

# What Makes a Region?

Presentation to the National Neighborhood  
Indicators Partnership

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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





# The Future of Hayden Island

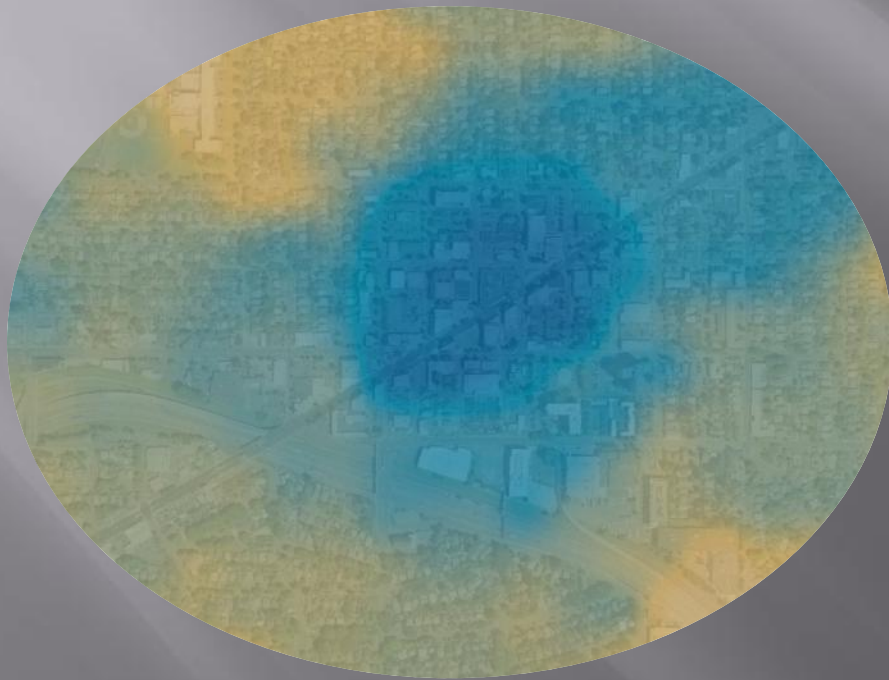


