

## MEMORANDUM



Shaping the Future

To: AmberGlen Steering Committee &  
Technical Advisory Committee

From: Michael Cerbone, Cardno WRG  
Paige Goganian, City of Hillsboro

Date: June 18, 2009

Project: **AmberGlen Community Plan**

CardnoWRG#: **COH8383**

Re: Draft Land Use Policies

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This memo introduces draft policies for land uses identified within the AmberGlen Community Plan (Community Plan) area on the attached Schematic Concept Plan Map dated June 17, 2009. The policies require land uses and varying levels of density and intensity to accomplish the Community Plan vision to *"create a vibrant regional activity center enlivened with high-quality pedestrian and environmental amenities, taking advantage of the region's light rail system"* consistent with guiding principles established in the OHSU AmberGlen Concept Plan (2007 Concept Plan). Adoption of the Community Plan and land use policies is required as a basis for amendments to the Zoning Ordinance to allow development at envisioned uses and intensities.

### **BACKGROUND AND METHODOLOGY**

Development types identified in the 2007 Concept Plan serve as the foundation for the development of Community Plan land use policies. These development types represent land uses and varying levels of density and intensity as summarized in the table on the following page.

Changes in methodology from the 2007 Concept Plan were made to reduce and focus commercial retail uses in response to stakeholder input and the Retail Capacity Analysis dated May 12, 2009 by Johnson-Reid. These steps include reducing the Floor Area Ratio (FAR) for the Urban Activity Center from 3.0 to 2.0, eliminating retail and office uses in Medium Density Transition designations, and reducing the allocation of retail in Medium Density Urban, High Density Urban and Office Mixed Use from 3% and 4% to 2%.

FAR targets were increased for the Medium Density Transition designation resulting in increases in development capacity for residential uses but not for retail commercial uses. FAR targets were also increased for the neighborhood centers at 185<sup>th</sup> Avenue and at Quatama to encourage a more urban type of development. Related increases in development capacity for neighborhood-serving retail commercial uses at 185<sup>th</sup> Avenue were less of a concern because the location is relatively isolated from the core of the Community Plan area, and because the market served at this location draws from a separate area due to direct access from 185<sup>th</sup> Avenue.

The 2007 Concept Plan had not identified a development type profile for the Civic and Institutional designation. Land use mix allocations were developed for the Community Plan for Civic & Institutional uses based on the adopted Community Development Plan for the Oregon Health Sciences University (OHSU) west campus, and consistent with the PCC Work Force Training Center currently under construction and the existing Oregon Graduate Institute.

Land use mix allocations for the 2007 Concept Plan and the AmberGlen Community Plan are provided below. The land use mixes are targets for the entire development type as a whole and may not apply directly to each individual property.

<b>OHSU/AmberGlen Development Types, March 2007</b>						
<u>Land Use as a Percentage of Gross Floor Area</u>						
Development Type	Residential	Office	Retail	Parking	Target FAR	Target du/acre
Medium Density Transition	0.77	0.05	0.03	0.15	0.65	20
Medium Density Urban	0.71	0.06	0.03	0.20	1.50	42
High Density Urban	0.60	0.16	0.04	0.20	3.00	71
Neighborhood Center #1	0.11	0.14	0.45	0.30	0.70	3
Neighborhood Center #2	0.15	0.20	0.65	0.00	0.45	3
Urban Activity Center	0.24	0.14	0.32	0.30	3.00	29
Emp/R&D/Office	0.00	0.77	0.03	0.20	1.00	0
Civic & Institutional not provided	-	-	-	-	-	-

<b>AmberGlen Community Plan Development Types, June 2009</b>						
<u>Land Use as a Percentage of Gross Floor Area</u>						
Development Type	Residential	Office	Retail	Parking	Target FAR	Target du/acre
Medium Density Transition	0.85	0.00	0.00	0.15	1.00	34
Medium Density Urban	0.72	0.06	0.02	0.20	1.50	43
High Density Urban	0.62	0.16	0.02	0.20	3.00	74
Quatama Neighborhood Center	0.11	0.14	0.45	0.30	1.00	4
185th Ave. Neighborhood Center	0.15	0.20	0.65	0.00	0.65	4
Urban Activity Center	0.24	0.14	0.32	0.30	2.00	19
Office Mixed Use	0.00	0.78	0.02	0.20	1.00	0
Civic & Institutional	0.00	1.00	0.00	0.00	0.41	0

## LAND USE POLICIES

Land use policies are provided on the following pages for the designations listed in the table above. In addition, policy statements are provided for the Retail Focus Area and Parks and Open Space designations. The intent and development thresholds for each land use are identified and an illustrative example is provided.

