

Welcome to the Block 67 Virtual Open House

**PRESENTATION WILL BEGIN**

**AT 6:30 PM**

**Bienvenidos a la Casa Abierta Virtual del Block 67**

La presentación comenzará a las 6:30 pm. Use el cuadro de comentarios para hacer preguntas sobre el Block 67. Para escuchar la presentación en español, seleccione "interpretation" en la parte de abajo.

**Have a question  
about Block 67?**

Use the comment feature  
to submit questions for  
the Q&A

Remember to take the online survey and follow the project at  
[Hillsboro-Oregon.gov/Block67](https://Hillsboro-Oregon.gov/Block67)



# **BLOCK 67 OPEN HOUSE**

September 16, 2021

# AGENDA

- Overview, Project Vision, and Objectives
- Project History
- New Market Analyses
- New Request-for-Proposals (RFP)
- Schedule and Next Steps
- Questions



# PROJECT VISION STATEMENT

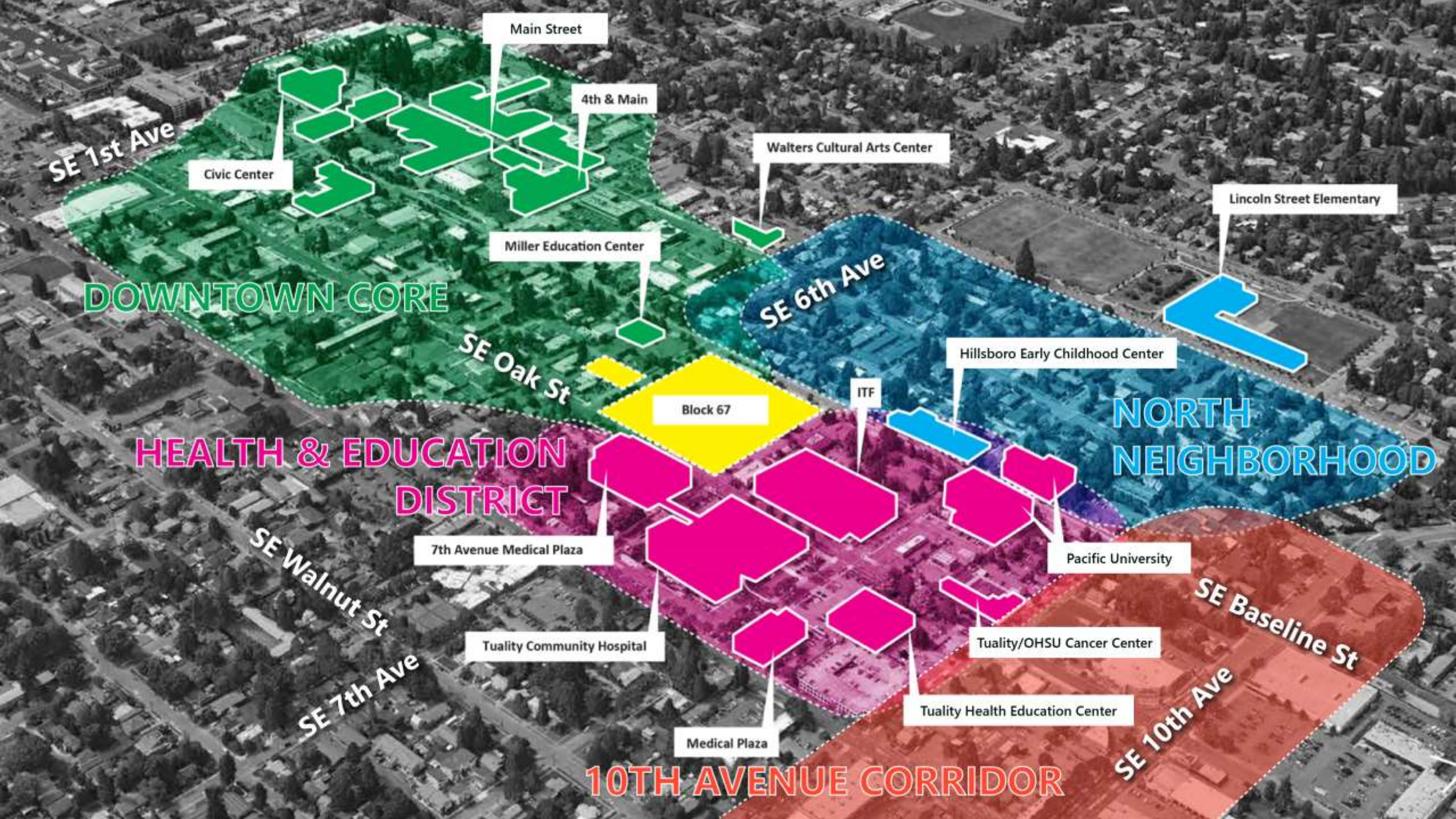
## QUICK SITE FACTS:

