The proposed Downtown Hillsboro Urban Renewal Plan will address the physical improvements envisioned by the community.

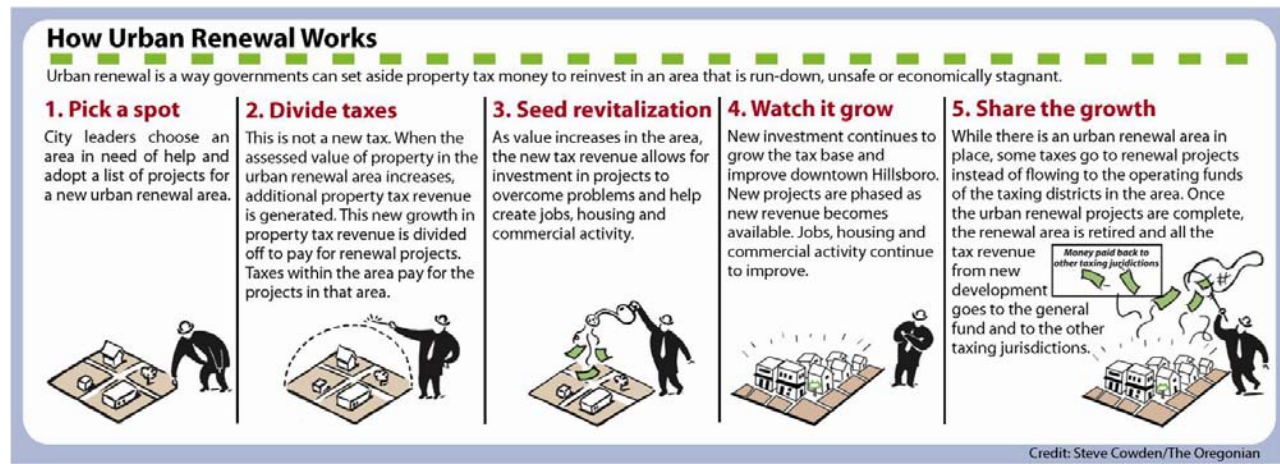
This proposed Urban Renewal Plan contains the framework necessary to establish and carry out urban renewal projects in the downtown Hillsboro area, including guiding goals and objectives for implementation. If adopted, the Plan will be administered by the Hillsboro Economic Development Council (HEDC). The HEDC is composed of Hillsboro City Council members, and was previously established as the urban renewal agency for the City of Hillsboro.

## **URBAN RENEWAL**

Oregon Revised Statutes, Chapter 457 provides the framework and authority for cities to use urban renewal programs. Urban renewal is a tool used to revitalize and enhance communities. Utilizing the program is one way a city can help a neighborhood overcome problems which stand in the way of good development. In an urban renewal program, public investments are made to overcome problems and help create jobs, housing and commercial activity. Urban renewal can also be used to improve streets, utilities and parks. With urban renewal the City can work with residents, businesses, and private landowners to improve the neighborhoods. Among other things urban renewal provides a funding mechanism dedicated to pay for physical improvements that stimulate suitably-located growth in underdeveloped areas.

The funding mechanism is called "Tax Increment Financing" – wherein future property tax

revenues within the Urban Renewal Area (URA) pay for renewal projects. A municipality draws a line around a targeted area, identifies specific improvements to be carried out and over time issues bonds to pay for those improvements. As property values increase within the district because of new investment and appreciation of existing property, the resulting increase in property taxes (the 'tax increment') is captured and used to pay off the bonds. Revenues from the increased assessed value (called the "tax increment") are captured and used to pay off the urban renewal bonds. These steps are illustrated in the graphic below.



## **CITIZEN PARTICIPATION IN DOWNTOWN PLANNING EFFORTS**

Public participation has been a primary focus in the planning process of the Downtown Community Plan and the proposed Downtown Urban Renewal Plan. Beginning in 2007, the City Council began a public conversation about the potential for urban renewal in downtown Hillsboro. The Council has been directly advised in the creation of this Plan by the appointed members of the Downtown Advisory Committee, who are listed in the Acknowledgements section of the Plan. To supplement the formal DAC structure, the City engaged hundreds of citizens and technical advisors in crafting the vision, goals, projects, boundary, and other sections of the Plan. Engagement was pursued through a variety of methods: surveys; newsletters; public open houses; online media; business and resident association meetings; and neighborhood talks held in living rooms throughout downtown.

Stakeholders from within and beyond the study area were engaged throughout the planning process. Public input was received during citizen-led Downtown Advisory Committee (DAC) meetings, five project open houses, neighborhood meetings, stakeholder interviews, a housing market survey, Downtown Area Latino Businesses Focus Group Meeting, two Citizen Participation Organization (CPO) meetings and a Hillsboro Vision 2020 Town Hall event. Public feedback was also obtained through email, letters, surveys, and comment cards. Over twenty-eight thousand (28,000) project newsletters, comment cards and meeting notifications were mailed to property owners in-and-around the study area. The interactive project website: [www.downtownhillsboro.net](http://www.downtownhillsboro.net) and local newspaper articles publicized upcoming project events. The project website served as an important resource for providing the public with relevant documents, reports, and images.

The City views this planning effort as an opportunity for downtown businesses, property owners, residents and other stakeholders to provide guidance through a variety of forums regarding their aspirations for downtown and close-in neighborhoods. This outreach effort extended beyond the traditional downtown to the neighborhoods which ring downtown, including the Southwest

Industrial area, the commercial strip lying to the immediate west of downtown, the Heart of Hillsboro and Main Street neighborhoods, the 10<sup>th</sup> Avenue business district, and the predominantly residential neighbors lying south of Oak, east of 10<sup>th</sup>, and to the northwest.