### Retail Focus Area

The Retail Focus Area is intended to focus limited retail uses to specific locations. Specific areas have been identified within the Community Plan area to focus ground-floor retail commercial development for the purpose of activating the districts, supporting residential development, and achieving an orchestrated retail strategy. These areas provide the most active and intense mix of uses. Directing the location of the retail commercial area allows for the development of vibrant streetscapes. Focusing smaller, urban amenity retail types common to Portland metro urban residential districts at strategic locations serves to complement and support existing commercial retail development in the area.



*(Johnson-Reid noted in their May 12, 2009 Retail Capacity Analysis that the vast majority of individual retail commercial offerings common to Portland metro urban residential districts were 10,000 square feet or smaller, and neighborhood or community-oriented rather than regionally oriented).*

#### Development Thresholds:

- Commercial Retail is required at street level consistent with the retail allocation identified for the underlying zone for locations designated as Retail Focus Areas including:
  - Urban Activity Center at Walker Road and 194<sup>th</sup>/195<sup>th</sup> Streets;
  - 195<sup>th</sup> Street frontage from Cornell Road southward;
  - At an intersection one block east of the central park;
  - Adjacent to the Willow Creek Transit Center; and at
  - Neighborhood Centers at Quatama and 185<sup>th</sup> Avenue;
- Retail Focus Areas designated along select street frontages will require ground floor commercial retail uses.
- Additional commercial retail may be provided at locations not designated as Retail Focus Areas consistent with the retail allocation identified for the underlying zone.

### Medium Density Transition

The Medium Density Transition (MDT) designation is intended for attached residential development that provides a transition from higher density areas within the plan area to those existing and planned areas along its periphery. This designation supports townhomes, condominiums and apartments, and other multi-family units. Target densities are approximately 34 dwelling units per acre. The intended building form is semi-urban in character while providing open space areas in the form of shared courtyards or private yards. Vehicular parking may be planned in private garages, structured parking lots, or surface lots.



#### Development Thresholds:

Minimum FAR	.65
Target FAR	1.00
Minimum Height	3 Stories
Maximum Height	4 Stories

#### Mixed Land Use Allocation Targets:

Residential	85%
Structured Parking	15%

### Medium Density Urban

The Medium Density Urban (MDU) designation is intended for multi-family and attached residential development with density targeted for approximately 43 dwelling units per acre. Complementing uses such as office and retail are encouraged but limited in scale and location. The intended building form is urban in character with buildings constructed at or near the edge of the sidewalk with exterior walls that include architecture detail, generous window glazing, and common building entries. Appropriate building types include mid-rise condominiums and apartments, and urban-scaled townhomes. Vehicular parking may be planned with a combination of covered, structured, and/or surface parking.



#### Development Thresholds:

Minimum FAR	1.00
Target FAR	1.50
Minimum Height	3 Stories
Maximum Height	6 Stories

#### Mixed Land Use Allocation Targets:

Residential	72%
Commercial Retail	2%
Office	6%
Structured Parking	20%

### High Density Urban

The High Density Urban (HDU) designation is intended for intensive, mixed-use development with a residential emphasis. Density is targeted for approximately 74 dwelling units per acre. The district is intended to support and encourage office and retail commercial complementing uses. The building form is urban in character with mid- to high-rise structures built out to the street. Residential towers are oriented to retain views and for solar energy production. Exterior walls project strong architecture interest, generous window glazing, and common building entrances oriented to the street. Ground floor facades facilitate an active streetscape with retail, restaurant, and service-oriented office space. Vehicular parking is accommodated in covered and/or structured parking.



#### Development Thresholds:

Minimum FAR	2.00
Target FAR	3.00
Minimum Height	3 Stories
Maximum Height	none

#### Mixed Land Use Allocation Targets:

Residential	62%
Commercial Retail	2%
Office	16%
Structured Parking	20%

Urban Activity Center

The Urban Activity Center (UAC) designation is intended to provide the commercial, social, and entertainment focus for the Community Plan area. The area is located at the northwest corner of the central park at the crossroads of Walker Road and the potential high capacity transit route along 194<sup>th</sup> Street. The area is connected visually and physically by active street frontages to Cornell Road and the Streets of Tanasbourne. The UAC serves as the “heart” of the AmberGlen community and provides opportunities for retail shops, restaurants, hospitality services, and civic amenities as well as homes. The UAC is intended for dense urban scale development with mid- to high-rise buildings with residential densities targeted for approximately 19 dwelling units per acre. Buildings anchor street corners and projects strong architectural details. Street level facades facilitate active streetscape by providing retail, restaurant, and service-oriented office space. Civic, cultural and entertainment uses are encouraged in this district to strengthen community activity. Vehicular parking is accommodated in covered and/or structured parking.



