

Hillsboro 2035 Community Plan Oversight Committee Meeting #2: 2022-2023



Meeting Summary

February 23, 2023 | 4:00-6:00p

OC Present: Heather Robinson, Beth Graser, Dacia Bakkum, Jason Robertson, Elijah Lynn, Rommel Rodriguez, Cindy Cosenzo, Jorge Cano Rodriguez, Simone Brooks, Tonya Leedy, EJ Payne, Deanna Palm, and Beach Pace

OC Absent: Israel Munoz, Sarah Moll, Amber Wilson, Kim Megorden, Rona Isakharov

Guests: Justin DeMello, Karla Antonini, Debby Garman

Agenda

Welcome + Introductions

Dacia Bakkum welcomed OC members and guests and explained that Chair Israel Munoz was unable to attend because he was delivering supplies to residents impacted by the snow event. She thanked everyone for accommodating the transition to Zoom from previously scheduled in-person meeting format.

Partner Feature: Downtown + Block 67

Justin DeMello, Karla Antonini

Justin DeMello shared updates on 10th Avenue and Block 67 redevelopment. He emphasized that, over time, the 10th Avenue initiative has transformed from a “project” to a longer-term “commitment” between the City and local residents and businesses. The City has approached the effort intentionally, in partnership with the surrounding community. Focus areas include traffic safety, physical character, access to nature, and neighborhood placemaking. A priority has been placed on preventing displacement as the area evolves over time. Planners are evaluating options to increase overall pedestrian friendliness, and especially the ability for people to cross busy streets more safely. New murals have been painted and the City offers expanded grants for business owners along 10th to enhance their building fronts and to install lighting and security systems. Current 10th Avenue improvements originated with input from other community plans including Hillsboro 2035, the Downtown Framework Plan and Urban Renewal and from the first phase of community input received in May 2022. The initiative is an adopted City Council goal.

In response to OC questions, Justin added that the City and partners would be coordinating with TriMet and Metro on transit opportunities and would explore ways to provide bike lanes to improve safety and mobility. A study is underway to examine the technical feasibility of converting 9th and 10th Avenues into a couplet to provide for wider sidewalks, bike lanes and enhanced streetscapes. Work also continues in collaboration with Metro and ODOT on the OR8: Baseline/Oak/10th Avenue Study which will produce options for providing wider sidewalks and separated bike facilities on the State Highway.

Over at Block 67, which used to be the site of Hanks Thriftway, new transformative development is anticipated to begin as early as spring 2024. Features include a new, four-story affordable housing building, a new market rate housing building with five stories of residential units over two levels of structured

parking surrounded by ground-floor retail space, and a Fresh Foods (mid-market size) grocery. The OC discussed the trade-offs between adding much needed housing and the impacts of increased density.

Karla Antonini shared that the site of the former the 17,000 square foot, US Bank building will be converted to a dining destination, with four restaurants - Grand Central Bakery, Sizzle Pie, The Sudra, and a 3,000 sf, elevator access rooftop deck/bar (brewpub/restaurant to be determined). The facility should be open this summer and features swappable murals that will allow more opportunities for artists to showcase their creations. The existing bank drive-thru will be converted into a European style plaza space located on the south side of the building.

A new senior living facility, Merrill Gardens, is also being developed downtown at 4th and Main and will feature a rooftop garden for residents and a restaurant (to be determined) anticipated to open in early 2024. While the OC viewed the addition of more senior housing options favorably, there is also concern about affordability. Finally, Karla provided an update on the Hillsboro Downtown Station located at 3rd Ave and Baseline. At full buildout, the Station will host up to 26 food carts and include an indoor musical stage. The Station is expected to open in summer of this year.

Committee Business

Dacia Bakkum + Jason Robertson

Jason Robertson shared the proposed online Partner Actions Survey, and the OC approved its launch for April 1. Jason also shared a new Google Map he and Dacia have been working on. It shows implemented vision action for both the Hillsboro 2020 and Hillsboro 2035 Plans. Viewers can see icons by focus area category and click individual pins to view a photo and read a description of the action and its origin. Collectively, the pins help show just how much the community has accomplished over the past two decades. It should be a helpful educational tool for the next phase of vision outreach, showing people that their ideas really do come to life in Hillsboro. Jason said that his technical expertise is limited, and invited OC members to take a tour of the map and offer ideas for improvements. An OC member noted it could be fun to covert the various icons/physical sites into a planned bike tour.

Community Learning Concept

Jason Robertson

Due to time constraints, the Community Learning Concept will be covered at a future meeting.

Member Updates/Public Comment

- Hillsboro Downtown Partnership and Friends With Trees will plant about 200 trees over the next couple of years in equity areas in Hillsboro, starting at Walnut Street. Learn more about tree equity areas in Hillsboro (and beyond) at TreeEquityScore.org.
- Planet CON is scheduled for April 8 at Portland Community College, Rock Creek Campus, 17705 NW Springville Road, Portland, 97229. For more information visit Planetcon.org.