Public participation in the Downtown Community Planning effort became even more intense in April 2008, and the City Council adopted the DFP in November of 2009 as a direct result. Urban renewal was identified throughout the Downtown Community Planning effort as one of the implementation tools to assist with funding many of the actions identified by the community in the DFP.

The formal adoption process for the Downtown Urban Renewal Plan includes two public hearings: one before the Planning Commission and one before the City Council. Notice of the Planning Commission and the City Council public hearings were sent to all postal customers (residences and businesses) within the city of Hillsboro. If City Council approves it, the Urban Renewal Plan will be adopted by a non emergency Ordinance. Notice of City Council adoption of the Urban Renewal Plan is stipulated by ORS 457 and the noticing requirement will be followed.

The entire Public Involvement Plan and summary of involvement efforts is appended to the Plan as "Exhibit A".

### **SUMMARY OF DOWNTOWN HILLSBORO URBAN RENEWAL PLAN**

The goals and objectives of the proposed Urban Renewal Plan are derived from the work done by Hillsboro citizens in creating and maintaining the Hillsboro 2020 Vision, the Downtown Framework Plan, and other plans such as the Downtown Renaissance Plan, the 2008 Downtown Parking Study. (A full list of plans is included in Exhibit C of the Plan.) The goals provide a framework for future decision-making and an outline of the development activities, public improvements, neighborhood revitalization, and public involvement to guide and support Plan implementation. The Plan will focus on creating more and better jobs in downtown Hillsboro by encourage development of under-used and vacant industrial and commercial properties, improving housing, protecting and enhancing residential neighborhoods, revitalizing Hillsboro's commercial core, and restoring downtown's image as an attractive and desirable place to live, shop and work. The nine major goals of the Plan will assist in accomplishing these objectives (details on the goals and objectives of the Plan can be found in Plan Section 2, page 4):

1. Continue Public Participation – Provide a variety of ways for the community to participate in and be informed about revitalizing downtown Hillsboro, including an ongoing citizen advisory committee.
2. Support Revitalization of the Downtown Commercial District – Support revitalization of the downtown commercial district to create a vibrant, active, sustainable, and accessible community.
3. Assist Businesses in Creating and Retaining Jobs – Assist with improvements that support large and small businesses in creating and retaining jobs attractive to the diverse downtown workforce.
4. Ensure Adequate and Safe Infrastructure and Multi-Modal Accessibility - Ensure adequate, universally accessible, and safe infrastructure and multi-modal accessibility to and within downtown for residents, visitors, and service providers.
5. Promote and Support Stable and Sustainable Residential Neighborhoods – Promote and support stable and sustainable residential neighborhoods for a range of household incomes.

6. Improve and create new parks, trails and recreation facilities – Enhance the livability of downtown through creation of new and improvements to existing parks, trails, and community recreation facilities.
7. Promote the unique identity of downtown with the Main Street program – Support and promote downtown Hillsboro’s unique identity, in coordination with the downtown Hillsboro Main Street program and similar programmatic efforts.
8. Create a model for Environmentally Sustainable Efforts – Support efforts to create a model for environmentally sustainable efforts in the downtown community.
9. Achieve a fair balance for urban renewal expenditures – Achieve a fair balance of urban renewal expenditures across geographic areas and types of projects, taking into account need, opportunity and relative scale of projects.

The proposed Downtown Hillsboro Urban Renewal Plan boundary contains approximately 1,108 acres, including the following neighborhoods:

- Main Street commercial district;
- Baseline/Oak Couplet corridor
- Tenth Avenue corridor
- First Avenue corridor, I
- MAX light rail / Washington Street corridor
- SW “Old Town” industrial area;
- portions of residential neighborhoods north, northwest, and south of the commercial core

A map of the downtown urban renewal area can be found on page 3, Section 1 in the Plan. The proposed Plan is projected to generate tax increment revenues to support approximately \$95 million in project expenditures (\$95 million is a number reflective of inflation of dollars over time). Details of the tax increment calculation can be found in the Report to the Plan (Section I).

## **RECOMMENDATION**

Economic Development Department and Planning Department staff recommend that the Planning Commission open the public hearing on March 10<sup>th</sup> and receive testimony: substantial testimony is anticipated. Following receipt of public testimony, the Commission could choose to close the public hearing. Staff recommends, based on the information and evidence presented in technical reports, findings of fact, staff reports, and public comment, that the Planning Commission make a motion to recommend City Council approval of the proposed Downtown Hillsboro Urban Renewal Plan, based upon its conformance with the Hillsboro Comprehensive Plan adopted goals, objectives and policies and the Hillsboro 2020 Vision and Action Plan Strategies and Action Items as documented in the attached Findings.

Staff further recommends that any revisions to the Downtown Urban Renewal Plan and/or Report for which the Commission desires Council consideration be listed in a second separate motion. For example, at the work session on February 24<sup>th</sup> commissioners supported adding language to the Plan to reserve a seat for a Planning Commissioner on the urban renewal advisory committee.

Staff requests that Commissioners retain all materials attached to this staff report and the proposed Downtown Hillsboro Urban Renewal Plan and Report (previously received with the February 24<sup>th</sup> work session materials) and bring them to the March 10<sup>th</sup> Public Hearing.

Respectfully submitted,

CITY OF HILLSBORO ECONOMIC DEVELOPMENT DEPARTMENT

A handwritten signature in cursive script that reads "K. Antonini".

Karla Antonini, AICP  
Project Manager

Attachment: Findings of Fact

## FINDINGS OF FACT

### APPLICABLE PROCEDURES

The proposed Downtown Hillsboro Urban Renewal Plan, is consistent with applicable procedures outlined in Oregon Revised Statutes Chapter 457.

