PLACES
Build compact, walkable places with distinct identities and design characteristics.

POLICY D 1.1 **Innovation to enrich.** Advance innovative architectural and site design to enrich the lives and health of the community.

POLICY D 1.2 **Design type characteristics.** Focus higher-density, pedestrian-oriented, and transit-supportive mixed-use development within Regional Centers, Transit Station Communities, Town Centers, Neighborhood Centers, and along select Corridors.

POLICY D 1.3 **Multi-modal design.** Support multi-modal design patterns that allow people to easily meet the majority of their daily needs nearby.

POLICY D 1.4 **Preserve compatibility.** Pursue innovative architectural and site design in new development, infill development, and redevelopment that preserves compatibility within existing neighborhoods.

POLICY D 1.5 **Reduce superblocks.** Avoid the proliferation of superblocks by encouraging a more compact development pattern that is internally connected and publicly-accessible by multiple modes.

POLICY D 1.6 **Adaptive reuse.** Support adaptive reuse of existing buildings in established neighborhoods in a way that integrates and respects existing land use scales and patterns.

POLICY D 1.7 **Employment areas with access.** Focus higher employment densities in areas with planned or existing enhanced transportation connectivity, access to transit, and utility infrastructure.

POLICY D 1.8   **Context sensitive parking.** Integrate context-sensitive parking that enhances the quality of the built environment.

POLICY D 1.9   **Flexibility as a reflection of innovation.** Facilitate development review flexibility when proposed <u>development</u> is designed to be innovative and have positive aesthetic, environmental, and social impacts; creates public benefits; and demonstrates exemplary levels of architectural detail, site design, and/or international urban design best practices.

DESIGN & DEVELOPMENT (D) GOAL 2

CHARACTER

Develop an urban design framework that reflects the unique character of each Hillsboro <u>design type designations</u> while protecting existing single-family neighborhoods and ensuring urban design coherence citywide.

POLICY D 2.1   **Context-sensitive design.** Ensure <u>context-sensitive</u> design and <u>development</u> that reinforce each area's identity, based on the fundamental characteristics of each Hillsboro <u>design type designation</u>, as well as areas that do not have a design type designation.

POLICY D 2.2   **Urban design coherence.** Ensure urban design coherence between Hillsboro design types by employing consistent citywide <u>public realm</u> elements including wayfinding, directional signage, gateway enhancements, public art, cohesive street naming, lighting, or other treatments.

POLICY D 2.3   **Scaled transitions.** Develop effective transitions between higher and lower <u>intensity</u> <u>development</u> in areas of different scales and/or uses.

POLICY D 2.4   **Street grid.** Implement and maintain a citywide uniform street naming and addressing system.

POLICY D 2.5 **Incentives & partnerships.** Pursue programs that create and support market incentives and partnerships to enhance urban design and <u>architectural integrity</u>, such as storefront enhancement programs, <u>green roofs</u>, enhanced public spaces, and signage.

DESIGN & DEVELOPMENT (D) GOAL 3

EMPLOYMENT AREAS

Pursue <u>employment areas</u> with innovative site design elements that contribute to the <u>public realm</u>.

POLICY D 3.1 **Innovative site design.** Advance innovative <u>employment area</u> site and building design, such as general orientation of <u>development</u> towards street frontages and appropriate setbacks and screening.

POLICY D 3.2 **High-quality public realm.** Facilitate the creation of a high-quality <u>public realm</u> in <u>employment areas</u>, such as integrating off-street pathways, vegetated <u>stormwater</u> management, and street trees, as appropriate and <u>compatible</u> with surrounding infrastructure.

POLICY D 3.3 **Multi-modal commuting.** Design <u>employment areas</u> to support <u>multi-modal</u> commuting options.

POLICY D 3.4 **High-quality commercial nodes.** Pursue the design of high-quality commercial <u>nodes</u> to serve the needs of businesses and employees in the surrounding uses.

DESIGN & DEVELOPMENT (D) GOAL 4

PUBLIC REALM

Plan, develop, and maintain an active <u>public realm</u> that enriches the lives and health of the community.

POLICY D 4.1 **Activate the public realm.** Support the interaction and activation between the <u>public realm</u> and adjacent <u>development</u> and uses.

POLICY D 4.2 **Multi-modal streetscapes.** Design and <u>retrofit</u> major roadways to facilitate safe, <u>multi-modal</u> <u>streetscapes</u>.

POLICY D 4.3   **Green infrastructure.** Support the integration of natural and green infrastructure, such as street trees, green spaces, eco-roofs, gardens, and vegetated stormwater management into the public realm.

POLICY D 4.5   **Four-sided architecture.** Consider the application of four-sided architecture when feasible and/or appropriate.

POLICY D 4.5   **Ground floor flexibility.** Allow adaptive temporary ground floor uses to support existing development until the time that redevelopment becomes economically viable.

POLICY D 4.6   **Innovative public facility design.** Advance innovative public facility design that promotes health and enhances livability.

