

HILLSBORO CITY COUNCIL

**Preliminary Agenda
Tuesday, November 4, 2008**

**6 PM
Hillsboro Civic Center Conference Rooms 113B&C**

**Work Session
150 E. Main Street**

**7 PM
Hillsboro Civic Center Auditorium**

**Regular Session
150 E. Main Street**

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Please silence all electronic devices. Thank you.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.

To obtain services, please call 503-681-6100

When addressing the Council, please use the witness table (center front of the room). All testimony is electronically recorded. Public participation is encouraged. If you wish to speak, please raise your hand or walk to the witness table as the Mayor calls the item, or, on any item not on the agenda, as the Mayor calls for "Communications and Non-Agenda Items." If you are speaking on an item not on the regular agenda, please fill out the card on the table in the back of the room and give to the City Recorder. You are not required to give your address when speaking to the City Council, only your name.

Ordinances and Resolutions marked with an asterisk will not be read in full unless requested by a member of the City Council. Copies were distributed to Council and posted for at least seven calendar days, and are available on the north side of the auditorium.

*** SEE ATTACHED AGENDA *
Posted – October 30, 2008**

REGULAR SESSION – 7 PM – AUDITORIUM

PLEDGE OF ALLEGIANCE – Council President Ed Dennis

CALL TO ORDER - Roll Call

1. **CONSENT AGENDA:** (The items on the Consent Agenda are normally considered in a single motion. Any item may be removed for separate consideration upon request by any member of the Council.)

A. Authorize the Mayor and City Recorder to execute a standard developer contract for the following:

<u>Project Name</u>	<u>Developer</u>
Enterprise Rent-A-Car	Enterprise Rent-A-Car

B. Approve a dedication deed of a public right-of-way at the intersection of SE River Road and SE Witch Hazel Road. The dedication is requested by Washington County for the completion of their River Road improvement project. (Transportation Committee recommendation)

C. Endorsement of liquor license annual renewals: *(These renewal requests have been reviewed by the Police Department and no objections have been filed.)*

Off-Premises Sales – *Allows the sale of malt beverages, wine and cider in factory sealed containers for consumption off the licensed premises and allows sample tastings of malt beverages, wine and cider.*

Limited On-Premises Sales – *Allows the sale of malt beverages, wine and cider for consumption on the licensed premises, and the sale of kegs of malt beverages for off premises consumption.*

1. Albertsons #590, 7500 W Baseline Rd. - Off-premises Sales
2. Izzy's, 1071 SE TV Hwy. - Limited On-premises Sales

2. **PRESENTATIONS AND APPOINTMENTS:**

A. None.

3. **PUBLIC HEARINGS:**

A. None.

4. **UNFINISHED BUSINESS:**

- A. Planning Department update on Street Name Change SN 3-08 NW Brookwood Avenue to NE 47th Avenue and NE Ihly Way and street name change process.

5. **NEW BUSINESS:**

- A. ZC 6-08: Gateway Property: Consider an ordinance amending the official zoning map, a portion of Hillsboro Zoning Ordinance No. 1945, as amended, by changing the zoning of a 23.9-acre tract of land from SCRP (Station Community Research Park) to SCC-MM (Station Community Commercial – Multi-Modal). **Ordinance No.* _____ is available.**
- B. Consider approval of Historic Landmarks Advisory Committee (HLAC) 2008-2009 Work Plan. (This item was discussed in Work Session on October 21, 2008)
- C. Consider endorsement of liquor license application: *(These requests have been reviewed by the Police Department and no objections have been filed.)*

Full On-Premises Sales – Allows the sale and service of distilled spirits, malt beverages and wine for consumption on the licensed premises.

1. Dotty's, 1001 TV Hwy A25, Change in Privilege – Full On-premises sales
2. Sunset Grill, 1280 SW Oak Street, Change in Privilege – Full On-premises sales

6. **COMMUNICATION AND NON-AGENDA ITEMS:** (Persons wishing to speak on matters not on the agenda may be recognized at this time. *Please fill out the card on the table in the back of the room and give to the City Recorder.* You are not required to give your address when speaking to the City Council, only your name. Presentations are limited to three minutes, with a maximum total of 15 minutes for this agenda item. More time, if needed, may be provided upon completion of the regular agenda.)

7. **ADVICE/INFORMATION ITEMS:**

- A. Receive written staff memo on issues addressed by Kenneth Payne at October 21, 2008 City Council meeting.
- B. Veterans Day Holiday – November 11. City offices closed.

ANNUAL COMMUNITY EVENTS:

- C. Hillsboro Farmers' Market, Winter Market in downtown Hillsboro, every Saturday November 1 through December 13 from 9 AM to 2 PM.

8. **WORK SESSION ITEM (Item A will be discussed in work session preceding regular session in Conference Room C113B).**

- A. Hillsboro Public Art Master Plan Draft presented by Public Art Consultants, Bill Flood and Valerie Otani



Public Works Department, Engineering Division

DATE: November 4, 2008
TO: Mayor and City Council
FROM: Roy Gibson, Public Works Director
PROJECT: Enterprise Rent-A-Car

Description: Public improvements to serve a new commercial lot located at 456 SE Oak Street (1S301AA07300).

The developer of the above referenced project has submitted the required financial guarantees, insurance certificates and paid the appropriate fees.

Staff therefore requests authorization for the City Manager and City Recorder to execute standard developer installation agreements as follows:

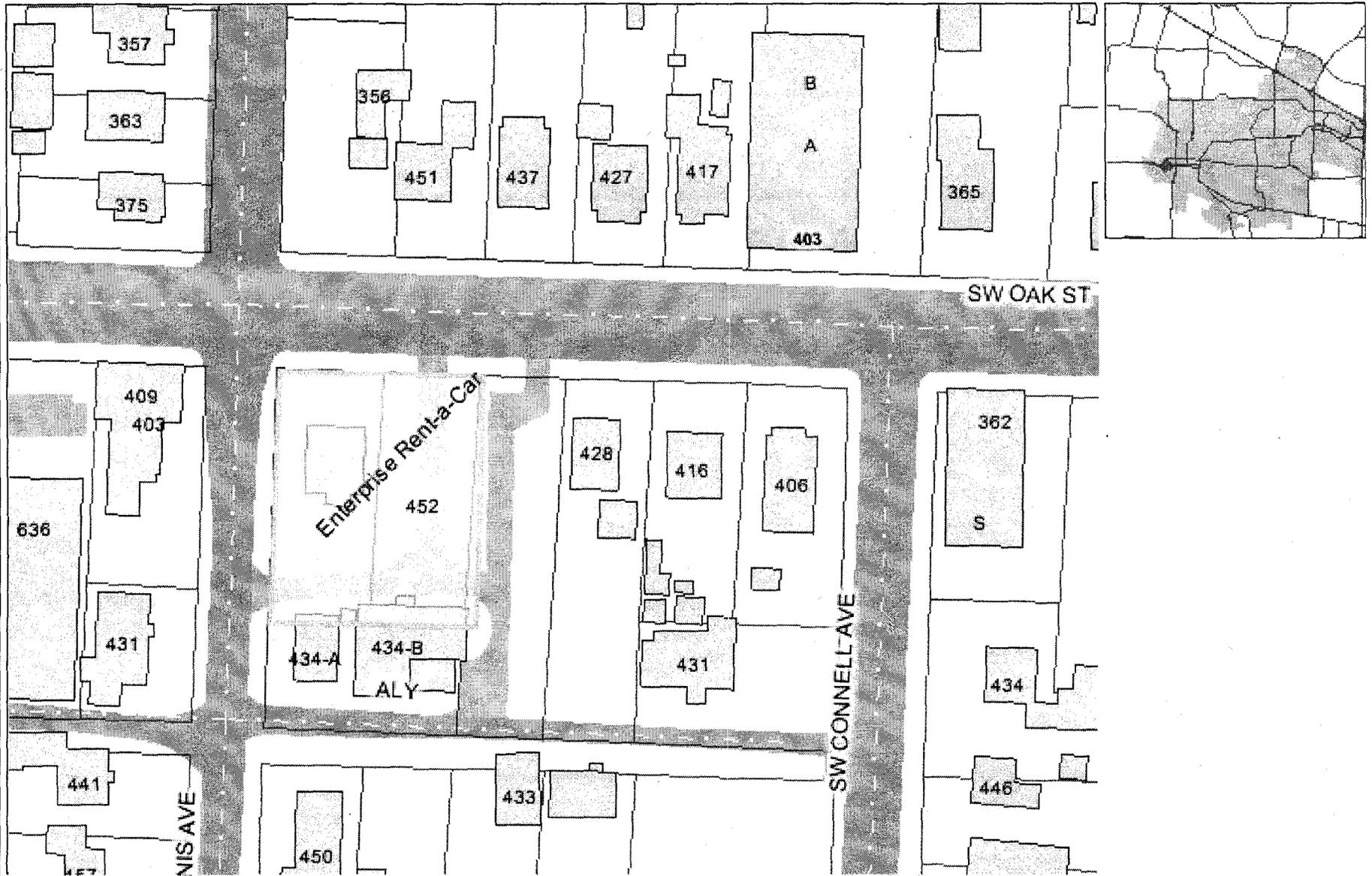
Developer: ENTERPRISE RENT-A-CAR

	Construction	Fee
Street	\$15,600.00	\$780.00
Storm	\$6,300.00	\$565.00
Sanitary	\$0.00	\$0.00
Water	\$0.00	\$0.00
TOTAL	\$21,900.00	\$1,345.00

Attachment: Location Map

Vicinity Map

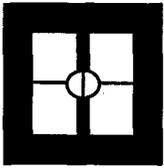
24-Oct-08 12:42 PM



DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. **SOURCE:** Hillsboro & WaCnty Data: Updated Weekly, Metro Data Updated Quarterly

CITY OF HILLSBORO

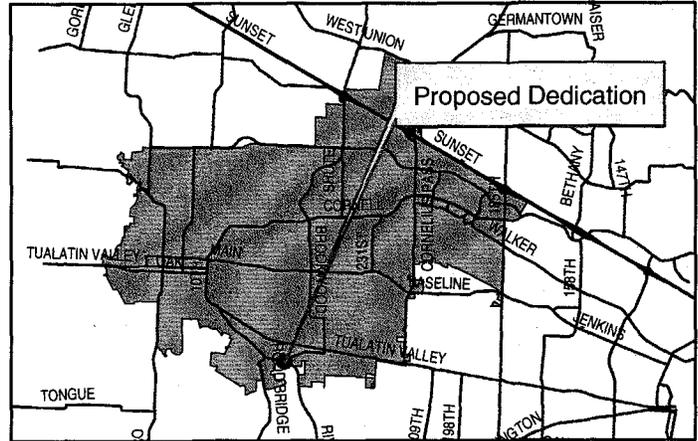
1B



November 4, 2008.

TO: Mayor and City Council

FROM: Michael Filicky, City Surveyor

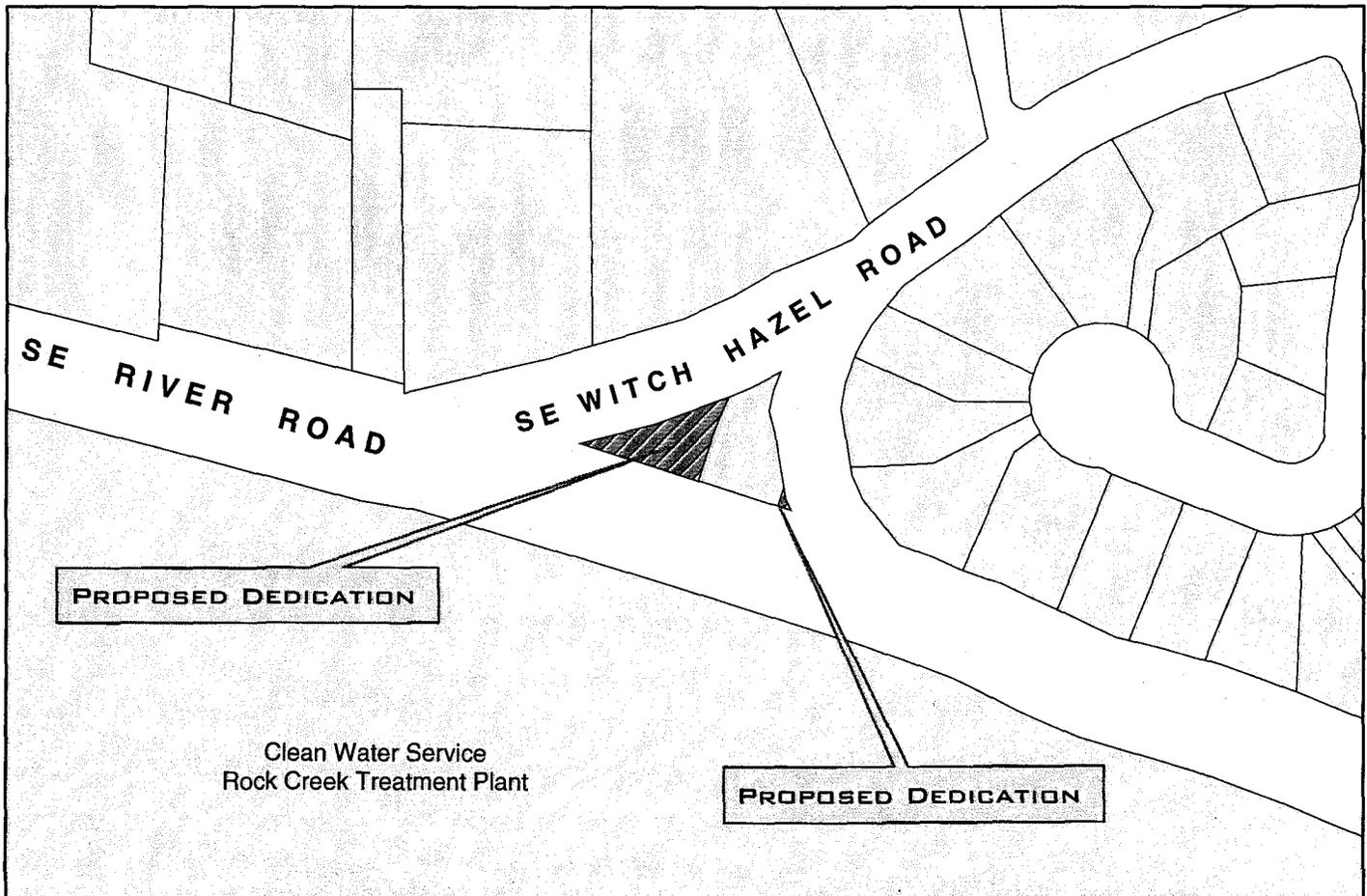


RE: Dedication of public right-of-way at the intersection of SE River Road and SE Witch Hazel Road.

This dedication is requested by Washington County. It is necessary for the completion of their River Road Improvements Project. The tract is a remnant of a parcel that was conveyed to the City from Melvin Tappert on December 11, 1973. The majority of the Tappert Tract was dedicated as a public street on September 20, 1990. The remaining tracts, which are surrounded by public streets, have limited value, with their best use being that of a public street.



Transportation Committee recommends authorization of the dedication.



After recording, please return to:

Washington County
LUT, Right-of-Way Section
1400 SW Walnut St. Mail Stop #18
Hillsboro, OR 97124-5625

**Until a change is requested all
tax statement shall be sent to:**

City of Hillsboro
150 East Main Street
Hillsboro, Oregon 97123-4028

DEDICATION DEED

CITY of HILLSBORO, an Oregon City, Grantor, grants to **WASHINGTON COUNTY**, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is **\$NONE**.

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road; all customary associated uses, and appurtenant facilities;

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantor, by and through its _____,
has caused this instrument to be duly signed.

DATED this _____ day of _____, 200__.

CITY of HILLSBORO
an Oregon City

By: _____

Title: _____

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this _____ day of _____, 200__, by

(name and title of position) of the
City of Hillsboro an Oregon City, on behalf of the City.

Notary Public

Accepted on behalf of Washington County, Oregon.

By: _____

Title: _____

Dated this _____ day of _____, 200__

Approved As To Form:

Loretta S. Skurdahl
Sr. Assistant County Counsel
Dated & Signed: October 29, 1998

EXHIBIT "A"

**SE WITCH HAZEL ROAD
SEPTEMBER 23, 2008**

**WASH. CO. PROJECT NO. 100087
FILE NO. 22
TAX MAP & LOT NO. 1S2 09CA 1050
TAX MAP & LOT NO. 1S2 09CA 1051**

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

A parcel of land lying in the Southwest One-quarter of Section 9, Township 1 South, Range 2 West of the Willamette Meridian, Washington County, Oregon and being all of said property described in a Deed to the City of Hillsboro, and recorded on December 11, 1973 as Book 956, Page 92 in the Washington County Book of Records, and excluding therefrom that portion of said property dedicated to the Public in a Dedication Deed recorded September 20, 1990 as Document Number 90051282 and further excluding any portion lying within County Road Numbers 1135, 1178 and 2854 (T/J).

The parcel of land to which this description applies contains 2,479 square feet, more or less.

BASIS OF BEARINGS:

N 68°12'02" W between the 3/4 inch iron pipe at station 395+38.86 P.O.T. (County Road 2572), and the 3/4 inch iron pipe at station 399+13.94 P.O.T. (County Road 2572) per Survey Number 30,795.

Prepared by
Washington County Surveyor's Office
155 N. First Avenue, Suite 200
Hillsboro, Oregon 97124

Malcolm N. Clark 9-23-08

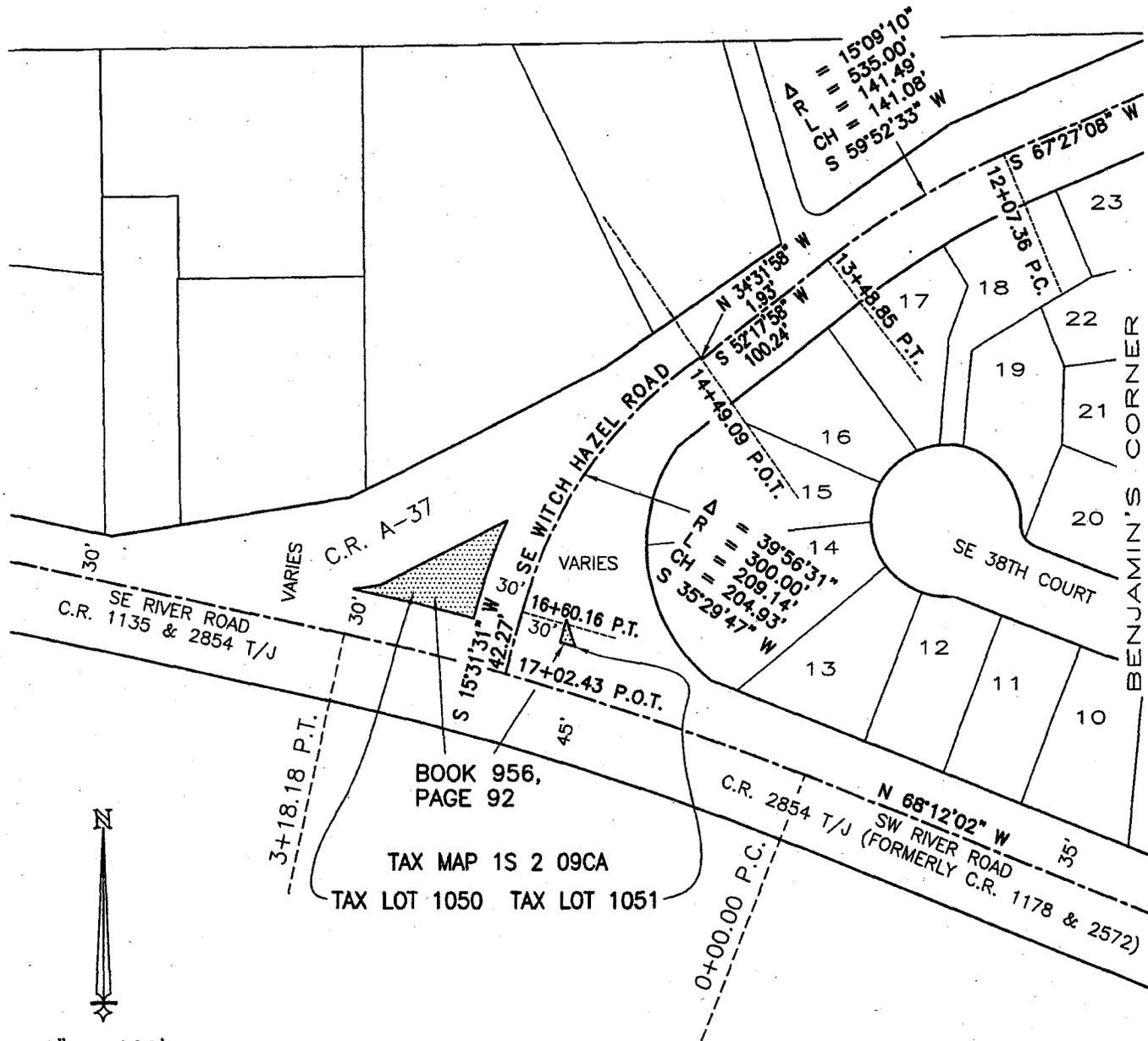
Malcolm N. Clark, P.L.S. Date
Survey Technician III

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Scott M. Young
**OREGON
JAN. 14, 2003
SCOTT M. YOUNG
#58586 LS**

EXPIRES: 06-30-2010

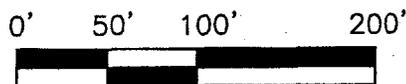
EXHIBIT "B"



1" = 100'

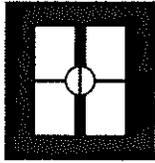
 PARCEL 1
DEDICATION OF RIGHT-OF-WAY
(2,479 SQ. FT., MORE OR LESS)

SE RIVER ROAD
SEPTEMBER 23, 2008



WASH. CO. PROJECT NO. 100087
FILE NO. 22
TAX MAP & LOT NO. 1S 2 09CA 1050
TAX MAP & LOT NO. 1S 2 09CA 1051

CITY OF HILLSBORO



November 4, 2008

STAFF REPORT

TO: City Council

FROM: Planning Department

RE: Expected Receipt of Appeal for a Modification to the Orenco Woods Crossing Concept Development Plan, File No. CDP 1-06 (MOD 1)

BACKGROUND

At their November 12, 2008 regular meeting, the Planning Commission is expected to render a decision regarding a requested modification to the Orenco Woods Crossing Concept Development Plan (CDP). The proposed modification to the CDP revises the approved layout at the southeast corner of the site. The applicant for the subject request is Venture Properties, Inc.

RECEIPT OF APPEAL

Regardless of the Planning Commission's decision, the City is anticipating an appeal of that decision. As per state law ORS 227.178, the City of Hillsboro has 120 days from the date an application is deemed complete to issue a final action and the 120 day time frame for this application will end on December 13, 2008. In order to address the time constraints imposed by state law, City staff is requesting that the City Council preemptively schedule a de novo appeal hearing on the date of December 2, 2008

COUNCIL PROCEDURES FOR PUBLIC HEARINGS ON APPEAL

Hillsboro Zoning Ordinance Volume I Section 118 states:

Section 118. Appeal to the City Council. Any action or ruling of the City Planning Commission or Planning and Zoning Hearings Board may be appealed to the City Council within 15 days after the City Planning Commission or Planning and Zoning Hearings Board has rendered its decision, by filing written notice with the City Recorder. All appeals filed

shall be accompanied by payment of a fee equal to one-half the fee paid for the original application.

Council Resolution No. 1620, which establishes the rules of procedure for the conduct of land use hearings, provides as follows:

- (2) Prior to considering the evidence on appeal, the Council shall first receive the appeal at a regularly scheduled Council meeting and shall set a time certain for a hearing on the merits of the appeal. At the time of receiving the appeal, a Council, staff representative or any party who appeared below may request that the hearing on the merits before the Council be de novo. The Council, in its discretion, may also permit a partial de novo hearing, in which evidence and testimony shall be limited to one or more specific issues defined by the Council. The Council, in its discretion, may also remand the matter back to the Planning Commission or Planning and Zoning Hearings Board to receive further evidence. In its decision findings, the Council shall explain its reasons for allowing a de novo hearing on the merits or a partial de novo hearing.
- (3) In the event the Council limits an appeal of a decision of the Planning Commission or Planning and Zoning Hearings Board to evidence made a matter of record during the hearing before the Planning Commission or Planning and Zoning Hearings Board, no testimony or evidence shall be received by the Council, and the decision shall be based solely on the evidence made a matter of record before the Planning Commission or Planning and Zoning Hearings Board.
- (4) In the event the Council allows a partial de novo hearing, the Council through the Presiding Officer, shall accept only that testimony and evidence directly related to the specific issues defined by the Council.