Chapter 457 of Oregon Revised Statutes (ORS 457) provides the framework for the urban renewal program, governing the contents and adoption procedures for an urban renewal plan. Procedurally, a municipality is required to present the plan to the planning commission for recommendations and to the Council for adoption/approval.

Below is the specific language regarding procedures from the ORS and the Hillsboro Ordinance:

#### A. ORS 457.085. URBAN RENEWAL PLAN REQUIREMENTS, ACCOMPANYING REPORT, CONTENTS, APPROVAL REQUIRED

...

*“(4) An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095.”*

In practice, review of urban renewal plans by Planning Commissions focuses on the conformance of the urban renewal plan with the municipality’s adopted goals, objectives and policies.

This staff report is being forwarded to the City of Hillsboro Planning Commission. On February 19<sup>th</sup> the proposed Downtown Hillsboro Urban Renewal Plan and accompanying (urban renewal) report were mailed to the Planning Commission in anticipation of your February 24<sup>th</sup> work session. No changes have been made to the documents since they were mailed to you. The documents can also be found at [www.downtownhillsboro.com](http://www.downtownhillsboro.com). If you need an additional copy please contact Karla Antonini at 503-681-6181. In following the legislative process, the Planning Commission will conduct a public hearing on March 10, 2010. Public testimony will be forwarded to the City Council along with any recommendations of the Planning Commission. Staff will formally present the proposed Plan and report to the Commission at the public hearing.

#### B. ORS 457.095. APPROVAL OF PLAN BY ORDINANCE; REQUIRED CONTENTS OF ORDINANCE; NOTICE

*“The governing body of the municipality, upon receipt of a proposed urban renewal plan and report from the municipality’s urban renewal agency and after public notice and hearing and consideration of public testimony and planning commission recommendations, if any, may approve the urban renewal plan. The approval shall be by nonemergency ordinance which shall incorporate the plan by reference.”*

City staff will draft a staff report for the City Council to review at their April 20, 2010, session. The notice required by statute was sent to all postal patrons (households and businesses) within the city of Hillsboro and a second public hearing will be conducted. Prior to April 20, 2010, the staff report will be forwarded to members of the City Council with the proposed Downtown Hillsboro Urban Renewal Plan, accompanying (urban renewal) report, testimony from the first public hearing in front of the Planning Commission, and recommendations from the Planning Commission (if any).

## **PLANS & POLICIES**

The proposed Downtown Hillsboro Urban Renewal Plan is consistent with the applicable criteria and policies of the Hillsboro Comprehensive Plan, City of Hillsboro Strategic Plan, Parks Master Plan, Downtown Hillsboro Renaissance Action Plan, and the Hillsboro 2020 Vision and Action Plan as indicated in Exhibit "C" of the Plan. The Planning Commissioner's role is to ensure that the Downtown Hillsboro Urban Renewal Plan goals, objectives and projects are congruent with relevant plans and policies of the City of Hillsboro Comprehensive Plan and the Hillsboro 2020 Vision and Action Plan.

### **APPLICABLE PLANS – HILLSBORO COMPREHENSIVE PLAN**

The Hillsboro Comprehensive Plan is made up of 27 sections. The Urban Renewal Plan does not amend the Hillsboro Comprehensive Plan. Below are the policies and goals that are applicable to the Urban Renewal Plan and findings of the proposed Urban Renewal Plan's consistency with the Hillsboro Comprehensive Plan.

#### ***Hillsboro Comprehensive Plan, Ordinance NO. 2793-4-77***

##### Section 1. Planning and Citizen Involvement

###### **(I) Goals.**

...

(C) Encourage and actively solicit citizen participation through a diverse and wide-ranging communication program.

...

**FINDING: The Plan will implement citizen involvement goals in developing a program for ongoing public participation to include establishing an advisory group and other opportunities to include diverse stakeholders.**

##### Section 2. Urbanization

###### **(I) Goal.**

To provide for an orderly and efficient transition of land from rural to urban use through the identification and establishment of areas designed to accommodate the full range of urban uses within the Hillsboro Planning Area...

...

###### **(III) Policies**

(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement...

...

(C) Any land use implementation measure adopted by the City or other government agency shall be consistent with and supportive of the need to expand public facilities and services as outlined in this goal, and shall be designed in a manner which accommodates increased public demands for urban services and is responsive to both expected growth in the commercial and industrial sectors and to population growth in the area.

(D) The City shall adopt and enforce mutually supporting implementation measures necessary to integrate the type, timing and location of public facilities and services in a manner which accommodates both expected growth in the commercial and industrial sectors and the increased population density within the Hillsboro Planning Area.

(E) The City shall coordinate its planning activities and implementation measures with government agencies in the planning area and determine respective roles and responsibilities necessary to carry out the policies of this goal...

...

**FINDING: The Urbanization goals and policies will be implemented through financing of public infrastructure and facilities in downtown to support redevelopment and infill development, the Plan will further the goal of efficient use of land and existing investments.**

### Section 3. Housing

#### **(I) Goal.**

To provide for the housing needs of the citizens of Hillsboro and surrounding community by encouraging the construction, maintenance, development and availability of a variety of housing types, in sufficient number and at price ranges and rent levels which are commensurate with the financial capabilities of the community's residents.

...

#### **(III) Policies.**

...

(B) A variety of housing units shall be encouraged throughout the planning area for households of all incomes, ages and living patterns. Such housing should include, but not be limited to, single-family residences, accessory dwellings, duplexes, apartments, attached single-family residences, co-op housing, condominiums, townhouses and manufactured housing. Specific locations for each type of housing shall be consistent with the comprehensive plan map and zoning map. Each type of housing should be available at various prices and rents in order to maximize housing choices of the public.

