Target the Right Places and Policies to Make Your Community More Livable: AARP Livability Index

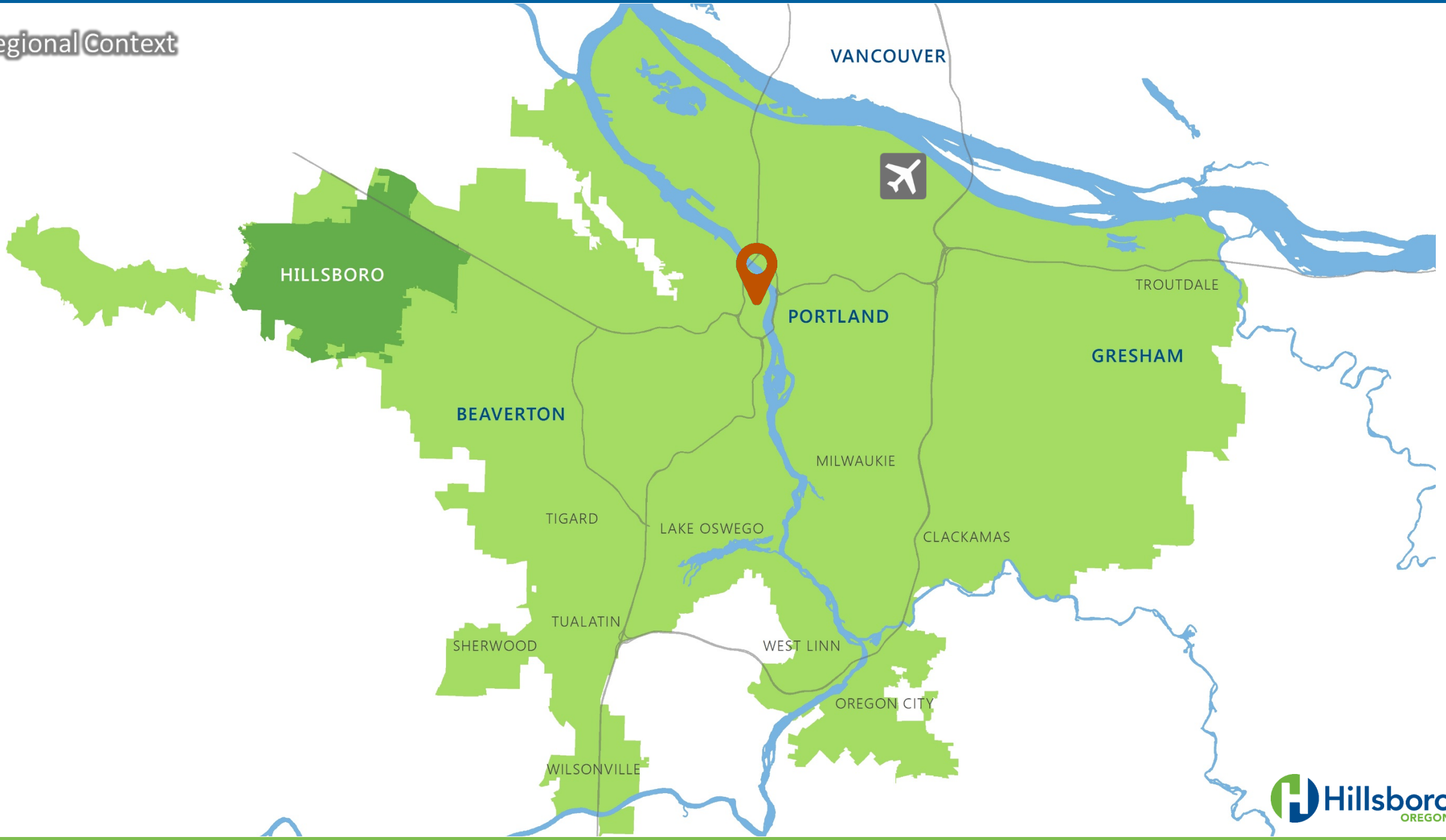
GROWING GREAT THINGS

Comprehensive Planning: The Hillsboro Way

Aaron Ray, AICP | Senior Planner
City of Hillsboro, Oregon

15th Annual New Partners for Smart Growth Conference

Regional Context



Hillsboro OREGON

Hillsboro, Oregon

POPULATION

97,480

2015 Estimate