RECOMMENDATION

At the November 4, 2008 City Council meeting, staff recommends that the Council receive the request and subsequently set the appeal hearing date and type of appeal hearing. The earliest City Council meeting which an appeal hearing could be held would be December 2, 2008 in order to meet statutory notice requirements. City staff would recommend that a de novo appeal hearing be scheduled for December 2, 2008. The Council may choose to direct questions to the City Attorney should there need to be further discussion regarding the type of appeal hearing and/or appeal hearing date.

Staff also requests that the Council establish time limits for the Orenco Woods Crossing Concept Development Plan Modification appeal hearing at the November 4, 2008 meeting. The following time limits have been used previously by the Council and are a possible guideline for receipt of comment at the appeal hearing:

- 20 minutes for the applicant
- 3 minutes for all others in favor
- 20 minutes for appellants
- 3 minutes for all others in opposition
- 10 minutes for the applicant's rebuttal

Following the Planning Commission decision, the Planning staff will immediately begin preparation of the Record on this case, with the intention of completing its preparation and distribution to the Council members as quickly as possible.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink, appearing to read 'Ruth Klein', with a flourish at the end.

Ruth Klein
Urban Planner III

CITY OF HILLSBORO



October 30, 2008

MEMORANDUM

TO: City Council

FROM: Planning Department

RE: Street Name Change SN 3-08 NW Brookwood Avenue to NE 47th Avenue and NE Ihly Way and Street Name Change Process

The purpose of this memo is to inform Council that staff is requesting that the second ordinance reading of the NW Brookwood Avenue and NE Ihly street name change be postponed in order to allow staff to fully address the questions and concerns raised by the City Council at their October 21, 2008, meeting.

At the October 21, 2008, meeting Council held a public hearing pursuant to ORS 227.120 to consider a proposal to change the street name of NW Brookwood Avenue to NE 47th Avenue and NE Ihly Way. The proposed street name change was initiated by city staff to alleviate potential confusion between NW Brookwood Avenue and NE Brookwood Parkway which are parallel and adjacent streets.

During the public hearing Council raised three primary issues:

1) Outreach

The first question raised by Council was what amount of public outreach was conducted by staff during the street name change process? The answer is that two notifications went to each property owner along NW Brookwood Avenue. The first notice was sent in compliance with the requirements of ORS 227.120 to inform each property owner of the proposed street name change public hearing. In response, three citizens provided written testimony which was forwarded in the staff report for the public hearing, and one citizen provided oral testimony at the public hearing. In addition to the notice of public hearing, a separate letter was sent to all the property owners that provided detailed information regarding the street name change process and specific contact information at the City to answer questions.

Council asked if only property owners and not renters were notified. Staff confirms that only property owners were notified as specified by ORS 227.120; however, staff recognize that the impact of a street name change is to all residents of the street regardless of property owner status.

Council received testimony regarding an apartment complex that was also effected by the proposed street name change. Although staff initially understood that the complex had an internal street address system staff has confirmed that the complex is in fact addressed from NW Brookwood Avenue.

2) Process for Street Name Changes

A second issue raised was what internal City process is used to evaluate street name changes including whether or not street name changes should be reviewed by the Street Committee in addition to the Planning Commission.

The City has generally processed street name changes in accordance with Oregon Revised Statute 227.120 which calls for the Planning Commission, or if there is no commission the City Engineer, to initiate the street name change and for the City Council to hold a public hearing and decide whether to approve or deny the street name change request. ORS 227.120 is reprinted here for the Council's review.

ORS 227.120 states:

Procedure and approval for renaming streets. Within six miles of the limits of any city, the commission, if there is one, or if no such commission legally exists, then the city engineer, shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the commission, or if no such commission legally exists, then in the judgment of the city engineer, such renaming is in the best interest of the city and the six mile area. Upon receiving such recommendation the council shall afford persons particularly interested, and the general public, an opportunity to be heard, at a time and place to be specified in a notice of hearing published in a newspaper of general circulation within the municipality and the six mile area not less than once within the week prior to the week within which the hearing is to be held. After such opportunity for hearing has been afforded, the city council by ordinance shall rename the street or highway in accordance with the recommendation or by resolution shall reject the recommendation. A certified copy of each such ordinance shall be filed for record with the county clerk or recorder, and a like copy shall be filed with the county assessor and county surveyor. The county surveyor shall enter the new names of such streets and roads in red ink on the county surveyor's copy of any filed plat and tracing thereof which may be affected, together with appropriate notations concerning the same. The original plat may not be corrected or changed after it is recorded with the county clerk.

In reviewing the internal process with the Engineering Department it appears that only proposed change of Shute Road south of Highway 26 to Brookwood Parkway has been taken through the Street Committee. The reason this street name change was taken through the Street Committee was the high profile nature of changing ODOT signs on Highway 26. Looking forward, staff will review if there is an appropriate role for the Street Committee in future street name changes.

3) Historic Streets

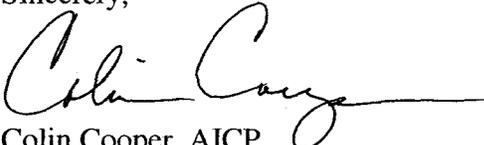
A third issue raised by Council was the need to preserve the street name of NW Brookwood Avenue because it is a historic street name.

This issue certainly has merit and is one in which staff welcomes policy direction. Currently, there are no specific street name theme districts or historic street name districts. Therefore, while it can be agreed that NW Brookwood Avenue is "historic" there is no method to formally designating it as a "historic street". Therefore, at the present time NW Brookwood Avenue doesn't enjoy the formal protection as a historic street.

Conclusion

City staff understands the potential hardship that a street name and address change creates for the residents and will review and evaluate the existing system that has been used for renaming streets. After evaluating the existing system staff will develop and review with Council a revised street name policy that includes an appropriate outreach program that provide citizens and decision makers an advance opportunity to comment on potential street name changes.

Sincerely,



Colin Cooper, AICP
Current Planning Manager



STAFF REPORT

October 24, 2008

TO: City Council
FROM: Planning Department
RE: Request for Approval of a Zone Change - ZC 6-08: Gateway Property

REQUEST

Attached are materials relating to an owner-initiated zone change from SCRP (Station Community Research Park) to SCC-MM (Station Community Commercial – Multi-Modal). The subject site is adjacent to the entry to the OHSU Primate Research Center, and thus is labeled as the "Gateway" by the applicant. The site lies on the west side of NW 185th Avenue, north of the northerly stub of NW Edgeway Drive. The proposed zone change site consists of tax lots 100, 200, 350, 351, and 400 on Washington County Assessor's Tax Map 1N2-36DD.

As depicted in Exhibit A of the draft ordinance for this zone change, the proposed zone change site also includes the area which is a paved private driveway, which was known as "NW Holly Street" at the date of submittal of this zone change application. Holly Street is the shared private access serving the primate center and the subject properties. This private drive was formerly a public right-of-way, but was never accepted by the City of Hillsboro or by Washington County, and thus the City released ownership and interest in the Holly Street right-of-way with the recording of a quit claim deed. The area formerly known as Holly Street has since been re-identified by Washington County as tax lot 600, which first appeared on the Washington County Assessor's Tax Map dated August 22, 2008. The Gateway zone change application was submitted to the City on August 8, 2008, and thus pre-dated the conversion of the former Holly Street right-of-way into tax lot 600. Because the area within the former Holly Street right-of-way was included within the applicant's Gateway zone change request, it continues to be part of this zone change proposal in spite of the recent addition of the tax lot identification number.

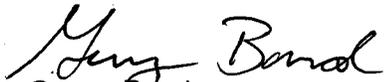
The northern portion of the subject site currently has two existing residential structures and several outbuildings, surrounded by a variety of mature trees, including several giant sequoias. The southern portion of the site is traversed by a tributary to Beaverton Creek. The remainder of the site is managed for field crops. Should the zone change be approved, the site would be eligible for development in accordance with the standards of the SCC-MM zone.

The staff report prepared for the Planning and Zoning Hearings Board (PZHB) and dated September 11, 2008, is attached for your review. The PZHB has recommended approval of the proposed zone change with three conditions, and Hearings Board Opinion No. 1692, dated October 1, 2008, is also attached. It is noted that, because tax lot 600 evolved from the former Holly Street right-of-way during the processing of this zone change application, Condition No. 1 of the Hearings Board opinion has been revised to include reference to tax lot 600 within the attached draft ordinance.

The proposed ordinance has been attached for your consideration.

Please retain these materials until a final action has been taken on this matter. If you have any questions, please contact the Planning Department at (503) 681-6153.

Respectfully submitted,

A handwritten signature in cursive script that reads "Genny Bond".

Genny Bond
Urban Planner III
City of Hillsboro Planning Department

Attachments: Draft Ordinance
Hearings Board Opinion No. 1692
Staff report and maps

ORDINANCE NO. _____

ZC 6-08: GATEWAY PROPERTY

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO ZONING ORDINANCE NO. 1945, AS AMENDED, BY CHANGING THE ZONING OF A 23.9-ACRE TRACT OF LAND FROM SCRP (STATION COMMUNITY RESEARCH PARK) TO SCC-MM (STATION COMMUNITY COMMERCIAL – MULTI-MODAL).

WHEREAS, the City of Hillsboro Planning and Zoning Hearings Board held a public hearing on the proposed zone change on September 17, 2008, and voted to recommend to the City Council that the subject zone change be granted subject to three conditions, based on the findings adopted by the Board as Opinion No. 1692, dated October 1, 2008, and

WHEREAS, the City Council hereby adopts the findings of the Planning and Zoning Hearings Board as its own in regard to this matter, and

WHEREAS, based on those findings, the City Council hereby determines that the zone change conforms with the Hillsboro Comprehensive Plan and Zoning Ordinance, and the particular zone recommended is the best suited for the subject site.

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. The following described 23.9-acre tract of land is hereby rezoned from SCRP (Station Community Research Park) to SCC-MM (Station Community Commercial – Multi-Modal), as described and illustrated in Exhibit A.

Tax Lots 100, 200, 350, 351, 400, and 600 on Washington County Assessor's Tax Map 1N2-36DD, Section 36, Township 1 North, Range 2 West, Willamette Meridian, on record as of August 22, 2008, a copy of which is attached hereto and thereby made a part of this Ordinance.

Section 2. Approval of this zone change is subject to the following conditions:

1. This zone change approval for the property currently identified as Tax Lots 100, 200, 350, 351, 400, and 600 on Washington County Assessor's Tax Map 1N2 36DD, as depicted in the attached copy of the tax map (see Exhibit A), is subject to a trip cap. The use of these lots or parcels shall not generate more than 16,370 average daily vehicular trips. Of such daily vehicular trips, no more than an average of 1,685 trips shall be generated during average weekday p.m. peak hours of 4:30 PM to 5:30 PM. This trip generation cap is the maximum allowed number of motorized vehicle trips entering and exiting the property as a consequence of the uses of the property. This trip generation cap relates only to vehicle trips generated by uses of the property and does not include vehicles passing through the property to gain access to other property outside of the property. Determination of vehicle trip generation shall be

based upon the current edition of the Institute of Transportation Engineers Trip Generation Manual. Any application for land use or development on the property shall be accompanied by a trip generation analysis which utilizes the applicable trip figures within the I.T.E. manual and which demonstrates continued compliance with the trip cap for the entire property.

2. Amendment of this zone change approval, including any amendment to the trip cap described in Condition 1, above, shall only be accomplished through approval of a subsequent zone change application request. Such zone change application shall be processed in accordance with the standards set forth in the City of Hillsboro Zoning Ordinance.
3. Prior to submittal of any applications for site development or land use approval, the owners of the property currently identified as Tax Lots 100, 200, 350, 351, and 400, on Washington County Assessor's Tax Map 1N2 36DD, as depicted in the attached copy of the tax map, shall record the final order and conditions for this zone change decision. This decision and accompanying conditions of approval shall run with the property and shall be binding on the property as it may be partitioned or subdivided. These conditions shall be amended only through approval of a subsequent zone change application, processed in accordance with the standards of the Hillsboro Zoning Ordinance.

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a part of Ordinance No. 1945, to be amended to include the zone change set forth in Section 1 hereof.

Section 4. Except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

Section 5. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

Passed by the Council this 4th day of November, 2008

Approved by the Mayor this 4th day of November, 2008

Mayor

ATTEST: _____
City Recorder

BEFORE THE CITY OF HILLSBORO
PLANNING AND ZONING HEARINGS BOARD

File No. ZC 6-08
Opinion No. 11692

APPLICANT:

Polygon NW.

APPLICATION:

The applicant, Polygon NW, requests a zone change from the existing SCRP (Station Community Research Park) to SCC-MM (Station Community Commercial – Multi-Modal). The subject site consists of five parcels identified as tax lots 100, 200, 350, 351, and 400 on Washington County Assessor's Tax Map 1N2 36DD. The applicant is represented by MGH Associates, Inc. The property owner is Miller Ridge, LLC. The applicant requests the zone change in order to allow these five parcels to be developed for uses other than medical research.

PROPERTY:

The site proposed for the zone change is on the west side of NW 185th Avenue, and borders the stub of NW Edgeway Drive at the south. NW Holly Street, a private paved driveway, extends along the northern edge of the site and provides access to 185th Avenue for the site and for the primate research center to the west. The southeast portion of the site is traversed by a tributary to Beaverton Creek. The tributary is an intermittent stream and flows in a southwesterly direction.

The site features a gentle downward slope toward the southeast and southwest, ranging from a high elevation of 210 feet ASL (above sea level) at the northwest corner to an elevation of 188 feet ASL in the southeast corner, in the base of the stream channel.

The stream is identified on the City's Significant Natural Resource Overlay map as a Level 1 Significant Natural Resource, and is assigned a 75-foot wide Impact Area. The stream segment on the subject site has been channelized as a result of crop cultivation on the site. The west edge of the site also includes an Impact Area, associated with a resource area on the neighboring parcel; this also consists of a cultivated area. The northern portion of the site includes a single-family home and two outbuildings, and the remnants of a holly orchard. Various coniferous and deciduous trees surround the residence. The southern portion of the site is a cultivated field, evidently used for rotation crops at present. The cultivation has left the stream on the site in a straight channel with very little riparian vegetation.

NW Holly Street extends through the northeast corner of the site and provides the site's connection to NW 185th Avenue. NW 185th Avenue is designated as an arterial and NW Holly Street is designated as a collector, on the City's Transportation System Plan Functional Classification System Plan. The platted NW Holly Street consists of a roughly 600-foot long public right-of-way; however, the as-travelled paved road connecting to 185th Avenue does not lie completely within the dedicated right-of-way, within the street's approach to 185th. In February of this year, City staff determined that the dedication area had never been formally

accepted by the City or by the County, and because most of Holly Street was located outside the dedicated right-of-way and had been maintained by OHSU, the City released ownership and interest in the Holly Street right-of-way to OHSU. With the recording of a quitclaim deed, the released right-of-way has been absorbed into tax lots 351 and 3404.

The Transportation System Plan calls for a public street connection to NW 185th Avenue at this location, so it is likely that a new public street dedication will be required as part of any future development of the subject site.

The Transportation System Plan Update Local Street Connectivity Plan (Figure 1-17) calls for an east-west connection somewhere within the OHSU West Campus, and indicates the possible extension of NW Holly Street to the west. This proposed zone change will not affect the potential for re-dedication and extension of Holly Street.

The Clean Water Services (CWS) Sensitive Areas Pre-Screen Map shows approximately three-quarters of the site as being within the area of potential impact. However, the January 30, 2006 CWS Service Provider Letter states that the proposed project will not significantly impact the existing Sensitive Areas found near the site.

A more complete description of the property including the surrounding area, public utilities and streets, is contained in the Staff Report dated September 11, 2008 which is adopted and incorporated herein by reference.

HEARING DATE:

September 17, 2008.

BOARD MEMBERS:

Robert D. Greaves, Chair and Hearings Officer, Nathan Parent and Drake Hood.

SUMMARY OF HEARING:

A statement was made by the Hearings Officer to those in attendance, that testimony must be directed to the applicable criteria or such other criteria in the City's land use regulations, which a person testifying believes should be applied to the decision and, further, that failure to raise an issue with statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue, may preclude an appeal based on that issue. A further statement was made that failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action by applicant for damages in Circuit Court. No ex parte contacts, bias or conflicts of interest were identified.

City staff summarized the staff report, including the applicable criteria. Staff distributed a Supplemental Staff Report dated September 17, 2008, which listed revised recommended conditions of approval to replace the conditions of approval contained in the original Staff Report dated September 11, 2008. In response to a question from the Board, Staff clarified that there was no demand for Research Park zoning on the subject site. Rather, the draft OHSU/Amberglen Concept Plan calls for 'Medium Density Urban' on the subject site.

Applicant was represented at the hearing by James Christmas of Polygon NW. Mr. Christmas testified that Applicant was in agreement with the staff report dated September 11, 2008 and the revised recommended conditions of approval contained in the Supplemental Staff Report dated September 17, 2008.

Jacque Smith, a home owner to the east of the subject site on the east side of NW 185th Avenue, spoke in opposition. Ms. Smith's primary concern related to parking problems in her neighborhood, because of a lack of parking in a nearby condominium complex which was developed by Applicant. She was concerned that Applicant would be unresponsive to similar parking problems when the subject site is developed.

On rebuttal, Mr. Christmas testified that no specific development was proposed on the subject site at this time and that any proposed development in the future would be subject to Development Review, including appropriate conditions for parking. He also noted that the subject site was in a Station Community Planning Area which calls for higher density and less emphasis on parking.

No other testimony or evidence was received prior to or at the hearing. The Board closed the hearing for deliberation.

APPROVAL CRITERIA:

Zoning Ordinance No. 1945, Section 114 (2) specifies the approval criteria for a proposed zone change as follows:

- a. The request must conform with the Hillsboro Comprehensive Plan and this Ordinance;

- b. That, where more than one designation is available to implement the Comprehensive Plan designation (e.g. R-7 vs. R-10), the applicant must justify the particular zoning being sought and show that it is best suited for the specific site, based upon specific policies of the Hillsboro Comprehensive Plan.

Section 114 (1) of the Zoning Ordinance lists conditions which may be attached to a zone change approval.

FINDINGS OF FACT:

The factual information contained in the Staff Report dated September 11, 2008, the Supplemental Staff Report dated September 17, 2008 and Applicant's written Land Use Application for a Zone Change application dated August 8, 2008, are each adopted and incorporated herein by reference. In addition, the Board made the following findings with regard to this application:

1. The subject site is now zoned SCRP (Station Community Research Park). The site was proposed to be part of the OHSU West Campus plan which was approved in 1998 (CDP 1-98) and was to include research, academic and medical office buildings, a hospital and associated parking. OHSU sold the site and will not be developing it as part of their medical-research campus. No evidence was presented of any need to maintain this specialized zoning for a research park.

2. The subject site is located in a Station Community Planning Area. There are fourteen implementing zones for the Station Community Planning Area. Applicant has assessed and provides a discussion of the applicability of each implementing zone in its Zone Change Application for the Gateway Property dated August 8, 2008 (“Application”). See Application pp. 20-31. Applicant concludes that the SCC-MM and SCC-SC are the most appropriate zones. Properties to the north and south of the subject site are zoned SCC-MM and SCC-SC.
3. Between the SCC-MM and SCC-SC zones, Applicant concludes that the SCC-MM is the most appropriate for the site because of the site’s general consistency with the criteria discussed in the purpose statement for this zone in Section 136 of the Zoning Ordinance.
4. The Board has reviewed Applicant’s assessment and conclusion that SCC-MM is the most appropriate zone, concurs with this assessment and conclusion, and adopts Applicant’s findings as stated on pp. 20-31 of its Application herein. Applicant’s analysis, findings and conclusion were unrebutted. Accordingly, Applicant has met its burden of proof for a zone change from SCRP to SCC-MM on the subject site.

5. Opponent Smith's concerns regarding parking do not address which implementing zone is most appropriate for the subject site. Her concerns would be more appropriately addressed during Development Review of the subject site when a specific development proposal is presented.
6. Gregg Leion of the Washington County Department of Land Use & Transportation submitted a letter dated August 19, 2008 which raises a valid concern regarding potentially significant increases in trip generation when the subject site is developed, thereby exacerbating capacity issues on NW 185th Avenue.
7. Applicant proposed to address the capacity issue by establishing a cap on the number of vehicle trips which may be generated from the subject site, as a condition of approval. The cap is proposed in order to ensure that the zone change does not result in more traffic generated from the site than would be generated under existing zoning.
8. Applicant's traffic engineer, Kittelson & Associates, calculated the number of trips which would be anticipated from the site if it were to be developed under its current zoning. Those figures (16,370 daily trips and 1,685 p.m. peak hour trips) were accepted by the City, County and Applicant as the maximum for the site under the SCC-MM zone.

9. Representatives of the City, County and Applicant then met to determine the most effective way to implement the trip cap. All parties agreed that a separate recorded document would not be necessary if the zone change decision and conditions were recorded, and if those conditions specifically stated the trip cap. In addition, the parties agreed that any request to amend the trip cap in the future would need to be addressed in a subsequent zone change application. As a result of this agreement, the recommended conditions of approval for this zone change have been revised. The conditions of approval suggested in the original Staff Report dated September 11, 2008 will be deleted and the conditions of approval contained in the Supplemental Staff Report dated September 17, 2008 are adopted, as set forth below.

DECISION:

Applicant has met the approval criteria for a zone change as listed in Zoning Ordinance No. 1945 Section 114 (2). Therefore, Applicant's request for approval of a zone change is granted, subject to the following conditions of approval:

1. This zone change approval for the property currently identified as Tax Lots 100, 200, 350, 351, and 400, on Washington County Assessor's Tax Map 1N2 36DD, as depicted in the attached copy of the tax map (see Exhibit A),

is subject to a trip cap. The use of these lots or parcels shall not generate more than 16,370 average daily vehicular trips. Of such daily vehicular trips, no more than an average of 1,685 trips shall be generated during average weekday p.m. peak hours of 4:30 PM to 5:30 PM. This trip generation cap is the maximum allowed number of motorized vehicle trips entering and exiting the property as a consequence of the uses of the property. This trip generation cap relates only to vehicle trips generated by uses of the property and does not include vehicles passing through the property to gain access to other property outside of the property. Determination of vehicle trip generation shall be based upon the current edition of the Institute of Transportation Engineers Trip Generation Manual. Any application for land use or development on the property shall be accompanied by a trip generation analysis which utilizes the applicable trip figures within the I.T.E. manual and which demonstrates continued compliance with the trip cap for the entire property.

2. Amendment of this zone change approval, including any amendment to the trip cap described in Condition 1, above, shall only be accomplished through approval of a subsequent zone change application request. Such zone change application shall be processed in accordance with the

standards set forth in the City of Hillsboro Zoning Ordinance.

3. Prior to submittal of any applications for site development or land use approval, the owners of the property currently identified as Tax Lots 100, 200, 350, 351, and 400, on Washington County Assessor's Tax Map 1N2 36DD, as depicted in the attached copy of the tax map, shall record the final order and conditions for this zone change decision. This decision and accompanying conditions of approval shall run with the property and shall be binding on the property as it may be partitioned or subdivided. These conditions shall be amended only through approval of a subsequent zone change application, processed in accordance with the standards of the Hillsboro Zoning Ordinance.

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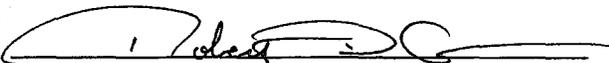
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DATE OF DECISION:

October
September 1, 2008.