(C) Housing in the planning area shall be designed and constructed in a manner that assures safe, healthy and convenient living conditions for the community's citizens. Residential projects shall be designed to promote a diverse, pedestrian-scale environment; respect surrounding context and enhance community character; consider security and privacy; and provide usable open space. Construction shall be sound, energy-efficient, and of a quality that assures a reasonable structural life and attractive appearance with normal maintenance. To apply this policy, the City may adopt development standards and design guidelines to be used in evaluation of residential projects through the subdivision, planned unit development, or development review process.

(D) The provision of housing of various types and prices/rents and developments which provide for an efficient and compatible mix of housing types shall be encouraged. This will increase the choice of housing and will act to disperse housing types throughout the planning area in developments of design and construction consistent with policy (C) of this Section.

...

(F) The development of low income housing is appropriate throughout the planning area and shall be of a design and construction consistent with policy (C) of this Section. Such housing shall not be so concentrated as to create a recognizable or exclusively low income district.

(G) Manufactured homes are appropriate within the planning area when located in well planned and developed manufactured home parks or in areas that permit single family dwellings.

(H) The maintenance and rehabilitation of the existing housing stock shall be encouraged in areas of the planning area designated for residential use.

(I) The development of buildings which compatibly accommodate housing units and commercial activities shall be encouraged in the downtown area.

(J) The development of mid-rise housing (3-6 stories) is appropriate near the downtown area, in Station Community Planning Area Districts, and in other designated areas adjacent to arterial streets that are transit trunk routes. Such developments shall be subject to special planning and development review or meet specific Station Community Planning Area design and development standards.

(K) The development of housing designed to meet the needs of senior citizens shall be encouraged, particularly in areas close to downtown, shopping, public transportation, medical and other similar facilities.

(L) New residential areas shall have water, sewers, storm drainage, street lights and underground utilities. In addition, new residential areas shall have paved streets, curbs, and pedestrian ways; and where site conditions are favorable to stormwater infiltration, the use of vegetated stormwater management facilities, pervious pavement and similar "green streets" elements is encouraged where technically feasible and appropriate. The provision of such services in older residential areas shall be encouraged.

(M) The development of housing shall allow for the retention of lands for open space and recreation within the planning area, encourage the preservation of trees within developments where possible, and be consistent with goals and policies of this Plan.

(N) Housing shall be developed to a density sufficient to allow for commercial, industrial, recreation and other land uses within the planning area in sufficient quantity to meet other citizens' needs and goal requirements.

(O) Residential areas should be designated to avoid incompatible commercial, industrial and other uses, but criteria should not be so restrictive as to create large, exclusively residential areas that deprive their residents of convenient access to necessary commercial, cultural and transportation facilities.

(P) Nonresidential public and quasi-public uses may be located in residential areas subject to special planning and design review to insure their compatibility with surrounding residences.

(Q) The Planning Commission may approve housing developments which utilize new and innovative design techniques that, while different from standard subdivision developments and design requirements, are consistent with the policies of this goal.

(R) The City may encourage redevelopment activities and increased population densities in certain areas after taking into consideration key facilities, economic, environmental, energy and social consequences, and the optimal use of existing land, particularly in areas containing a significant number of unsound substandard housing units which cannot feasibly be rehabilitated.

(S) The City may use the following or similar implementation measures to encourage achievement of the housing goal: tax incentives and disincentives, zoning and land use

controls, subsidies and loans, fee and less-than-fee acquisition techniques, enforcement of local health and safety codes, coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.

(T) The City shall review housing needs and projections and make necessary revisions during the major revision process as outlined in the Planning and Citizen Involvement section of the Comprehensive Plan.

(U) Implementation measures should be sufficiently flexible to allow residents of all incomes and life styles the widest possible choice of housing types and locations.

(V) Minimum and maximum densities shall be established for all areas designated for residential use or mixed-use on the Comprehensive Plan Land Use Map. Minimum residential density zoning standards shall be prescribed for all residential areas. Minimum density standards shall result in the building of at least 80 percent of the maximum number of dwelling units per net residential acre permitted by the applicable residential zone. The minimum densities are intended to ensure the Hillsboro Comprehensive Plan achieves the residential density objectives identified in the Region 2040 Growth Concept and Regional Framework Plan, while retaining flexibility for residential development patterns and projects tailored to local conditions. No land use regulation provision or process may be applied, nor shall any condition of approval be imposed that would have the effect of reducing the density permitted under the minimum density standard of an applicable residential zone, or which would cause the City's comprehensive plan to be in noncompliance with the adopted Metro Urban Growth Management Functional Plan.

(W) In determining residential densities, developers may be given credit for land donated and accepted by the City for needed public facilities.

(X) Certain areas designated residential on the comprehensive plan map shall be considered appropriate for local commercial convenience activities. Specific locations will be determined as a result of detailed land use studies to be initiated in 1977. Until specific locations have been determined, lands designated residential on the plan map but presently zoned for neighborhood commercial use shall be considered appropriate for such uses.

(Y) Residential land shall develop within the density range designated by the Comprehensive Plan unless higher densities are approved by the City under the Planned Unit Development process. Density reductions and transfers may also be allowed within the Significant Natural Resource Overlay (SNRO) District and within Habitat Benefit Areas that fall outside of the SNRO District.

...

**FINDING: The Plan will provide financing for housing programs that will improve the quality of the existing supply of housing and facilitate the development of a range of housing types for households at a variety of incomes.**

## **Section 6. Natural Resources, Open Space, Scenic and Historical Sites**

### **(I) Goals.**

(A) Preserve, protect and maintain for present and future residents of Hillsboro and surrounding community open space, historic sites and structures.

