What Makes a Region?

Presentation to the National Neighborhood Indicators Partnership

Rex Burkholder
Metro Councilor
2040 Growth Concept

- 50-year vision for managing region’s growth
- Kicks off a major effort to enact the new regional vision through local plans
- Building blocks: Regional Centers, Town Centers, Main Streets
Activity Spectrum

<table>
<thead>
<tr>
<th>Neighborhoods</th>
<th>Hillsdale</th>
<th>Clinton</th>
<th>Sellwood</th>
<th>Lloyd</th>
<th>Irvington</th>
<th>Nob Hill</th>
<th>Downtown</th>
<th>Pearl District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (acres)</td>
<td>108</td>
<td>60</td>
<td>55</td>
<td>295</td>
<td>358</td>
<td></td>
<td>754</td>
<td></td>
</tr>
<tr>
<td>Amenities</td>
<td>26</td>
<td>26</td>
<td>40</td>
<td>134</td>
<td>174</td>
<td></td>
<td>485</td>
<td></td>
</tr>
<tr>
<td>People / acre</td>
<td>21</td>
<td>38</td>
<td>42</td>
<td>71</td>
<td>99</td>
<td></td>
<td>216</td>
<td></td>
</tr>
</tbody>
</table>
The Future of Hayden Island
Metro Transit–Oriented Development Analysis

Performance of the built environment + Real Estate Market Strength
Transit orientation score (5 p’s)

- People
- Places
- Physical form
- Performance
- Ped/bike connectivity
“Heat Map”
Regional transit orientation score

TOD score
- transit oriented
- transit adjacent
Metro’s State of the Centers

- A document that Metro publishes for local partners to assist in characterizing Centers and measuring their performance.

- The report allows local jurisdictions to have a way of comparing centers and identifying future aspirations.
Measures

- People/Acre
- Amenities/Acre
- Bike Accessibility
- Park Accessibility
- Sidewalk Density
- Transit Performance
- Block Size
Hayden Island
A newly designated Regional Center in Hillsboro.

The City envisions a multi-use district that focuses on employment, housing and shopping.
What makes a center livable? The amenities that inhabit that location. Also known as Urban Living Infrastructure (ULI)

Businesses such as coffee shops and grocery stores help residents meet everyday needs.

Attractions like theaters, restaurants and pubs keep visitors coming.

Private investments increase livability and market value of an area by supporting urban lifestyles and preferences.

Examples
- Bakery
- Bar
- Bike Shop
- Bookstore
- Brewpub
- Childcare
- Cinema
- Coffee Shop
- Clothing Store
- Dry Cleaners
- Fitness Gym
- Grocery Store
- Music Store
- Restaurant
Amenities/Acre

38 total
ULI Businesses
8.5 People/Acre
People/Acre

15.9 People/Acre
Understanding Performance
How do the areas compare?

Tanasbourne/AmberGlen

- Parks access
- Bike route density
- People per acre
- Sidewalk density
- Block size
- Private amenities

Hayden Island

- Parks access
- Bike route density
- People per acre
- Sidewalk density
- Block size
- Private amenities
What to Look For in the Future

- Connectivity
- Human Scale
- Good Ped and Bike Connection
- Sight Lines to Mt. Hood
- Sound walls
- Easy access to Light Rail Station
  - Customers
  - Employees
- A “heart” for the community
And that’s just one example

- **Metropolitan Housing Rule**
  - Reduces exclusionary zoning

- **Accessory Dwelling Unit**
  - Increase housing choices and add people (supportive of transit and more activity)
  - Without changing neighborhood character

- **Community Investment Initiative**
  - The “next step,” collaborative community effort to crack the “tough nuts” of financing infrastructure and human capital investments