PLANNING AND ZONINGS HEARING BOARD

By: 
Robert D. Greaves, Chair

Board Member Action:

Signature 

Nathan Parent

Agree/Object
Agree

Date 10-01-2008
~~10/30/2008~~

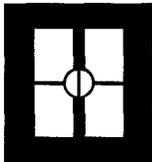


Drake Hood

Agree

9/22/08

CITY OF HILLSBORO



STAFF REPORT

September 17, 2008

TO: Planning and Zoning Hearings Board

FROM: Planning Department

RE: Supplemental staff report for – ZC 6-08 Gateway Property

The PZHB members have previously been provided with a staff report for this zone change application, dated September 11, 2008. This supplemental staff report is intended to answer one unresolved issue from that staff report, specifically the issue of the form of the recorded document which would implement the trip cap for the Gateway Property as proposed in the zone change application. The recommended conditions of approval in the September 11 staff report specified that a “formal document” be recorded which would state the trip cap, derived from the applicant’s traffic analysis. The condition left the form and details of that document to be determined at a later date. The conditions also specified that the final order and conditions for this zone change be recorded.

On September 16, 2008, the City Planning staff met via telephone conference with Chris Crean of the City Attorney’s office, Chris Gilmore of Washington County Counsel’s office, Gregg Leion, Senior Planner with Washington County’s Long-range Planning Division, and James Christmas of Polygon Development. The goal of the meeting was to gain consensus about the form which the final recorded document should take.

At the conclusion of the meeting, it was agreed by all parties that a separate recorded document would not be necessary, if the zone change decision and conditions were recorded, *and* if those conditions stated the trip cap. In addition, the conditions would specify that any request to amend the trip cap in the future would need to take the form of a subsequent zone change application.

As a result of that meeting, the recommended conditions of approval for this zone change have been revised to the following (added text is identified by underline, deleted text by ~~striketrough~~):

RECOMMENDATION

Should the Hearings Board choose to approve the requested zone change, the Planning Department recommends that the following conditions be placed on the approval:

1. This zone change approval for the property currently identified as Tax Lots 100, 200, 350, 351, and 400, on Washington County Assessor’s Tax Map 1N2 36DD, as depicted in the attached copy of the tax map, is subject to a trip cap. The use of these lots or parcels shall not generate more than 16,370 average daily vehicular trips. Of such daily vehicular trips, no more than an average of 1,685 trips shall be generated during average weekday p.m. peak hours of 4:30 PM to 5:30 PM. This trip generation cap is the maximum allowed number of motorized vehicle trips entering and exiting the property as a consequence of the uses of the

property. This trip generation cap relates only to vehicle trips generated by uses of the property and does not include vehicles passing through the property to gain access to other property outside of the property. Determination of vehicle trip generation shall be based upon the current edition of the Institute of Transportation Engineers Trip Generation Manual. Any application for land use or development on the property shall be accompanied by a trip generation analysis which utilizes the applicable trip figures within the I.T.E. manual and which demonstrates continued compliance with the trip cap for the entire property.

2. Amendment of this zone change approval, including any amendment to the trip cap described in Condition 1, above, shall only be accomplished through approval of a subsequent zone change application request. Such zone change application shall be processed in accordance with the standards set forth in the City of Hillsboro Zoning Ordinance.
3. Prior to submittal of any applications for site development or land use approval, the owners of the property currently identified as Tax Lots 100, 200, 350, 351, and 400, on Washington County Assessor's Tax Map 1N2 36DD, as depicted in the attached copy of the tax map, shall record the final order and conditions for this zone change decision. This decision and accompanying conditions or approval shall run with the property and shall be binding on the property as it may be partitioned or subdivided. These conditions shall be amended only through approval of a subsequent zone change application, processed in accordance with the standards of the Hillsboro Zoning Ordinance. the following which shall run with the properties:
 - a. ~~A formal document which specifies a trip cap applicable to all five tax lots. The document shall be reviewed and approved as to form, by authorized representatives of the City of Hillsboro, in coordination with Washington County, prior to recording.~~
 - b. ~~The final order and conditions for this zone change decision.~~

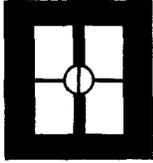
Respectfully submitted,



Genny Bond, Urban Planner III
City of Hillsboro Planning Department

C: Chris Crean
Chris Gilmore
Gregg Leion
James Christmas
Michael Birndorf

CITY OF HILLSBORO



STAFF REPORT

September 11, 2008

TO: Planning and Zoning Hearings Board

FROM: Planning Department

RE: Request for Approval of a Zone Change – ZC 6-08 Gateway Property

REQUEST

The applicant, Polygon NW, requests a zone change from the existing SCRCP (Station Community Research Park) to SCC-MM (Station Community Commercial – Multi-Modal). The subject site consists of five parcels identified as tax lots 100, 200, 350, 351, and 400 on Washington County Assessor's Tax Map 1N2 36DD. The applicant is represented by MGH Associates, Inc. The property owner is Miller Ridge, LLC. The applicant requests the zone change in order to allow these five parcels to be developed for uses other than medical research.

BACKGROUND

The five subject parcels were part of a 1998 concept development plan for the OHSU West Campus Master Plan (Case File No. CDP 1-98), which was approved by the City on October 9, 1998. That concept plan labeled the five parcels which are the subject of this application as the "Gateway Area," and proposed this area for future development of research, academic, and medical office buildings, a hospital, and associated parking. However, the Gateway Area has since been sold to the current owner, and is no longer owned by OHSU. The site is no longer proposed to be part of the OHSU West Campus plan.

SITE DESCRIPTION

The site proposed for the zone change is on the west side of NW 185th Avenue, and borders the stub of NW Edgeway Drive at the south. NW Holly Street, a private paved driveway, extends along the northern edge of the site and provides access to 185th Avenue for the site and for the primate research center to the west. The southeast portion of the site is traversed by a tributary to Beaverton Creek. The tributary is an intermittent stream and flows in a southwesterly direction.

The site features a gentle downward slope toward the southeast and southwest, ranging from a high elevation of 210 feet ASL (above sea level) at the northwest corner to an elevation of 188 feet ASL in the southeast corner, in the base of the stream channel.

The stream is identified on the City’s Significant Natural Resource Overlay map as a Level 1 Significant Natural Resource, and is assigned a 75-foot wide Impact Area. The stream segment on the subject site has been channelized as a result of crop cultivation on the site. The west edge of the site also includes an Impact Area, associated with a resource area on the neighboring parcel; this also consists of a cultivated area. The northern portion of the site includes a single-family home and two outbuildings, and the remnants of a holly orchard. Various coniferous and deciduous trees surround the residence. The southern portion of the site is a cultivated field, evidently used for rotation crops at present. The cultivation has left the stream on the site in a straight channel with very little riparian vegetation.

NW Holly Street extends through the northeast corner of the site and provides the site’s connection to NW 185th Avenue. NW 185th Avenue is designated as an arterial and NW Holly Street is designated as a collector, on the City’s Transportation System Plan Functional Classification System Plan. The platted NW Holly Street consists of a roughly 600-foot long public right-of-way; however, the as-travelled paved road connecting to 185th Avenue does not lie completely within the dedicated right-of-way, within the street’s approach to 185th. In February of this year, City staff determined that the dedication area had never been formally accepted by the City or by the County, and because most of Holly Street was located outside the dedicated right-of-way and had been maintained by OHSU, the City released ownership and interest in the Holly Street right-of-way to OHSU. With the recording of a quitclaim deed, the released right-of-way has been absorbed into tax lots 351 and 3404.

The applicant is advised that, because the Transportation System Plan calls for a public street connection to NW 185th Avenue at this location, it is likely that a new public street dedication will be required as part of any future development of the subject site.

Staff notes that the Transportation System Plan Update Local Street Connectivity Plan (Figure 1-17) calls for an east-west connection somewhere within the OHSU West Campus, and indicates the possible extension of NW Holly Street to the west. This proposed zone change will not affect the potential for re-dedication and extension of Holly Street.

DESCRIPTION OF SURROUNDING AREA

Area	Plan	Zoning	Land Uses
North	SCPA (Station Community Planning Area)	SCC-MM (Station Community Commercial – Multi-Modal)	Mini-storage
East	City of Beaverton Medium-Density (NR-MD) Residential – 5 units/acre (R-5)	R-2 (Urban Medium Density) NA	Condominiums/Multi-Family Residential
South	SCPA	SCC-SC (Station Community Commercial – Station Commercial)	Heron Creek Condominiums
West	SCPA	SCRP (Station Community Research Park)	OHSU Primate Research Center

PUBLIC UTILITIES

Service	Provider	Size	Location	Distance from site
Water	TVWD	16"	NW 185 th Avenue	East, 100 ft
		12"	North	Adjacent
Sanitary Sewer	City	8"	NW Edgeway Drive	South, 300 ft
Storm Drain	City	18-36"	NW 185 th Avenue	East, 100 ft

TRANSPORTATION FACILITIES

Streets	Existing		Plan Designated	
	R-O-W	Improvement	R-O-W	Improvement
NW 185 th Avenue	90-160 ft	+/- 74-90 ft	98 ft	74 ft
NW Holly Street	0 ft		60 ft	36 ft
Sidewalk Improvements	Existing		Plan Designated	
NW 185 th Avenue	5 ft sidewalk		5' sidewalk and 6' planter strip	
Mass Transit	Route and Station		Distance to Site	
Bus	Route 52		100 ft east	
MAX Light Rail Station	Willow Creek/185 th Ave		0.5 mile south	
Bicycle Lane	Existing		Plan Designated	
NW 185 th Avenue	Yes		6'	

APPLICABLE PLAN POLICIES

Section 2. Urbanization - Implementation Measure A (3) Public streets, new or existing, which are proposed for access to a particular site proposed for development, shall be developed in accordance with the transportation element of the Comprehensive Plan..

Section 2. Urbanization - Implementation Measure A (5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization – Implementation Measure A (6) Station Community Planning Areas shall be used as a tool to focus higher densities and transit supportive mixed use developments around light rail transit stations and encourage transit, walking and bicycle use. Key components of Station Community Planning Areas include:

- (a) A pedestrian orientation;
- (b) Increased intensity of certain land uses;

- (c) Public amenities, including pedestrian spaces and community facilities;
- (d) Multi-modal circulation linkages and;
- (e) Convenient access to light rail stations.

Section 2. Urbanization: Implementation Measure (J) - Land uses identified by the Comprehensive Plan Land Use Map have been determined to be the most suitable needed by the City. To meet the burden of proof for a proposed zone change, it is both necessary and sufficient to show that the proposed zone is consistent with and represents the highest use allowed by the Comprehensive Plan Land Use Map, and in the case of zone changes in residential areas, the proposed zone shall allow development of housing at a density within the range designated by the Land Use Map. In addition, the City may attach clear and objective conditions to the zone change provided such conditions are consistent with the Comprehensive Plan, the Zoning Ordinance, and other rules and policies regulating development in the City.

In developed areas where existing uses and zoning are not consistent with the highest use under the Comprehensive Plan Land Use Map, an "incremental" zone change, which would allow development opportunity at the highest Plan use, shall be required prior to further redevelopment.

Section 13. Transportation - Implementation Measure (B). Approval of land use actions on properties including or adjacent to rights-of-way and street improvements which are less than that specified in the Transportation Plan and Maps shall require: dedication of adequate land for public right-of-way to meet that specified in the Plan; construction of the required interior street system; and construction of, or execution of a non-remonstrance deed restriction for the specified street improvements immediately adjacent to the properties. For the purpose of this measure, land use actions are limited to zone changes, planned unit developments, conditional uses, variances, expansions of non-conforming uses, development reviews, site plan reviews, subdivisions, major partitions and minor partitions.

Section 15. Station Community Planning Areas – (VI) Quatama/185th SPCA Policies.

(A) The Quatama/185th SPCA is designated as a "station community" in the Region 2040 Growth Concept. Overall density targets of 45 persons per net acre are anticipated under this regional designation. The City will map specific zoning districts to achieve the overall density targets. Given the amount of land available for medium to high density residential development near the 205th Avenue light rail station; the amount of land available for business and research park development; and the evolving concentration of institutional, education, research and related spin-off uses northeast of the 205th Avenue station and north of the 185th Avenue station, the Region 2040 density targets are achievable.

(C) Existing institutional and research park uses, including the Oregon Regional Primate Research Center, the Oregon Graduate Institute and the Capital Center, shall be designated for transit supportive Institutional use. Expansion and intensification of education, research and related spin-off development shall be supported in this district. A

broad range of mixed uses, including student housing, support commercial and accessory industrial uses, shall be permitted within the Research Park District.

APPROVAL CRITERIA

Zoning Ordinance No. 1945, Section 114 (2) specifies the approval criteria for a proposed zone change as follows:

- a. That the request must conform with the Hillsboro Comprehensive Plan and this Ordinance;
- b. That, where more than one designation is available to implement the Comprehensive Plan designation (e.g. R-7 vs. R-10), the applicant must justify the particular zoning being sought and show that it is best suited for the specific site, based upon specific policies of the Hillsboro Comprehensive Plan.

Section 114(1) of the Zoning Ordinance lists conditions which may be attached to a zone change approval:

- a. Street improvements within and/or abutting the development;
- b. Street dedication within and/or abutting the development;
- c. Joint use/access agreement;
- d. Improvement agreements for the installation of necessary on-site public facilities.
- e. Utility easements;
- f. Landscaping;
- g. Off-street parking;
- h. Storm drainage easements;
- i. Off-site public improvements when the rezoning and subsequent development will contribute significantly to the need for such off-site improvements;
- j. Development plan review by the Planning Commission;
- k. Screening and/or fencing;
- l. Limiting access;
- m. Surety or performance bonds;
- n. Non-remonstrance clauses.

The applicant's narrative is attached for the Board's review.

DISCUSSION

The subject site is designated SCPA (Station Community Planning Area) on the Comprehensive Plan Map, and is zoned SCRCP (Station Community Research Park). As stated previously, the site was proposed to be part of the OHSU West Campus plan which was approved in 1998 (CDP 1-98), and was to include research, academic, and medical office buildings, a hospital, and

associated parking. However, according to the applicant, OHSU has sold the site and will not be developing it as part of their medical-research campus. According to pages 4-5 of the application materials, the site will not be developed as part of the medical research campus because of the presence of two planned collector streets through the site, as indicated in the Transportation System Plan (TSP). Figures 1-9 and 1-17 of the TSP Update (attached) depict extension of NW Edgeway Drive from the south, and construction of NW Holly Street westward from 185th Avenue. The applicant states these street extensions will divide the site and make it less effective as a campus. The applicant also states that the presence of Significant Natural Resources (riparian/upland areas associated with Bronson Creek) between the primate research center and the area proposed for zone change effectively isolate the two areas from each other, reducing their ability to provide a cohesive campus.

The applicant provides a discussion in support of the proposed zone change on pages 20-31 of the application materials. To summarize that discussion, the applicant assessed all of the station community zones, and focuses on the two which already exist to the north and south of the subject site: the SCC-MM and the SCC-SC zones. The applicant concludes that the SCC-MM zone is the most appropriate zone in this case because of the site's general consistency with the criteria discussed in the purpose statement for that zone, in Section 136 of the Zoning Ordinance.

The application materials also include two memos from Kittelson & Associates, Inc, providing trip generation information in response to the state's Transportation Planning Rule (TPR) requirements for a comparative analysis of the anticipated impacts of any proposed zone change. The applicant proposes to establish a cap on the number of vehicle trips which may be generated from this site, as a condition of the zone change. The trip cap is proposed in order to ensure that the zone change does not result in more traffic generated from this site than would be generated under the existing zoning. This cap is also proposed partly in response to a comment letter dated August 19, 2008, from Gregg Leion of the Washington County Dept. of Land Use & Transportation (see attached). In his letter, Mr. Leion makes the following comments:

- The zone change should acknowledge the need for future site development proposals to include transportation analyses which respond to the need for street connectivity, and specifically acknowledging language adopted within Washington County's 2020 Transportation Plan which calls for east-west and north-south connections at appropriate locations across the OHSU campus and connecting to the Quatama and Willow Creek Transit Stations.
- The zone change would allow for more intensive use of the subject site with potentially significant increases in trip generation, which would exacerbate existing capacity issues on NW 185th Avenue.
- The zone change appears to be inconsistent with Section -0060 of the TPR, OAR 660-012, unless an effective trip cap method can be devised and imposed. The city could restrict future development of the site as part of the proposed zoning, although a trip cap as proposed by the applicant could be difficult to implement.
- The County would like the opportunity to review and comment on the means for capping trips for this site. The trip cap method should include consideration of geographic and temporal trip characteristics. Absent an acceptable trip cap methodology and depending

on the actual trip generation associated with development under the proposed zoning, Washington County may have significant concerns about the proposed zone change, as it could result in potentially significant increases in traffic on surrounding roadways under the jurisdiction of Washington County.

In consideration of the above comments from Mr. Leion of Washington County, the applicant has proposed to record a document in the form of a restrictive covenant which would specify a trip cap for the site, based on the August 22, 2008 memo from Kittelson & Associates (a copy of that draft restrictive covenant is attached). The trip cap proposed in that Kittelson memo is based on an assessment of the number of trips which would be anticipated from the site if it were developed under its current zoning, and proposes those figures (16,370 daily trips, and 1,685 p.m. peak hour trips) as the maximum for the site under the SCC-MM zone.

Staff notes that the trip figures are based on an initial determination of the site's net buildable acreage, which has been calculated based on a concept plan for development of multi-family development. The net acreage figure based on that concept plan is 10.4 acres, reflecting the deduction of features such as required emergency vehicle access, storm water facilities, and significant natural resource areas. The net acreage figure could potentially be higher if a different development plan is pursued, because multi-family development tends to require more extensive emergency vehicle access than do other types of development. Also, storm water facilities could potentially be designed to be more compact. Thus, the actual net acreage figure for future development of this site could be larger than 10.4 acres. However, the applicant is proposing to accept a trip cap based on this figure.

With regard to the applicant's draft restrictive covenant, staff notes that this is a particularly important piece of the zone change consideration, and the applicant's proposed restrictive covenant is not necessarily the form which the City would recommend be recorded to implement the trip cap. Another alternative document would be a development agreement. City staff have conferred with the staff at Washington County, and at the time of completion of this staff report, conversation with County staff indicated they would be accepting of a recorded document as a means of implementing the trip cap, but the form and content of the document were still under discussion. Staff hopes to have agreement on the general form of the document before the September 17 PZHB hearing. However, staff recommends that if the Planning and Zoning Hearings Board approves this zone change, that conditions of that approval allow the City to determine the final form and content of the document, in coordination with Washington County.

OHSU/AMBERGLEN CONCEPT PLAN

Staff would also like to note that the subject site is part of the OHSU/Amberglen Concept Plan. This concept planning for the OHSU/Amberglen area began in 2006, with the intent of creating a detailed plan for the development of the area. The project involved work with consultants, stakeholders, property owners, and area agencies, to produce draft concept plans which have evolved into the current draft plan (see attached). The City hopes to develop a mutual memorandum of understanding (MOU) and a final detailed plan in spring of 2009. The existing draft concept plan calls for "Medium Density Urban" development on the five parcels which

make up this zone change site. The concept plan definition for "medium density" is a transition zone, with between 20 and 50 units per acre, and possibly including a small amount of office and retail. The SCC-MM zone proposed by the applicant is consistent with the OHSU/Amberglen plan for this site in that it allows residential development as well as commercial, with no maximum residential density.

PUBLIC TESTIMONY AND DEPARTMENTAL COMMENTS

No written testimony has been received to date from adjacent property owners. The following comments have been received from other agencies:

Washington County Dept. of Land Use & Transportation: (see above summary, and attached comment letter).

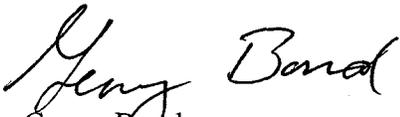
Tualatin Valley Water District: TVWD has a 12-inch water line in NW Holly Street that needs to be included in a utility easement as a result of the vacation of the Holly Street right-of-way.

RECOMMENDATION

Should the Hearings Board choose to approve the requested zone change, the Planning staff recommends that the following condition be placed on the approval:

1. Prior to submittal of any applications for site development or land use approval, the owners of property currently identified as Tax Lots 100, 200, 350, 351, and 400, on Washington County Assessor's Tax Map 1N2 36DD, as depicted in the attached copy of the tax map, shall record the following which shall run with the properties:
 - a. A formal document which specifies a trip cap applicable to all five tax lots. The document shall be reviewed and approved as to form, by authorized representatives of the City of Hillsboro, in coordination with Washington County, prior to recording.
 - b. The final order and conditions for this zone change decision.

Respectfully submitted,

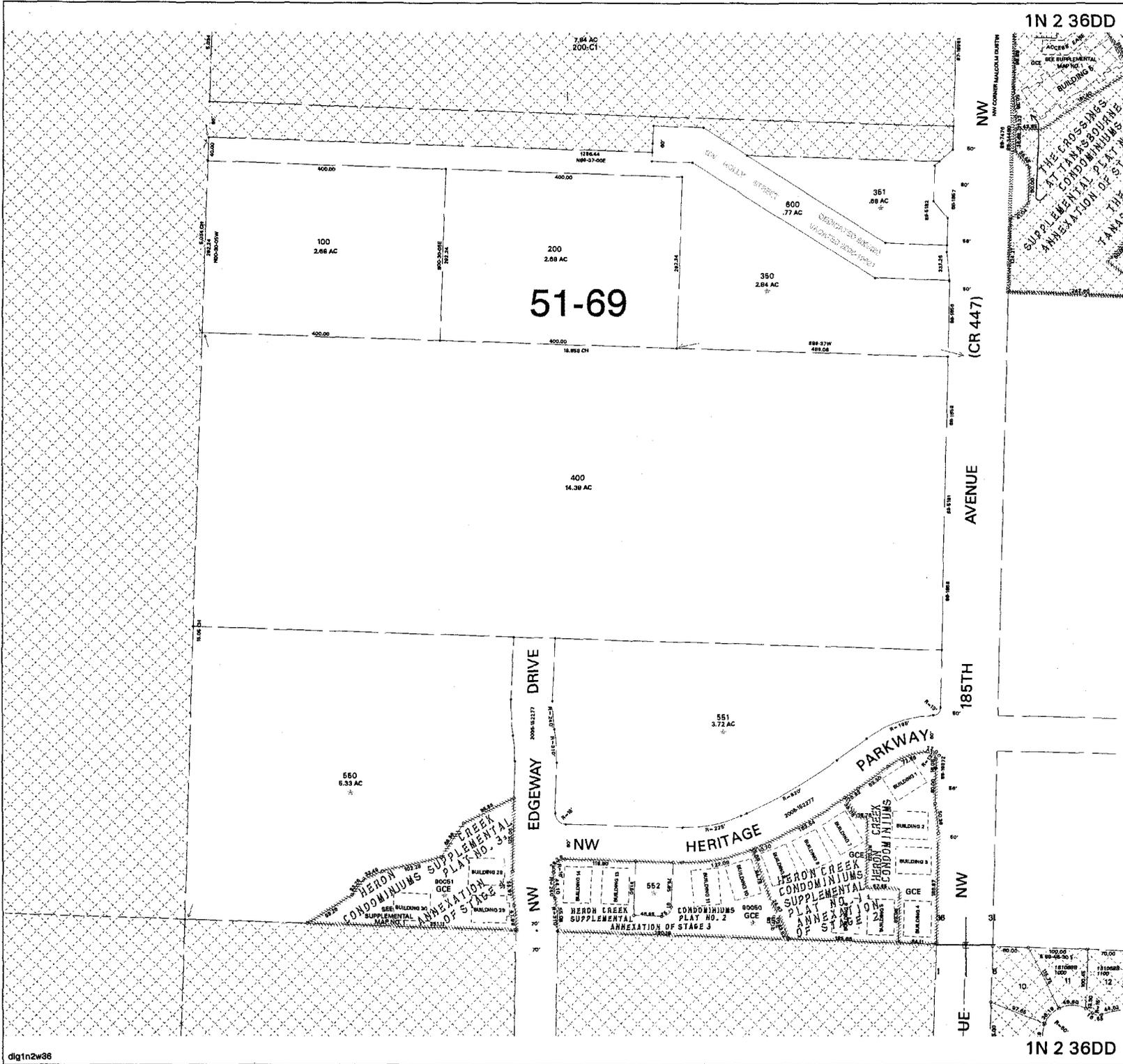


Genny Bond

Urban Planner III

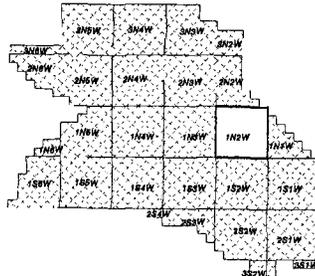
City of Hillsboro Planning Department

Attachments: Comprehensive Plan and Zoning maps
Clean Water Services Pre-Screen Map
Comment letter dated August 19, 2008, from Gregg Leion, Washington County
DLUT
Applicant's Draft Restrictive Covenant
City of Hillsboro Transportation System Plan Update, Figures 1-9 and 1-17
Aerial Vicinity Map



1N 2 36DD

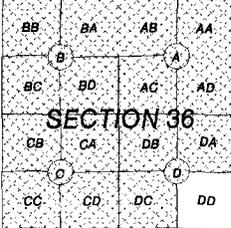
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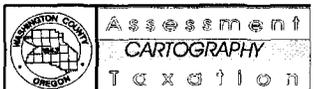
WASHINGTON COUNTY OREGON
SE1/4 SE1/4 SECTION 36 T11N R2W W.M.
SCALE 1" = 100'

30	31	32	33	34	35	36	37
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1N236DD
500,0000.

