



# Downtown's Block 67 Worksession 4



# Policy Framework for Downtown Revitalization

- *Hillsboro 2020*
- *Downtown Framework Plan*
- *Downtown Urban Renewal Plan*
- *Hillsboro 2035*



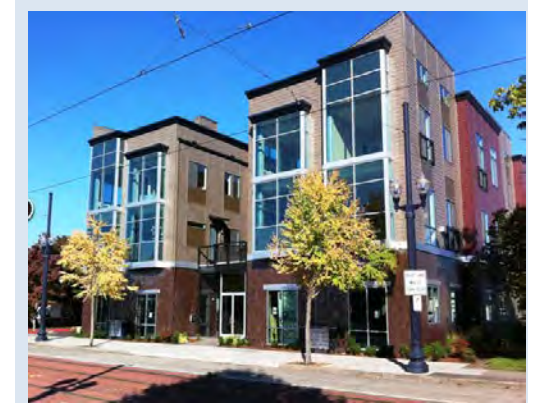
# Key Goals and Policies

- Continue efforts to develop a vibrant, mixed-use downtown as a unique attraction.
- Support and encourage new higher-density mixed-use growth with a range of housing types.
- Support revitalization of the Downtown commercial district, and new investments in Downtown core area.
- Sustain and Enhance Downtown's Economic, Environmental, Cultural, and Historic Diversity.
- Leverage existing public investments by supporting and encouraging quality mixed-use developments.



# Overview of Past Considerations

- Housing Market Analysis 2017
  - Market Rate
  - Affordable
  - Student
  - Senior
- Grocery Analysis 2017
- Previous Proposal Elements Raised
  - Parking
  - Level of amenities including open space and retail
  - Integration with Downtown character and design

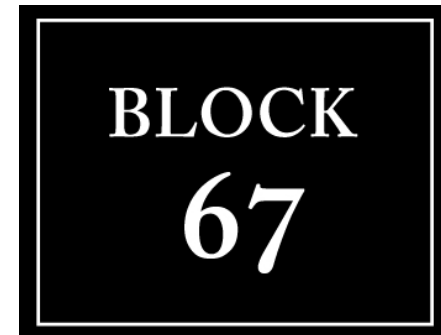
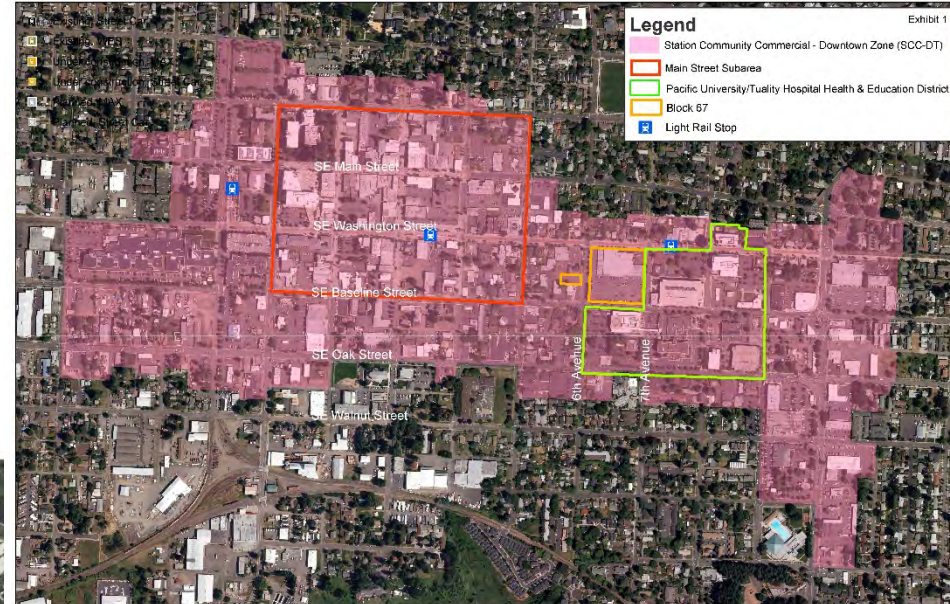


YEAR BUILT:

2008-12

# Overview and Project Vision Statement

Block 67 is a catalytic transit-oriented mixed-use project that enhances vibrancy and activity in downtown, and provides a critical link between Downtown Main Street, the Health and Education District and Baseline/Oak Commercial Corridor.