(B) Provide a livable and attractive environment.

(C) Promote and encourage development in character with the natural features of the land.

(D) Identify and provide appropriate protection for “significant” Goal 5 natural resource sites including wetlands, riparian corridors and wildlife habitat areas, including Habitat Benefit Areas not within the Significant Natural Resource Overlay District throughout the City.

**(III) Policies.**

(A) Open space.

(1) The City shall assure at the time of development the preservation of open space at a level which maintains a balance of land uses within the planning area and shall encourage the creation and maintenance of open space in the urban area. A funding mechanism for public acquisition of open space shall be developed and utilized in appropriate situations.

...

(3) The City shall promote and encourage development patterns and other techniques which preserve open space within the planning area.

...

(7) Signs located throughout the City should be aesthetically pleasing, though not restricted in design as to significantly limit their economic purpose. Specific sign design standards shall be applied in Station Community Planning Areas and along designated pedestrian streets.

...

(C) Cultural Resource(s). Identification and management of cultural resources promotes public awareness and appreciation of the community’s history; advances community pride and identity; contributes to the community’s economy; enhances local property values, identifies conflicts that can arise between preservation of cultural resources and alternative land uses, and provides means through which such conflicts can be mitigated.

(1) The City shall work closely with the State Historic Preservation Office, the Washington County Museum, Hillsboro Historical Society, property owners and all interested parties to encourage the preservation of cultural resources within the planning area by educating property owners and the public about the appropriate methods of restoration, rehabilitation and reuse of cultural resource sites.

(2) Station Community Planning Areas shall include policies and design and development standards to preserve and enhance the character of historic neighborhoods such as downtown and the original Orenco community.

...

(5) The City shall endeavor to develop financial and other incentives to encourage property owners to restore, maintain, or adaptively reuse their cultural resource sites.

...

E) Natural Resources Management Program (Added by Ord. No. 5268/5-03)

...

(6) In accordance with the Tualatin Basin Fish & Wildlife Habitat Program, encourage land developers and property owners to incorporate habitat friendly practices in their site design where technically feasible and appropriate. Habitat friendly development practices include a broad range of development techniques and activities that reduce the

detrimental impact on fish and wildlife habitat associated with traditional development practices.

**FINDING: The Plan will assist in financing improvements to existing and adding new open space. It will also invest in environmentally sensitive and sustainable urban development, including enhancement and preservation of Hillsboro's cultural resources.**

## **Section 7. Air, Water and Land Resource Quality**

### **(I) Goal.**

To maintain and improve the quality of the air, water and land resources, the total waste and process discharges from all developments and activities in the planning area shall not degrade resources or threaten resource availability.

...

### **(III) Policies.**

(A) The City shall discourage total dependence on auto transportation by promoting and encouraging less polluting transportation including, but not limited to, local transit, bicycling and walking, and by providing for convenience commercial and service centers in or near residential areas.

...

**FINDING: The Plan will support improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area. The Plan directly addresses street safety concerns and calls for financing for transportation upgrades to the Area that will improve the safety of arterial and collector street corridors, completion of the local street network, and linkages/accessibility improvements.**

## **Section 9. Recreation**

### **(I) Goal.**

To design a parks and recreation facilities plan and provide a recreation program that:

- (A) Provides a variety of open spaces, parks, recreation facilities and recreation programs.
- (B) Links open spaces, parks, recreation facilities, and school, via a pedestrian and bicycle trail system.
- (C) Promotes and encourages a physically fit and healthy community.

### **(II) Policies.**

- (A) The amount of park acreage and the numbers and type of recreation facilities and recreation programs shall increase with the population growth of the planning area.
- (B) Recreation facilities and programs shall be designed to meet the recreation needs of citizens of all ages and physical capabilities.

- (C) The development of parks, recreation facilities and programs shall be coordinated with other public agencies, including schools, in order to efficiently use public lands and facilities for recreation.
- (D) The types and sizes of parks and recreation facilities shall be dispersed in park planning neighborhoods throughout the planning area in proportion to the population of the neighborhood.
- (E) Floodplains may be used for park and recreation facilities requiring large areas of land. The development of the parks and recreation facilities shall be consistent with the provisions of the Floodplain Ordinance and shall avoid wildlife nesting, feeding and mating habitats.
- (F) A pathways plan shall be developed to link open spaces, parks, recreation facilities and schools within the planning area.
- (G) The donation of land for public parks within new development shall be encouraged.
- (H) The creation and preservation of private parks and open spaces within developments shall be encouraged.
- (I) Private citizens and groups shall be encouraged to assist in the development and maintenance of the City's parks, recreation facilities, and programs.
- (J) Private and public developers shall be required to landscape their developments in order to create a park-like nature in the community.
- (K) The preservation of some natural areas will be considered when designing and developing parks.
- (L) In Station Community Planning Areas, usable open space shall be provided to mitigate higher overall residential and employment densities and to provide for public and private local parks and recreation opportunities in station communities. Open space requirements shall be identified in implementing districts for each Station Community Planning Area.

**FINDING: Recreation goals and policies will be implemented through financial assistance for development of conveniently located park, trails and recreation facilities with strong pedestrian and transit links to downtown neighborhoods. Assistance can also be provided for improving existing parks, trails and recreational facilities.**

## **Section 10. Economy**

### **(I) Goals.**

- (A) Expand, improve and diversify the economy of the planning area.
- (B) Provide local employment opportunities for area residents.
- (C) Conserve energy by lowering commuting distance.
- (D) Increase and expand the economic base, tax base and economic independence of the area.
- (E) Provide choice in the purchase of goods and services available to the public.

...