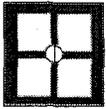


PLOT DATE: August 22, 2008
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

1N 2 36DD

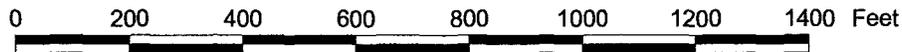
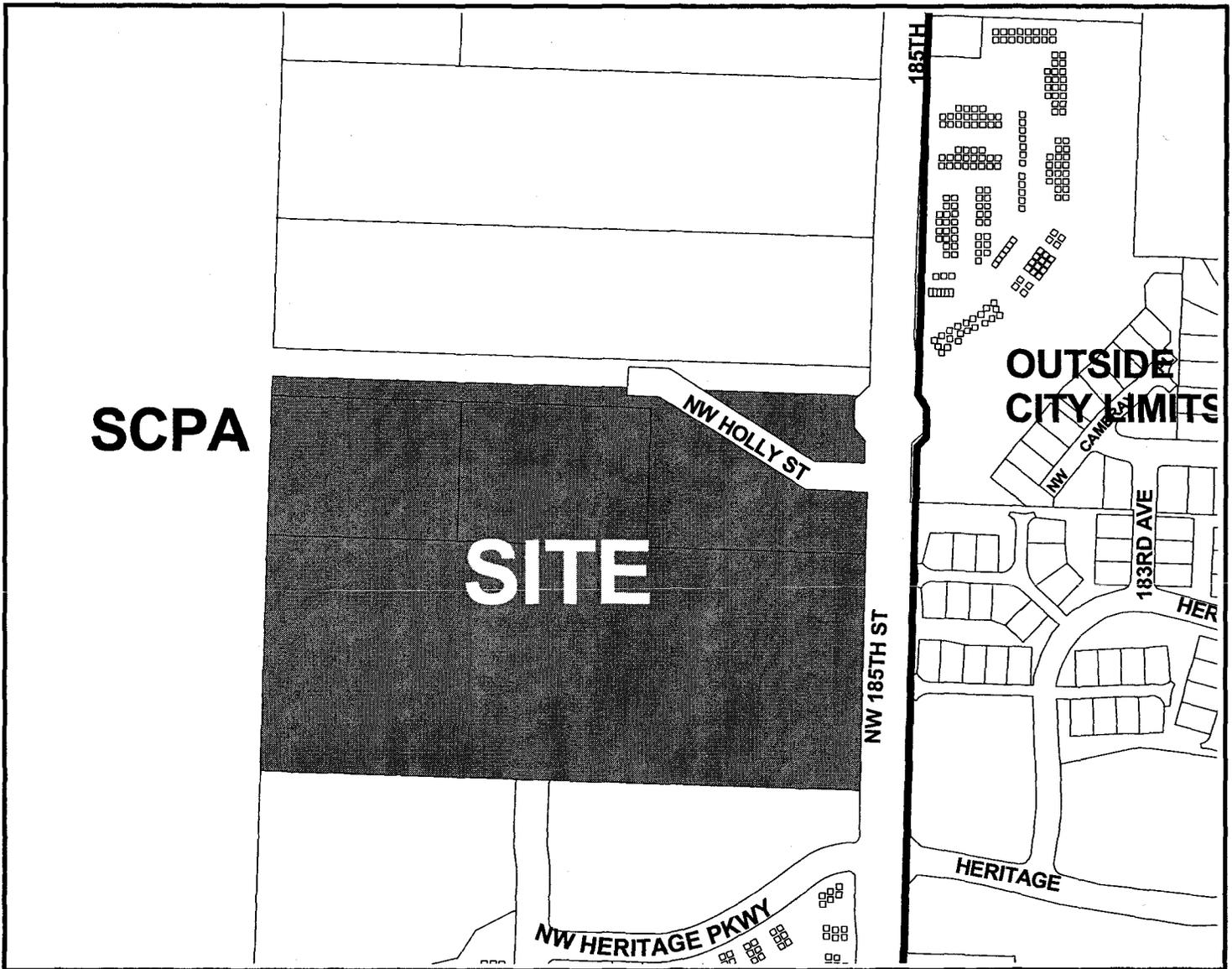
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ZC 6-08: GATEWAY PROPERTY

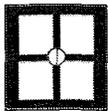


COMPREHENSIVE PLAN MAP FOR PROPOSED ZONE CHANGE



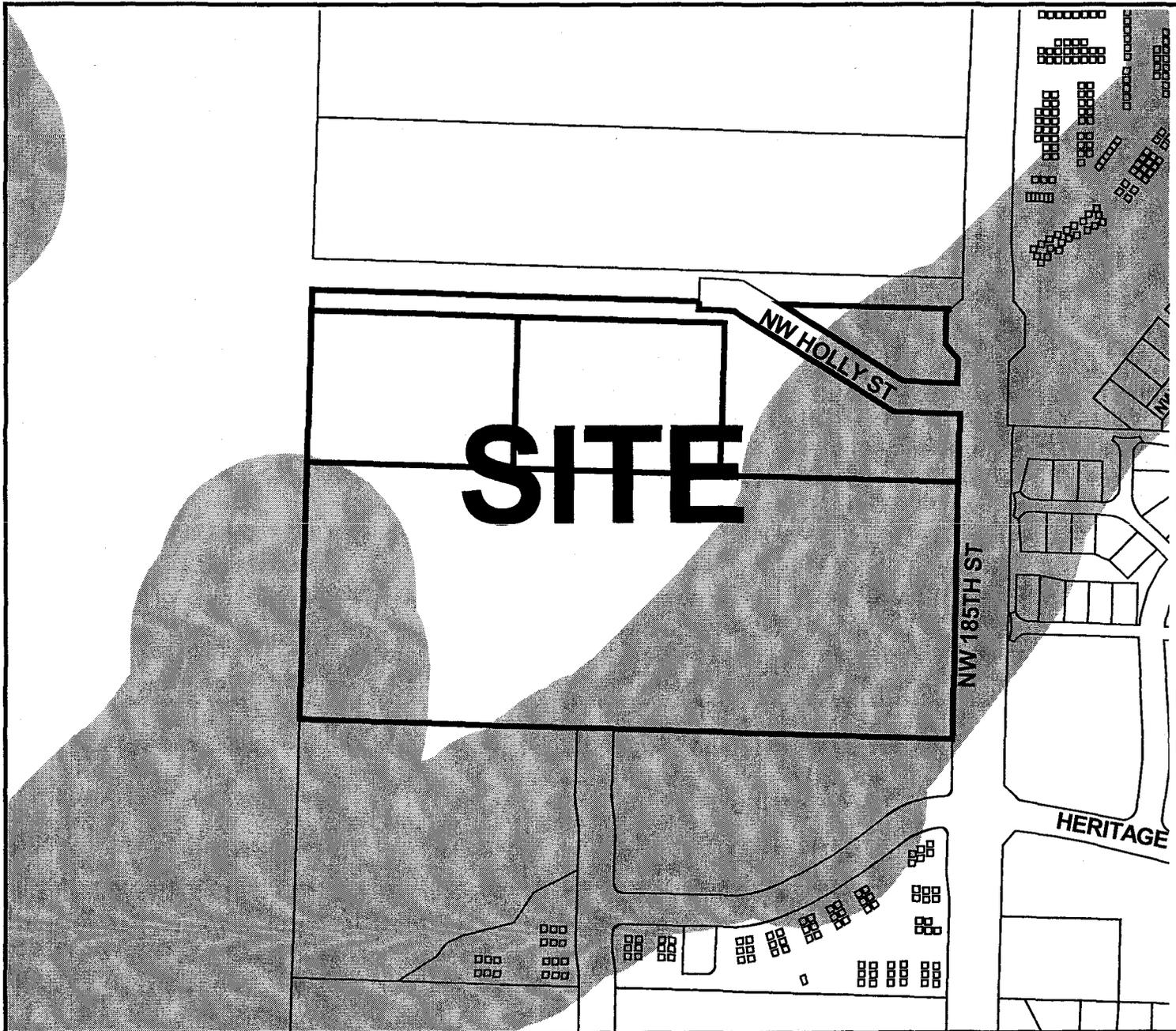
Comprehensive Plan Designations

RL - Low Density Residential (3-7 units per acre)	C - Commercial	MU - Mixed Use
RM - Medium Density Residential (8-16 units per acre)	IN - Industrial	CO - County
RH - High Density Residential (17-23 units per acre)	PF - Public Facility	
RMR - Mid-Rise Residential (24 - 30 units per acre)	OS - Open Space	
SCPA - Station Community Planning Area	FP - Floodplain	



ZC 6-08: GATEWAY PROPERTY

CLEAN WATER SERVICES SENSITIVE AREAS PRE-SCREEN MAP



0 200 400 600 800 1000 Feet

DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

SOURCE

Clean Water Services

 Taxlots

 CWS Stream Buffers

City of Hillsboro Planning Department: (503) 681-6153



WASHINGTON COUNTY OREGON

August 19, 2008

Genny Bond
c/o City of Hillsboro Planning Department
150 East Main Street, 4th Floor
Hillsboro OR 97123

CITY OF HILLSBORO
PLANNING DEPARTMENT

AUG 21 2008

RECEIVED BY

G. Bond

RE: Proposed Zoning Ordinance Amendment – Gateway Property – ZC 6-08

Dear Genny:

Thank you for the opportunity to provide comments on the above referenced zone change. Washington County has reviewed this proposal and offers the following comments relating to transportation issues associated with the zone change:

- Washington County's 2020 Transportation Plan recognizes the need for additional east-west and north-south connectivity to be established in planning and developing the OHSU West Campus. Washington County encourages the City to recognize the need for connectivity, especially considering the vacation of NW Holly Street as a public right-of-way. The plan amendment should provide for establishment of local street connectivity at the time of future site development. The following language from Washington County's 2020 Transportation Plan pertains to the OHSU site and was adopted with input from the City of Hillsboro and the property owners and should be considered in review of the proposed zone change:

OHSU West Campus Study Area:

The OHSU West Campus Study Area is bounded by Northwest Cornell Road to the north, Northwest 185th Avenue to the east, Southwest Baseline to the south and Northwest Cornelius Pass Road to the west. The OHSU West Campus itself is bounded by Northwest Walker Road to the north, Northwest 185th Avenue to the east, the MAX light rail line to the south and Northwest 206th Avenue to the west. The OHSU West Campus currently has a need for east-west and north-south connections to provide connectivity and mitigate impacts of the Campus on adjacent transportation facilities. However, due to the unique uncertainty of the level or nature of further development on the OHSU West Campus, it is impractical to designate specific road alignments at this time. Therefore, additional streets to provide connectivity within the OHSU West Campus will be evaluated as part of the transportation impact analysis required for approval of a City of Hillsboro Concept Development Plan for the OHSU West Campus. In addition, the transportation impact analysis will also evaluate connectivity between the West Campus and the Quatama MAX Station and the Willow Creek Transit Center/MAX Station.

- The zone change would allow for more intensive use of the subject property with potentially significant increases in trip generation to and from the site. Washington County's 2020 Transportation Plan identifies the 185th Avenue corridor between US 26 and Baseline Road as a 'Study Area' due to congestion. Other nearby roadways with capacity issues at intersections with NW 185th Avenue include NW Walker Road, Baseline Road, NW Cornell Road and NW Evergreen Parkway. These capacity issues are anticipated to become more significant as we develop plans beyond year-2020.

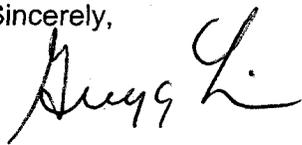
- Recognizing that the nearby street network has existing and forecast capacity issues, the application materials discuss the possibility of a 'trip cap' to limit growth of traffic associated with future development of the site. While the idea of a 'trip cap' in response to the identified capacity issues on the surrounding street network could limit trip growth, implementation of trip caps can be difficult. One way to ensure that trip growth would be limited would be for the city to restrict the size of development that would be permitted on the subject site under the proposed zoning so that a reasonable worst case development would not generate more trips than under the existing zoning, if the site were developed to its reasonable potential under the SCRP Zoning.

Unless an effective trip cap method can be devised and imposed as part of the zone change approval, the zone change would appear to be potentially inconsistent with Section -060 of the Oregon Transportation Planning Rule. If an acceptable means of limiting trips can be devised, the county would not object to this proposal.

Washington County would like the opportunity to review and possibly comment on the means for capping trips that the City develops. In considering a trip cap, the geographic and temporal trip characteristics should receive consideration. Absent an acceptable trip cap methodology and depending on the actual trip generation associated with development under the proposed zoning, Washington County may have significant concerns about the proposed zone change. The zone change could result in potentially significant increases in traffic on surrounding roadways under the jurisdiction of Washington County.

Thank you again for the chance to comment on this proposal. Please contact me if you have any questions.

Sincerely,



Gregg Leion, Senior Planner

After recording return to:

City of Hillsboro

Attn: _____

TRIP CAP RESTRICTIVE COVENANT AGREEMENT

This TRIP CAP RESTRICTIVE COVENANT AGREEMENT (this "Agreement") is dated _____, 2008, and is made by Miller Ridge, L.L.C. ("Owner") for the benefit of the City of Hillsboro (the "City") and Washington County, Oregon (the "County").

Recitals:

A. Owner owns the property described on the attached Exhibit A (the "Property"). Owner has applied to change the zoning of the Property from Station Community Research Park ("SCRIP") to Station Community Commercial Multi-Modal. As a condition of approval of the zone change, a trip generation cap must be imposed on the Property so that no use of the Property will be permitted that would generate more vehicular trips to and from NW 185th Avenue than would be permitted under the SCRIP zone.

B. The purpose of this Agreement is to burden the Property by imposing a restrictive covenant that limits the number of gross vehicle trips generated by the Property, for the benefit of the City and County, whose obligation it is to safely manage the operation of area transportation facilities.

THEREFORE, Owner hereby agrees, and subjects the Property, to this Agreement.

Agreements:

1. Trip Cap. The use of the Property shall not generate more than 16,370 average daily vehicular trips. Of such daily vehicular trips, no more than an average of 1,685 trips shall be generated during average weekday p.m. peak hours of 4:30 PM to 5:30 PM. This trip generation cap is the maximum allowed number of motorized vehicle trips entering and exiting the Property as a consequence of the uses of the Property. This trip generation cap relates only to vehicle trips generated by uses of the Property and does not include vehicles passing through the Property to gain access to other property outside of the Property. Determination of vehicle trip generation shall be based upon the current edition of the Institute of Transportation Engineers Trip (I.T.E.) Generation Manual. Any application for land use or development on the

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Property shall be accompanied by a trip generation analysis which utilizes the applicable trip figures within the I.T.E. manual and which demonstrates continued compliance with the trip cap for the entire Property.

2. Partition or Subdivision. This covenant shall be binding on the Property as it may be partitioned or subdivided. If the Property is partitioned or subdivided and any of the resulting parcels or lots are sold to an entity that is unaffiliated with Owner, the allotment of the maximum number of trips permitted to each parcel shall not add up to more than the maximum trip cap specified in Paragraph 1, above.

3. Amendment. This Agreement cannot be amended or terminated without the prior written approval of authorized representatives of the City and the County. If the NW 185th Avenue transportation system infrastructure is improved at some time in the future, the City and the County may consider modifying or terminating this Agreement. Any modification or termination of this Agreement must be in writing and must be recorded in the deed records of Washington County.

4. Covenants Shall Run with Land. The covenants in this Agreement shall run with the land and shall bind the Owner's heirs, successors and assigns.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the date first set forth above.

Owner: MILLER RIDGE, L.L.C., a Washington limited liability company

By: PNW Home Builders South, L.L.C., a Washington limited liability company
Its: Managing Member

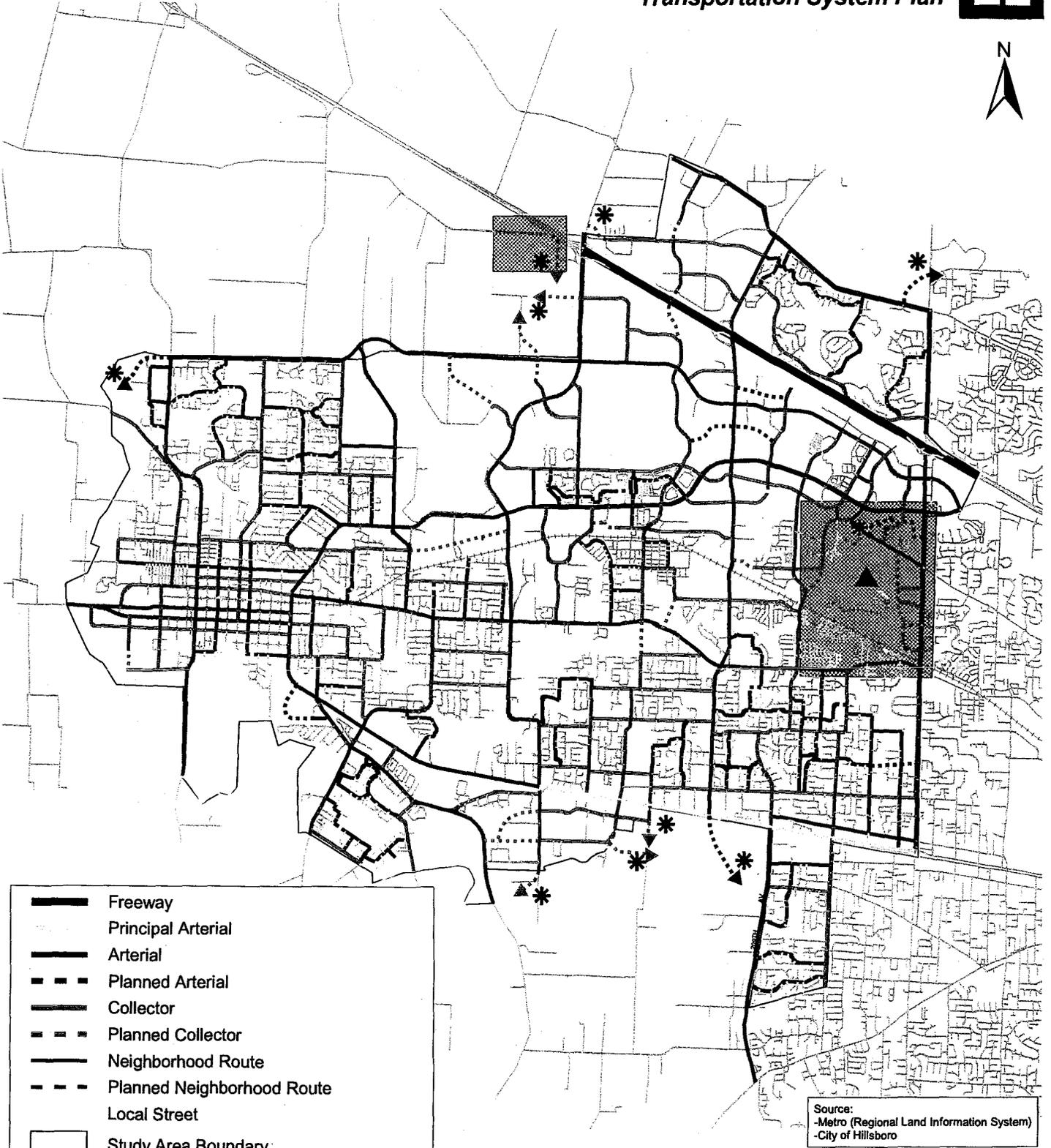
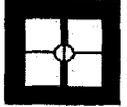
By: PNW Home Builders, L.L.C., a Washington limited liability company
Its: Sole Member

By: PNW Home Builders Group, Inc., a Washington corporation
Its: Manager

By: _____

Its: _____

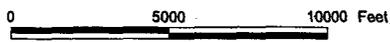
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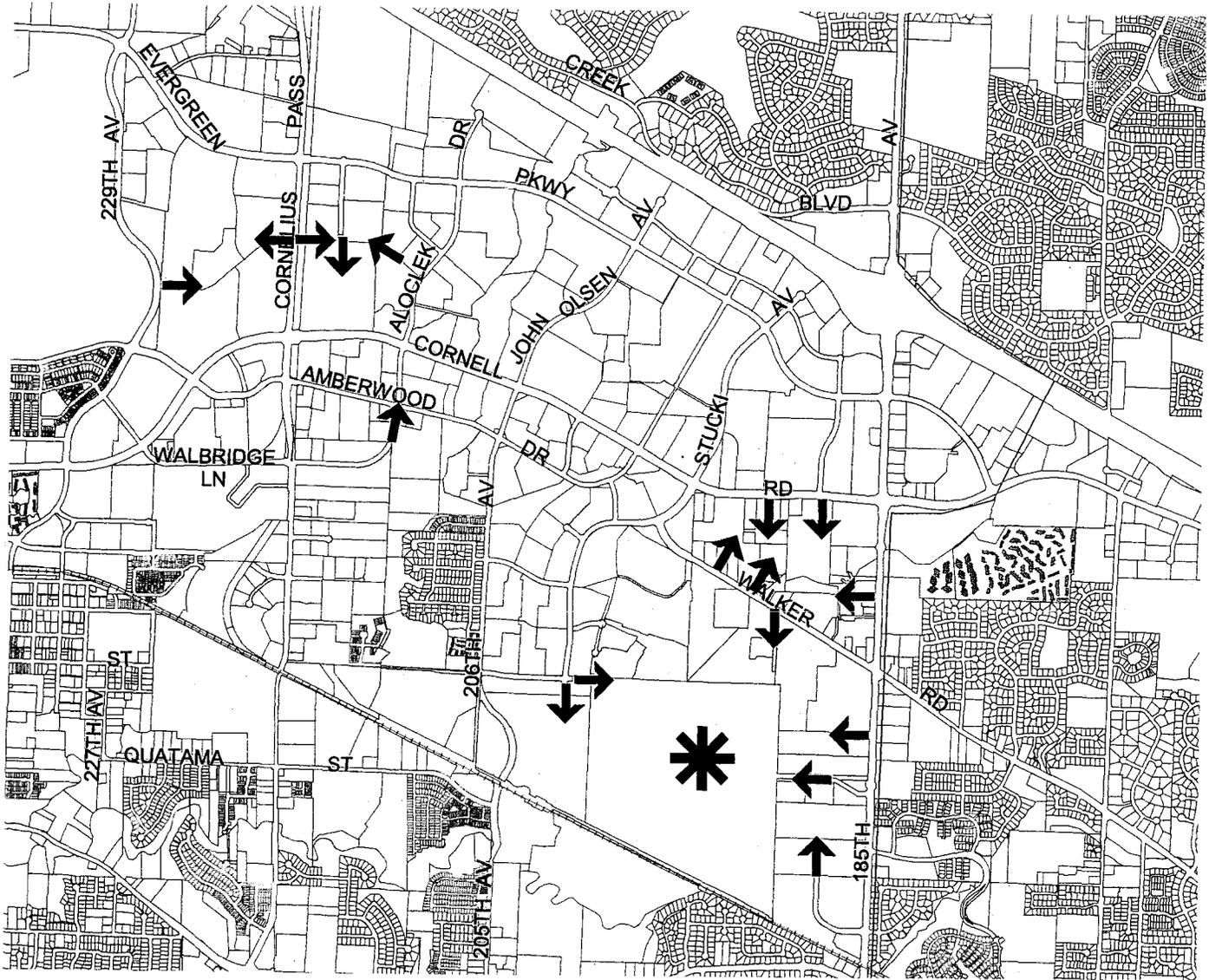


-  Freeway
-  Principal Arterial
-  Arterial
-  Planned Arterial
-  Collector
-  Planned Collector
-  Neighborhood Route
-  Planned Neighborhood Route
-  Local Street
-  Study Area Boundary
-  Special Study Area Boundary
-  East-West Connector Study Area
-  Alignment subject to UGB expansion and/or future refinement or study in these areas.