- **Size:** 3.6 acres
- **Zone:** Station Community Commercial Downtown District (SCC-DT)
- **Comprehensive Plan:** Station Community Planning Area

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







Main Street

4th & Main

SE 1st Ave

Civic Center

Walters Cultural Arts Center

Lincoln Street Elementary

Miller Education Center

DOWNTOWN CORE

SE 6th Ave

SE Oak St

Hillsboro Early Childhood Center

NORTH NEIGHBORHOOD

Block 67

ITF

HEALTH & EDUCATION DISTRICT

7th Avenue Medical Plaza

Pacific University

SE Walnut St

Tuality Community Hospital

Tuality/OHSU Cancer Center

SE 7th Ave

Medical Plaza

Tuality Health Education Center

SE Baseline St

SE 10th Ave

10TH AVENUE CORRIDOR

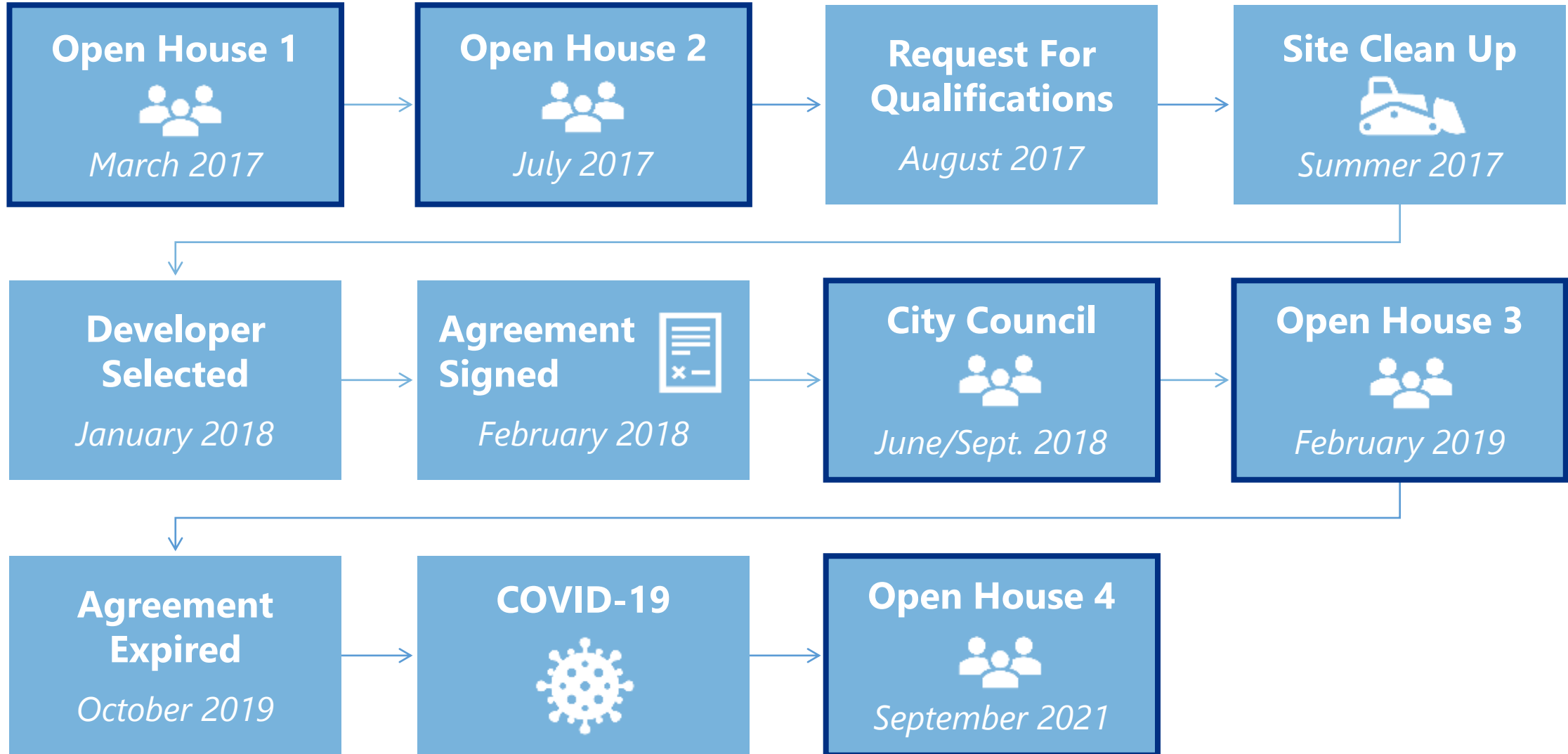


Block 67



- TriMet Bus Routes**
-  Route 46 - North Hillsboro
  -  Route 47 - Main/Evergreen
  -  Route 48 - Cornell
  -  Route 57 - TV Highway/Forest Grove
-  TriMet Bus Stops
  -  TriMet Light Rail - Blue Line
  -  TriMet Light Rail - Stops

# PROJECT HISTORY



## OPEN HOUSE #1

March 2017

## OPEN HOUSE #2

July 2017

## OPEN HOUSE #3

February 2019

# Themes & Topics Covered

- Higher density residential
  - Evaluate different Downtown housing options
  - Interest in food and grocery choices
  - Sensitivity to parking conditions
  - Downtown as a regional draw for visitors
  - Destination for Hillsboro residents
- 
- Market study for residential uses
  - Market study for grocer uses
  - Briefed on next steps
- 
- Introduction of development team
  - Development concept review
  - Parking, housing options, and a grocery store



# 2017 REQUEST FOR QUALIFICATIONS (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/attainable housing
- Employment/job creation
- Project amenity strategy including retail and food or small grocer/market component
- Integration of quarter block to the west of Block 67