POLICY D 4.7   **Partnerships for the public realm.** Consider partnerships for development; redevelopment; and maintenance of streetscapes, natural areas, and third places.

DESIGN & DEVELOPMENT (D) GOAL 5

SUSTAINABILITY
Use urban design as a sustainability tool.

POLICY D 5.1   **Resilient and regenerative energy.** Support emerging trends and technology that integrate resilient and/or regenerative energy and water infrastructure; and materials sourcing and reuse into the design and development of the built environment.

POLICY D 5.2   **District-wide resource efficiency.** Facilitate the creation of ecodistricts and other collaborative arrangements where multiple partners work together to achieve sustainability and resource efficiency goals at a district scale.

# DESIGN TYPE DESIGNATIONS
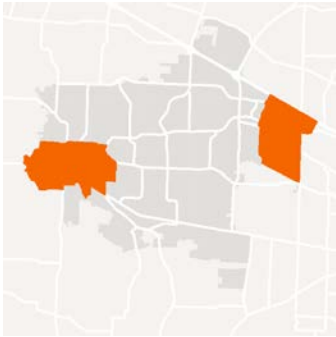
REGIONAL CENTERS

Compact hubs of high-density housing, employment, and commercial uses supported by high-quality transit, multi-modal street networks, and supportive amenities and services.


EMPLOYMENT AREAS

Areas that serve as hubs for regional commerce. They include industrial land for high-tech, business parks, manufacturing, aviation, and other business uses. These areas should include limited supporting commercial and retail uses to serve employees. These areas should contain multi-modal commuting options and good connectivity to regional transportation facilities for the movement of goods and cargo.
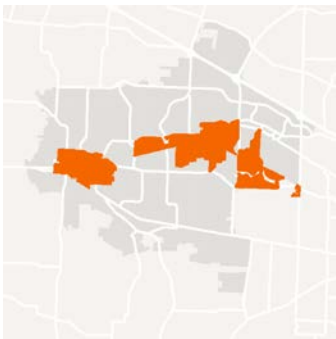
TRANSIT STATION COMMUNITIES

Nodes of higher-density development centered around a light rail or high-capacity transit station that feature a high-quality pedestrian environment and feature a variety of shops and services.
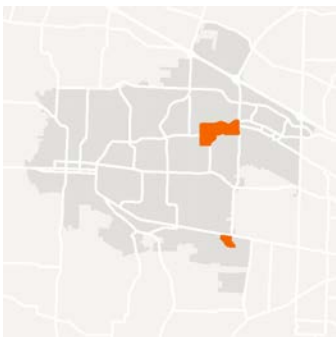

TOWN CENTERS

Areas comprised of medium to high intensity mixed-use development containing housing, commercial, retail and civic uses. These areas are well served by transit, have supportive amenities, and are accessible by the surrounding neighborhood by walking or biking.

NEIGHBORHOOD CENTERS

Areas with a mix of retail and services to meet day-to-day living needs of the immediate neighborhood with less density and intensity than Regional or Town Centers. These areas have a high level of connectivity to the immediate neighborhood by walking or biking, with the potential for transit access nearby.
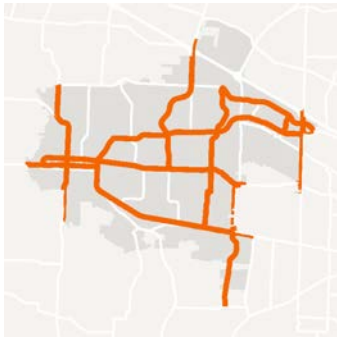
CORRIDORS

Major streets that may accommodate higher densities and intensities and feature a high-quality pedestrian environment and convenient access to transit. Corridors provide critical connections to centers, and serve as major multi-modal transportation routes for people and goods.
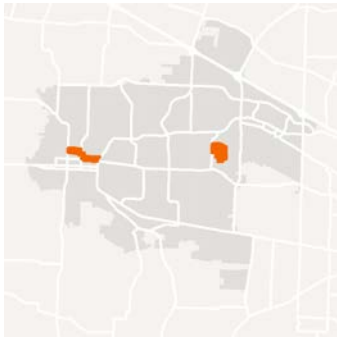
HISTORIC NEIGHBORHOODS

Areas intended to promote public awareness and appreciation of the City's history and advance civic pride and identity. Special protections apply to preserve the character of the area while ensuring integration with surrounding areas and uses.
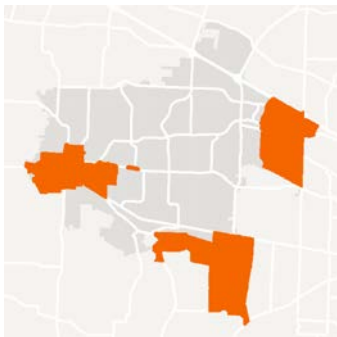
PLAN AREAS

Geographic areas for which special regulations have been created by the City through the adoption of a community or area plan.