Source:
-Metro (Regional Land Information System)
-City of Hillsboro

Figure 1-9
FUNCTIONAL CLASSIFICATION PLAN

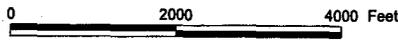


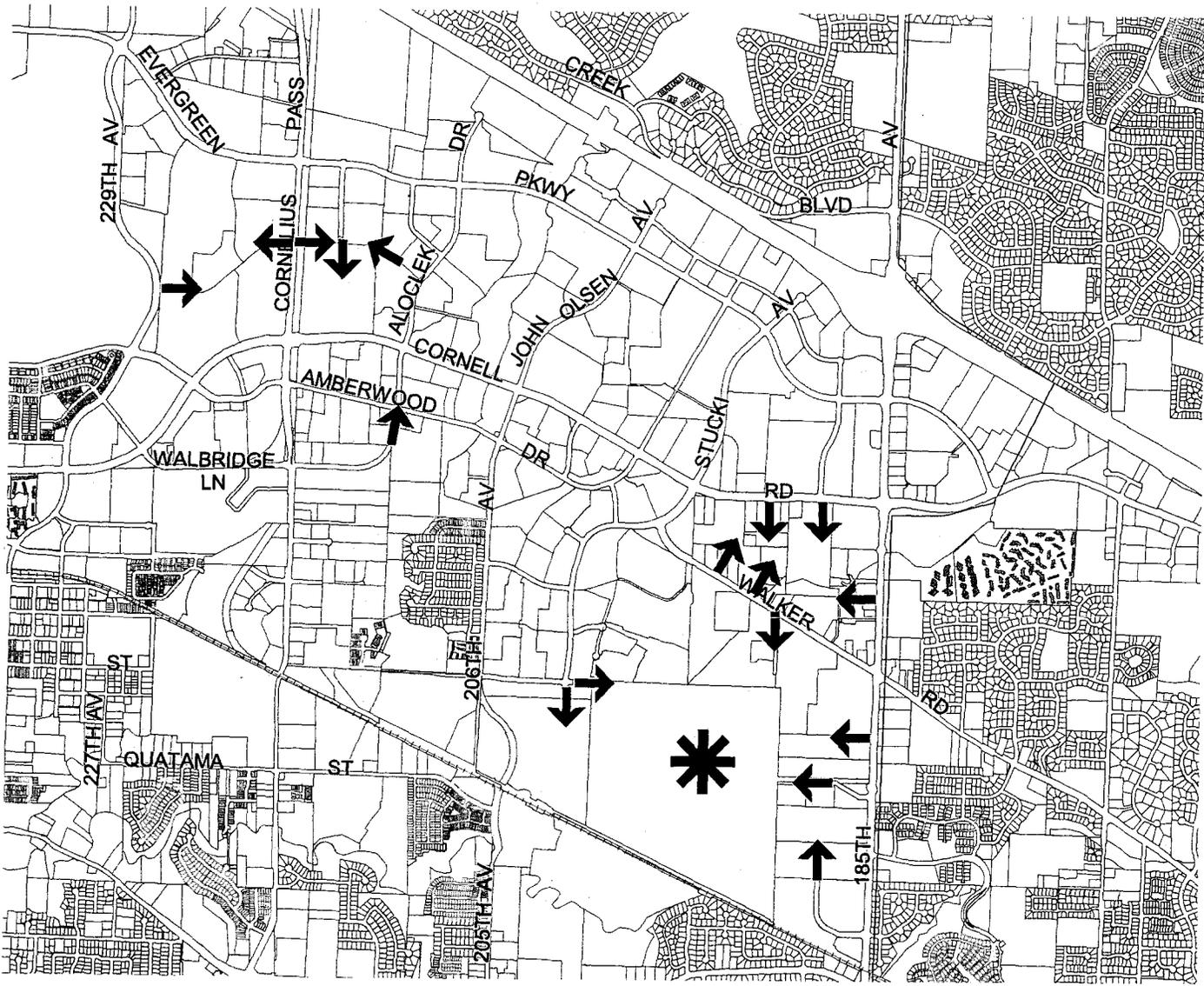


-  School
-  Planned Local Street Connection
-  Study Boundary
-  The OHSU West Campus Master Plan includes an east-west connection. However, final determination of this connector and alignment(s) will require further study.

Source:
-Metro (Regional Land Information System)
-City of Hillsboro

Figure 1-17
LOCAL STREET CONNECTIVITY
EAST HILLSBORO

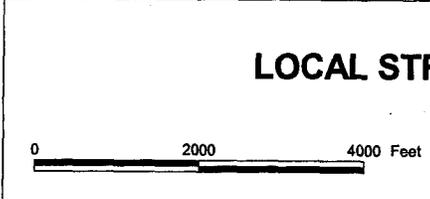




-  School
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Source:
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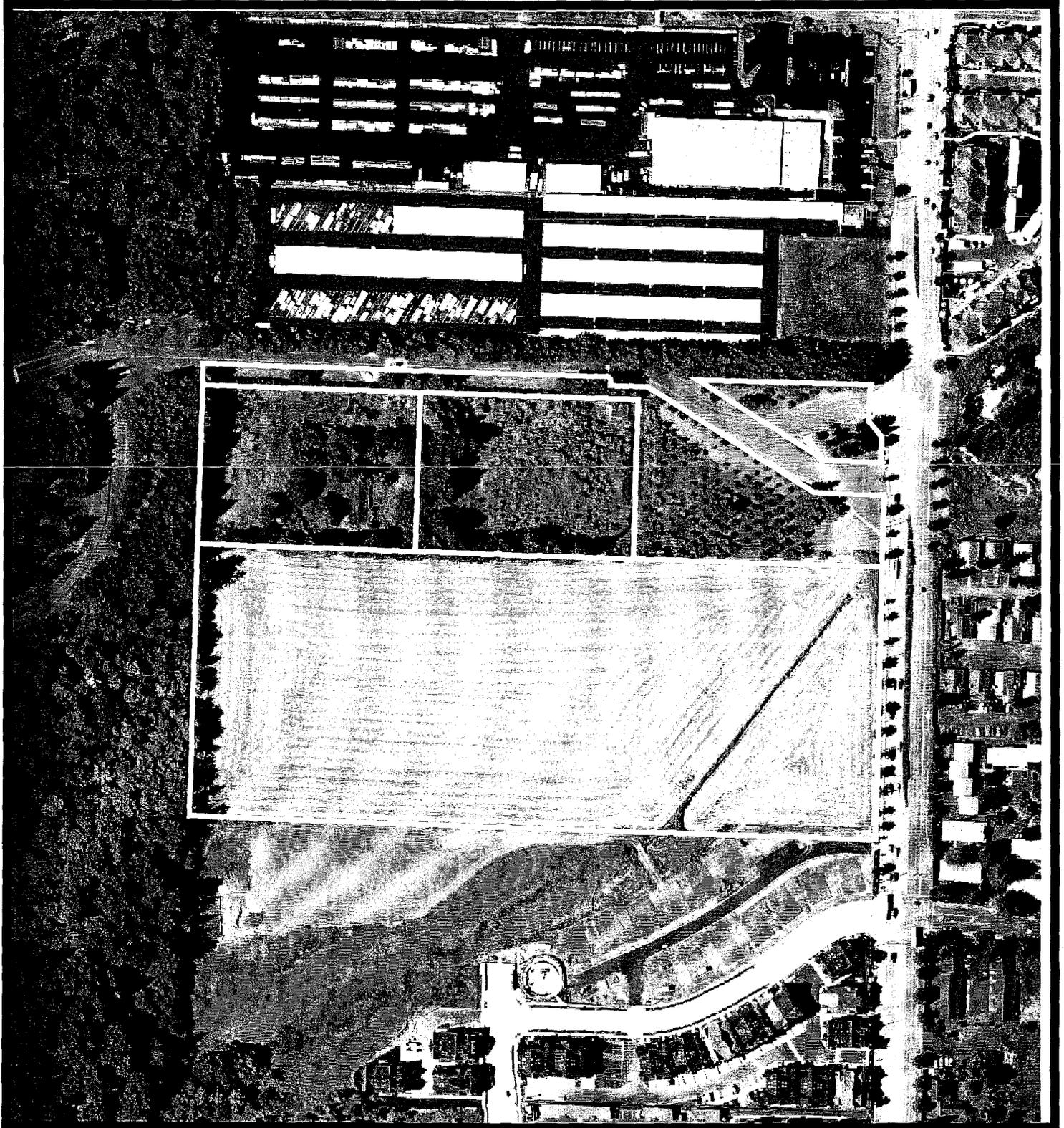




ZC 6-08: GATEWAY PROPERTY



2007 AERIAL PHOTOGRAPHY



CITY OF HILLSBORO



October 30, 2008

STAFF REPORT

TO: City Council
FROM: Planning Department

RE: Historic Landmarks Advisory Committee 2008-2009 Work Plan

BACKGROUND

At a work session on October 21, 2008, the Council reviewed the proposed 2008-2009 work plan for the Historic Landmarks Advisory Committee (HLAC). The HLAC was formed in March 2008, after approval of Comprehensive Plan and Zoning Ordinance amendments designed to implement the Hillsboro 2020 Vision and Action Plan Strategy 15 regarding historic preservation. Part of this implementation includes Hillsboro's qualification as a Certified Local Government (CLG), eligible to receive historic preservation grants from the State Historic Preservation Office. The CLG program requires that the local preservation committee prepare an annual work plan, and that the work plan be approved by the city's council.

The tasks included in the 2008-2009 HLAC work plan were summarized in the PowerPoint presentation on October 21st: a copy of that presentation is attached for the Council members' review. Also attached is the official work plan as adopted by HLAC and endorsed by the Planning Commission on September 10th.

RECOMMENDATION

Based on the general support expressed by the Councilors in attendance on October 21st, Planning staff requests that the City Council approve the 2008-2009 work plan for the Hillsboro Historic Landmarks Advisory Committee.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT



Deborah A. Raber AICP
Planning Project Manager

Attachments: October 21st work session PowerPoint slides
HLAC work plan as adopted

City Council Work Session
October 21, 2008

Historic Landmarks Advisory
Committee (HLAC) Work Plan

Work Session Purpose

- **Present information and background on 2008-2009 HLAC Work Plan in advance of request for Council approval on November 4th**

Linklater House – Built 1923

Where is this house?



3

Historic Preservation Code Provisions

- **Comprehensive Plan Section 6**
- **Hillsboro 2020 Vision Action Plan \ Strategy 15**
- **Zoning Ordinance Section 132**

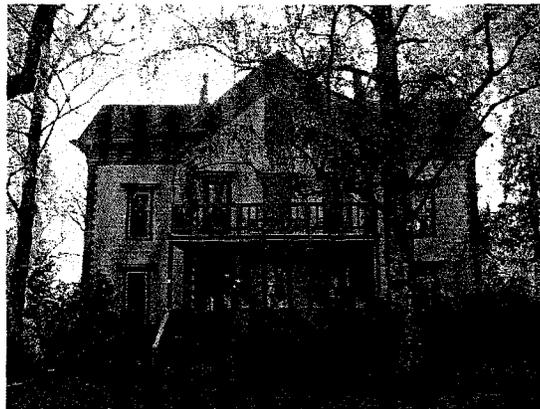
4

Historic Preservation Decision Makers

- City Council
- Planning Commission
- Historic Landmarks Advisory Committee

5

Imbrie House – Built 1913 Where is this house?



6

Historic Preservation: Past Steps

- **Create and empower HLAC**
- **Qualify as a CLG**

7

Historic Preservation: Present and Future Steps

- **Approve HLAC Annual Work Plan as required by CLG program**
- **Implement the Work Plan**

8

HLAC Work Plan Projects:
2008-2009

- **Completion of Cultural Resource Inventory data update**
- **HLAC Quarterly newsletter**
- **Reconnaissance Survey of historic Orenco**
- **Addition of Pioneer Cemetery to Cultural Resource Inventory**

9

HLAC Work Plan Projects:
2008-2009, Continued

- **Walking Tour(s) brochures and markers**
- **Advocacy program for threatened resources**
- **Historic Hillsboro calendar**
- **Staffing information booths at public events**

10

Rice Gates House – Built 1890
Where is this house?



11

Update Existing
Cultural Resource Inventory Data

- **Update existing data, including recent digital photos and maps; reformat data electronically for inclusion in SHPO database**

12

HLAC Newsletter

- **“Hillsboro Landmark” produced quarterly: written by HLAC, staff, and consultants; mailed to Cultural Resource property owners, officials, and interested parties**

13

Reconnaissance Level Survey of historic Orenco

- **“Reconnaissance Level” survey of structures in historic Orenco neighborhood to determine suitability for National Register Historic District status**

14

Walking Tours Brochures and Property Markers

- **Walking tour brochures and property markers for sites in downtown Hillsboro and historic Orenco, based on existing brochures by Hillsboro Historical Society and Orenco Neighborhood Organization**

15

Schulmerich Bungalow – Built 1915 Where is this house?



16

Advocacy Program for Threatened Resources

- Identify threatened buildings; work with owners to save and maintain them.
- With realtors, identify purchasers interested in restoration
- Develop pre-demolition salvage program
- Revise Zoning Ordinance language on stays of demolition

17

Addition of Pioneer Cemetery to the Cultural Resource Inventory

- Complete historic research and documentation and nominate Hillsboro Pioneer Cemetery to Cultural Resource Inventory

18

Historic Hillsboro Calendar

- **2009 calendar with photographs and captions, produced by HLAC members working with Hillsboro Historical Society (HHS) and Orenco Neighborhood Organization (ONO)**

19

Staffing Public Information Booths

- **HLAC booths at Vision Town Hall, Celebrate Hillsboro, Tuesday and Saturday Markets**

20

Harold Wass Ray House – Built 1935

Where is this house?



21

Planning Commission action

on Work Plan

- **Joint work session with HLAC on September 10th**
- **Recommended approval**
- **Suggested pursuit of a Hillsboro History Book**

22

City Council Action on Work Plan

- **Work Session on October 21st**: receive information; opportunity for questions, comments, or project preferences
- **Regular session on November 4th**: consider approval of HLAC 2008-2009 Work Plan

23

Landmarks aren't just old buildings – A & W Burger People – circa 1963



24

Hillsboro Landmarks Advisory Committee (HLAC) Annual Work Plan 2008-2009

**(adopted by HLAC July 21, 2008)
(endorsed by Planning Commission September 10, 2008)**

Work Projects Currently Funded and In Process:

Update of Existing Hillsboro Cultural Resource Inventory

A CLG grant was received for 2007-2008 to complete an update of the existing Hillsboro Cultural Resource Inventory. The inventory data will be placed on the State Historic database along with updated digital photos and maps.

Lead HLAC Member(s): all

Timeline: Estimated completion date August 31, 2008

Funding Sources: CLG 2007/2008; City of Hillsboro

Work Projects Currently Funded, to begin FY 2008-2009

HLAC Quarterly Newsletter

HLAC members (with assistance from City staff and consultants) will produce a quarterly newsletter entitled "The Hillsboro Landmark". This newsletter will be distributed to owners of properties on the local Cultural Resource Inventory as well as other residents and parties interested in Hillsboro's history.

Lead HLAC Member(s): Neshia Cameron, Michael Quebbeman

Timeline: August 2008- on-going as funding permits

Funding Sources: CLG 2009/2010; City of Hillsboro

Reconnaissance Level Survey of Orenco

A CLG Grant has been received for 2008-2009 to complete a Reconnaissance Level Survey of the Historic Orenco neighborhood to determine whether this area would be suitable for a National Register Historic District.

Lead HLAC Member(s): Bonnie Kookan

Timeline: Fall 2008-2009

Funding Sources: CLG 2008/2009; City of Hillsboro

Work Projects Not Yet Funded, to begin FY 2008-2009 or later

Walking Tour Brochure and Markers

Outreach at the Vision Town Hall in April indicated that a majority of historic property owners and residents interested in Hillsboro history would like a walking tour brochure with corresponding historic markers throughout Hillsboro. HLAC members will update the existing walking tour brochure produced by Hillsboro Historical Society in the late 1990s and combine it with the tour brochure that was developed for the historic Orenco neighborhood.

Lead HLAC Member(s): Neshia Cameron, Michael Quebbeman, Joan Krahmer, Bonnie Kooken

Timeline: Spring 2009-2010

Possible Funding Sources: CLG 2009/2010; City of Hillsboro

Advocacy Program for Threatened Resources

Outreach at the Vision Town Hall in April indicated that Hillsboro residents would like the HLAC to work to save threatened historic resources, particularly publically-owned historic buildings, and historic residences throughout the City. The advocacy program would include the following HLAC work tasks:

- Develop methods to identify threatened buildings and work with the property owners to save and maintain them.
- Revise Zoning Ordinance language regarding stays of demolition. ,
- Work with the real estate community to identify possible purchasers interested in restoration or relocation of threatened resources
- Develop a salvage program for resources that cannot be saved, including identifying organizations that can dismantle historic buildings for reuse in other existing resources within the community.

Lead HLAC Member(s) Michael Quebbeman, all HLAC members

Timeline: Ongoing

Possible Funding Sources: City of Hillsboro, Volunteer donations, Local Businesses

Addition of Pioneer Cemetery to the Cultural Resource Inventory

HLAC members will complete the historic research and documentation necessary to nominate the Hillsboro Pioneer Cemetery to the Hillsboro Cultural Resource Inventory.

Lead HLAC Member: Judy Goldmann

Timeline: Fall 2008 through January 2009

Possible Funding Sources: City of Hillsboro; Volunteer donations

Historic Hillsboro Calendar

HLAC Members will work with the Hillsboro Historical Society (HHS) and the Orenco Neighborhood Organization (ONO) to produce a calendar for 2009. The calendar would be used as a means to raise both funds and awareness of Hillsboro's more active historic preservation program.

Lead HLAC Member: Kay Demlow

Timeline: September 2008

Possible Funding Sources: HHS; ONO; City of Hillsboro

Public Information Booths

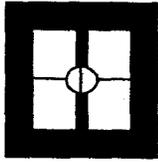
HLAC members will staff community events such as Vision Town Hall and Celebrate Hillsboro to reach out to the public and provide information about Hillsboro's history and its resources.

Lead HLAC Member: Neshia Cameron

Timeline: Ongoing

Possible Funding Sources: City of Hillsboro; Volunteer donations

CITY OF HILLSBORO

**MEMORANDUM**

DATE: October 28, 2008
TO: Mayor and City Council
FROM: Hillsboro Police Department
Amber Ames, City Recorder
SUBJECT: Request for liquor license endorsement

Please consider staff recommendations for the following liquor license application:

1. Dotty's, 1001 SE TV Hwy A25, Change in Privilege, Full on-premises sales
2. Sunset Grill, 1280 SW Oak Street, Change in Privilege, Full on-premises sales

The Police Department has reviewed the applications and recommends Council endorsement. If you have any questions, please do not hesitate to call the Hillsboro Police Department (503-681-6174) or Amber Ames (503-681-6117).

Attachments:

OLCC Liquor License Applications

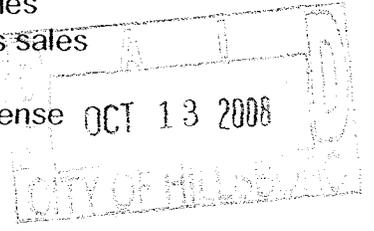
REQUEST FOR CITY COUNCIL ENDORSEMENT No. 191-08
 Liquor License Application
 City of Hillsboro, Oregon

Indicate type of application:

License type:

- \$100.00 Original Application
- \$ 75.00 Change of Ownership
- \$ 75.00 Change of location
- \$ 75.00 Change in privilege
- \$ 35.00 Renewal or Temporary
- \$ 25.00 Off-premises sales

- Full on-premises sales
- Limited on-premises sales
- Off-premises sales
- Temporary sales license



BUSINESS NAME: Oregon Restaurant Services, Inc

DBA NAME: Dotty's

Business Address: 1001 SE TV Hwy A25 Hillsboro 97123

Applicant: Daniel Fischer
 (Full Name)

Home Address: _____
 Street _____ Home Phone _____
 City ✓ State _____ Zip _____ Business Phone _____

Driver's License No.: _____ State: _____

Co-Applicant: _____
 (Full Name)

If more than one co-applicant, provide complete information on each (attach page(s) as necessary).

Home Address: _____
 Street _____ Home Phone _____
 City _____ State _____ Zip _____ Business Phone _____

Driver's License No.: _____ State: _____

Note: If applicant is a corporation, list name and address of home offices: _____
Oregon Restaurant Services, Inc
Box 4726 Portland, OR 97208

I hereby attest that the information provided above is true and accurate to the best of my knowledge. It is understood that the City may request additional or supplemental information during the course of processing this application.

Date: 10/13/08
 Signature(s) of Applicant(s) or Agent(s) [Signature]

City Business License No.: _____ Receipt No. _____

Note: This page is to be filled out for new applications, change of ownership, change of location, change of class of license and temporary licenses.

Describe in detail the nature of the establishment you propose to operate. (For example, is your facility going to be a tavern, a family dining establishment, a neighborhood grocery store, part of a community shopping center, a special purpose retail outlet like a wine shop, etc.) If additional space is necessary, please use the back of this form, or attach additional page(s).

Oleli, lottery, Cigarettes Sales

Days and hours of operation: M-Sat 700AM-230AM Sun 700AM-1200AM

Ratio of projected food sales to alcohol sales: 55/45

Service Capacity (i.e. maximum number of customers that can be accommodated at any give time): 35-40

Previous business names and addresses where you have ever been licensed. (Use reverse side of this application for additional space if necessary.)

Oregon Restaurant Services, Inc Dotty's

Has the applicant ever been issued a liquor license? Yes No

If yes, describe below the nature and location of the outlet(s), the type of license, and the dates during which the license was held.

3 in Hillsboro

Multiple locations in greater Portland -

Has the applicant ever been cited or had a compliance plan in effect for a liquor license? Yes No

If yes, describe below the nature of the license sought, the location of the proposed outlet, the date of the citation, and reasons for the citation.