# 2021 HOUSING MARKET ANALYSIS

**8%**

**Downtown  
Pop. Growth**  
(2010-2019)

**16%**

**Hillsboro  
Pop. Growth**  
(2010-2019)

**3.12**

**Average  
Household Size**  
Downtown

**1,390**

**Multifamily Units**  
Downtown

**534**

**Units**  
in Rent-Restricted Affordable  
Multifamily Buildings

**93**

**Multifamily Units**  
Built Since 2011

**11,511**

**Total Downtown  
Jobs**

**97%**

**Commute**  
To Downtown Jobs

**3.71**

**Downtown Jobs**  
For Every Downtown  
Housing Unit





# 2021 HOUSING MARKET ANALYSIS | Growth

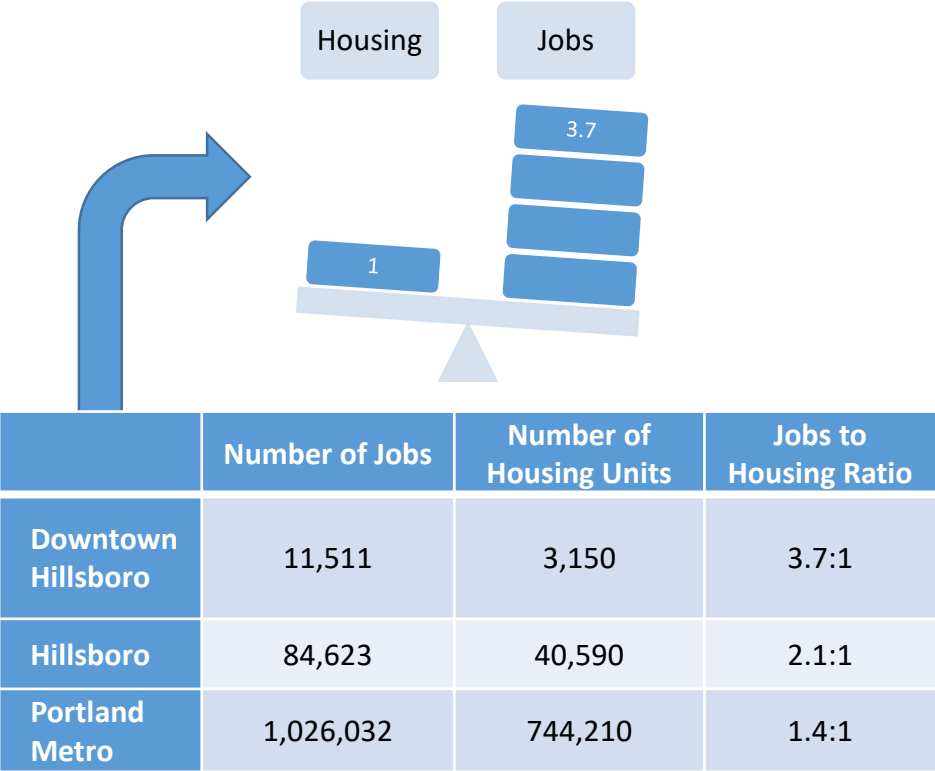
	Population		Change (2010-2019)		
