

Project Summary

AmberGlen Zones & Development Regulations



Vision: Create a vibrant regional activity center enlivened with high-quality pedestrian and environmental amenities, taking advantage of the region's light rail system.

The Planning Department has initiated a project to develop and adopt new zones and development regulations for the AmberGlen Community Plan area. Adoption of the AmberGlen Community Plan in January, 2010 established the policy framework required to amend land use regulation for higher densities and a mix of uses. The AmberGlen Community Plan Concept Map can be viewed on the back of this sheet. Development and adoption of mixed use zones and standards is a key action for accomplishing the community's vision.

The AmberGlen Zones and Development Regulations project is a joint planning process between the City of Hillsboro, Tanasbourne/AmberGlen area residents and stakeholders, public agencies and community organizations. Technical expertise is provided by a multi-disciplinary consultant team lead by nationally recognized code experts Clarion Associates with David Evans & Associates for traffic compliance; Brightworks Northwest for sustainability and ecodistrict assessment; and Johnson Reid LLC for economic feasibility analysis related to planned development.

Throughout the process, the consultant team will work closely with city staff, Steering Committee, Technical Advisory Committee, and other project stakeholders. Three open houses are planned at key points in the process to seek input from area residents, businesses, and property owners and the community as a whole. The process began in January 2011 and is scheduled for completion before the end of 2011.

Tasks

The process of preparing zoning and development regulations to implement the Community Plan is organized according to six discrete tasks. Each task is summarized briefly below:

Task 1: Project Reconnaissance/ Policy & Regulatory Framework

Consultant team conducts stakeholder interviews, reviews existing plans, regulations, and other relevant materials necessary to establish an understanding of the plan area and to identify key issues.

Task 2: Regulatory Concepts/ Zones and Base Standards

Regulatory framework established to support uses, densities, and development types identified in the Community Plan.

Task 3: Regulatory Concepts/Design and Sustainability Standards

Regulatory concepts drafted to address requirements for architectural quality and urban design and sustainable development requirements.

Task 4: Economic Feasibility Factors

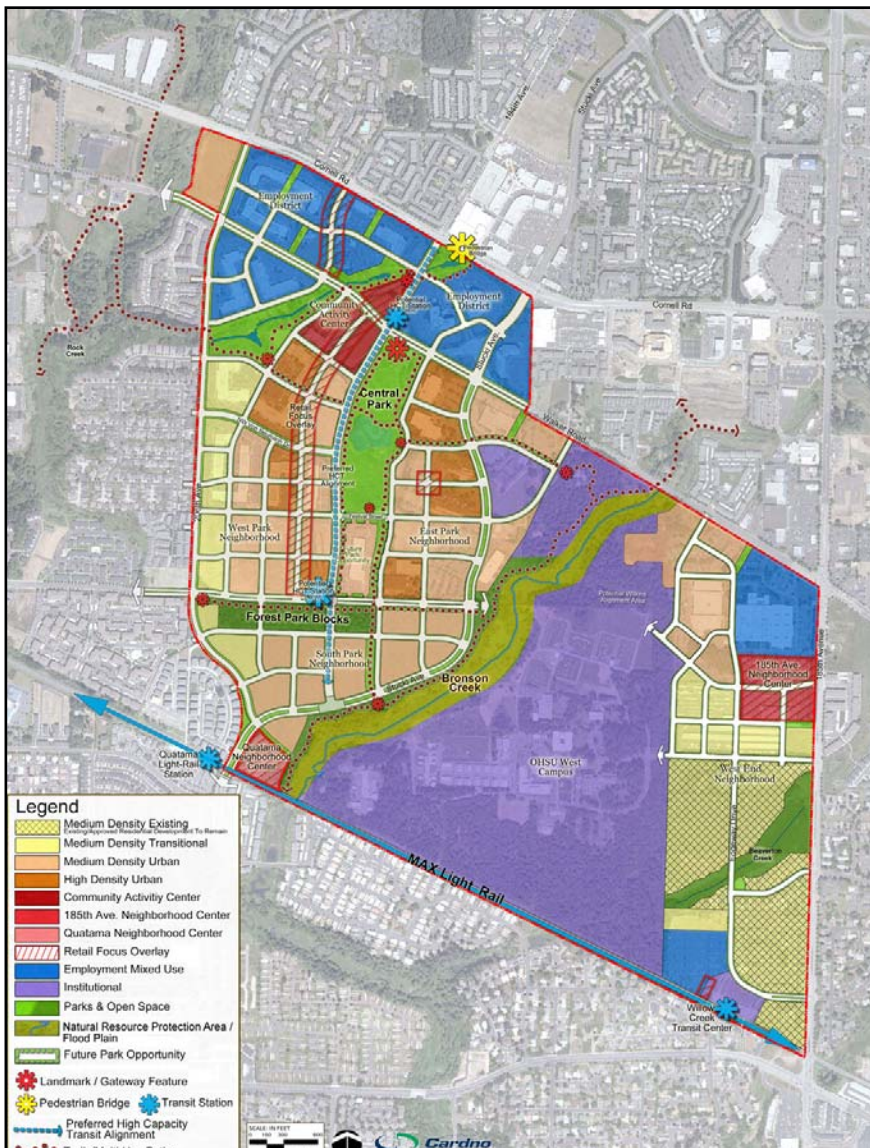
Economists work with the consultant team to explore the economic feasibility of the regulatory concepts proposed during Tasks 1 and 2 and assess the degree to which a range of public investment tools can enhance the economic feasibility of AmberGlen development. Refinements to the regulatory concepts will be added in Task 5.

Task 5: AmberGlen Zones and Development Standards Draft Amendments

A complete draft of the zoning and development standards will be prepared for review based on input received during Tasks 1-4.

Task 6: Draft Ordinances and Compliance Memorandum

Draft ordinances for adoption of amendments to the Hillsboro Zoning Ordinance will be prepared for review, along with a memorandum describing compliance/conformance with applicable state and regional titles and provisions.



Project Outcomes

- Zones & base standards necessary for urban mixed-use development to serve a range of households, ages and income levels at adopted target densities of up to 74 dwelling units per acre;
- Design standards and guidelines to ensure livability with increased densities and to create a landmark identity;
- Sustainability standards and incentives to serve as a model for district strategies & environmentally sustainable development;
- Street and connectivity standards to provide a pedestrian environment and multimodal access, manage stormwater efficiently, and enhance community character;
- Provisions necessary to support existing development until the time that redevelopment becomes economically viable; and
- Incentives and performance measures developed to support economic vitality for the district.



Concept sketch for AmberGlen area looking south from Cornell Road, near The Streets of Tanasbourne.
 Artist: Sabrina Henkhaus, 2009