# RFQ Elements

## Requirements:

- Mixed-use with market rate residential
- Open space that serves larger community and site development
- High quality urban design and construction
- Plan for parking



## Requests:

- Mixed income housing
- Employment/job creation
- Project amenity strategy including retail and food or small grocer/market component
- Hotel or lodging
- Integration of quarter block to the west of Block 67



(p e r m a) C U L T U R E

a development concept by project^

# CONCEPT

DIAGRAMS FROM THE BLOCK 67 RFQ SUBMISSION



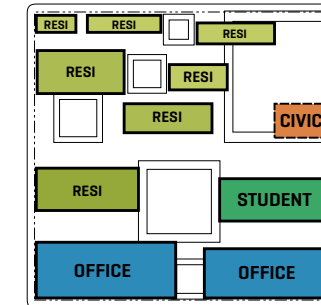
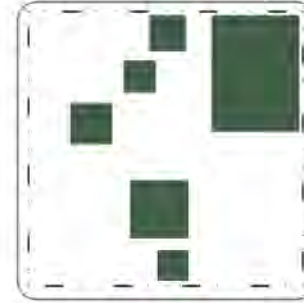
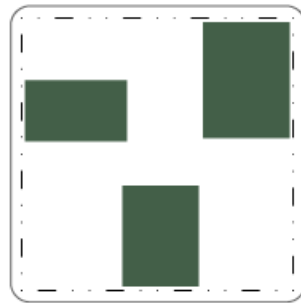
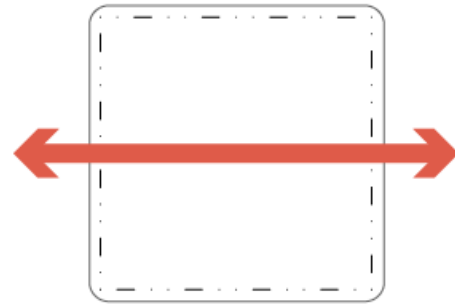
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Existing Site



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Concept Diagrams



**URBAN CONNECTIVITY**

The site falls between a series of blocks that are bisected by alleys, thereby creating connections within and across blocks. Our approach extends and reinforces this urban component, creating additional access points within the site while reinforcing a larger City connection.



**CREATE GATEWAYS**

Open spaces located at edges of the site are opportunities to support significant areas that lie directly outside of the site. The MAX station, residential neighbourhood and Tuality are greeted by open spaces on the site which act to connect and orient the site to its neighbors. These open spaces are then scaled to match neighboring uses.



**A HUMAN SCALE**

Open spaces located at edges of the site are opportunities to support significant areas that lie directly outside of the site. The MAX station, residential neighbourhood and Tuality are greeted by open spaces on the site which act to connect and orient the site to its neighbors. These open spaces are then scaled to match neighboring uses.



**AN INTEGRATED RESPONSE**

The building program and its layout across the site also responds to the surrounding uses paying close attention to the change in public/private conditions across the site. Similarly, building heights on the site acknowledge and respond to the scale of the buildings in the neighborhood.

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Site Concept Program Diagram



# CURRENT PROPOSAL

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Updated Design: Aerial View of Site