Troutdale - fine

Sandy - warning

Is any building remodeling planned? If so, generally describe. N/A

Police Department: Approved Denied

Signature [Handwritten Signature]

Comments: [Handwritten mark]



OREGON LIQUOR CONTROL COMMISSION
LIQUOR LICENSE APPLICATION

Master file



PLEASE PRINT OR TYPE

Application is being made for: LICENSE TYPES <input checked="" type="checkbox"/> Full On-Premises Sales (\$402.60/yr) <input checked="" type="checkbox"/> Commercial Establishment <input type="checkbox"/> Caterer <input type="checkbox"/> Passenger Carrier <input type="checkbox"/> Other Public Location <input type="checkbox"/> Private Club <input type="checkbox"/> Limited On-Premises Sales (\$202.60/yr) <input type="checkbox"/> Off-Premises Sales (\$100/yr) <input type="checkbox"/> with Fuel Pumps <input type="checkbox"/> Brewery Public House (\$252.60) <input type="checkbox"/> Winery (\$250/yr) <input type="checkbox"/> Other: _____		ACTIONS <input type="checkbox"/> Change Ownership <input type="checkbox"/> New Outlet <input checked="" type="checkbox"/> Greater Privilege <input type="checkbox"/> Additional Privilege <input type="checkbox"/> Other _____	FOR CITY AND COUNTY USE ONLY The city council or county commission: _____ (name of city or county) recommends that this license be: Granted <input type="checkbox"/> Denied <input type="checkbox"/> By: _____ (signature) (date) Name: _____ Title: _____
Applying as: <input type="checkbox"/> Limited Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Individuals		OLCC USE ONLY Application Rec'd by: <u>HUDSON</u> Date: <u>OCT. 1st 2008</u> 90-day authority: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

P43371
L105527

- Entity or Individuals applying for the license: [See SECTION 1 of the Guide]
 ① Oregon Restaurant Services Inc
 ② _____ ④ _____
- Trade Name (dba): Dotty's #30
- Business Location: 1001 SE TV Hwy A25 Hillsboro Washington 97123
(number, street, rural route) (city) (county) (state) (ZIP code)
- Business Mailing Address: P.O. Box 4726 Portland OR 97208
(PO box, number, street, rural route) (city) (state) (ZIP code)
- Business Numbers: 503-228-5058 503-228-5295
(phone) (fax)
- Is the business at this location currently licensed by OLCC? Yes No
- If yes to whom: Oregon Restaurant Services Type of License: Limited
- Former Business Name: Dotty's #30
- Will you have a manager? Yes No Name: Kelley Sheldon
(manager must fill out an individual history form)
- What is the local governing body where your business is located? Washington
(name of city or county)
- Contact person for this application: Kelley Sheldon 503-228-5058
(name) (phone number(s))
P. Box 4726 Portland OR 97208 ksheldone@rsistores.com
address (fax number) (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:
 ① [Signature] Date 9/18/08 ③ _____ Date _____
 ② _____ Date _____ ④ _____ Date _____

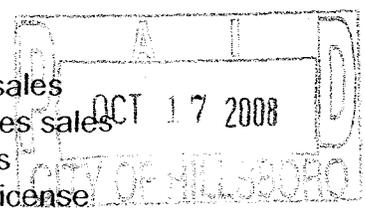
REQUEST FOR CITY COUNCIL ENDORSEMENT No. 192-08
 Liquor License Application
 City of Hillsboro, Oregon

Indicate type of application:

License type:

- \$100.00 Original Application
- \$ 75.00 Change of Ownership
- \$ 75.00 Change of location
- \$ 75.00 Change in privilege
- \$ 35.00 Renewal or Temporary
- \$ 25.00 Off-premises sales

- Full on-premises sales
- Limited on-premises sales
- Off-premises sales
- Temporary sales license



BUSINESS NAME: Great Teriyaki, INC

DBA NAME: Sunset Grill

Business Address: 1280 SW oak st. Hillsboro, OR 97123

Applicant: Sokhemry Yi
 (Full Name)

Home Address: _____
 Street Home Phone

 City State Zip Business Phone

Driver's License No.: _____ State: _____

Co-Applicant: _____
 (Full Name)

If more than one co-applicant, provide complete information on each (attach page(s) as necessary).

Home Address: _____
 Street Home Phone

 City State Zip Business Phone

Driver's License No.: _____ State: _____

Note: If applicant is a corporation, list name and address of home offices: _____
Sokhemry Yi President Great Teriyaki, INC
1280 SW oak st Hillsboro, OR 97123

I hereby attest that the information provided above is true and accurate to the best of my knowledge. It is understood that the City may request additional or supplemental information during the course of processing this application.

Date: 10/17/08 Sokhemry Yi
 Signature(s) of Applicant(s) or Agent(s)

City Business License No.: 3643 Receipt No. _____

Note: This page is to be filled out for new applications, change of ownership, change of location, change of class of license and temporary licenses.

Describe in detail the nature of the establishment you propose to operate. (For example, is your facility going to be a tavern, a family dining establishment, a neighborhood grocery store, part of a community shopping center, a special purpose retail outlet like a wine shop, etc.) If additional space is necessary, please use the back of this form, or attach additional page(s).

Family Dining

Days and hours of operation: 7am - 8pm Mon - Thurs

Ratio of projected food sales to alcohol sales: 7am - 9pm Fri, Sat 95%

Service Capacity (i.e. maximum number of customers that can be accommodated at any give time): 75 - 100

Previous business names and addresses where you have ever been licensed. (Use reverse side of this application for additional space if necessary.)

Has the applicant ever been issued a liquor license? Yes [X] No []

If yes, describe below the nature and location of the outlet(s), the type of license, and the dates during which the license was held. Limited on-premise 2006-current

Has the applicant ever been cited or had a compliance plan in effect for a liquor license? Yes [] No [X]

If yes, describe below the nature of the license sought, the location of the proposed outlet, the date of the citation, and reasons for the citation.

Is any building remodeling planned? If so, generally describe.

Wall separation to prevent minor access

Police Department: Approved [X] Denied []

Signature [Handwritten Signature]

Comments:



OREGON LIQUOR CONTROL COMMISSION
LIQUOR LICENSE APPLICATION



PLEASE PRINT OR TYPE

<p>Application is being made for:</p> <p>LICENSE TYPES</p> <p><input checked="" type="checkbox"/> Full On-Premises Sales (\$402.60/yr)</p> <p><input checked="" type="checkbox"/> Commercial Establishment</p> <p><input type="checkbox"/> Caterer</p> <p><input type="checkbox"/> Passenger Carrier</p> <p><input type="checkbox"/> Other Public Location</p> <p><input type="checkbox"/> Private Club</p> <p><input type="checkbox"/> Limited On-Premises Sales (\$202.60/yr)</p> <p><input type="checkbox"/> Off-Premises Sales (\$100/yr)</p> <p style="padding-left: 20px;"><input type="checkbox"/> with Fuel Pumps</p> <p><input type="checkbox"/> Brewery Public House (\$252.60)</p> <p><input type="checkbox"/> Winery (\$250/yr)</p> <p><input type="checkbox"/> Other: _____</p>		<p>ACTIONS</p> <p><input type="checkbox"/> Change Ownership</p> <p><input type="checkbox"/> New Outlet</p> <p><input checked="" type="checkbox"/> Greater Privilege</p> <p><input type="checkbox"/> Additional Privilege</p> <p><input type="checkbox"/> Other _____</p>	<p>FOR CITY AND COUNTY USE ONLY</p> <p>The city council or county commission:</p> <p>_____</p> <p>(name of city or county)</p> <p>recommends that this license be:</p> <p>Granted <input type="checkbox"/> Denied <input type="checkbox"/></p> <p>By: _____</p> <p>(signature) (date)</p> <p>Name: _____</p> <p>Title: _____</p>
<p>Applying as:</p> <p><input type="checkbox"/> Limited Partnership</p> <p><input checked="" type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Limited Liability Company</p> <p><input type="checkbox"/> Individuals</p>		<p>OLCC USE ONLY</p> <p>Application Rec'd by: <u>D. Jesperson</u></p> <p>Date: <u>9/26/08</u></p> <p>90-day authority: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

Plata
L105815

- Entity or Individuals applying for the license: [See SECTION 1 of the Guide]
 - Great Teriyaki, INC ③
 - _____ ④
- Trade Name (dba): Sunset Grill
- Business Location: 1280 SW Oak St. Hillsboro, Washington Co., OR 97123
(number, street, rural route) (city) (county) (state) (ZIP code)
- Business Mailing Address: 1280 SW Oak St. Hillsboro OR 97123
(PO box, number, street, rural route) (city) (state) (ZIP code)
- Business Numbers: (503) 693-0469
(phone) (fax)
- Is the business at this location currently licensed by OLCC? Yes No
- If yes to whom: Great Teriyaki, INC Type of License: Limited on-premises sales
- Former Business Name: Great Teriyaki, INC DBA: Sunset Grill
- Will you have a manager? Yes No Name: Carlann Yi
(manager must fill out an individual history form)
- What is the local governing body where your business is located? City of Hillsboro, Washington County
(name of city or county)
- Contact person for this application _____
(name) (phone number(s))

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

① Aakheny Date 7/18/08 ③ _____ Date _____

② _____ Date _____ ④ _____ Date _____

Common Types of OLCC Licenses:

Full On-Premises Sales (F):

This type of license allows the sale and service of distilled spirits, malt beverages, and wine for consumption on the licensed premises. The OLCC issues Full On-Premises Sales (F) licenses to caterers (F-CAT), commercial establishments (F-COM), private clubs (F-CLU), public passenger carriers (F-PC), and other public locations (F-PL).

- ✦ Previously hard liquor dispenser license (DA, DB, DC)

Limited On-Premises Sales (L):

This license allows the sale of malt beverages, wine and cider for consumption on the licensed premises, and the sale of kegs of malt beverages for off premises consumption.

- ✦ Previously RMB (Tavern) license

Off Premises Sales (O):

This license allows the sale of malt beverages, wine, and cider in factory sealed containers for consumption off the licensed premises and allows sample tastings of malt beverages, wine, and cider.

- ✦ Previously called a package store license

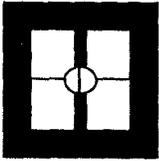
Wholesale Malt Beverage and Wine (WMBW):

This license allows storage, import, export, and wholesale sale of wine (21% alcohol or less) to wholesale and retail licensees, allows wine tastings, and the sale of wine and malt beverages for customers to drink at the business and "to go" in sealed containers.

Brewery Public House (BP):

This license allows the manufacture, storage, sale, and exportation of malt beverages. Retail sales may be for on or off premises consumption. Also allows sales of wine and cider containing no more than 21% alcohol.

CITY OF HILLSBORO



M E M O R A N D U M

DATE: October 30, 2008
TO: Hillsboro City Council
FROM: Rob Dixon, Assistant City Manager
SUBJECT: Follow-up with Mr. Ken Payne from Brookwood Parkway

Background:

Mr. Payne came to the October 21st City Council meeting to express his concerns regarding, but not limited to, traffic, road improvements, garbage haulers, vehicle lights, the Dairy Queen development, and road noise.

Staff Action:

In response to Mr. Payne's concerns, I conducted two site visits. The first was with Don Odermott and Barbara Simon on October 22nd. Mr. Payne was not home, but staff spent time at the Dairy Queen site, walking Brookwood Parkway, and the general neighborhood. Staff specifically looked and noted as many as possible of the concerns Mr. Payne had voiced to the Council on the 21st.

On October 23rd I was able to meet personally on site with Mr. Payne for him to specifically explain and show me his concerns at length. Additionally, I had numerous phone conversations with Mr. Payne that week. Mr. Payne and I agreed to develop a list of possible solutions and for Mr. Payne to meet with City staff the week of November 3rd to review those options.

To address Mr. Payne's concerns of garbage haulers coming at 3am, city staff Paul Edwards relayed the complaint about trash pickup being at very early hours to Hillsboro Garbage Disposal, Inc. Using their GPS they were able to determine that the initial complaint occurred when a relief driver did the route. The General Manager assures us that recycling and refuse pickups will be moved closer to 6:00 am, citing the difficulty of backing out onto Brookwood when it is busy. If this is not effective, the next step would be to contact Code Enforcement and handle this as a noise complaint since it is the noise ordinance that the haulers have to abide by per the franchise agreement. When staff meets again with Mr. Payne the week of Nov 3, to review possible solutions to his other concerns, we will also ask if the garbage hauling issue has improved or not.

CC: Paul Edwards, COH



CITY OF HILLSBORO
Parks & Recreation

**HILLSBORO ARTS & CULTURE COUNCIL
MEMORANDUM**

DATE: November 4, 2008
TO: Hillsboro City Council
FROM: Sean Morgan, Cultural Arts Program Manager
SUBJECT: Presentation of the Public Art Master Plan Draft

REQUEST

The Hillsboro City Council is requested to provide direction regarding the scope, function and funding level of the Public Art Master Plan Draft.

BACKGROUND

Recruitment

The Hillsboro Arts and Culture Council Strategic and Community Plan calls for the development of a public art program. At the January 2008 meeting, the Hillsboro Arts & Culture Council (HACC) passed a unanimous motion to proceed with the development of a public art plan. Subsequent to that motion, staff distributed a nationwide Request for Proposal (RFP) for professional public art consultants. In May 2008, a panel of HACC members selected Bill Flood and Valerie Otani from a pool of eligible applicants.

Goal

Flood and Otani were tasked with creating the Hillsboro Public Art Master Plan. The Plan would encompass value, vision and goal statements, implementation procedure, potential site opportunities, funding recommendations and guidance for building policy and procedure. When completed, the Plan will provide a set of recommendations for the operation of a fully-fledged public art program. It will address how to care for artworks already in Hillsboro's collection, as well as how to grow the collection in an equitable and sustainable manner.

Timeline

Since June 2008, the consultants have interviewed twenty-five community leaders across sectors including government, business, arts, heritage and culture, education and agriculture. In these interviews, information was gathered on the character of and vision for Hillsboro, issues and opportunities, and key sites for public art. Consultants also met with groups including the City of Hillsboro Latino Outreach Advisory Committee, City of Hillsboro department heads, Hillsboro Downtown Business Association and local artists. Monthly review meetings with staff and the HACC's Public Art Task Force served to review and guide the work. To develop program policies, procedures, and potential funding mechanisms, consultants researched the public art programs of comparable cities. On September 25, the HACC hosted a Public Art Community Workshop at the Walters Cultural Arts Center to share the consultants' research findings with the community. In October, consultants gave two

presentations on the Public Art Master Plan, one to the HACC on October 22 and one to the Parks and Recreation Commission on October 14.

After receiving direction from the November 4 City Council Work Session, staff and consultants will present the revised Public Art Master Plan to the Hillsboro Arts and Culture Council and to the Parks and Recreation Commission. At that time, staff will request authorization from each to proceed to the December 2 City Council meeting to seek approval for the final version of the Hillsboro Public Art Master Plan.

COST

Details of the anticipated cost of a Public Art Program can be found in the Hillsboro Public Art Master Plan. However, the following table offers an overview of program options and potential annual costs.

(Option 1)		
\$140,000	<ul style="list-style-type: none"> • 1 full-time staff • Signature art project • Marketing, materials, maintenance plan 	Establish program, funding mechanisms, policies and procedures. Begin establishing partnerships. Initiate first art project. Develop materials, marketing. Assess condition of current City artwork. Develop a foundation funding mechanism.
(Option 2)		
\$80,000	<ul style="list-style-type: none"> • Part-time staff person • Signature art project • Marketing, materials, maintenance plan 	Scaled-back version of Option 1 with staff focused on program development and managing an initial art project.
(Option 3)		
\$30,000	<ul style="list-style-type: none"> • Part-time staff person • Marketing, materials 	Similar to Option 2, without a City-sponsored art project. Strong focus on developing the program without managing an art project.
(Option 4)		
\$0	<ul style="list-style-type: none"> • No new program dollars. • Use existing HACC staff to move forward Plan goals. 	Limited, depending on availability of HACC staff.

Phased Implementation

Begin the program at Option 2 for the first year. This would establish the program and initiate a first art project so that the program has a visible impact.

For the second year, continue the program at Option 2, building connections to capital improvement projects and planning for long-term funding solutions while creating a second art project.

In the third year, the program will be in place, and a full-time staff member would be able to accelerate progress toward achieving program goals.

RECOMMENDATION

Staff requests direction from City Council regarding the scope, function and funding level of the Public Art Master Plan Draft.

DRAFT

Hillsboro Public Art Master Plan

October 27, 2008

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EXECUTIVE SUMMARY

This plan describes the context for a City of Hillsboro Public Art Program, developed in concert with the Hillsboro 2020 Plan and Downtown Renaissance goals. Stakeholder interviews, Public Art Task Force consultations and public meetings have resulted in statements of values, vision and goals specific to Hillsboro.

Public art is a powerful tool for urban place-making and for meeting the goals of Hillsboro's community plans. Memorable public places strengthen our community. Such places attract us to downtown, enliven our neighborhoods, enhance our experiences in parks, inform us about the history and peoples of our place, and celebrate our ethnic and cultural diversity.

The following goals lead the development of the Public Art Program:

- Establish a collection of work of highest artistic quality and enduring value.
- Utilize art to express the unique civic identity of Hillsboro.
- Create inviting places for people to gather, connect to each other and their community.
- Contribute to the efforts to strengthen downtown.
- Use public art as a tool to promote design excellence
- Support the local arts community by encouraging their participation in public art creation and selection.
- Ensure the preservation and maintenance of the City's art collection.
- Establish funding mechanisms that ensure consistent integration of public artwork in both public and private development, redevelopment, and other enhancements to the civic infrastructure.

Opportunity sites for public art in Hillsboro are identified in this plan. Timing of the projects will change as development plans change. Public art leaders should be entrepreneurial in their approach, looking for partnerships where art can create a distinctive destination. Key opportunities are: developing a vital downtown, celebrating diversity and enhancing new parks and fire stations.

Adoption of this plan creates a framework for Hillsboro's public art program under the authority of the Hillsboro Arts and Culture Council. Potential funding sources and staffing options are identified. Policies and procedures for effective management of the program are detailed.

A phased implementation for this plan is recommended, beginning with a part-time staff position to develop the program and manage a signature art project. In the third year, the program will be in place, and a full-time staff person would accelerate progress on achieving program goals.

Research for this plan indicates that the time is right in Hillsboro to develop an active public art program. Specifically:

- community plans point to the value of a public art program;

- civic leaders embrace how public art can help to achieve community goals;
- successes such as the Civic Center, Walters Arts Center, Sequoia Gallery + Studios and the Venetian Theater give a great context for starting a public art program;
- arts and culture are increasingly valued as important for maintaining Hillsboro's "sense of community", celebrating ethnic diversity, and attracting a viable workforce

The Public Art Program envisioned here requires commitment from civic leaders, both public and private, and this planning process indicates that leaders are ready!

PLANNING FOR PUBLIC ART IN HILLSBORO

Methodology

In June, 2008 the City of Hillsboro via the Hillsboro Arts and Culture Council contracted with consultants Bill Flood and Valerie Otani to develop this Public Art Master Plan. Project research began with a thorough review of current community plans, including the Hillsboro 2020 Plan (revised in 2005), the Downtown Renaissance Report (2007), the Hillsboro Arts and Culture Council Strategic and Community Plan (2006), and the Washington County Cultural Plan (2008). Consultants also worked closely with the planners engaged in the current Downtown Plan process. Each of these plans calls for utilizing arts and culture as key elements in the development of Hillsboro and Washington County. The 2020 Plan vision and goals (Appendix A) are the foundation for the Public Art Master Plan.

25 stakeholder interviews were held with community leaders across sectors including government, business, arts, heritage and culture, education, and agriculture, to gather information on the character of and vision for Hillsboro, issues and opportunities, and key sites for public art. Consultants also met with groups including the City of Hillsboro Latino Outreach Advisory Committee, City of Hillsboro department heads, Hillsboro Downtown Business Association, and local artists. Monthly review meetings with HACC staff and the HACC's Public Art Task Force served to review and guide the work of the consultants. To develop program policies and procedures, consultants also researched public art programs from comparable cities in Oregon and throughout the U.S. On September 25, over 50 guests participated in a public Plan review session hosted by the Hillsboro Arts and Culture Council and the Mayor.

All those interviewed by the consultants voiced an overwhelmingly positive attitude. We found, in all sectors, enthusiasm for the role public art can play in strengthening community and enlivening the visual environment. The time is right in Hillsboro to systematically utilize public art to build stronger civic places.

Appendix B lists the Public Art Task Force and others who have participated in the development of this Plan. Many thanks to all!

Public Art and Its Relationship to Hillsboro

We use the term "art" to describe those things that are visually or experientially meaningful. "Public" means that the artwork is accessible to people -- whether on public or private property. Public art can be permanent or temporary, a single event or piece, a series of installations or events, or part of an ongoing process enhanced over time. It is envisioned and/or coordinated by an artist skilled in creating art in public places.

Public art is a powerful tool for urban place-making and for meeting the goals of Hillsboro's community plans. Memorable public places, such as the fountain in the Civic Center's plaza, invite us to return, meet our neighbors and appreciate our community. Such places attract us to downtown, enliven our neighborhoods, enhance our experiences in parks, inform us about the history and peoples of our place, and celebrate our ethnic and cultural diversity. Public art creates visual and emotional connections between the viewer and the place. It elevates the quality and interest of the built environment and signals an investment that encourages residents and newcomers to respond in kind.

Public art can take many forms, including landscape treatments, building facades, freestanding sculptures, murals, lighting, electronic media including moving images, photographs, water features including run-off and catchment devices, kinetic pieces that move and react to the environment, and artist-designed functional elements such as paving, play equipment, street furniture, bridges and gates. It can include the written word, film or video, and performance.

Planning for public art is part of Hillsboro's coming-of-age. Hillsboro has grown from an agricultural community of 8,000 in 1960 to a small city of over 80,000 in 2008, fueled by large companies and growing ethnic populations. County seat for Washington County and part of Portland's metropolitan area, Hillsboro was in fact incorporated before Portland. It is located between the agricultural reserves protected by the Urban Growth Boundary and the suburban march radiating from Portland. Government, farms, industry and suburban development coalesce in a small town identity with the complexity of a modern city. Hillsboro seeks to maintain a "hometown" feeling and quality of life while offering urban amenities which will attract residents to live, work, and invest in all its neighborhoods.

VALUES, VISION AND GOALS

Values

Fundamental values have emerged in our many interviews and discussions with stakeholders which underlie the vision and goals of this plan.

- *Innovation*

Innovation is a common trait in Hillsboro's often cited contrast between agriculture and high-tech industries. Both a Century Farm and a technology firm remain viable through insightful adaptation to the market and embrace of new technologies. These seemingly opposite sectors of the economy share the ability to innovate.

- *Authenticity*

Hillsboro has a unique identity, not merely as a suburb of Portland. The historic downtown gives the city a genuine "hometown" feeling that has evolved over generations. Both longtime residents and newcomers value this authenticity.

- *Strengthening Downtown*

There is significant excitement about the upgrades to downtown, and thus a sense of urgency to take advantage of the momentum and reach a "tipping point" in making downtown successful. The strengths of downtown will radiate throughout the rest of the city.

- *Connection to nature and parks*

Connection to nature is highly valued in Hillsboro. Closeness to open spaces, high quality parks, the developing trail system and Jackson Bottom are all viewed as major assets.

- *Recognizing ethnic diversity*

Agriculture and high-tech industries have drawn people of diverse ethnicities to Hillsboro. There is a wide range of cultures, generations in America, education and economic status. The city has not yet fully succeeded with the integration of these diversities into full participation in the life of the city. Recognition, however, of these cultural heritages validates their individual and collective contribution to the community as a whole.

- *A well-managed program that produces art projects*

Results matter. The goal is to design a sustainable program with the funds, vision and staff that result in significant art projects.

Vision

Public art is a visible expression of Hillsboro's values. We value connections -- connections between neighbors, old and new residents, rural and high-tech economies, the city and the natural environment. Art animates our public spaces, creating profound and memorable community experiences. Our investment in creating meaningful public spaces comes from the desire to strengthen connections between our citizens and our city and connections between the neighborhoods of Hillsboro. Public art is a part of our mental map of Hillsboro and is an important element of creating a community that future generations are proud to call home.

Program Goals

The following goals lead the development of the Public Art Program and the selection and management of Hillsboro's public art collection.

Establish a collection of work of highest artistic quality and enduring value.

Commissioned and donated work will be of high aesthetic merit, represent a range of media, and can be both permanent and temporary. The program should be sustainable, with the resources to ensure the commissioning of quality work in a well-managed collection.

Encourage art in all public places, in all parts of the city. Public art is, in effect, a free museum, making art accessible to all. Public art should be woven into the entire fabric of the city, helping to create memorable places in all neighborhoods.

Utilize art to express the unique civic identity of Hillsboro. Hillsboro is a complex city, with an unusual economic diversity of agriculture, aviation, health sciences, government and high-tech industries. Our population is also diverse, with long-established families and new immigrants. Art should recognize the contributions of many perspectives to a vibrant city.

Create inviting places for people to gather, connect to each other and their community. Hillsboro values its family friendly atmosphere, a place where "neighbors, generations and cultures connect." Art should be used to create memorable places and destinations that draw people to engage in public life.

Contribute to the efforts to strengthen downtown. Arts and culture are the focus of the downtown renaissance. Public art should be used to contribute to the vitality and pedestrian appeal of the city center and should play a significant role in downtown planning and development.

Use public art as a tool to promote design excellence. Public art and artists will be utilized in the planning and design of the built environment -- early involvement of artists in these processes can result in urban development with a truly distinctive

character. Public art should set the standard of quality for neighbors and developers to match.

Support the local arts community by encouraging their participation in public art creation and selection. Technical assistance and mentoring opportunities for Hillsboro artists should be provided to develop the public art capabilities in the local arts community.

Ensure the preservation and maintenance of the City's art collection. The program should establish guidelines and dedicated funding for conservation and maintenance of artwork.