	2010	2019	Number	% Change	AAGR
Downtown Hillsboro	9,247	9,976	729	8%	0.8%
Hillsboro	91,611	106,543	14,932	16%	1.7%
Portland Metro	1,641,036	1,804,550	163,514	10%	1.1%

**Population growth driven by local and regional employment growth will be a primary driver of demand for housing and commercial services in Downtown Hillsboro.**



**Local institutions are planning for mid-term expansions in Downtown Hillsboro.**

# 2021 HOUSING MARKET ANALYSIS | Balance



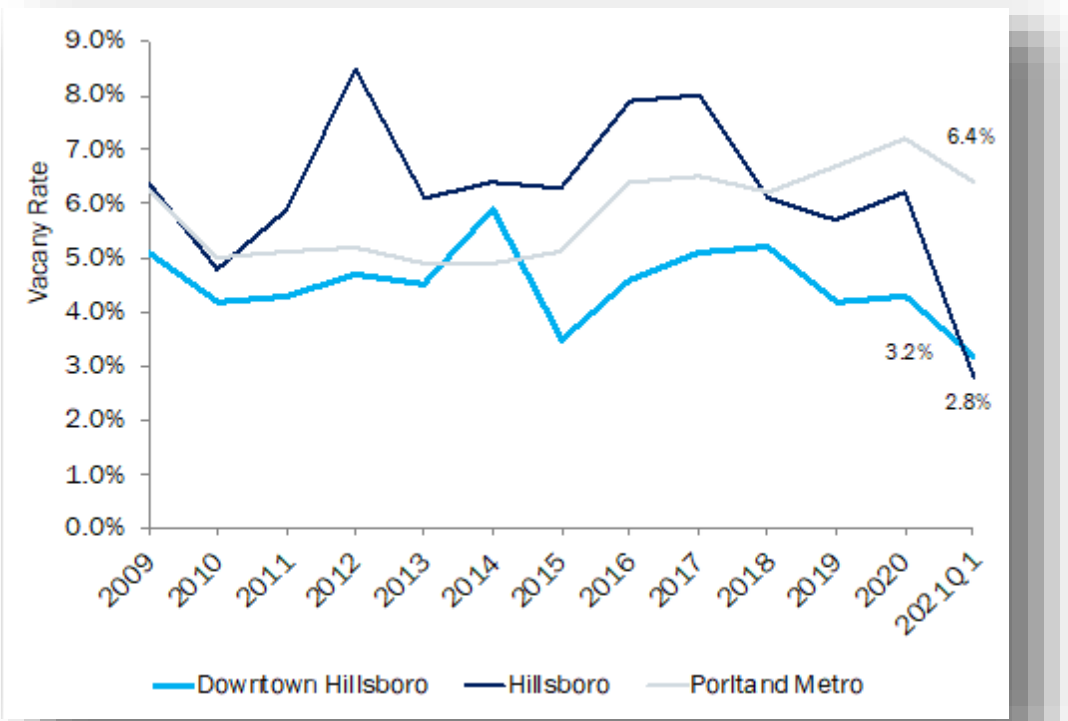
**Downtown Hillsboro is predominately an employment center with 3.7 jobs for every 1 housing unit in the area.**