# Metro Transit-Oriented Development Analysis

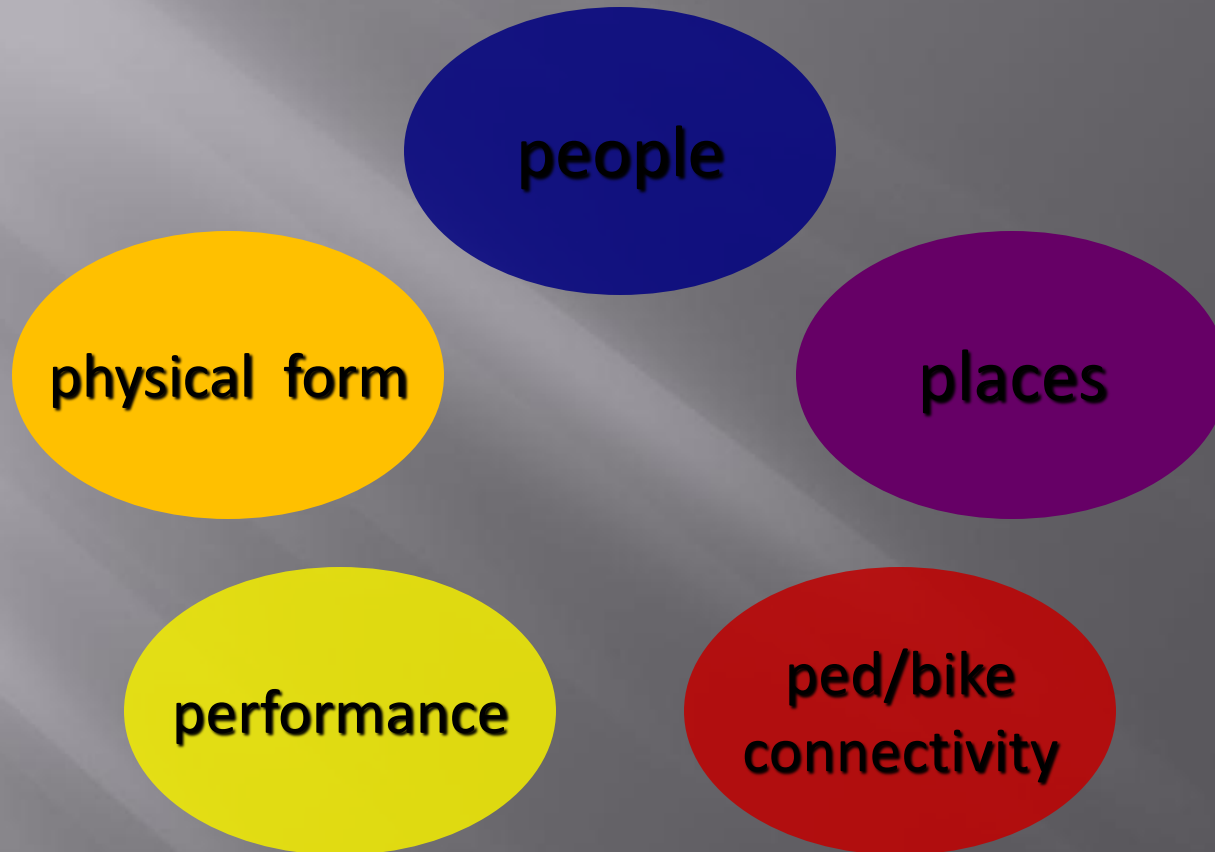
Performance of the  
built environment



Real Estate  
Market Strength



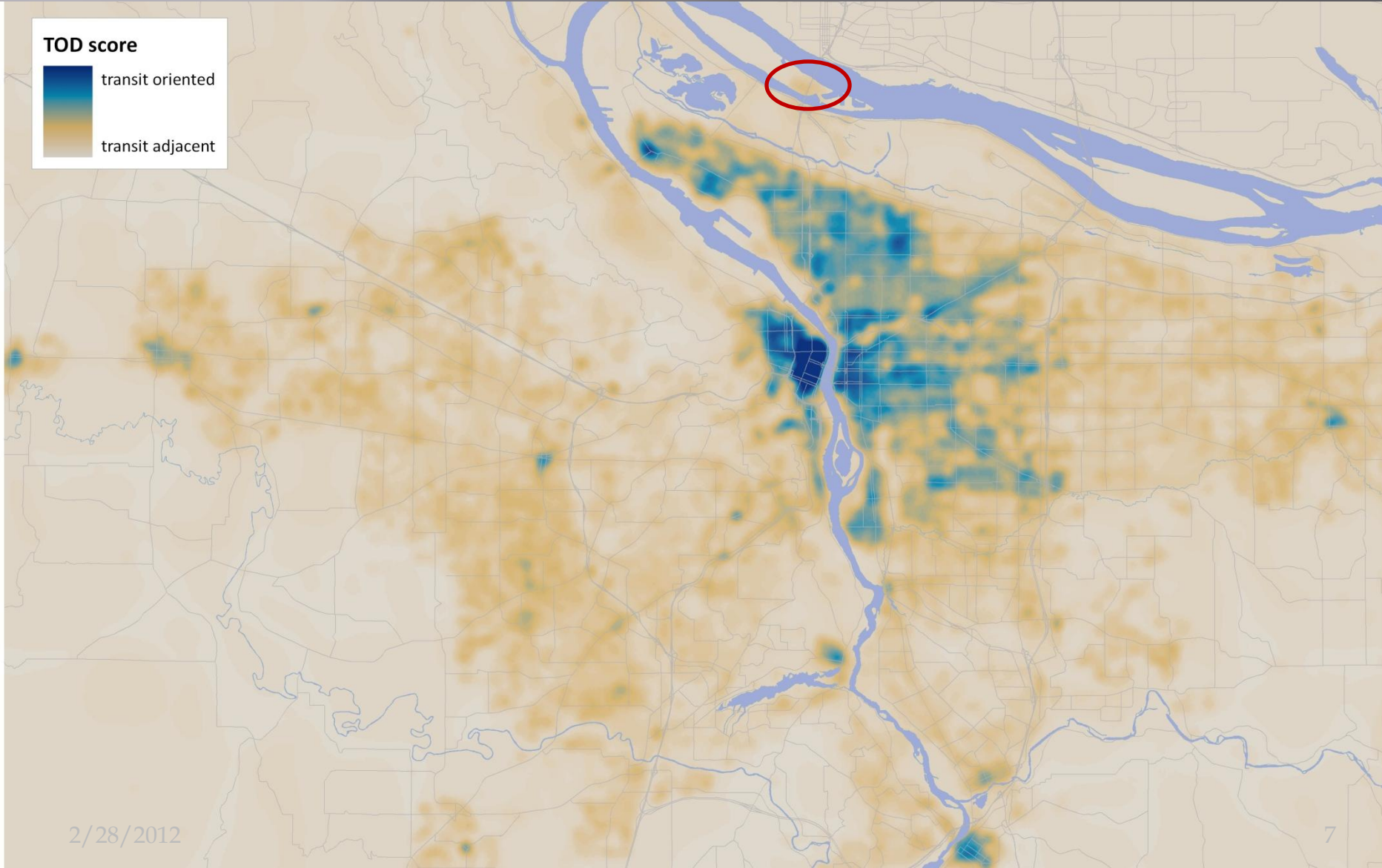
# Transit orientation score(5 p's)





