

# Pacific University

Hillsboro, Oregon

Transit-oriented  
development

Project Profile



In 2005, Forest Grove-based Pacific University dramatically expanded its 55-acre campus into the neighboring city of Hillsboro. The project is located within the Hillsboro regional center and houses Pacific University's College of Health Professions and College of Optometry. It is adjacent to the Tuality Healthcare Hillsboro Campus and the MAX light rail line. Phase 1 of the project, Creighton Hall, includes 104,000 square feet of space in a five-story building, including ground floor retail open to the public.

Close partnerships between the Virginia Garcia Memorial Health Center, Washington County, TriMet, Metro and the Hillsboro School District were essential in bringing this development to life. Pacific University also partnered closely with the Hillsboro Chamber and City of Hillsboro to provide rental housing along the light rail line. Pacific University is encouraging use of transit by students and faculty in an effort to decrease traffic congestion and the parking burden in downtown Hillsboro. Pacific University

continues to facilitate business and community relationships with the city, devising new neighborhood parking strategies and offering meeting spaces.

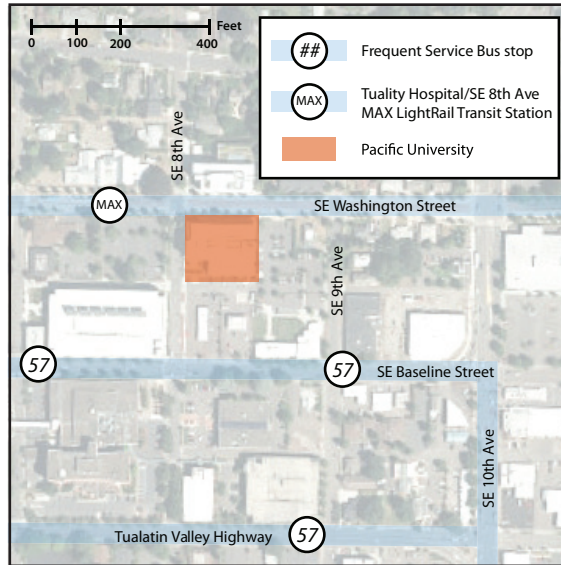
## AT A GLANCE

- Location** 222 SE 8th Ave., Hillsboro
- Status** Completed 2006
- Total development cost** \$30 million
- TOD program funding** \$200,000
- Mixed uses** 99,500 square feet of office/class/lab space; 5,500 square feet of retail
- Building** Five stories
- Parking** 30 surface spaces onsite, 175 spaces offsite including 75 shared spaces
- Site** 1.1 acres
- FAR** 2.17
- Increased transit ridership** 59,167 annual trips



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

- LEED Gold Certification, U.S. Green Building Council
- Continued commitment to educate students about living and travel options near the MAX light rail line
- Building features classroom and labs for physical therapy, occupational therapy, psychology, dental and optometry programs
- Catalyzed Phase II development of the Health Professions Campus, Pacific University's second building, the HPC2 in 2010

## Private partners

**Developer** Pacific University, Gerding Edlen

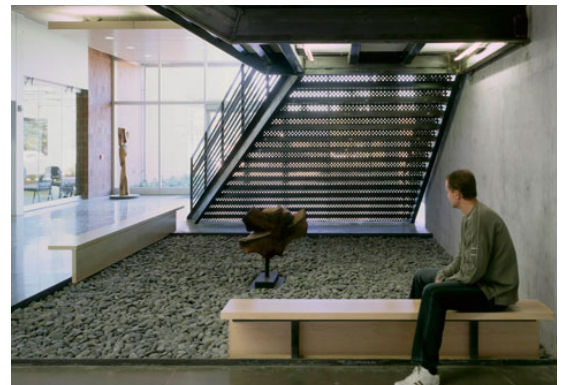
**Architects** SRG Architects

**Contractor** Lease Crutcher Lewis

## Public partners

**Metro** TOD program funding

**City of Hillsboro** SDC exemption



For more information, call 503-797-1756 or visit [www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)