Medical Office / Academic Building

Residential: 117 units

Residential: 40 units

Residential: 39 units

Residential: 21 units



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Ground Floor Plan

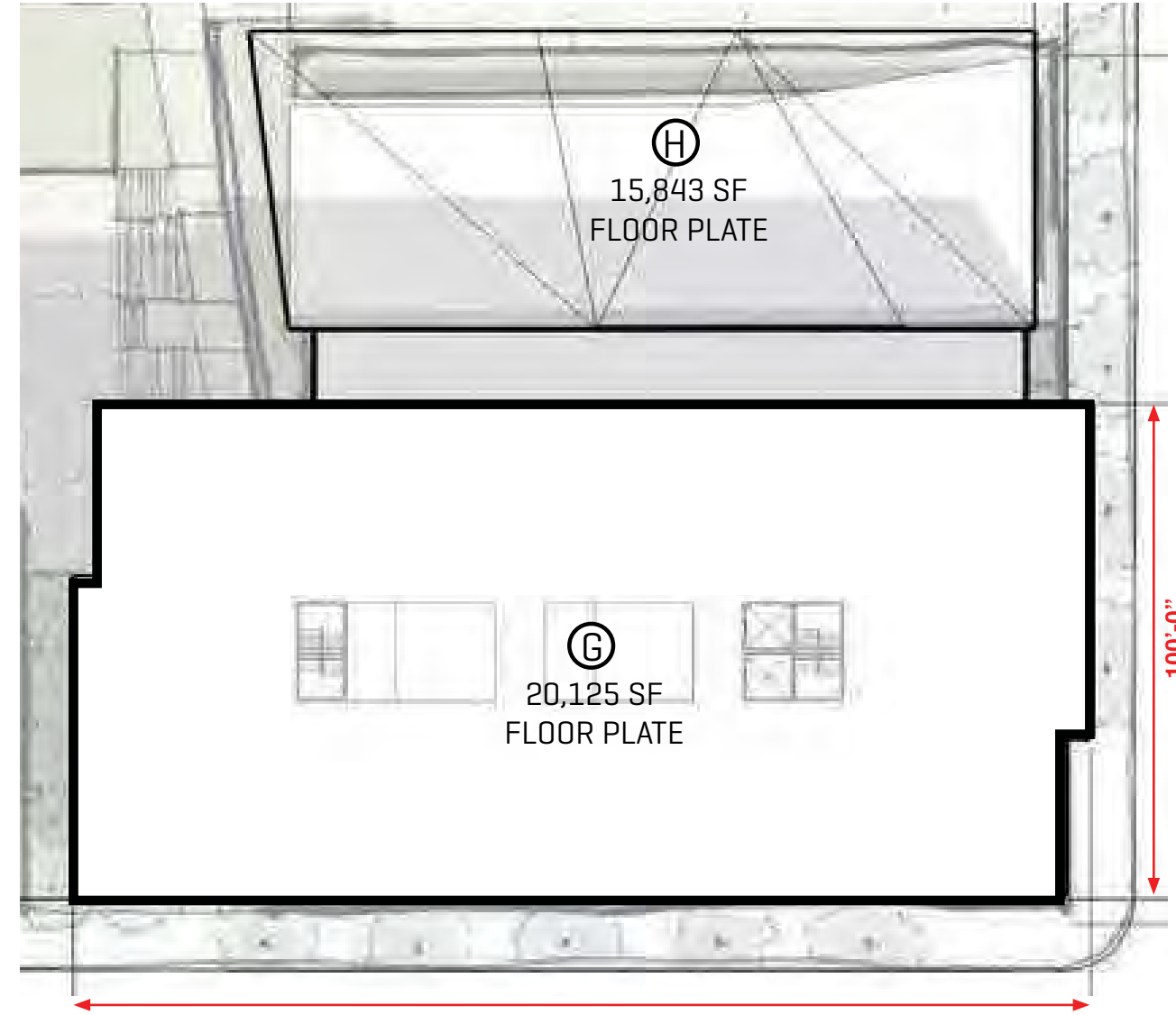


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Academic / Office Building Floorplans