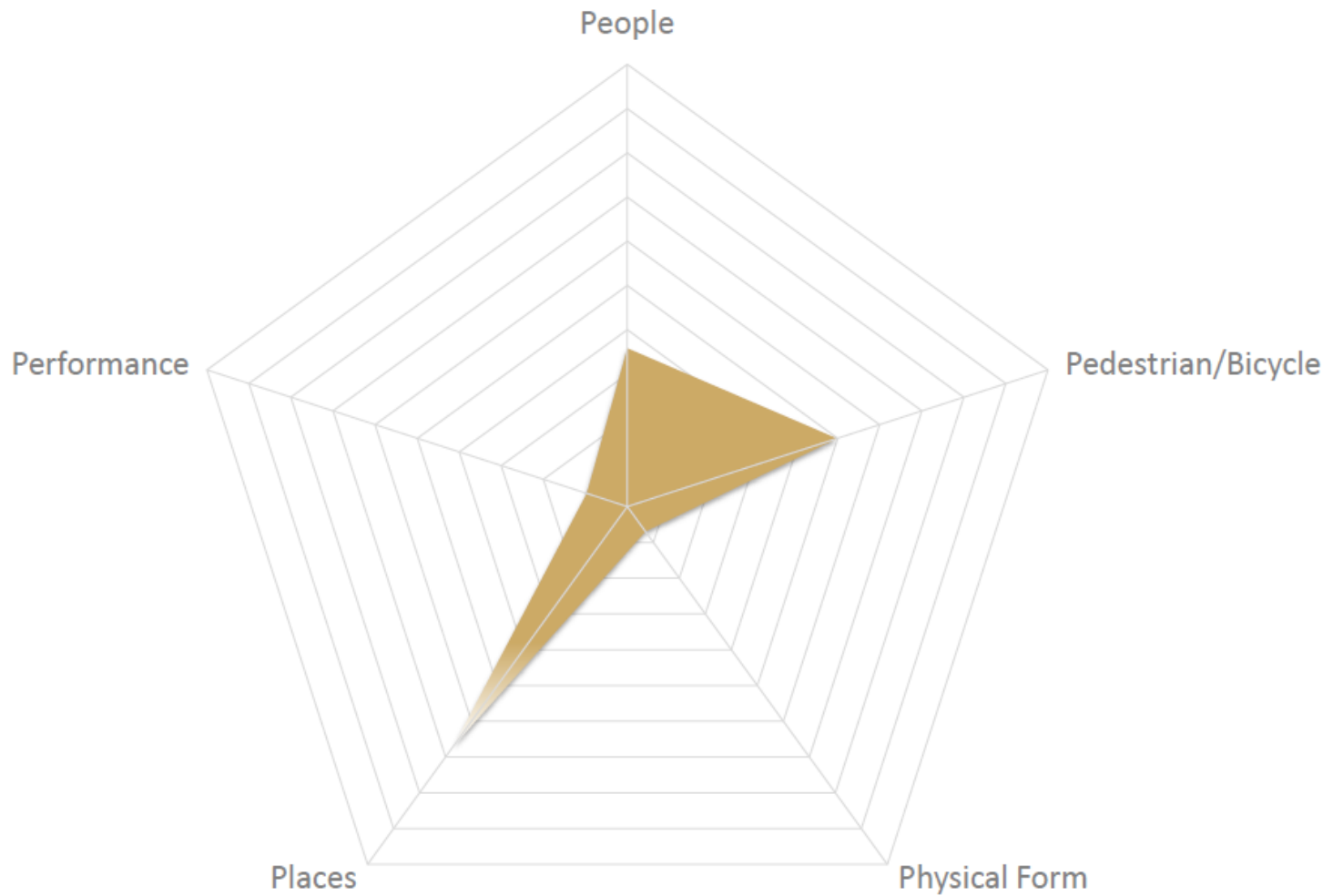
# “Heat Map” Regional transit orientation score

