



TRANSIT-ORIENTED DEVELOPMENT

Hub 9: Hillsboro, Oregon



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 six stories of apartments above two stories of parking. The ground floor includes 8,400 square feet of retail space facing the loop road accessing the Orenco State 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.

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 a 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 NW Orenco Station Parkway and NW Cornell Road

Status Completed 2015

Total development cost \$25.8 million

TOD program funding \$700,000

Mixed Uses 124 market-rate apartments, 8,400 square feet retail, 1,500 square feet of office

Building Six stories

Parking 124 structured parking spaces

Site 0.75 acre

Density 165 dwelling units per acre, 5.15 FAR

Increased transit ridership 59,762 trips

If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we've already crossed paths.

So, hello. We're Metro – nice to meet you.

In a metropolitan area as big as Portland, we can do a lot of things better together. Join us to help the region prepare for a happy, healthy future.

Stay in touch with news, stories and things to do.

oregonmetro.gov/news

Follow oregonmetro



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
- Bicycle parking

PRIVATE PARTNERS

Developers Holland Partner Group

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