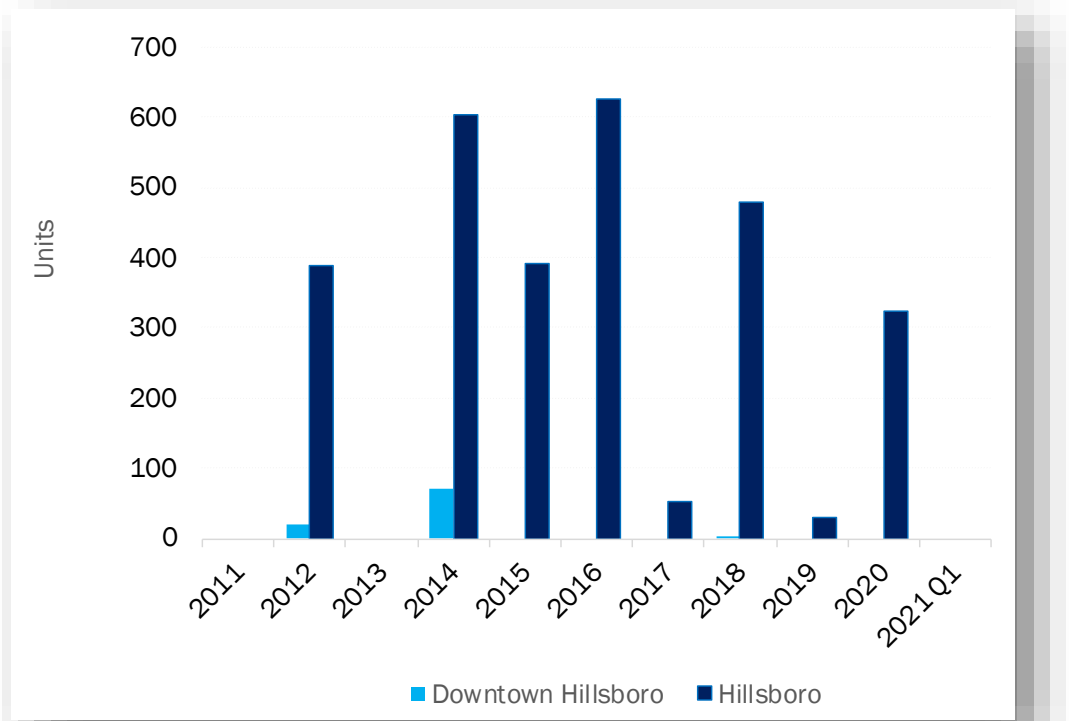
**Downtown Hillsboro is one of four major employment centers in Hillsboro. Most jobs in Downtown Hillsboro are occupied by people living outside the area.**



# 2021 HOUSING MARKET ANALYSIS | Demand



**Vacancy rates in Downtown Hillsboro are at an all-time low of 3.2 percent in 2021 Q1, and vacancies continued to decline in Downtown Hillsboro throughout the pandemic.**