### **(III) Policies.**

(A) Commercial land use. Present commercial land uses are located in the central business district, along the Oak-Baseline couplet, Tenth Avenue and the Tualatin Valley Highway. Land for future commercial development should be designated in a manner which concentrates commercial activities, prevents expansion of strip commercial development, and provides land for commercial growth.

(1) The central business district should continue as one of the major retail shopping centers in the Hillsboro trade area and provide a variety of service, cultural, recreational, social, professional and governmental activities to help it become the focus of community life.

(2) Retail shopping centers should be safe, comfortable and attractive environments, with convenient access, and designed for the safe and convenient movement of pedestrians and other non-auto transportation.

(3) Commercial establishments shall be grouped together for shopping convenience, sharing of parking, pedestrian safety and integrated design.

...

(7) Commercial establishments should be well landscaped and maintained and should provide off-street parking for employees, customers and delivery of goods.

(8) Convenient commercial service centers may be located close to, or within, neighborhoods and residential areas. The centers shall be located and designed to provide safe and convenient access for pedestrians, bicycles and autos. To minimize any adverse impacts which might occur on surrounding residential properties, design of such centers shall be reviewed by the appropriate government body.

(9) Kiosks (attractively designed structures which allow posting of notices) should be encouraged in the downtown area to increase shopping convenience and public awareness of downtown facilities and services.

(B) Industrial land use. Industry in Hillsboro was located primarily south and west of the central business district in an area bounded by the Oregon Electric and Southern Pacific Rail lines. This area was laid out in urban lots within the usual street grid system, with existing industry being interspersed with both residential dwelling and commercial establishments. This has made expansion of existing industry and establishment of new industry difficult and prevents efficient industrial development patterns from occurring in this area. In addition, industrial use west of the central business district detracts from the visual appearance of retail areas and inhibits business expansions in this direction. Therefore, if Hillsboro is to become economically less dependent on Portland and other cities, then sufficient land must be designated industrial in other parts of the Hillsboro Planning Area and sufficient public facilities and services made available to attract industry and allow for the development of efficient industrial land use patterns.

...

(3) The City may use the following or similar implementation measures to promote and encourage the establishment and expansion of industry in the planning area; tax incentives, land use controls and ordinances, preferential assessments, capital improvement programming, fee and less-than-fee acquisition techniques and available state and federal programs or grants.

...

(6) Industrial developments should be well landscaped and maintained, and existing trees should be preserved, where possible.

**FINDING: The Plan will provide participation in financing for renewal of existing commercial/mixed-use areas with a particular emphasis on supporting the vitality of the central business district. The Plan will also facilitate improvements to industrial lands in ways that will retain and generate jobs and accommodate a diversity of business types.**

## **Section 11. Energy**

**(I) Goal.** To conserve energy by using energy conservation as a determinant in:

- (A) The location of various land use activities (residential, commercial, industrial).
- (B) The design of developments.
- (C) The design and development of a transportation system.
- (D) The design and construction of housing and other structures.

**(II) Policies.**

- (A) The City shall promote and encourage the construction of energy-efficient residential, commercial and industrial structures.
- (B) Major commercial activities shall be concentrated in areas receiving a high volume of traffic in order to minimize auto use and conserve energy resources. However, inefficient strip development patterns that increase congestion and therefore waste energy resources shall be avoided.
- (C) Minor commercial activities which are compatible with residential uses shall be dispersed throughout the planning area to serve the public and conserve energy resources.
- (D) Improvement and expansion of the transportation system will be designed to safely accommodate energy efficient transportation methods.
- (E) The City may use the following or similar implementation methods to encourage achievement of this energy goal: Lot size, dimension and siting controls; building height, bulk and surface area; density of use, particularly housing density; availability of light, wind and air; compatibility with and conflict between competing land use activities; and systems and incentives for the collection, reuse and recycling of metallic and nonmetallic waste.
- (F) Measures designed to conserve energy resources shall be consistent with the goals and policies of this Plan.

...

**FINDING: The Plan will facilitate investment in environmentally sensitive and sustainable urban development, including energy efficiency improvements to structures and support of a multi-modal transportation system throughout downtown.**

## **Section 12. Public Facilities and Services.**

The Statewide Planning Goal 11 requires the City to prepare a Public Facilities Plan. The purpose of the plan is to help assure that urban development in and around Hillsboro is guided and supported by urban facilities and services that are appropriate for the needs of the area and to provide a framework for future improvement and maintenance of the City's transportation, water, sanitary sewer, storm drainage, and parks and recreation facilities. The Public Facilities Plan is a supporting plan and implementing document of the Comprehensive Plan. It includes a

list and description for each type of facility, short and long-range capital improvement plans, a financing plan and policies related to public facilities. This section of the HCP also addresses general government, police services, fire protection, libraries, schools, and energy and communications.

**(I) Goals.**

...

(B) Utilize the availability of public facilities and services as a tool for guiding urbanization with the Hillsboro Planning Area.

(C) Provide a safe and healthy living environment.

(D) Provide that existing land uses are and will continue to be supported by needed public facilities and services.

(E) Provide that future development is appropriately guided and supported by the provision of public facilities and services in a timely, orderly, and efficient manner

...

**(III) Policies.**

(A) The extension of a public facility, utility or service outside the urban area shall occur only in conjunction with an expansion of the Urban Growth Boundary and shall be provided at a level consistent with the intended density and designated land use for the area.

...

(D) Public facilities and services shall be provided at a level sufficient to create and maintain an adequate supply of housing and service an increasing level of commercial and industrial activity.

...

(G) The location of schools should be used as a tool in directing future growth within the planning area.

...

(I) When possible, government offices should locate in the vicinity of the County courthouse to form over time a public buildings complex and civic center.

...

(K) Utilization of schools and other public facilities as multi-purpose facilities should be encouraged to help meet the education, recreation and civic needs of the community.