Establish funding mechanisms that ensure consistent integration of public artwork in both public and private development, redevelopment, and other enhancements to the civic infrastructure. Level of investment must be substantial enough to commission high-quality artworks, properly maintain them, and fund program management.

IMPLEMENTATION STEPS

- City Council to adopt Plan
- Adopt funding mechanisms from options including:
 - public percent-for-art ordinance
 - private incentive system
 - foundation...long-term mechanism
 - establish funding pool to consolidate funds
 - other new sources of funding as they become available
- Develop code language for funding mechanisms
- Develop staffing and work plans
- Develop specific program policies and guidelines per recommendations in Public Art Master Plan
- Management of projects
- Inventory existing public art collection
- Develop maintenance and conservation plan for existing public art
- Develop HACC Public Art Committee structure as needed
- Focus on Downtown Development, specifically through participating in current Downtown Plan process
- Develop partnership agreements with City Departments and seek opportunities for inclusion of public art
- Develop relationship with non-City of Hillsboro agencies and groups which may collaborate on public art services (County, Public Schools, Clean Water Services, private developers, etc.)
- Advocate for excellence in civic design with City officials, developers, architects, designers, planners
- Creation of annual work plan, in concert with the budget process
- Provide workshops and technical assistance for local artists
- Develop mural incentive program

- Develop education and outreach strategies and materials in support of the Public Art Program
- Develop outreach strategies and materials to encourage public art in private development
- Periodic assessment of Public Art Program

SITE OPPORTUNITIES

Appendix C is a map of key Public Art Site Opportunities. These are the primary sites for public art identified through this planning process. Opportunities may arise that are not on this map. It is important that HACC staff and the Public Art Committee have the time and resources available to seize these emerging opportunities to make public art happen throughout the city. Such opportunities will most likely include opportunities for permanent, temporary, artist-initiated, or artist-in-residence projects.

Following is a brief description of each site on the Opportunities Map.

Parks

- **53rd Avenue Roundabout.** As part of the new park construction, there will be a traffic island on 53rd Avenue at Hidden Creek Drive. This will be a highly visible area in a major complex, including a new recreation center, sports fields, play areas, demonstration gardens and nature paths. The roundabout is in an area very much in the center of Hillsboro, drawing from all parts of the city. Although art in a traffic island is not pedestrian oriented or suitable for interaction or gatherings, it remains a special opportunity for creating a landmark. The art in roundabouts in Bend are cited as an example. If art in this traffic island is effective, art can be considered for the triangle at Tenth Avenue and Main Street.
- **53rd Avenue Recreation Center.** This new facility will be a hallmark of the City Parks and Recreation system. Artist involvement in creating work, both inside the building or on the grounds, would add to its profile in the community.
- **53rd Avenue Park Master Gardener Demonstration Garden.** Hillsboro's rich agricultural heritage, the long established Master Gardener program and the strong regional interest in gardening make this garden an appropriate site for a modest project. Examples would be the community garden gates, an innovative small structure for tool storage or demonstrations, compost bins or benches. The local ornamental plant industry could also be recognized in gardens that are designed as works of art in themselves.
- **Shute Park.** Historic and majestic Shute Park still functions as the main park for the neighboring Latino communities and at times, with concert series and large events, for the whole city. Enhanced picnic areas, like Rood Bridge Park and a distinctive water feature or play area would lift this park to the high standard of the newer parks in the city. Creation of a "zocalo" or public square could address the goals of bringing people together. If the current library space becomes available, a plaza could be created linking to the Latino business

district, creating synergy between the park, the plaza, and nearby restaurants, cafes, bakeries, retail and services.

- **Park Trail System.** The trail system is a good location for artwork that adds to the experience of trailheads, footbridges, boardwalks and rest stops. The intertwining of art and the environment offers the chance to increase awareness of the local habitat, view art that creates habitat, such as artist-made bird or bat houses, or simply encourage quiet observation of nature with rest stops and viewing platforms.
- **Jackson Bottom.** Art in nature as mentioned in the Park Trail System above would be a great enhancement to the experience at Jackson Bottom. The overlook, the interpretive center or enhanced trail connections to adjoining neighborhoods are all good opportunities.
- **Park in Old Orenco.** Orenco is in need of a new park in the historic area and would be an excellent art location. This would be a great opportunity to highlight the history of Orenco and its important role in the development of the nursery industry.
- **Orenco Park.** Artwork in the park in Orenco could add to its identity as a city-owned park as opposed to a homeowner's association property.

Downtown Improvements

The downtown area should be a priority focus for public art. The impressive successes of the new Civic Center, Sequoia Gallery + Studios, The Venetian and the renovation of Bagley Park stimulate a sense of optimism about downtown. Public art should contribute to this momentum. Coordination with the Downtown Plan, currently underway, will help to identify promising projects. Some suggestions are:

- **A gathering place,** perhaps as part of a new downtown park. The fountain at the Civic Center is highly successful in achieving the goal of bringing the entire community together to enjoy a public place. The joy of water play brings all families and ethnicities together, a central goal of the public art program. A gathering place that encourages music and performance is also desirable.
- **District Identity.** A project to create a district identity, for example, innovative downtown lighting using solar technology and LEDs to highlight this important industry. A partnership with local solar technology firms might involve either technical collaboration with an artist or funding as community contribution. This project could be part of changes to Baseline and Oak, clarifying the location of the Main Street business district, so close and yet not clearly visible from the functional roadways of Baseline and Oak.

- **Tenth Avenue Business District.** There is a strong desire to strengthen the Tenth Avenue business district so that it becomes a vibrant resource for the entire city. Surveys on downtown improvements were unanimous in citing the need for more interesting restaurants; Latino restaurants need to expand from a lunch-oriented niche to a broader appeal. Artist involvement in streetscape planning for the business district could give the area a more distinctive appeal with the inclusion of colorful lighting elements, tile, benches, murals and landscaping that create a celebratory atmosphere. Investment in this area would be a strong commitment to the growing Latino community, and welcome them as partners in the growth of the city. Creating an ethnically-based, but not exclusive, area would encourage the entire population to broaden their experience and know their neighbors. These improvements would center on the area of 10th Avenue from Shute Park to Main, but could radiate west on Walnut, Oak or Baseline, if those streets are developed as a more pedestrian-friendly business district.
- **Gateways** into the downtown core, for example, near the Walters Art Center and/or the Eastern Gateway at Baseline and Oak.
- **Southwest downtown industrial/residential mix.** Art could play a role in the development of a creative services district or business incubator area that encouraged artists, art fabricators, designers, or specialty food businesses, for example, to locate close to downtown. The “feel” could be arts/industrial chic as a counterpoint to the “heritage” identity of Main Street and the older residential neighborhoods.
- **Thought-provoking gardens.** Gardens might feature the important agriculture and nursery history of Hillsboro, building on the food, gardening and farming traditions of Spanish-speaking, Asian and other cultural groups, as well as the burgeoning interest in locally-grown food. In a multicultural community garden neighbors could come together to garden, bake bread in an outdoor oven, meet informally and recreate in shared space, etc. Public art would create an attraction in these gardens.
- **Tuality/Pacific Health Education District.** This is an opportunity to spotlight the unique partnership of Tuality, a community-based, not-for-profit hospital with a long history in Hillsboro and the growing Health Professions Campus of Pacific University. This Hillsboro partnership, located on the light rail, is a significant development. The strong community orientation of both organizations, including the Virginia Garcia Clinic (named for the six year old child of farm workers who died from lack of basic health care), provides health care to the medically needy of Washington County. Within this developing campus, public art oriented toward families, welcoming the neighborhood could only strengthen connections between these institutions and the public.

Gateways

- **Shute Park Gateway.** The most familiar gateway to downtown from the south and west is the view of Shute Park from TV Highway. Chief Kno Tah is a landmark, but even with diligent maintenance, its life is limited. The edge of the parking area along the curve, or the site of “El Indio” (Chief Kno Tah), as it is affectionately known, would be a good site for a new landmark sculpture.
- **Eastern Gateway.** The eastern entry to the city at the juncture of Baseline and Oak currently has a “welcome to Hillsboro” monument sign. This location is a visible landmark from the east.
- **Highway 26 and Shute Road.** This juncture has been cited as a prominent gateway into the city. With the Hillsboro Stadium as a regional draw, Parks Department headquarters and Hondo Dog Park, the civic presence of Hillsboro is strong here and the area is used by many people.
- **Other gateways into the city.** The entry points to the city are an opportunity to add visual landmarks. Highway 26 and 185th, Highway 26 and Cornelius Pass, S. 1st Avenue north of Jackson Bottom and TV Highway at Reedville are gateways.
- **Evergreen and Shute Road.** At an epicenter for the growing sustainable energy and high tech industries, this site has exciting potential for an artwork using solar technology, highlighting this emerging economic sector.
- **Main Street Bridge.** The arc of the Main Street Bridge already serves as a gateway approaching downtown, marking a neighborhood that is home to many Latino families. The bridge structure, distinctive and dramatically lit at night, could be painted to add color during the day.

Other

- **Fire Stations.** Two new fire stations are to be built. Examples abound across the country of artwork communicating the mission of the fire department. These range from an abstract beacon of light and hope, to monuments to the heroic and humanitarian work of firefighters, to projects that address the need of the fire station to provide an environment of rest and renewal for the firefighters in a stressful profession.
- **Fair Complex.** As the Washington County Fair Complex is renovated, art should be a part of making a visual statement at this important regional facility. The public art program should establish a relationship with the planners for this facility to ensure artist participation on the project design team and the integration of public art throughout development.

- **Schools.** As new schools are built or existing facilities redeveloped, partnerships with the school district should be explored to include art.
- **Hillsboro Airport fence.** The long fence along Cornell Road is a functional barrier that could be upgraded to still meet the complex requirements of an airport, but add visual interest.

Future Development

- **Oregon Health Sciences University/Amberglen development.** As this development takes shape, public art should be at the table, ideally with an artist on the design team, or through the creation of commissions for sites within the project.
- **South Hillsboro.** Art should be included in the creation of unique gathering spots, park design or other public spaces within the new district. Artists should be considered to serve on the design or planning team.

Citywide Initiatives

- **Mural Incentive Program.** Murals add interest to blank walls. They can be of limited duration during redevelopment, reinforce community history and identity, create visual landmarks, and create opportunities for local painters to participate in the Public Art Program. Murals are also significant in Latino cultural traditions and should be considered to help build community pride.
- **Elevate the visual quality of the city.** A goal of the art program is to set a high visual standard for the built environment. The PAC and Public Art staff should be alert to opportunities to stimulate innovative, quality architecture for public and private development, and creative solutions to urban design. “Green design”, re-use of buildings, affordable housing, urban farm communities and other initiatives are opportunities to advocate for exciting design solutions.

FUNDING AND PROGRAM OPTIONS

Potential Funding Mechanisms

Funding for Hillsboro's Public Art Program should support three major elements: program management, art project development and implementation, and collections management and maintenance. A variety of funding mechanisms is recommended to achieve the goals in this Master Plan and support a consistent, high-quality program with annual projects. Following is this plan's funding goal.

Establish funding mechanisms that ensure consistent integration of public artwork in both public and private development, redevelopment, and other enhancements to the civic infrastructure. Level of investment must be substantial enough to acquire high-quality artworks, properly maintain them, and fund program management.

The best funding mechanisms are those that are part of the larger fund development strategies of the City of Hillsboro, connect with future community growth, and leverage support from current and potential arts partners and donors in the community. Following are recommended funding mechanisms.

- ***Annual appropriation from City Council***

An appropriation from the City is needed for program stability and to hire and maintain staff and for project funding.

- ***Public percent for art ordinance***

A public percent for art ordinance should be adopted by the City of Hillsboro. 2% of capital construction projects with budgets over \$25,000 should be set aside for public artwork. Funds from this source should be directed to a pooled public art fund so that contributions from smaller capital construction projects will accumulate and can be used for more significant public art projects.

- ***Downtown development/urban renewal financing***

Public art projects associated with urban renewal projects should be funded with urban renewal or other community development/economic development sources.

- ***Incentive systems for public art in private development***

Incentive systems should be initiated for private developers to include public art and other amenities in development, perhaps in conjunction with the City's requirement for usable open space in development. The key to gaining art projects is to understand which incentives will work in Hillsboro.

- ***A Hillsboro arts & culture foundation***

For the long-term, a foundation should be utilized for the purpose of generating an endowment that will support Hillsboro's arts, public art and cultural activities.

Research for this plan suggests that major donors in Hillsboro may support the long-term, stable approach to arts that a foundation can provide.

• Other new sources of funding as they become available

The City of Hillsboro and the Hillsboro Arts and Culture Council should consider exploring other mechanisms supporting public art which are not identified in this report. Such mechanisms (such as an increase in local hotel-motel or other taxes or fees) may become available as the economy improves, as new federal or state legislation is adopted, or as partner agencies seek ways to implement public art projects.

Program Options

Allocation	Components	Tasks
(Option 1)		
\$140,000	<ul style="list-style-type: none"> • 1 full-time staff • Signature art project • Marketing, materials, maintenance plan 	Establish program, funding mechanisms, policies and procedures. Begin establishing partnerships. Initiate first art project. Develop materials, marketing. Assess condition of current City artwork. Develop a foundation funding mechanism.
(Option 2)		
\$80,000	<ul style="list-style-type: none"> • Part-time staff person • Signature art project • Marketing, materials, maintenance plan 	Scaled-back version of Option 1 with staff focused on program development and managing an initial art project.
(Option 3)		
\$30,000	<ul style="list-style-type: none"> • Part-time staff person • Marketing, materials 	Similar to Option 2, without a City-sponsored art project. Strong focus on developing the program without managing an art project.
(Option 4)		
\$0	No new program dollars. Use existing HACC staff to move forward Plan goals.	Limited, depending on availability of HACC staff.

Initiating the program at Option 1 will bring the program most quickly on-line with visible impact (a signature art project). Staff would monitor City capital improvement budgets and urban renewal plans to utilize artists and art projects, as appropriate.

Research would begin on developing the foundation for long-term stability of the program. Assessment of the current City public art collection by an art conservator is the basis for a establishing a maintenance program.

Beginning the program with Option 2 would use the first year to establish the policies and procedures and initiate the first art project. It is less likely that the part-time staff person would have significant time to research and develop the long-term program funding, and this would most likely be postponed into the following year.

Options 3 would utilize the part-time staff person to inaugurate the program, develop policies and procedures, begin developing partnerships and funding opportunities without implementing an art project.

Option 4 would put HACC staff in the precarious position of seeking to implement the Plan and begin a program without staff support.

Recommendation: Phased Implementation

Begin the program at Option 2 for the first year. This would establish the program and initiate a first art project so that the program has a visible impact.

For the second year, continue the program at Option 2, building connections to capital improvement projects and planning for long-term funding solutions while creating a second art project.

In the third year, the program will be in place, and a full-time staff member would be able to accelerate progress on achieving program goals.

POLICIES AND PROCEDURES

This master plan aims to provide both the broad vision and goals for Hillsboro's Public Art Program and the practical mechanisms to accomplish these goals. Appendices D and E detail the recommended best practices for program operation.

Appendix A ACKNOWLEDGEMENTS

Public Art Task Force of the Hillsboro Arts & Culture Council

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**Appendix B
HILLSBORO 2020 PLAN
VISION, FOCUS AREAS AND CONNECTIONS TO PUBLIC ART**

Vision

In the year 2020, Hillsboro is our hometown. Within a rapidly changing metropolitan region and global economy, we live in a dynamic community that sustains our quality of life. Here, neighbors, generations and cultures connect. We live and work in balance with nature. Hillsboro is a safe and affordable community, a place our children and their children will be proud to call home.

Focus Areas and Connections to Public Art

Strengthening and Sustaining Community

Building Community - Developing public art projects that bring people together and encourage dialogue, exchange

Community Events - Temporary public art events and performances

Parks Facilities Planning - Involve artists on design teams

Enhancing Neighborhoods and Districts

Pathways Task Force - Use public art to enhance bicycle and pedestrian pathways

Transit System Expansion - Public art to enhance transit areas

Public Square Task Force - Include artist on design team, public art in square

Provide/encourage "third places" -- Public art as a focal point of gathering places

Promote existing public places - Enhance with public art

Provide neighborhood gathering - Art shelters, benches, water features, sculpture

10th Avenue Public Place - Develop art with Latino community involvement

Community Garden Development - Art elements, multicultural gardening traditions

"Third Places" Incentive - Art as effective element in creating social gathering places

Develop neighborhood parks - Art in design and in features of parks

Development of landscaped areas - Land art (earthworks) and art in the landscape

Preserving the Environment

Stewardship of streams and wetlands - Art that supports interpretation, stewardship

Wildlife Habitat Education - Art that creates habitat, educates about environment

Jackson Bottom Enhancement - Sculpture, trail design, seating, education center art

Recycling education for youth - Art from recycled materials, events, residencies

Environmentally friendly construction - Demonstration projects with art

Creating Economic Opportunity

Foster diverse base of business - Opportunities for creative service workers/artist

Downtown Core Vision - Public art as part of downtown "renaissance"

Zoning and Development Codes - Encourage development of both artists' work spaces and public art

Expanding Educational and Cultural Horizons

Develop projects for cultural arts - Establish public art program

Encourage appreciation of the arts - Public art as a “free public museum of art”

Displayed art tours - Public art walking tours

Public art display venues - Temporary public art exhibits

Celebrate cultural diversity - Public art that expresses cultural traditions

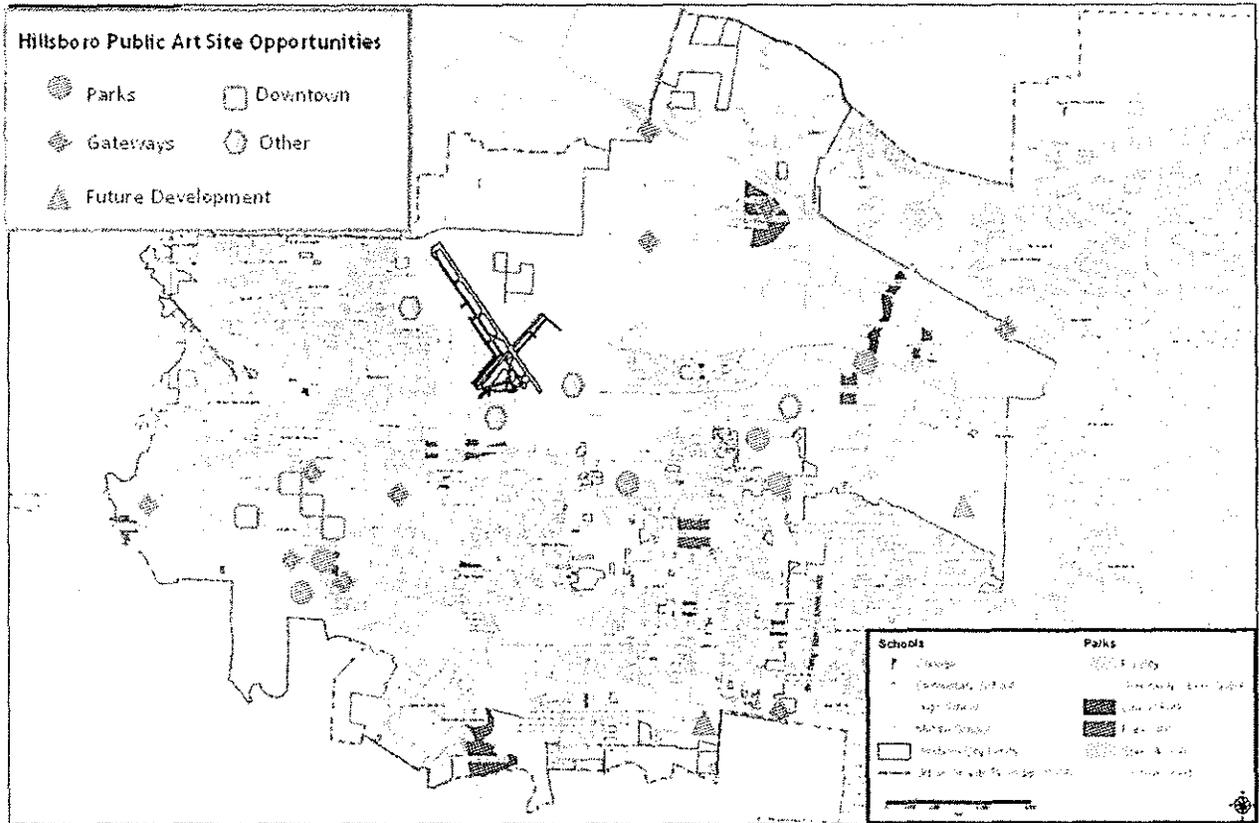
New Latino Cultural Center Study - Participate in planning if a study is done, include art

Promoting Health and Safety

Promote nutrition and staying healthy - Multicultural community gardens

Promote crime prevention - Attractions to Downtown, parks (“eyes on the street”)

Appendix C PUBLIC ART SITE OPPORTUNITIES MAP



Narrative on pages 12 -16 details the specific site and the types of art opportunities possible at that location.

Appendix D HILLSBORO PUBLIC ART POLICIES AND PROCEDURES

HACC RESPONSIBILITIES

The Hillsboro Arts and Culture Council is responsible for establishing policies of the Public Art Program: setting goals, overseeing the selection of artworks, consulting with staff on an annual work plan, insuring proper maintenance of the public art collection, and advocating for public art through outreach, education and identification of funding sources. Initially, the HACC should serve as the oversight body, and would assume the responsibilities listed below for the Public Art Committee. As the program develops, a Public Art Committee as a sub-committee of HACC may be formed.

Public Art Committee Membership

Public Art Committee is comprised of citizens, artists, arts organizations and design professionals (architects, landscape architects, curators, interior designers, urban planners or engineers.) The Committee will consist of 7 members: not more than 3 HACC members, 2 - 3 artists or arts professionals who are City residents and 2-3 private citizens who are City residents and knowledgeable about public art, education or community affairs. Members serve 3-year terms, with one 12-month appointment reserved, when possible, for an artist with public art experience. That artist would not be eligible for commissions for the duration of their term or for six months afterwards. Terms should be staggered to ensure continuity. The PAC will include non-voting public art staff, and other ex-officio members as may be needed. For example, for art projects in parks, close cooperation with the Parks and Recreation Department is necessary.

Public Art Committee Chair

The PAC chair will be appointed by the HACC from among the PAC members, and will serve a 2-year term.

Public Art Committee Responsibilities

1. Understand the vision and goals of the public art program and consult with staff to create an annual work plan of art projects that advance those goals.
2. Appoint selection panels for these projects with staff input. One PAC member serves on each selection panel as a liaison to the PAC.
3. Approve semi-finalists, finalists and their artworks (*Some programs have the PAC set in motion the selection process and approve semi-finalists, but final selection of the artist and their artwork are the responsibility of the selection panel, not subject to PAC review.*)

4. Serve as the selection panel when a specific panel is not required (see selection processes below.)
5. Review, accept or reject gifts to the public art collection under the terms of the Donations Policy.
6. Recommend re-siting or deaccessioning works from the public art collections in keeping with the Deaccession Policy.
7. Advocate for the public art program by seeking opportunities for private donations and public/private partnerships that would add to the program.
8. Periodically review and recommend changes to the Public Art Program policies and procedures

Conflict of Interest

1. No artist sitting on the HACC or PAC may apply for City of Hillsboro public art projects during their tenure or for six months afterwards. No HACC staff member or member of his/her household may apply for public art projects over which the HACC has approval authority.
2. No member of the project architect or landscape architect's firm or design team may apply for a public art project being designed by that firm.
3. No artist sitting on a selection panel may apply for the project for which the panel was formed.
4. Panelists are required to disclose direct or indirect financial or non-financial conflict of interest prior to the artist selection. Following disclosure of conflict of interest, the panelist must refrain from voting on the artist in question.

STAFFING

There are several options for the staffing of the public art program.

1. The City hires full-time staff to coordinate the public art program. This person would report to the Cultural Arts Program Manager. The Coordinator would be proactive in looking for opportunities for public art in public and private capital improvement projects, and involve artists early in the design process of both facilities and urban planning initiatives. The coordinator would shape the City's collection through determining appropriate projects, overseeing selection of artists, and managing projects to completion. The Coordinator would coordinate education and outreach efforts, ensure proper maintenance of the collection, manage gifts, seek public and private funding partnerships, and cultivate the growth of the local arts community's involvement in public art.
2. The City hires (or contracts with) a part-time public art staff as a step towards program growth and expansion to a full-time position. The Cultural Arts Program Manager would determine the priorities among the tasks above. Consultants could be hired to manage specific projects.