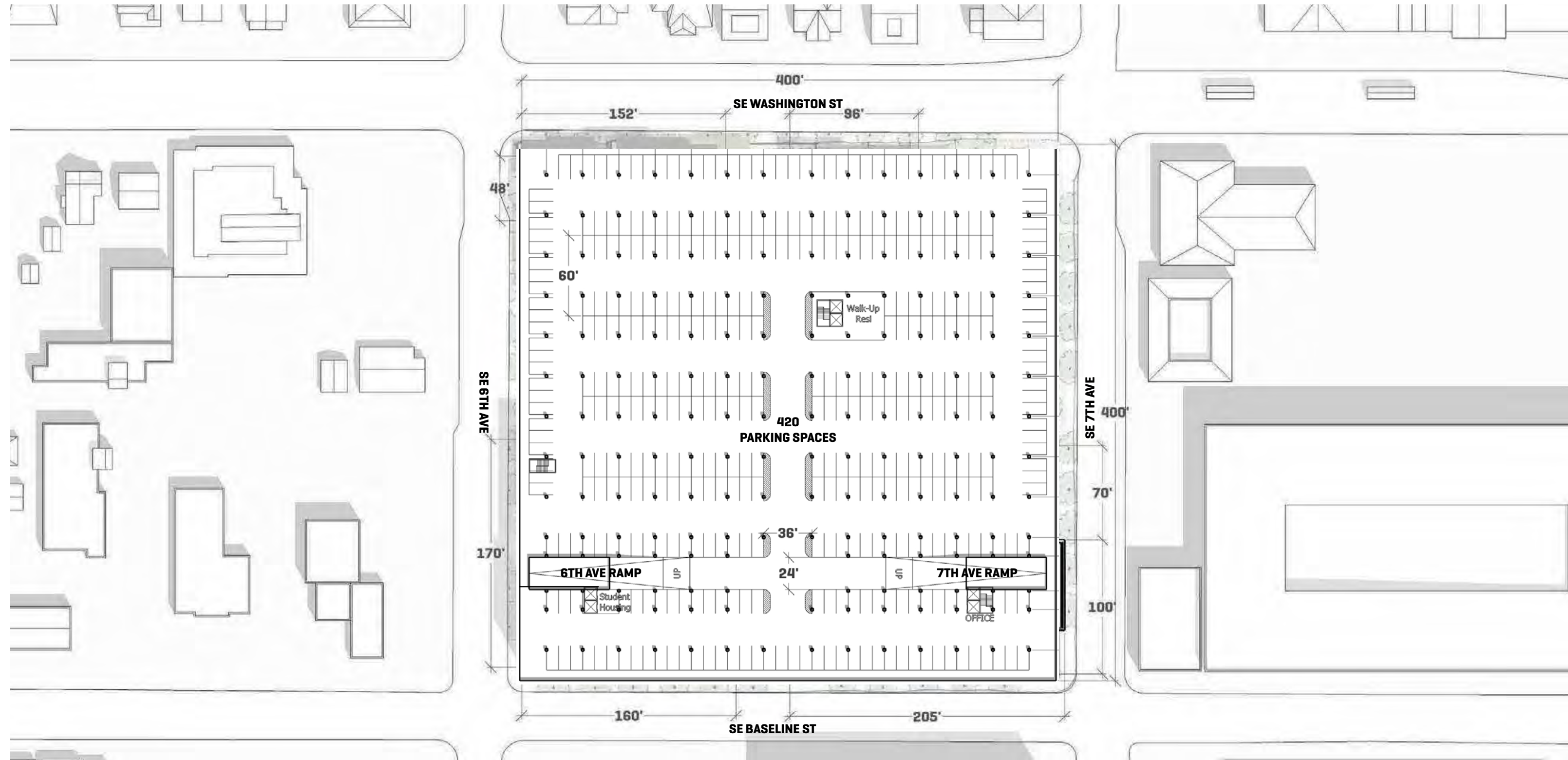
GROUND LEVEL



TYPICAL OFFICE LEVEL

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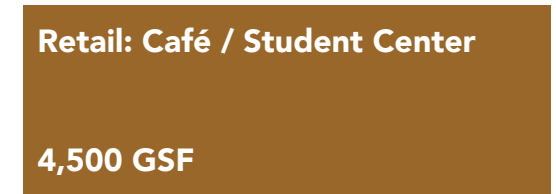
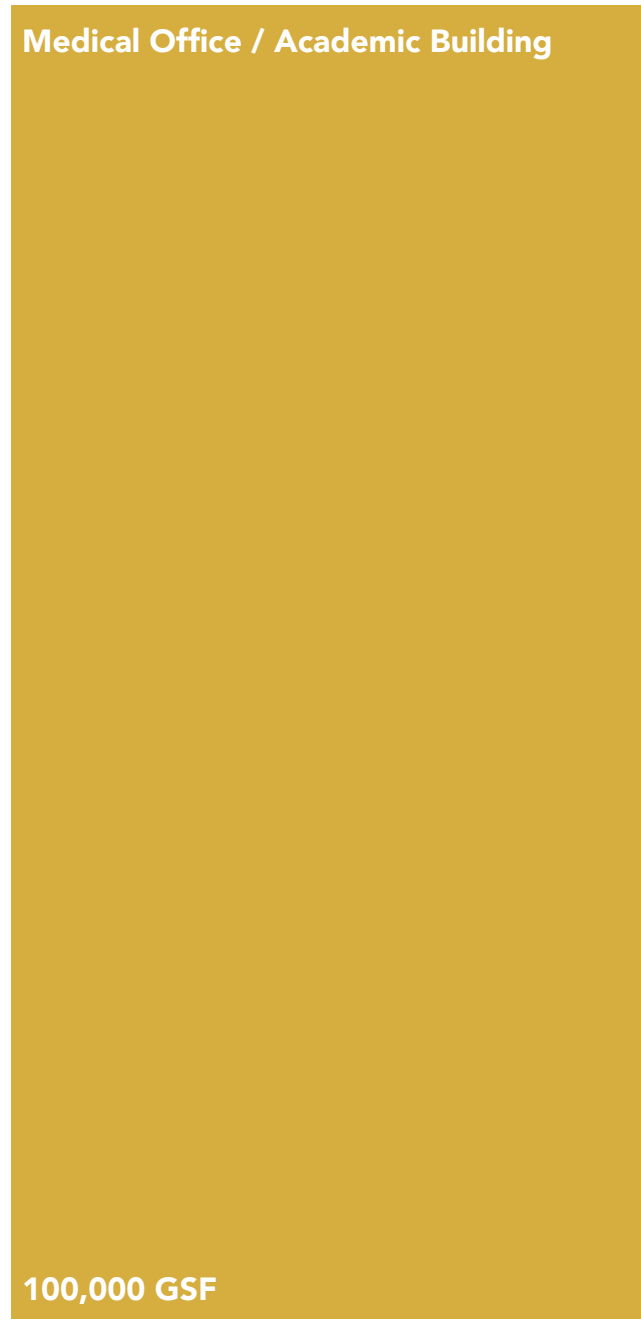
Below-Grade Parking Garage Floor Plan





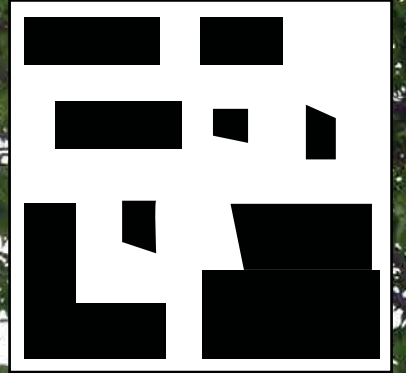
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Program Breakdown by Building



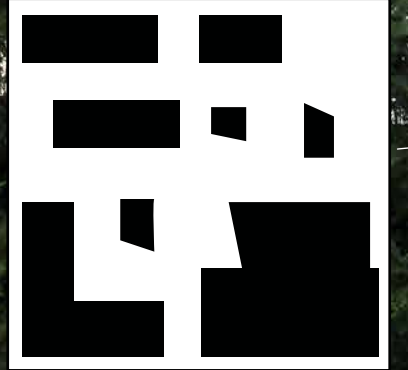
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View of Medical Office / Academic Building from Southeast



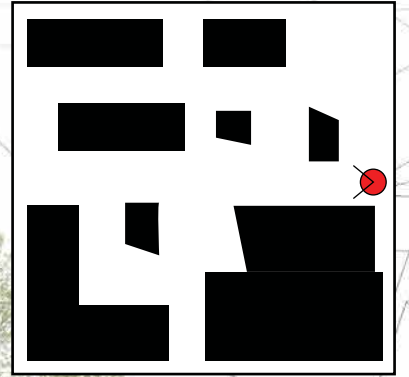
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View of Medical Office / Academic Building from Northeast



