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.

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**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