TOD score

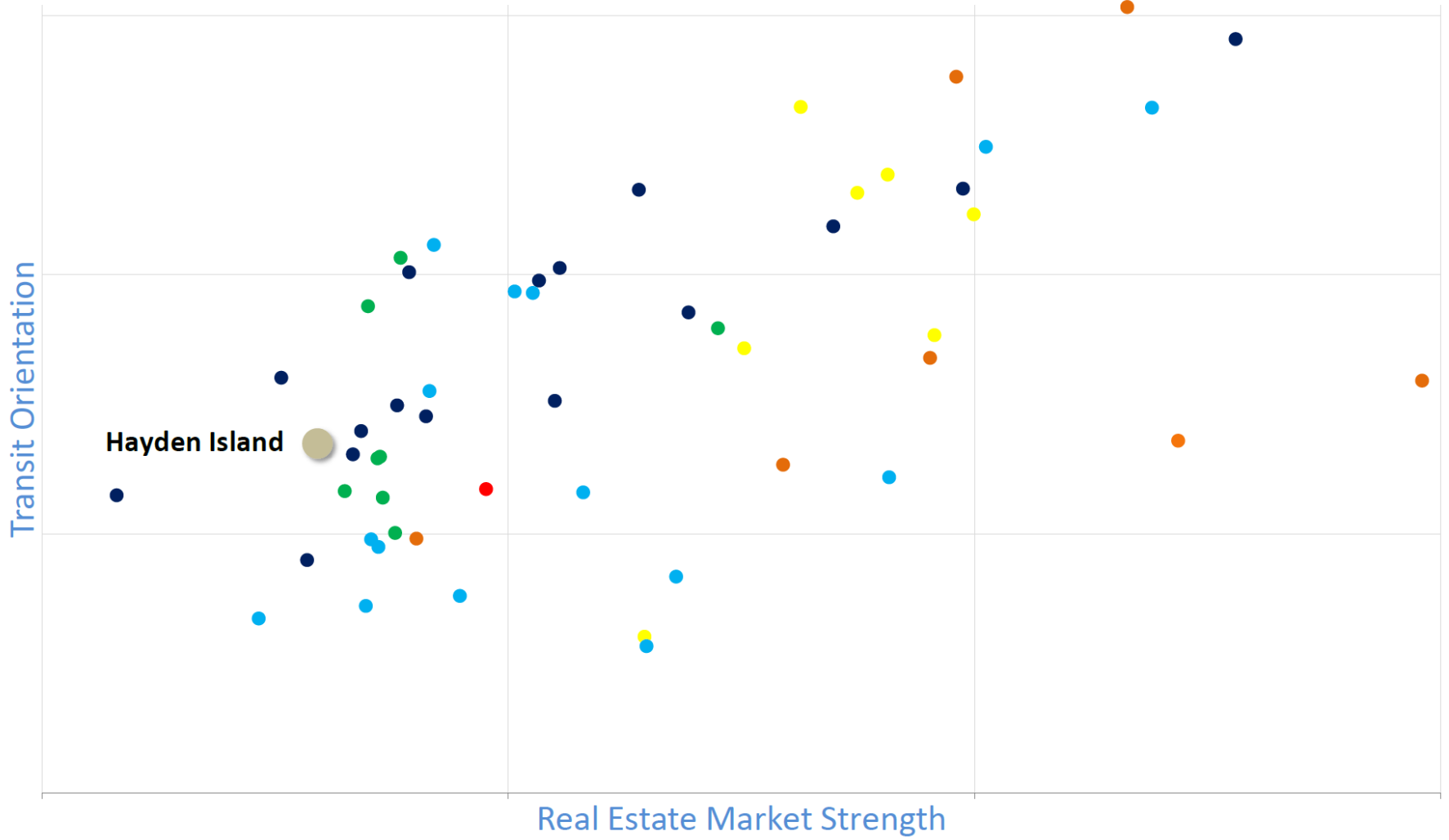




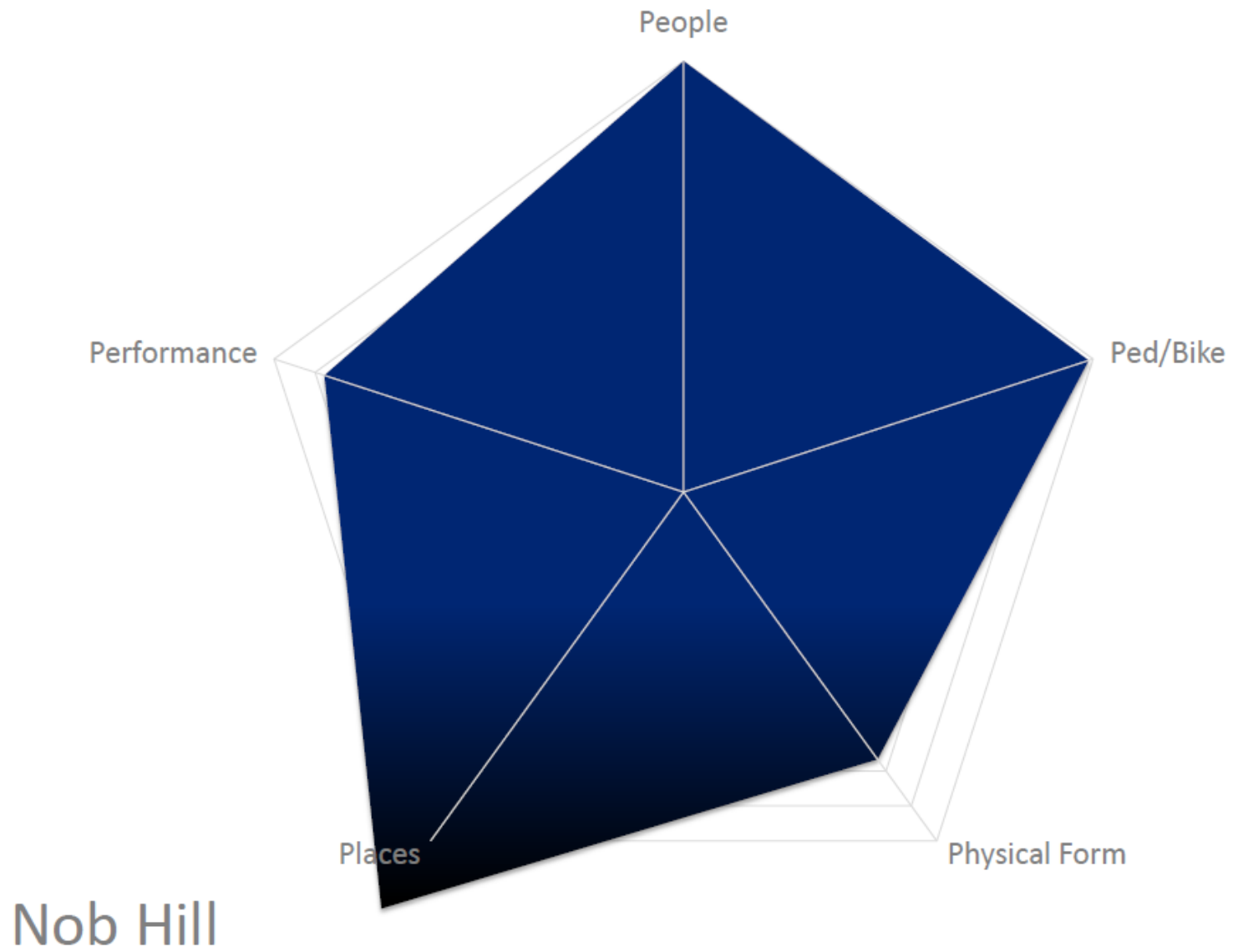




# Hayden Island



- Eastside
- Westside
- Airport
- Interstate
- Green
- Milwaukie





# 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



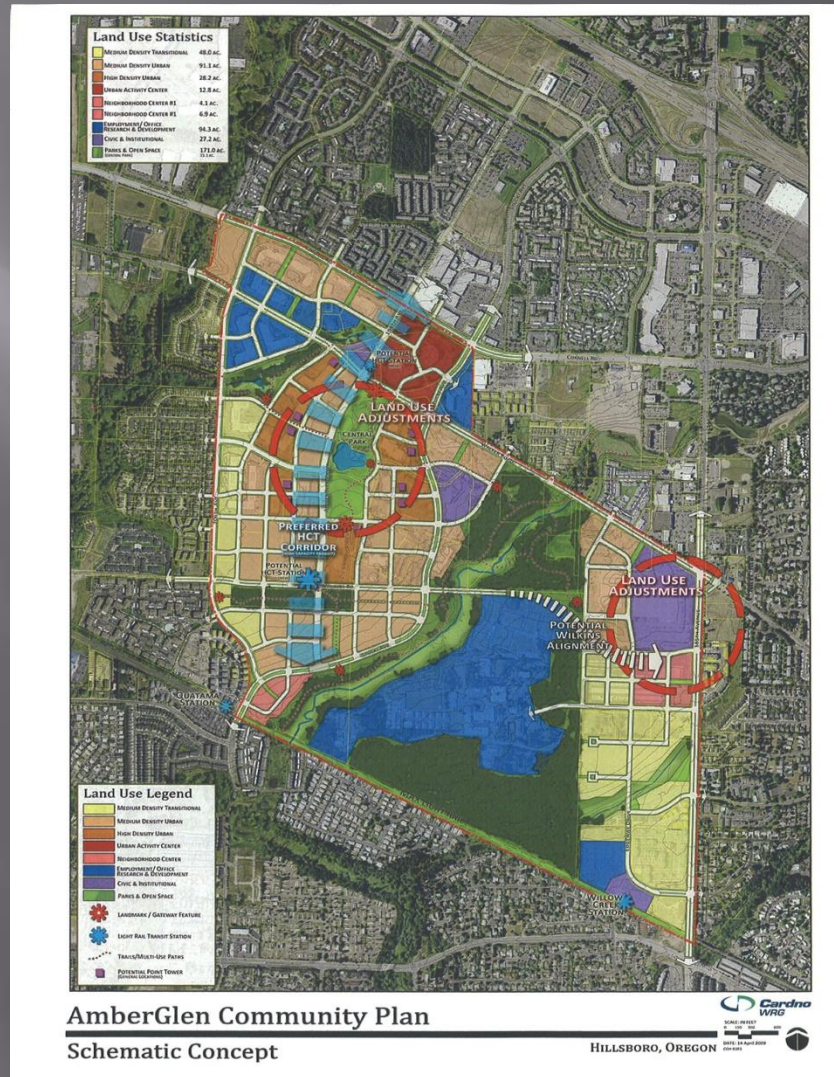