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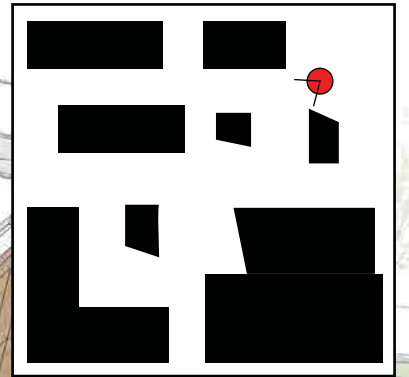
Aerial View Looking West



PUBLIC SPACES

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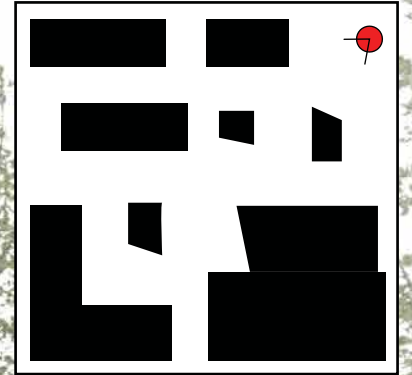
Aerial View of Site Looking Southwest



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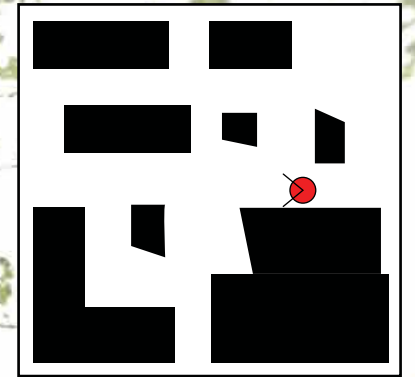
View Looking Southwest Towards Plaza



PUBLIC SPACES

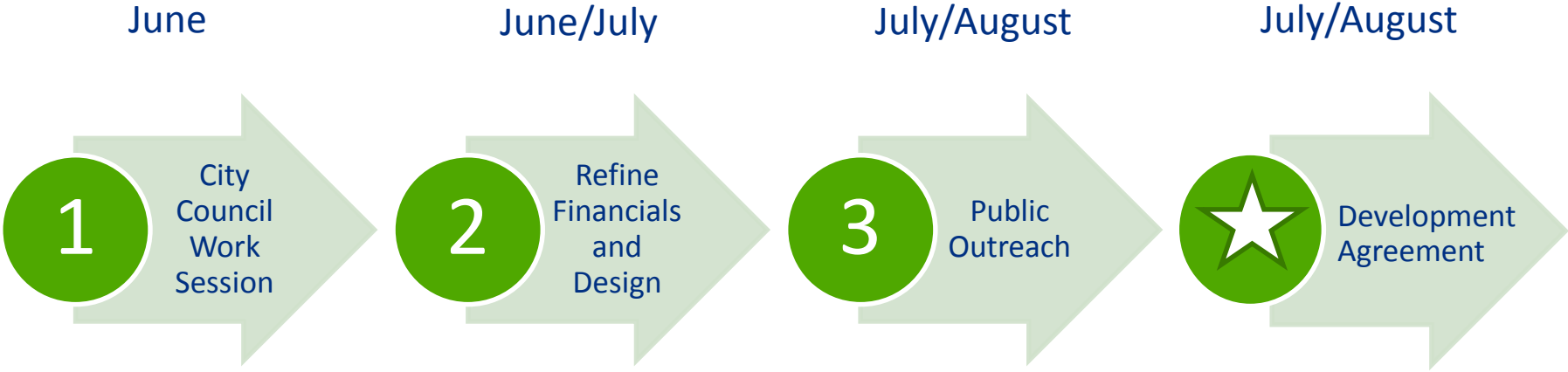
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View Looking West Down the Alley



