

Hub 9

Hillsboro, Oregon

Transit-oriented
development

Project Profile



Hub 9 is a multi-story mixed-use building that is the central focus point of the multi-parcel Orenco Platform District near the Orenco MAX station.

The building is podium-style with four stories of apartments above two stories of parking. The ground floor includes 10,000 square feet of retail space facing the loop road accessing the Orenco Station MAX station.

The development includes rooftop courtyards, bicycle facilities for residents and other amenities such as social meeting spaces and fitness centers. The development provides a range of apartment types including 72 one-bedroom units, 16 two-bedroom units and 36 studio units.

Cost premiums include vertical mixed use, building height and parking related costs.

Architecturally, Hub 9 and the other buildings in this development are designed to act as the key focal point of the Platform District. The building uses strong architectural elements

including a barrel vault steel arch, a remnant of an historic train shed on the south facing facade of the Orenco Station platform. The masonry base uses a seasoned brick that reinforces the idea of a historic existing building being remodeled to its new use.

The project supports the long-time community vision to create a walkable, transit-oriented district at Orenco station.

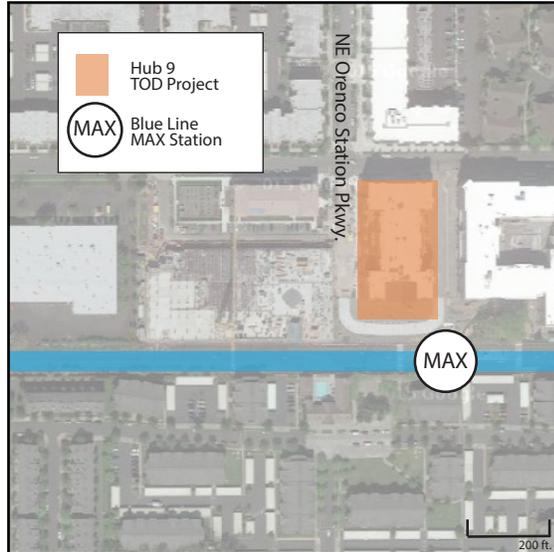
AT A GLANCE

- Location** 8300 N Interstate Ave., Portland
- Status** Completed 2015
- Total development cost** \$9.1 million
- TOD program funding** \$350,000
- Mixed Uses** 57 market-rate apartments, three live/work units, 1,652 square feet retail
- Building** Four stories
- Parking** 16 tuck under auto spaces, 38 bicycle spaces plus in-unit wall racks
- Site** 0.45 acre
- Density** 66 dwelling units per acre
- Increased transit ridership** 17,258 trips annually



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights

- Fulfills long-range community vision of a walkable transit district at Orenco Station
- Public plaza adjacent to project and MAX light rail station
- Rooftop courtyards
- Fitness center and social meeting spaces

Private partners

Developers Holland Partners

Architect Leeb Architects

Landscape Architecture Walker Macy



Public partners

Metro TOD program funding

City of Hillsboro SDC financing

State of Oregon Vertical Housing Tax Exemption

Federal FTA

For more information,
call 503-797-1756 or visit
www.oregonmetro.gov/tod