



# Tanasbourne | AmberGlen

A Vibrant, Transit-Supported, Regional-Scale Center

## SPRING 2009 IMPLEMENTATION UPDATE

### Plan Refinement Features

- Allow existing property holdings to be retained and strategically developed in phases.
- Stucki Road (arterial) re-alignment along Bronson Creek to retain interior area pedestrian-scale environment
- Provide an off-road trail route along the Bronson Creek natural area.
- Retain higher urban densities similar to those proposed in original AmberGlen Concept Plan.
- Provide a 14.5 acre central park with trail connections to approximately 160 acres of open space and natural areas.
- “Urban green” building and infrastructure design features and open space throughout the Area.
- Provide zoning and public infrastructure capacities to build 6,000 new housing units and support 11,000 jobs.

### Area Economic Feasibility Enhancements

- Area rectangular Central Park to serve as a development catalyst for high-density mixed-use development (adds 15% price premium to proximate medium and high density mixed use housing developments).
- Re-configuration of commercial retail and mixed use offices placing local retail uses and services closer to the center of the Planning Area.
- Transportation enhancement to strengthen local and countywide retail draw of the Streets of Tanasbourne central commercial area in the Tanasbourne Area.
- Area mid-rise construction positioned directly adjacent to the central park as an initial Area economic development catalyst.

### High Capacity Transit

- Planned high capacity transit (HCT/LRT Red Line) corridor along NE 194th Avenue through AmberGlen Area with station terminus in Central Tanasbourne Town Center Core. To be supported in part by Urban Renewal TIF proceeds.

### Tanasbourne/AmberGlen Area Transportation System

- Proposed split-diamond Interchange design and construction at Highway 26/185th Avenue Interchange creating direct Stucki Road arterial linkage from AmberGlen Area through Tanasbourne Area to Highway 26.
- Coordination of proposed Interchange Management Area Plan (IAMP) for Highway 26/185th Avenue Interchange and multi-modal transportation system with ODOT and Washington County to resolve ODOT TPR requirements.

### Area Sustainable Development Policies and Practices:

Sustainable development practices and principles for the adopted City AmberGlen/Tanasbourne land use plan and regulations including:

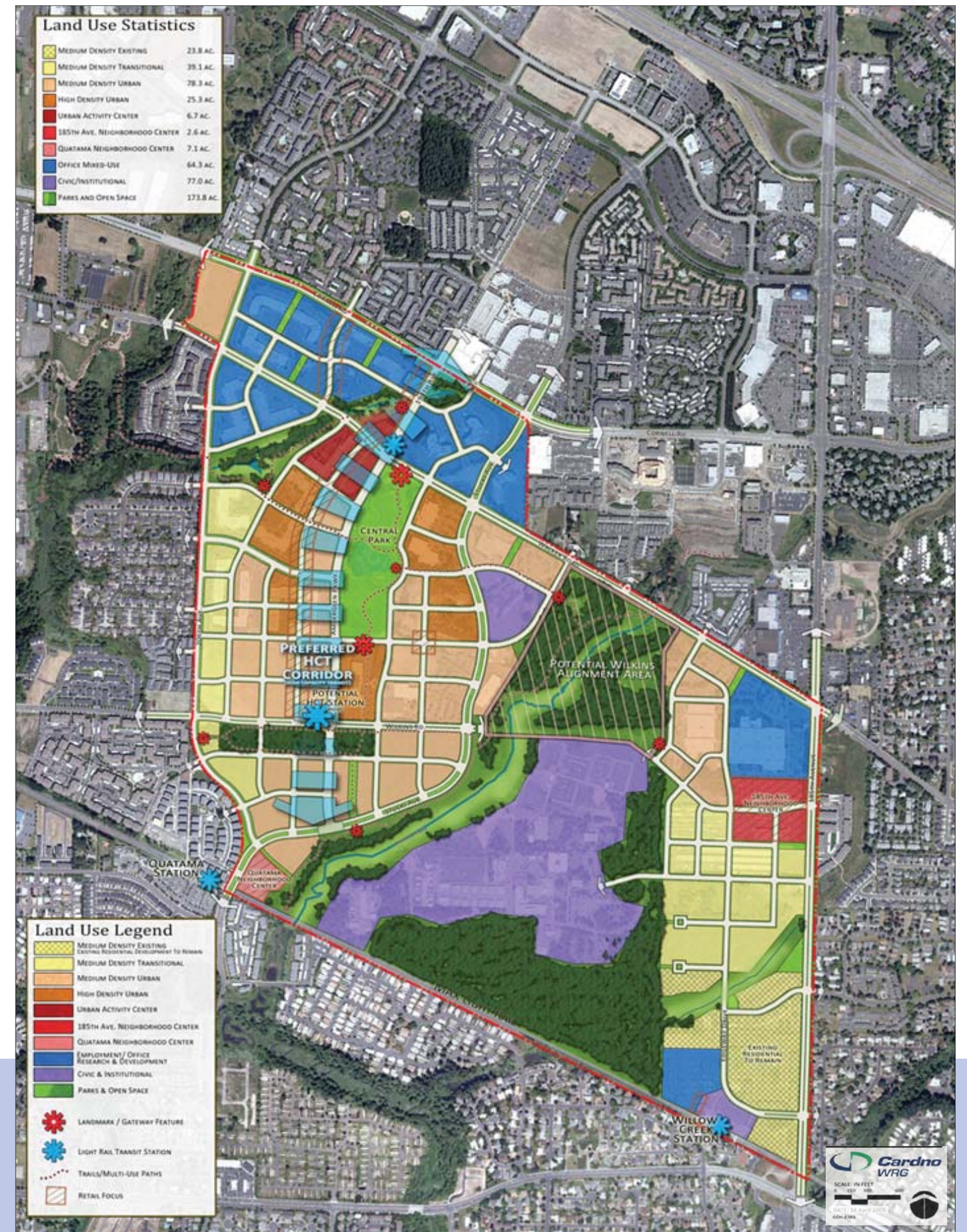
- Green infrastructure (i.e., green street systems, riparian corridors, storm water management and passive recreation enhancement).
- Central Park sustainability features.
- A “green framework” to be integrated with private development, including rainwater capture for irrigation and non-potable water use, green building principles, and energy production.
- Public catalyst and demonstration projects to leverage private investments.

Fall 2009 is targeted for adoption of the AmberGlen Community Plan. The AmberGlen Community Plan provides the policy framework required to establish project priorities, funding mechanisms and Zoning Ordinance amendments necessary for accomplishing the Concept Plan vision. Tasks to be addressed as part of the Community Plan process include:

- Refinement of the development plan concept;
- Assessment of market feasibility;
- Transportation system analysis; and
- Development and adoption of the AmberGlen Community Plan.

Additional information can be viewed at: <http://www.ci.hillsboro.or.us/Planning/OHSUAmberGlen.aspx>

Questions and comments should be directed to Project Coordinator Paige Goganian, 503-681-5257, [paigeg@ci.hillsboro.or.us](mailto:paigeg@ci.hillsboro.or.us).



AmberGlen Community Plan - Schematic Concept

June 17, 2009 DRAFT