# Hayden Island





# A Comparison: Tanasbourne / AmberGlen

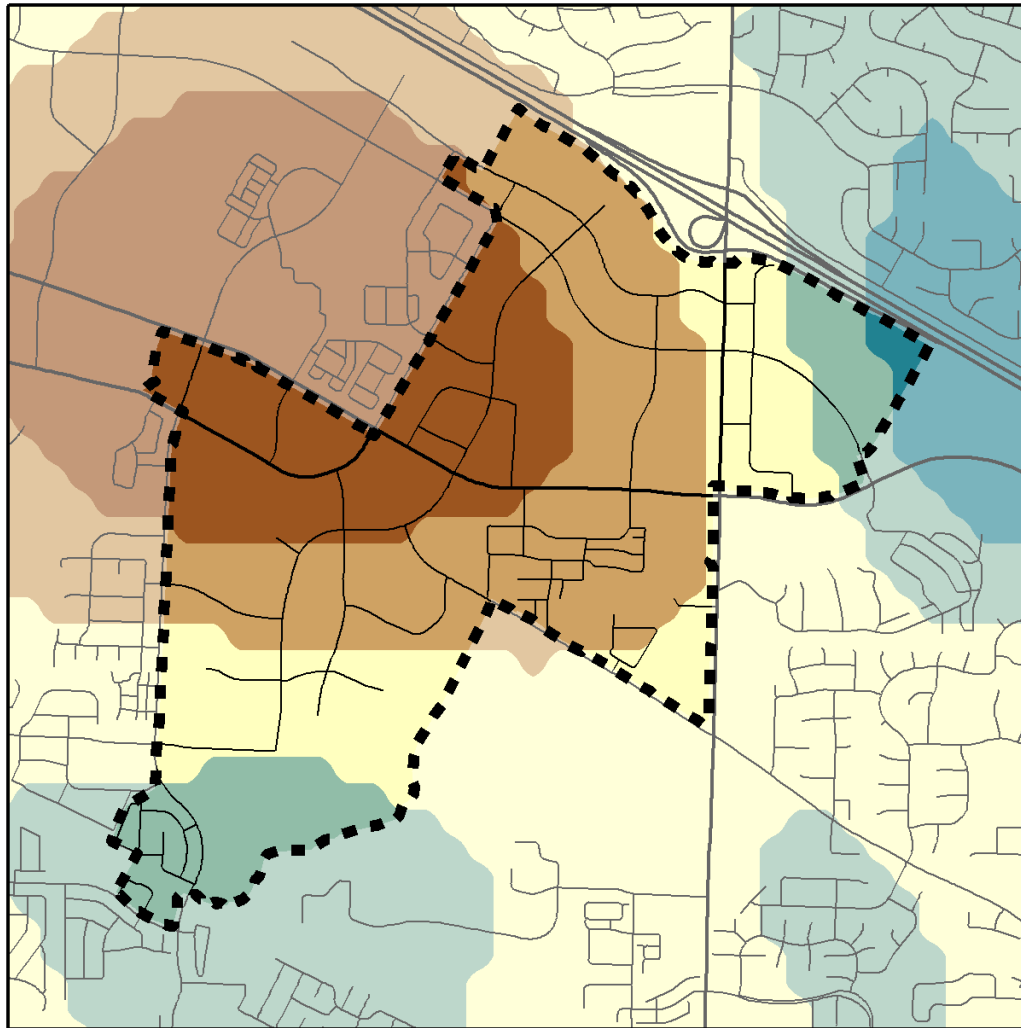
- ▣ A newly designated Regional Center in Hillsboro.
- ▣ The City envisions a multi-use district that focuses on employment, housing and shopping.