**FINDING: Through financing of public infrastructure and facilities in downtown to support redevelopment and infill development, the Plan will further the goal of efficient use of existing infrastructure investments.**

**Section 13. Transportation.**

**(I) Goals:**

(A) Safety. Develop and maintain a safe City transportation system.

(B) Multi-modal Travel. Provide a balanced City transportation system.

(C) Trip Reduction. Develop a transportation system that helps to reduce the number of motor vehicle trips and contributes to regional goals to reduce per capita vehicle miles of travel.

(D) Performance. Provide an efficient transportation system that manages congestion.

(E) Goods Movement. Provide for efficient movement of goods and services.

(F) Livability. Transportation facilities within the City shall be designed and constructed in a manner that enhances livability of Hillsboro.

(G) Accessibility. Develop transportation facilities that are accessible to all members of the community and minimize out-of-direction travel.

### **(III) Policies.**

The following policies are organized by the seven transportation goals.

#### **(A) Safety.**

(1) Build, maintain and/or support a well-defined and safe transportation system within the City for pedestrian, bicycle, transit, motor vehicles, air and rail travel.

...

(7) Coordinate, when applicable and appropriate, federal, state and local safety and compliance standards in the operation, construction and maintenance of the rail and pipeline systems in Hillsboro.

(8) Encourage grade separations or gate controls at primary railroad crossings.

#### **(B) Multi-modal.**

(1) Design transportation facilities within Hillsboro that accommodate multiple modes of travel within transportation corridors where appropriate and encourage their use to move people, goods and services within these corridors. Encourage and coordinate efforts to provide convenient linkages between various modes of travel.

(2) Construct bikeways and pedestrian facilities on major, new or reconstructed arterial and collector streets within Hillsboro (with roadway construction or reconstruction projects). Coordinate (or require where appropriate) convenient access to existing or planned bike and pedestrian facilities from nearby schools, parks, transit, public facilities and retail areas.

(3) Connect gaps in the sidewalk system according to the Hillsboro Pedestrian System Plan.

(4) Link the regional trails network to Hillsboro's bicycle and pedestrian systems.

(5) Encourage and work with Tri-Met to improve local bus transit service.

#### **(C) Trip Reduction.**

...

(2) Ensure that nearby commercial, community service and high employment industrial land uses are developed in a manner that provides convenient access to pedestrians, bicyclists and transit riders. Support compact, mixed-use development including infill and redevelopment in appropriate areas of the City.

(3) Implement City Station Community Planning Areas in ways that encourage the location of the highest land use densities and mixed uses near the best transit service.

- (4) Limit the provision of parking to meet regional and state standards.
- (5) On- and off-street parking requirements may be reduced in areas where light rail transit or bus transit service is available or where other non-auto travel modes (such as walking or bicycle facilities) are conveniently accessible.
- (6) Be consistent with local, regional and state land use plans and programs.

(D) Performance.

- (1) Maintain a level of service consistent with regional goals and reduce traffic congestion.

...

(E) Goods Movement

- (1) Design arterial routes, highway access and adjacent land uses in ways that facilitate the efficient movement of goods and services.

...

- (3) Encourage continued use and development of rail and air transportation facilities.

...

(F) Livability

- (1) Design and build local and neighborhood streets to minimize speeding.
- (2) Relate the design of street capacity and improvements to their intended use, as well as to their impact on the natural and built environments.
- (3) Construct transportation facilities to comply with applicable City landscape and design standards.
- (4) Avoid or minimize potential adverse environmental impacts associated with traffic and transportation system development through facility design and system management.

(G) Accessibility

- (1) Construct transportation facilities, which conform to the requirements of the Americans with Disabilities Act.
- (2) Locate transit dependent land uses close to transit stations.
- (3) Design the local street network to facilitate street connectivity and limit out-of-direction travel. Provide connectivity to and from activity centers and destinations, giving priority to pedestrian and bicycle connections.
- (4) Develop an efficient arterial grid system that provides access within the City, and serves through City traffic.

...

**FINDING: The Plan will support improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area. The Plan directly addresses street safety concerns and calls for financing for transportation upgrades to the Area that will improve the safety of arterial and collector street corridors, completion of the local street network, and**

**linkages/accessibility improvements. Improving the transportation system to facilitate efficient freight movement will also be financed.**

## **Section 15. Station Community Planning Areas**

### **(I) Goal**

To provide for higher density mixed use development in Station Community Planning Areas, thereby reinforcing and encouraging use of public transit and supporting the public investment in Light Rail Transit.

...

**FINDING: Station Area goals will be implemented in downtown through financial incentives for commercial and mixed-use development that supports transit ridership.**

## **Section 26. Downtown Framework Plan**

### **Goal A. The Downtown Core is Vibrant, Active, Sustainable and Accessible**

Policy 1. Support and encourage new higher-density mixed-use growth in the area along and south of Washington, Baseline and Oak from the Tuality/Pacific University's Health Professions Campus area to Adams Avenue.

Policy 2. Support new investments in the downtown core area that are respectful of the area and add to its character and vitality.

Policy 3. Ensure adequate infrastructure and multi-modal accessibility to and within the core area for residents, visitors, and service providers.

**FINDING: The Plan will provide incentives for rehabilitation, preservation, development, and redevelopment that support downtown revitalization, job retention/creation, and cohesive neighborhoods. The Plan will also assist with improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area.**

### **Goal B. Development in Downtown Neighborhoods is Compatible**

...

Policy 2. Adopt programs and actions to enhance livability and safety in the downtown neighborhoods.