3. Existing City staff (either from the Cultural Arts Program or on assignment from another department) would oversee the public art program, hiring consultants to manage each project. Adding duties to existing staff would necessitate adjusting their workload to accommodate added responsibilities. This option is the least advisable, since consultants generally do not have the ongoing knowledge of City development and planning directions to be able to involve art early in project development. Dedicated staff should cultivate relationships within the City to encourage partnerships among public and private agencies and increase the impact of public art in Hillsboro.

Note: Any option would increase the supervisory duties of the Cultural Arts Program Manager and the Director of Parks and Recreation.

METHODS OF SELECTING ARTISTS

The method of selecting artists for a particular project will be determined by the HACC staff, in consultation with the HACC, choosing from the following options.

Open Competition

An open competition is a call for artists in which artists are asked to submit their qualifications for a project through evidence of their past work, and experience related to the particular project. Calls for entries should be sufficiently detailed to permit artists to determine if their work is appropriate for the project. This method is the most egalitarian, allowing anyone to apply who feels they are qualified. It is the most transparent and public process. The open competition is preferable when there is adequate time to publicize and receive entries, and when there is staff available to manage a larger number of applications.

Limited or Invitational Competition

A limited number of artists are invited to submit credentials or proposals for a specific project. Artists are invited based upon their past work and demonstrated success with a particular type of project, for example: design team, water feature, murals, etc. In the case of addressing a Public Art Program goal such as creating opportunities for local or regional artists, or for a very specific commission (such as a light work or an interactive sound environment), or when there is a short timeline, the invitational competition is a good method. HACC staff, the HACC, other public art programs and curators can be consulted to create an invitation list.

Direct Selection

The HACC can recommend a direct selection of a specific artist when the project timeline or project goals warrant a direct approach. This method should be used with caution, since it is not the competitive process usually preferred with public monies.

Pre-Qualified Artist List or Roster

The HACC may use a selection panel to create a list of artists pre-qualified to do specific types of projects. For example: a roster of artists who can work on multi-disciplinary design teams, with experience in planning or large scale projects; a roster of artists who make building parts such as light fixtures, railings, mosaics or glass walls; or a roster of local artists who can work on community-based projects. These pre-qualified lists should be reviewed every 2-3 years. As an alternative, especially when there is limited staff time, Portland's Regional Arts and Culture Council and Seattle's 4culture maintain rosters which can be used to select appropriate artists.

Types of Artist Involvement

HACC should be open to involving artists in a range of ways, including:

- Artists on design teams - artists(s) selected to work collaboratively with other professions (planners, designers, architects, engineers) on a specific capital improvement project. Artist involvement early in design provides the opportunity to influence items already in the design budget.
- Artist in residence - artist(s) selected to be in-residence for a specified period of time with a designated group and/or site. The Hillsboro Parks Department may want to consider contracting with an artist to advise on a range of projects or to work in a particular neighborhood or Park with neighborhood residents.
- Temporary public art projects - artists(s) selected to organize and/or create limited-duration projects such as a 2-month outdoor exhibition in an urban lot in transition or a performance event which is part of an existing or new celebration.
- Artist-initiated projects - artist(s) propose new public art projects and potentially bring financial or other resources for implementing projects.

RFQ vs. RFP

RFQ is a Request for Qualifications. Artists are asked to submit a resume and visual documentation of past work that demonstrates their ability to do the project. A letter may ask them to highlight specific relevant experience and a general approach to the project, but not to make a specific proposal. Based on qualifications, finalists are selected, interviews are held. An artist may then be selected to proceed to create a design. Alternatively, several finalists may be selected, given a thorough orientation and paid a proposal fee to return with a specific proposal. A final selection is made based on the proposals.

RFP is a Request for Proposals. Artists are asked to submit a proposal for the project. Commissioning organizations view this as a way to “choose what they are purchasing,” rather than wait to see what an artist develops. Many artists and arts administrators, however, oppose RFPs that do not include a proposal fee, because it is asking an artist to work without being paid. The RFP has the additional disadvantage that the artist usually develops the proposal on limited knowledge of the project and may offer a quick solution sent in “on speculation” of being selected.

Balance of Local and Non-Local Artists

The priority of the public art program is to commission works of high artistic merit. It is also a goal to develop capacity within the local arts community. An effective approach for meeting both goals is to create a variety of commissions. Smaller commissions favor emerging artists who can often produce more value as an investment in their career, or local artists who do not have to add travel or transportation costs. Successful completion of a commission gives the artist the demonstrated experience to apply for larger projects.

Local artists should be recruited to serve on selection panels. Through reviewing other artists’ submissions, participating in interviews and design reviews, artists learn valuable lessons to apply to their future submissions.

The public art program can develop the skills of artists through technical assistance workshops and staff consultations to help local artists become successful competitors.

Artist Selection Panels

Artist selection panels are formed for an individual project or group of projects. Membership of the panel reflects the needs of the particular projects and should include:

- At least three arts professionals, two of whom are artists
- The project’s designer (architect, landscape architect or engineer)
- A representative of the project sponsor (the City Department or organization’s project manager)
- One HACC member
- A citizen with particular interest in the project
- Donors
- Others as deemed appropriate
- Non-voting public art staff

Responsibilities

- Become familiar with the project and how it fits in the context of Hillsboro's Public Art Program
- Frame the artist's opportunities by identifying the relevant public art program goals, the nature of the project, potential sites for artwork, suitable art forms and the desired outcome
- Establish the mode of selection: open call, invitational competition, direct selection or roster
- Determine the selection process, whether the artist will be selected on the basis of qualifications and an interview, or whether several artists will be selected, paid to make a specific proposal, and a selection made based on review of proposals.
- Determine and specify the nature of community involvement and public process
- Review all artist submitted materials
- Maintain confidentiality on the proceedings of all panel meetings
- Recommend to the HACC an artist or artists to be commissioned for projects, or engaged for a design team
- Reserve the option to make no selection and re-open the competition or propose another method of selection if no proposal is accepted
- Chair of the committee (designated by HACC staff) presents the selection to the HACC for their approval
- Continue to meet, as needed, to review the selected artist's design concepts and to approve any changes in concept or media during the course of design
- Participate in dedication ceremony
- Support education and outreach efforts

Selection Criteria

1. Artistic quality: strength of the concept, design, craftsmanship
2. Appropriateness: concept, scale, media and content suitable to the project and the site
3. Maintainability: structural and surface soundness, durability, resistance to vandalism, theft, weathering, excessive maintenance and repair costs.
4. Public liability: protective of the safety of the public in structure and siting
5. ADA compliant: in accordance with Americans with Disabilities Act standards
6. Diversity: contributes to both the diversity of artwork (temporary or permanent, style, scale, media) and artists (local and non-local, ethnic heritage, gender and range of experience)
7. Feasibility: artist's ability to complete the project on time and within budget
8. Communication: artist's ability to effectively communicate with the project partners, managers and the community
9. Originality: unique artwork or a limited edition

Selection Criteria for Design Team Artists

1. Artists must have the ability to collaborate with a multi-disciplinary team of other design professionals and the client
2. Strong communication skills
3. Creative thinker who has a larger view of urban planning, site design, innovative solutions.
4. Demonstrated experience in serving on design teams.

INVENTORY, MANAGEMENT AND MAINTENANCE

The Public Art Program will establish a procedure to provide on-going funding for maintenance of the Public Art Collection.

- The public art staff will catalogue the collection and maintain records of works as they are acquired.
- The public art staff will also be responsible for re-siting and deaccessioning should that become necessary (see policy).
- The City may be responsible for routine cleaning and maintenance of artworks in public spaces, if that cleaning and maintenance in no way endangers the condition of the artworks.
- The Public Art Program will provide and coordinate professional maintenance and conservation services through contracted professionals, using established funding mechanisms.
- Adequate insurance coverage should be provided for the Public Art Collection.

DONATIONS POLICY

Public art collection may be greatly enriched through the generosity of private and corporate donors. Hillsboro has a strong history of donor contributions to public projects that have enhanced the quality of community life. Since public space is such a valuable asset, any addition to the public realm should be undertaken in a considered and thoughtful way, ensuring that the addition is of lasting value.

To maintain the continued high quality of the collection, all donations should go through a review to meet the selection criteria of art for the city. Donations may include funding a commission or donating an existing work of art.

Acceptance of a donation brings with it the responsibility for installation of the work and maintenance of the work over time. As a basic principle, any donation of artwork must include funding for site preparation, engineering review, permits, utility connections, installation, lighting (if desired), recognition plaque, landscaping of the site, promotional materials and ongoing maintenance.

Often donations of art are envisioned with a public park setting in mind. The City of Hillsboro Parks and Recreation Department is in the process of creating a donations policy and revising its Parks Master Plan. Discussion should take place to coordinate the donations policies of HACC and Parks, clarify decision-making procedures and insure that donations of artwork in the parks make a positive contribution to both the parks and the public art collection.

Commissioned works of art

The most desirable donation is the funding of a commission, or funds added to augment a commission. An example is Doernbecher Children's hospital in which a major contribution was made to create a supportive environment through the infusion of art throughout the hospital. The artworks were a contribution in honor of a strong supporter of the arts. The artwork was commissioned while the building was still in design, so the work could have the most impact.

Procedure for donation of commissioned works of art:

1. The donor contacts the Public Art staff to discuss the commission, the process for creating a commission and the review criteria (below).
2. If the donation meets the criteria for acceptance of donations, staff presents the proposal to the HACC which accepts or rejects the proposal and approves the process for selecting an artist.
3. The commission follows the procedures for selecting an artist with the donor as a member of the selection panel.
4. The budget for the project includes a contribution to the public art maintenance fund.
5. The Public Art Program acknowledges the donor in with a plaque (if desired) and in promotional materials

Existing work of art

The HACC oversees the city's collection, and in that role makes a decision whether to accept or decline a donation, using the goals and guidelines for the public art program.

Procedure for donation of an existing work of art

1. Donor contacts Public Art staff for a meeting to discuss the potential gift and provides photos or the work itself.
2. Staff either declines the gift or proposes the gift to the HACC. If submitted in photo form, the HACC either declines the gift or asks to see it first-hand.
3. HACC accepts or declines the gift. If accepted, the donor is acknowledged (if requested) in plaques and materials. Funds for the work's site work, installation, lighting, maintenance and promotional materials are deposited by the donor in the public art maintenance fund.

Criteria for Acceptance of Donations

1. Donations adhere to the high artistic standards for the public art collection, and are relevant to the City of Hillsboro. The public art collection strives for work of high artistic merit and enduring value.
2. The desired site is available and appropriate to the artwork's content, scale and material, and meets review standards for safety and maintenance.
3. Artworks must be one of a kind or part of an original series.
4. Restrictions from the donor are clearly identified, noted in writing and acceptable to the city.
5. The surrounding community should be consulted in siting the work.
6. Costs of site work, permits, installation, lighting, maintenance and promotional materials are defined and dedicated.
7. Electricity, plumbing or other utility requirements over the expected life of the artwork are estimated and dedicated.
8. Donor accepts policy for re-siting and deaccessioning of artwork.
9. Donor submits a maintenance and conservation report, prepared with the assistance of a professional art conservator.

Exceptions to the Review process

1. Gifts of state presented to the city by foreign governments or other political jurisdictions of the United States may be accepted by the City Council members or city administration on behalf of the city if the value is under \$5,000.
2. Artworks or exhibitions loaned for display on city-owned property for ten months or less will be the responsibility of the city department with jurisdiction over the site of the display.

Acceptance of Gifts of Public Art

After approval of the donation by the above processes, the gift will be deemed accepted once the donor has supplied the city with the following.

1. For an existing work of art, a bill of sale conveying the title of the work to the owner.
2. Contribution of the agreed amount to the public art maintenance fund
3. A maintenance and conservation report, prepared with the assistance of a professional art conservator.
4. A sworn statement of no liens, claims or encumbrances associated with the artwork.

Title and Ownership

Gifts or artwork become the property of the City of Hillsboro once the above conditions have been met. At such time, all rights of title and ownership will be conveyed to the City. As owner of the work, the City may exercise any and all legal rights of ownership, including, but not limited to, sale, relocation or removal of the artwork as outlined in the Deaccession Policy.

DEACCESSION POLICY

Deaccession is the process of withdrawing a work from the art collection. While the intent of the acquisition of artworks for the public art collection is for a permanent lifespan, circumstances may arise in which the HACC decides to relocate or withdraw an artwork from public display. It shall be the policy of the HACC not to remove or relocate an artwork prior to the work having been in place for at least five years. The City of Hillsboro reserves the right to deaccession works of art in its public art collection in the best interests of the public and as a means of improving the overall quality of the city's public art collection. At the beginning of the process, the HACC will make reasonable effort to notify any living artist whose work is being considered for deaccession. All proceeds from the sale or auction of the artwork will be deposited in the public art fund.

Criteria for Deaccession of Artworks

An artwork may be considered for deaccession if one or more of the following conditions apply.

- The artwork presents a threat to public safety
- The condition or security of the artwork cannot be guaranteed, or the city cannot properly care for or store the artwork
- The artwork requires excessive maintenance
- The artwork has serious faults in design or workmanship
- The condition of the artwork requires restoration in excess of its monetary value, or is in such a deteriorated state that restoration would prove either unfeasible or would render the work essentially false.
- The artwork is of poor quality or is judged to have little artistic merit, historic or cultural value

- The site for the artwork has become inappropriate, is no longer accessible to the public, is unsafe or is due to be demolished
- Significant changes to the use, character or design of the site require the re-evaluation of the relationship of the artwork to the site.
- The work can be sold to finance, or can be traded for, a work of greater importance by the same artist
- There has been sustained and overwhelming public objection to the artwork
- A written request from the artist has been received to remove the work from public display
- The work is not, or is rarely displayed

Process for Deaccession

A Deaccession Review Panel is formed, consisting of 2 HACC members, 2 arts professionals and an art conservator or curator. This panel shall determine if one of the criteria for deaccession has been met. The HACC reserves the option of hiring a consultant to advise on whether the artwork meets the criteria.

The HACC staff shall prepare a report which indicates:

1. All information from the public art inventory form (Appendix E)
2. Detailed report on the condition of the artwork, supported by photographs.
3. Copy of title or other ownership documents
4. Appraised value of the work by two independent consultants, if obtainable
5. Justification for deaccession, according to the criteria of the Deaccession Policy
6. Documentation of correspondence, press or other evidence of public debate documenting extended adverse public reaction
7. Suggested methods of deaccession (sale, transfer, auction, disposal)
8. Alternatives to deaccession and costs of doing so
9. Documentation of notification of the artist, if living, and any related correspondence.
10. The opinion of the City Attorney on any restrictions which may apply to this specific work

The report is presented to the HACC for decision by a majority vote of the full Council.

Methods of Deaccession

The HACC may choose one of these methods of deaccession or may suggest alternatives appropriate to the particular case. All proceeds from the sale or auction of the artwork will be deposited in the public art fund.

The preferred methods of deaccession are as follows:

1. Relocation of the artwork. (This method should be given the highest priority.)
2. Withdrawal of the artwork from public display and subsequent storage
3. Sale or exchange of the artwork through the following means:

- Offer the artist the right of first refusal to buy back the artwork at the current appraised value or a price to be negotiated
 - Obtain a professional appraisal of the artwork's value and advertise it for sale by auction
 - Seek competitive bids for the purchase of the artwork
4. Donate the artwork to another government or non-profit organization
 5. Dispose of the artwork using City surplus property procedures

MURALS POLICY

Murals are an art form bringing drama, color and context to city streets. Often they celebrate the history of the city, its communities or the specific location of the wall itself. Using blank walls as an art surface can be an excellent temporary use of a site in transition and a rallying point for neighborhood pride, as well as a proactive deterrent to graffiti.

City murals programs are often a partnership between artists, community sponsors and building owners. In many cases, the public art murals program is a matching program that requires the proponents to secure the location, artists, design and community support in order to qualify for matching funds and inclusion in the city public art collection.

Sign ordinances and other City codes may need revision to accommodate murals. The Regional Arts and Culture Council in Portland and the City of Beaverton have mural matching programs that might serve as models.

**Appendix E
PUBLIC ART INVENTORY - SAMPLE FORM**

Artist(s):

Date of work:

Date Acquired:

How Acquired (commission, donation, purchase, loan):

Title:

Dimensions (height x width x depth or diameter):

Discipline (e.g., sculpture):

Medium (e.g., welded stainless steel):

Fabricator (as a resource for future repairs):

Location (building / room, street address, or approximate locale):

Ownership:

Purchase price:

Funding source:

Interpretive signage / label:

Maintenance (current condition):

Maintenance record (repairs done, when, by whom):

Photographs (digital images of multiple views, details):

Background material on artist:

Hillsboro Public Art Master Plan

October 2008
Bill Flood and Valerie Otani

Big thanks to
Public Art Task Force of the Hillsboro Arts & Culture Council

Tina Seidel, Chair
Deborah Clarke
Terry Blackburn
Kay Demlow
Marilynn Helzerman
Gayle Hughes
Eileen Kane
Lynn Scheller

Sean Morgan, Cultural Arts Program Manager
Cristina Caravaca, Cultural Arts Program Supervisor
Steve Greagor, Director Parks and Recreation Department

Public Art Plan Process

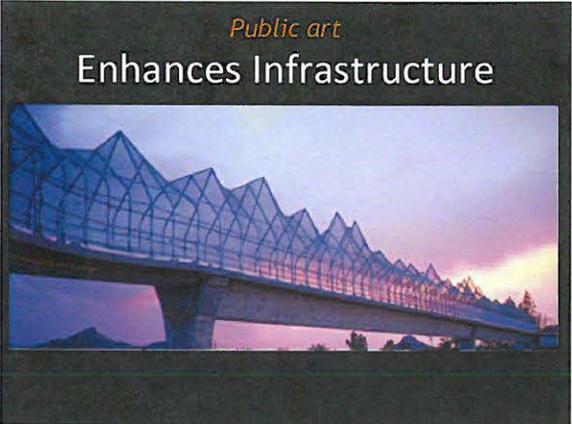
- review of Hillsboro community plans
- consultations with Public Art Task Force
- research on other civic plans
- interviews with 25 community stakeholders
- meetings with civic and business groups
- public review
- follow-up meetings with key stakeholders
- draft plan review with Hillsboro Arts and Culture Council & Parks and Recreation Commission



What is Public Art?

Artwork on public or private property that is accessible to the public

Public art is a powerful tool for urban place making and for meeting the goals of Hillsboro's community plans



Public art
Reveals History



Public art
Connects us to Nature



Public art
Shapes the Landscape



Public art
Celebrates Cultural Diversity



Public art
Is Permanent or Temporary



Public art
Enhances Functional Objects



Public art
Adds Value to Public Buildings



Master Plan Findings:
Public Art Addresses Hillsboro's Goals

Hillsboro 2020 Vision Goals

- Strengthening & Sustaining Community
- Enhancing Neighborhoods & District
- Preserving the Environment
- Creating Economic Opportunity
- Expanding Educational & Cultural Horizons
- Promoting Health & Safety

HACC Strategic & Community Plan

Downtown Renaissance Report

Master Plan Findings:
Public Art Addresses
Hillsboro's Values

- A vital downtown
- Innovation
- Ethnic diversity



Master Plan Findings:
Public Art Addresses
Hillsboro's Values

- Authenticity
- Connection to nature and parks
- A well-managed plan



Vision Statement

Public art is a visible expression of Hillsboro's values. We value connections - connections between neighbors, old and new residents, rural and high-tech economies, the city and the natural environment.

Vision Statement

Art animates our public spaces, creating profound and memorable community experiences. Our investment in creating meaningful public spaces comes from the desire to strengthen connections between our citizens and our city and connections between the neighborhoods of Hillsboro.

Vision Statement

Public art is a part of our mental map of Hillsboro and is an important element of creating a community that future generations are proud to call home.

Goals

The following goals lead the development of the Public Art Program and the selection and management of Hillsboro's public art collection

Hillsboro Public Art Goals

- Collect work of highest artistic quality and enduring value

- Place art in all parts of the city

- Express the unique civic identity of Hillsboro



Hillsboro Public Art Goals

- Strengthen downtown
- Create places for people to gather
- Promote design excellence

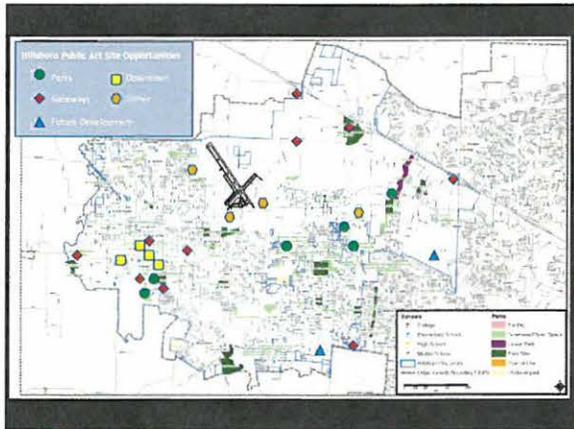


Hillsboro Public Art Goals

- Support the local arts community
- Insure preservation and maintenance of the city's art collection
- Establish funding mechanisms



Public art
SITE OPPORTUNITIES



PARKS

- 53rd Avenue Roundabout
- Recreation Center
- Master Gardener Demonstration Garden
- Shute Park
- Park Trail System
- Jackson Bottom
- Parks in Orenco & Old Orenco

DOWNTOWN IMPROVEMENTS

- District Identity
- Gathering Places
- Tenth Avenue Business District
- Gateways
- Southwest downtown industrial/residential mix
- Thought-provoking gardens
- Tuality/Pacific Health Education District

 **GATEWAYS**

Shute Park Gateway

Eastern Gateway

Highway 26 and Shute Road

Other gateways into the city

Evergreen and Shute Road

Main Street Bridge



 **OTHER**

Fire Stations

Fair Complex

School

Hillsboro Airport Fence



 **FUTURE DEVELOPMENT**

Oregon Health Sciences University/ Amberglen development

South Hillsboro



CITYWIDE INITIATIVES

Mural Incentive Program

Elevate the visual quality of the city



Data from Comparable Cities

- Ashland
 - % for art
 - Hotel/motel tax
 - Fee on commercial development
- Beaverton
 - % for art
 - Mural Incentive Program
- Bend
 - % for art
 - Private foundation
- Lake Oswego
 - % for art
 - Public Art Trust Fund

Potential Funding Mechanisms

- Annual appropriation from City Council
- Public percent for art ordinance
- Downtown development/urban renewal financing
- Incentive systems for public art in private development
- A foundation supporting Hillsboro arts & culture
- Other new sources of funding as they become available

Program & Funding Options

Option 1

\$140,000

- 1 full-time staff person
- Signature art project
- Marketing, materials, maintenance plan

Establish program, funding mechanisms, policies and procedures. Begin establishing partnerships. Initiate first art project. Develop materials, marketing. Assess condition of current City artwork. Develop a foundation funding mechanism.

Program & Funding Options

Option 2

\$80,000

- Part-time staff person
- Signature art project
- Marketing, materials, maintenance plan

Scaled-back version of Option 1 with staff focused on program development and managing an initial art project.

Program & Funding Options

Option 3

\$30,000

- Part-time staff person
- Marketing, materials

Similar to Option 2, without a City-sponsored art project. Strong focus on developing the program without managing an art project.

Program & Funding Options

Option 4

\$0

- No new program dollars. Use existing HACC staff to move forward plan goals.

Limited implementation, depending on availability of HACC staff.

Recommendation for program and funding:

Option 2: Hillsboro has a history of careful planning and steady implementation. A moderate and phased approach will build a base for a sustainable program with the best outlook for long-term success.

Recommendation: Phased Implementation

- Begin the program at Option 2 for the first year. Establish the program and initiate a first art project so that the program has a visible impact.
- For the second year, continue the program at Option 2. Connect to capital improvement projects. Begin planning for long-term funding solutions while creating a second art project.
- In the third year, expand to Option 1. Program will be in place, and a full-time staff member can accelerate progress on achieving program goals.

Build on Hillsboro's Successes!