**Approximately, 2,900 multifamily units were delivered to the Hillsboro market since 2011, compared to 93 units in the Downtown Hillsboro Market.**

# 2021 GROCERY MARKET ANALYSIS

**Primary Goal of Study:** update previous 2017 study on grocery market demand for Block 67

**Demographic trends related to demand for grocery retail spending:**

- Population & household growth, combined with rising incomes in Downtown and West Hillsboro point to growth in household spending to support grocery retail in the area
- Rising education levels & increasing diversity will likely create market opportunities for retailers that tap growing market segments





# 2021 GROCERY MARKET ANALYSIS

## MARKET COUNT

**4** Downtown

**7** Within 3 Miles

**9,976** Downtown Pop. (2019)

**\$51,185** Median Income (2019)



# **NEW REQUEST FOR PROPOSAL (RFP) OBJECTIVES**

Share community's goals and vision  
for the site

Evaluate interested party's vision  
and ability to redevelop site

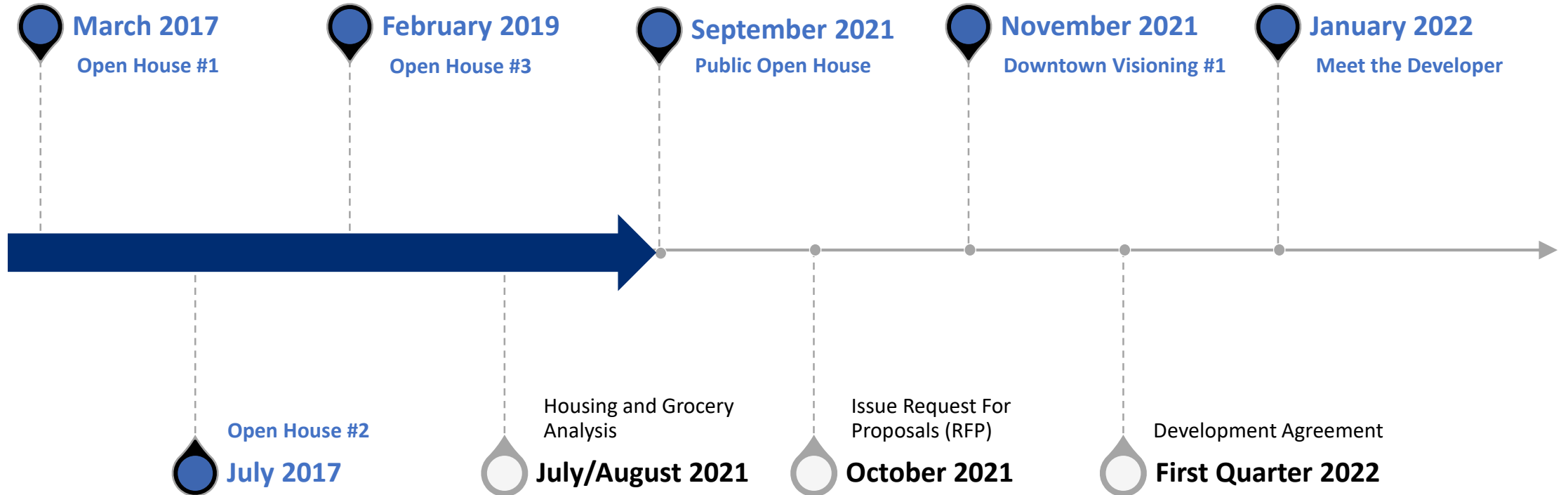
Identify public/private  
partnership opportunities



# POTENTIAL REQUEST FOR PROPOSAL (RFP) ELEMENTS

- Mixed-use with market rate residential
- Open space that serves larger community and site development
- High quality urban design and construction
- Plan for parking
- Mixed income/attainable housing
- Employment/job creation
- Project amenity strategy including retail component
- Food or small grocer/co-op market
- Integration of quarter block to the west of Block 67

# SCHEDULE AND NEXT STEPS





# COMMUNITY DISCUSSION

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