Development Thresholds:

Minimum FAR	1.50
Target FAR	2.00
Minimum Height	3 Stories
Maximum Height	none

Mixed Land Use Allocation Targets:

Residential	24%
Commercial Retail	32%
Office	14%
Structured Parking	30%

Quatama Neighborhood Center

The Quatama Neighborhood Center designation is intended primarily for neighborhood-serving retail development. Residential and office uses are permitted as complementary, secondary uses in this retail-focused district. This neighborhood center is intended to be designed in a traditional town form characterized by multi-storied buildings that are clustered along the street frontages with surface and structured parking provided behind building facades.

Development Thresholds:

Minimum FAR	.70
Target FAR	1.00
Minimum Height	2 Story
Maximum Height	6 Stories

Mixed Land Use Allocation Targets:

Residential	11%
Commercial Retail	45%
Office	14%
Structured Parking	30%



185th Avenue Neighborhood Center

The 185<sup>th</sup> Avenue Neighborhood Center designation is intended for mixed use development providing neighborhood-oriented retail and services. Residential and office uses are permitted as complementary, secondary uses for this retail-focused district. The neighborhood center is intended to be designed in a traditional town form characterized by multi-storied buildings with surface parking provided behind building facades. The district is intended to complement and match the scale and intensity of existing development along the 185<sup>th</sup> Avenue corridor.

Development Thresholds:

Minimum FAR	.40
Target FAR	.65
Minimum Height	2 Story
Maximum Height	6 Stories

Mixed Land Use Allocation Targets:

Residential	15%
Commercial Retail	65%
Office	20%



Office Mixed Use

The Office Mixed Use designation is primarily intended for office and employment uses with some supporting retail commercial uses. The area is specifically intended to provide employment opportunities within the area. Designated areas within this district of the plan are expected to provide targeted ground floor commercial retail opportunities. The area is characterized 2 to 4 story buildings oriented to the street frontage with a mix of surface and structured parking provided.

Development Thresholds:

Minimum FAR	.60
Target FAR	1.00
Minimum Height	2 Stories
Maximum Height	8 Stories

Mixed Land Use Allocation Targets:

Commercial Retail	3%
Office	77%
Structured Parking	20%



### Civic and Institutional

Civic and Institutional (CI) is intended to provide opportunities for education, research, health-related and other institutional and employment uses. The area is characterized by minimum 2-story buildings with surface parking. This designation is intended to provide flexibility to allow for the siting of various civic, professional office and education uses including the OHSU Campus and Oregon Graduate Institution.



#### Development Thresholds:

Minimum FAR	.40
Target FAR	None
Minimum Height	2 Stories
Maximum Height	None

### Parks and Open Space

The Parks and Open Space designation is intended to create a significant community amenity by identifying a central park and protected natural areas enhanced by trail connections. A community-scale public park is provided at a location central to the plan area west of Bronson Creek. The central park is designed to optimize pedestrian, bike and transit access and proximity to AmberGlen development. The park provides numerous “third place” opportunities for the community to come together. Well-designed park features include extensive naturalistic landscaped areas, pathways, courtyards, water features and gardens in combination with active programmed uses. Parks and open spaces provide recreational opportunities for a full range of ages and interests.



Protected significant natural resource areas include the Bronson Creek corridor and adjacent upland wildlife habitat, Rock Creek Middle Tributary, Beaverton Creek tributary, and significant wildlife habitat along the south side of Wilkins Road. These areas are currently protected by zone overlay provisions. They will be preserved from development and enhanced by a trail system along the edges of wetlands and streams. The trail provides for walking, biking and wildlife viewing without adversely affecting ecological functions. The park and natural areas are seamlessly linked by a pedestrian and bicycle trail system with planned connections to the Rock Creek Regional Trail and other existing and planned routes.

The AmberGlen park and open space framework provides opportunities for integrating ecological systems and related benefits within the Community Plan area. The central park, natural areas and trails provide recreation, beauty, and a connection to nature in the heart of an urban neighborhood.

## DEVELOPMENT SUMMARY

The table below provides a summary of development capacity for the 2007 Concept Plan and the AmberGlen Community Plan:

<b>Development Summary</b>	<b>2007 Concept Plan</b>	<b>Community Plan (June 17, 2009)</b>	<b>Plan Difference</b>
<b>Land Uses by Floor Area (sq ft)</b>			
Residential	5,323,757	7,354,594	2,030,837
Office	3,134,061	3,091,715	-42,346
Retail	847,557	551,284	-296,273
Structured Parking	2,109,105	2,695,275	586,170
Gross Floor Area	11,503,100	15,129,913	3,564,957
<b>Park &amp; Open Space Acreage</b>	<b>187</b>	<b>173.8</b>	<b>-13.2</b>
<b>Residential Units</b>	<b>4,840</b>	<b>6,686</b>	<b>1,846</b>
<b>Net Residential Density (DU's/acre)</b>	<b>19.2</b>	<b>22.4</b>	<b>3.2</b>