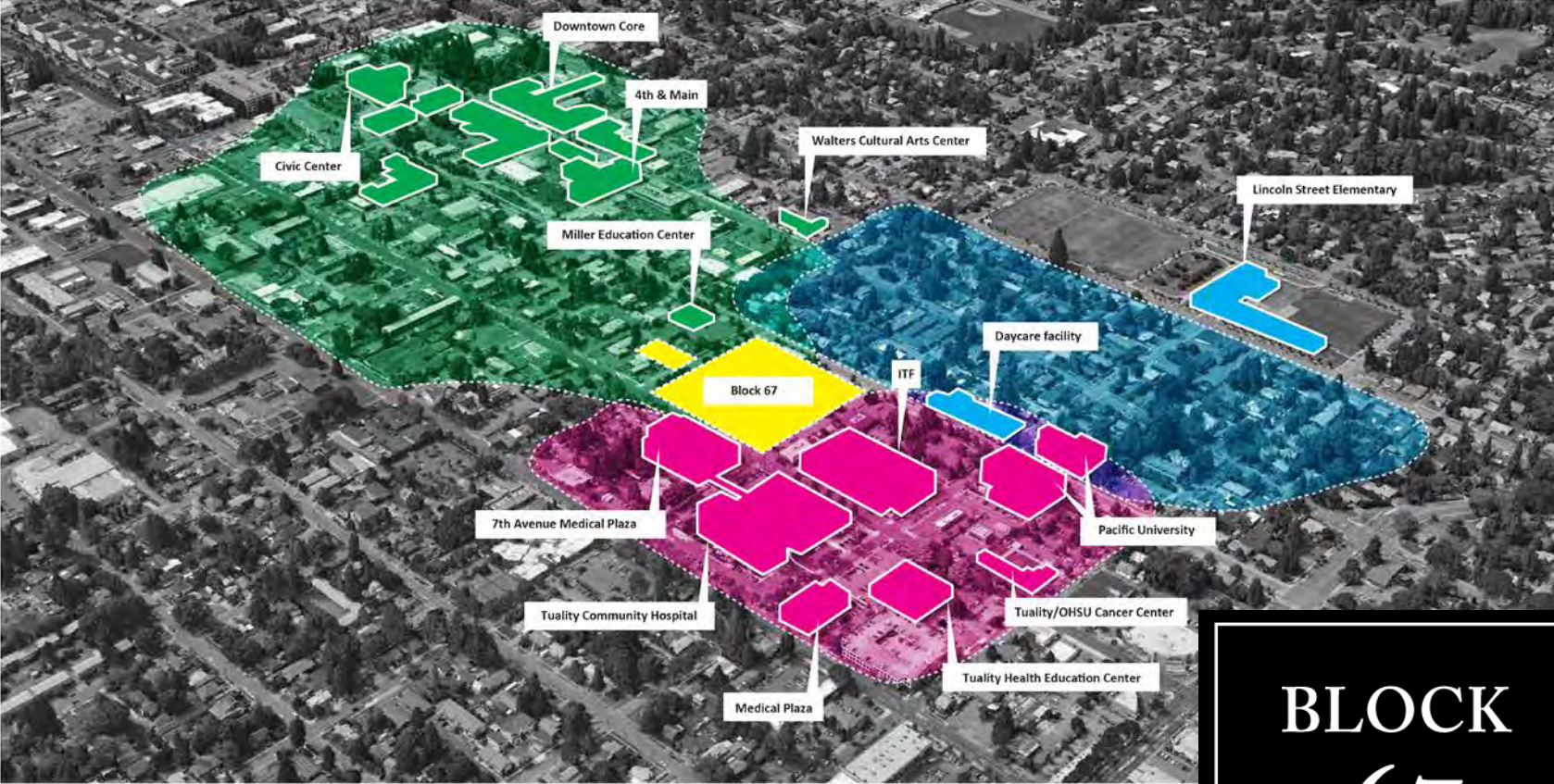
PUBLIC SPACES

# Block 67 Next Steps





# Questions



**BLOCK  
67**