# Bike Route Density



# Bike Route Density





# What are “amenities”

- ▣ 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

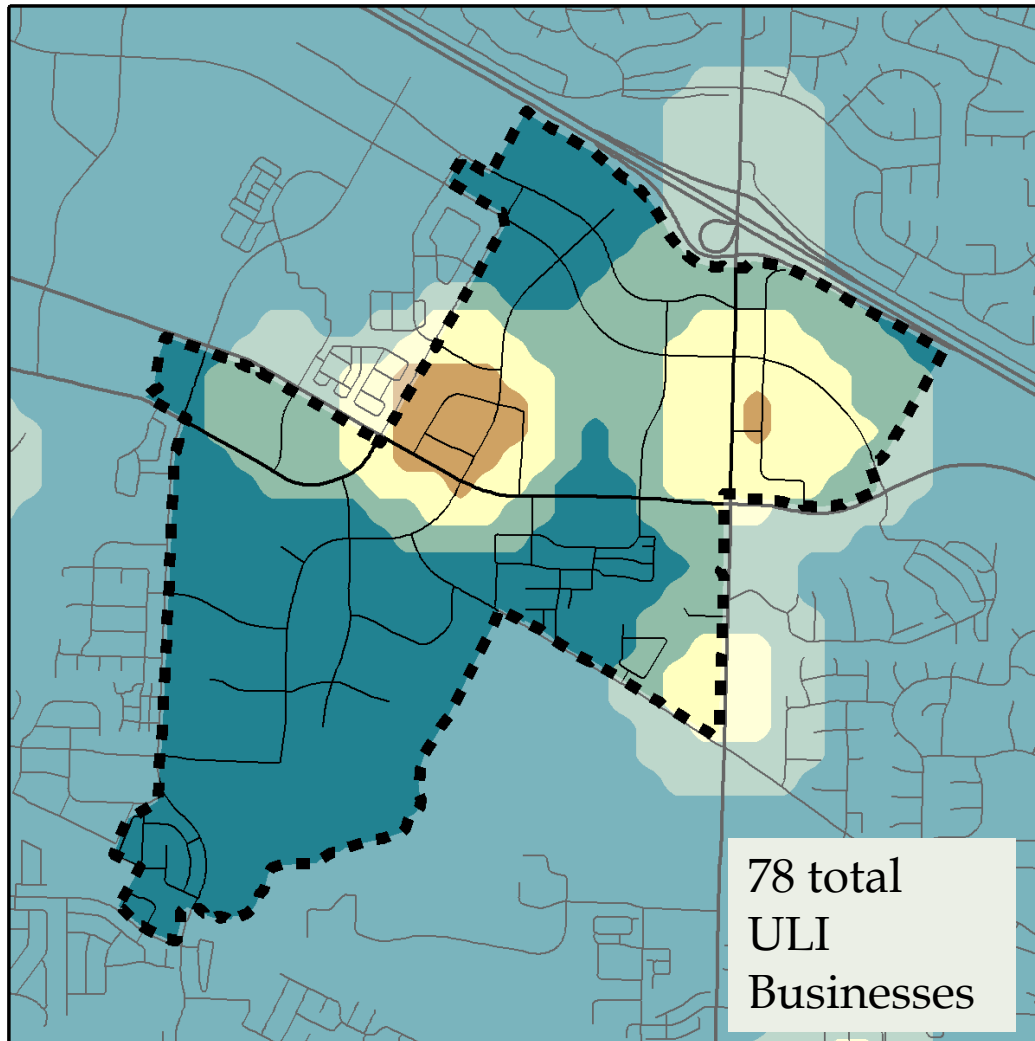
Music Store

Restaurant

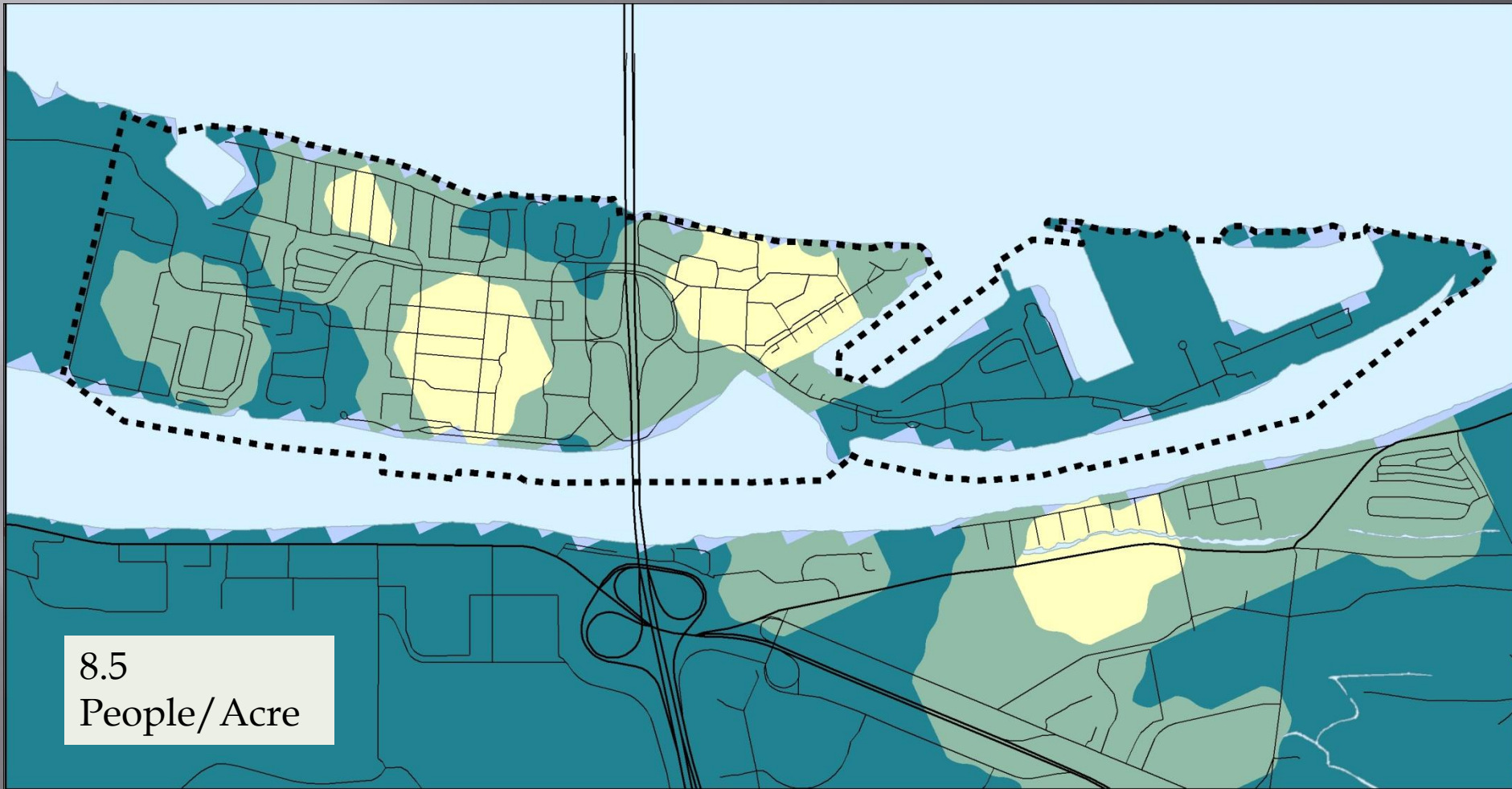