**FINDING: This goal will be implemented through financial assistance for high-quality and compatible rehabilitation and preservation of the existing housing, installation of a safe and accessible local transportation network, and improvements to neighborhood parks and community facilities.**

**Goal C. Pedestrian, Bicycle and Transit Travel is Safe and Well-Connected**

Policy 1. Improve pedestrian, bicycle, and transit access and safety with connections between parks, schools, shopping, and other activity centers.

**FINDING: The Plan will assist with improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area.**

**Goal D. Major Streets are More Inviting with Enhanced Streetscapes and Safe Pedestrian/Bike Crossings**

Policy 1. Improve the quality of the entries and main thoroughfares within the downtown community for both visitors and residents, and to enhance future development and redevelopment potential.

Policy 2. Respect the need to address both intra- and inter-city traffic movements as part of regional freight and passenger movements.

**FINDING: The Plan will assist with improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area, including facilitation of efficient freight movement. Additional enhancements to be provided funding through the Plan include streetscapes, downtown gateways, and development of wayfinding signage.**

**Goal E. Sustain and Enhance Downtown's Economic, Environmental, Cultural, and Historic Diversity**

Policy 1. Develop plans and programs that support and promote the unique diversity of this area—the heart of the city—while supporting and encouraging new development opportunities that are consistent with these diverse interests.

Policy 2. Initiate efforts to create a model for environmentally sustainable efforts in the downtown community.

**FINDING: This goal is implemented through support for design and development of cultural and community facilities, civic spaces, and public art installations. It will also invest in environmentally sensitive and sustainable urban development, including energy efficiency improvements to structures.**

***CONCLUSION: The Downtown Hillsboro Urban Renewal Plan's goals, objectives, and projects are consistent with the Hillsboro Comprehensive Plan.***

**APPLICABLE PLANS – HILLSBORO 2020 VISION and ACTION PLAN**

The Hillsboro 2020 Vision and Action Plan is a plan for the future, developed by the people who live and work in the community. Over three years in the making, the Vision Statement and Action Plan represent a collaborative and proactive effort on behalf of Hillsboro citizens, businesses and government to shape the growth and development of their community over a 20-year horizon. The Vision is a picture of the community in the year 2020, as seen by citizens from a variety of backgrounds, cultures and interests. The Vision Action Plan brings life to this

Vision through a broad range of recommended programs and projects. Below is the Vision, strategies and actions that are applicable to the Urban Renewal Plan and findings of the proposed Urban Renewal Plan's consistency with the Hillsboro 2020 Vision and Action Plan.

***Hillsboro 2020 Vision and Action Plan, revised plan adopted July 2005***

Vision

Hillsboro: Hometown for the Future. In the year 2020, Hillsboro is our hometown. Within a rapidly changing metropolitan region and global economy, we live in a dynamic community that sustains our quality of life. Here, neighbors, generations and cultures connect. We live and work in balance with nature. Hillsboro is a safe and affordable community, a place our children and their children will be proud to call home.

...  
**Strategy 4.**

Develop a community identity program that reflects Hillsboro's character.

...  
Action 4.2. Develop signage program, incorporating Hillsboro motto and logo, and including community gateways and neighborhood components.

**FINDING: The Plan will provide financial assistance for improvements to gateways of downtown and development of wayfinding signage.**

...

**Strategy 7.** Promote the establishment of centers for meetings, conferences and other community activities.

Action 7.1 A) Locate and develop an additional facility for community meeting space in downtown Hillsboro.

**FINDING: The Plan will assist with financing of downtown cultural and community facilities.**

...

**Strategy 10.** Assure the adequate provision of recreation, sports, aquatic facilities and programs that are affordable and accessible to all area residents, and plan for their development.

**FINDING: A goal of the Plan is to assist financing the development of conveniently located park, trails and recreation facilities with strong pedestrian and transit links to downtown neighborhoods. Assistance can also be provided for improving existing parks, trails and recreational facilities.**

...

**Strategy 13.** Complete an integrated system of sidewalks and bike paths to serve the entire city, improving neighborhood connections, recreation options and safety.

...  
Action 13.3. Explore feasible funding options including state, regional or private, grants, public or special levies or other means to upgrade and complete the City's bike path / pedestrian system in accordance with current codes and ordinances.

Action 13.4. Provide incentives to adjacent property owners to complete and repair sidewalk system.

**FINDING: The Plan will support improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area. The Plan directly addresses street safety concerns and calls for financing for transportation upgrades to the Area that will improve the safety of arterial and collector street corridors, completion of the local street network, and linkages/accessibility improvements. The Plan will also assist with trails development.**

...

**Strategy 15.** Protect and enhance historical and cultural sites and other resources.

...

Action 15.5 Develop tax and other incentives to restore and update historic structures.

**FINDING: The Plan will provide financial incentives for rehabilitation and preservation of cultural and historic resources.**

...

**Strategy 16.** Develop a new public square in downtown Hillsboro that serves as the heart of the community.

**FINDING: The Plan will provide funding toward development of a second civic square or public plaza in downtown, with a focus on the connection between the 10th Avenue business community and the balance of the commercial core.**

...

**Strategy 17.** Provide and encourage "third places" at commercial and public facilities that are attractive and accessible where citizens can meet and talk informally, including such locations in existing and new neighborhood plans.

...

Action 17.4. Develop a public place in the 10th Avenue area to provide linkage to the Civic Center area.

**FINDING: The Plan will provide funding toward development of a second civic square or public plaza in downtown, with a focus on the connection between the 10th Avenue business community and the balance of the commercial core. The Plan will also support development of cultural and community facilities.**

***CONCLUSION: The Downtown Hillsboro Urban Renewal Plan's goals, objectives, and projects are consistent with the Hillsboro 2020 Vision and Action Plan Strategies and Action Items.***