# Amenities / Acre



# Amenities / Acre

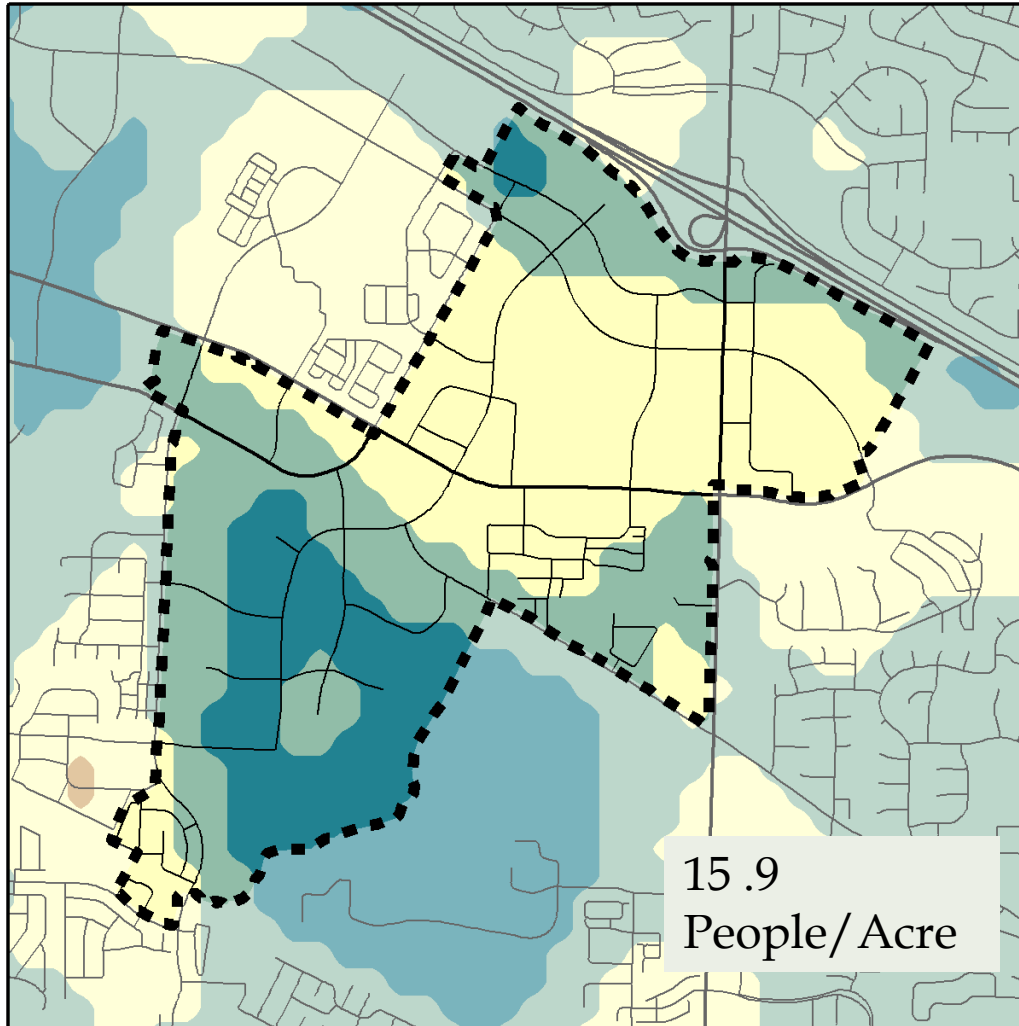


# People/Acre

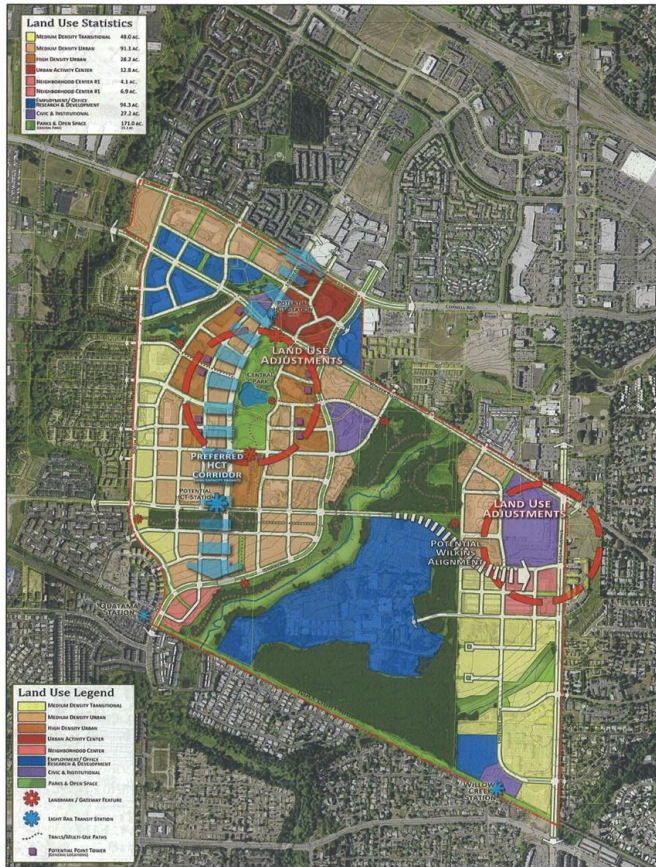




# People/Acre



# Understanding Performance



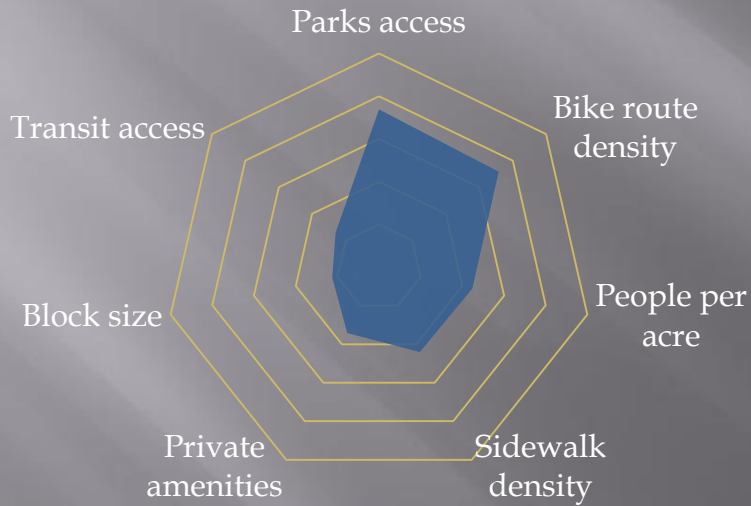
AmberGlen Community Plan  
Schematic Concept

HILLSBORO, OREGON  
Cardno  
WEG

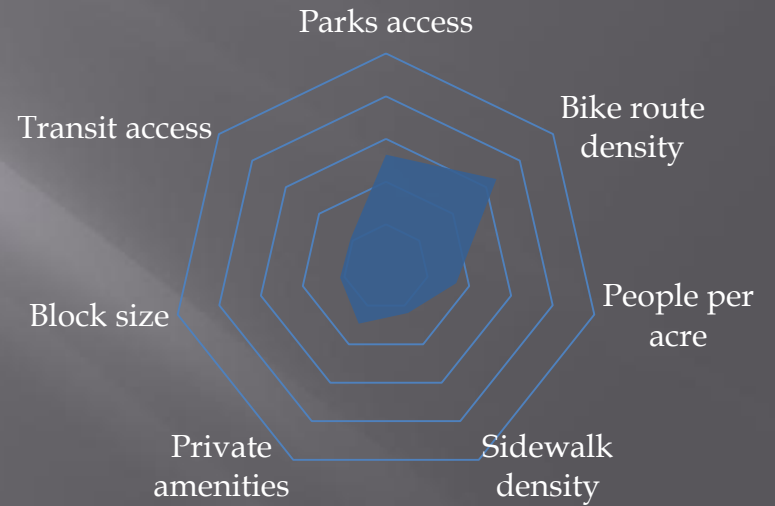


# How do the areas compare?

Tanasbourne/AmberGlen



Hayden Island



# 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