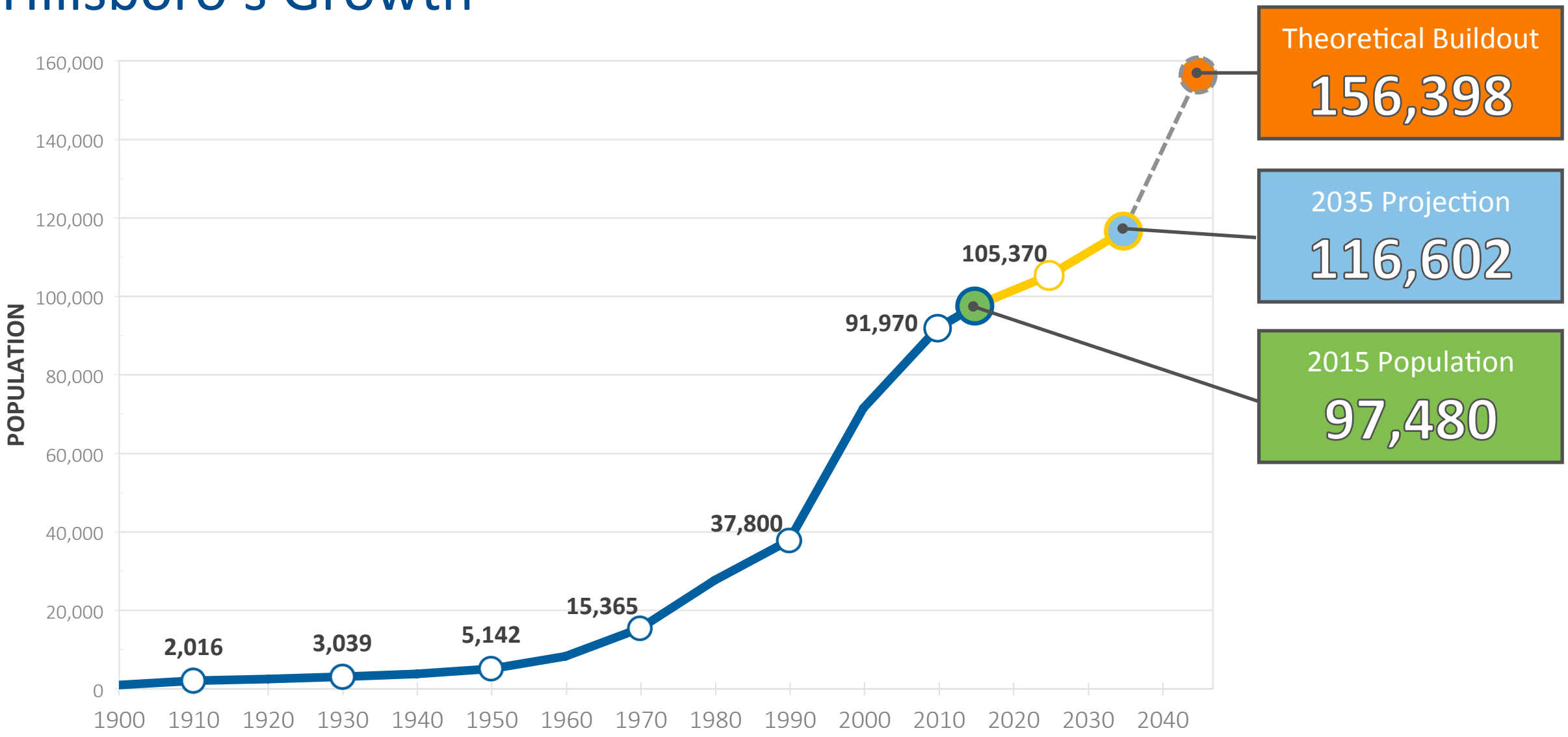
5th largest city
in the state of Oregon

Fastest growing city
in the region

Economic engine of the state:
High-tech semiconductors and
solar technology manufacturing

Hillsboro
OREGON

Hillsboro's Growth

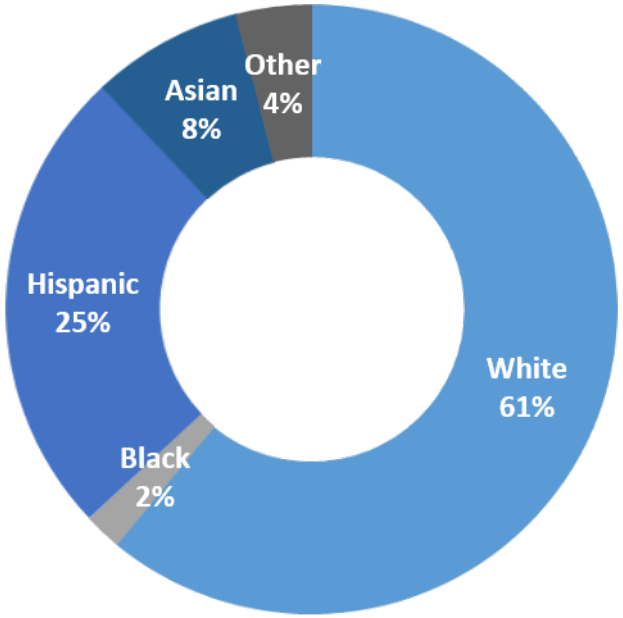


Hillsboro OREGON

Intel Ronler Acres Campus

Hillsboro Demographic Snapshot

ETHNICITY



HOUSEHOLD SIZE

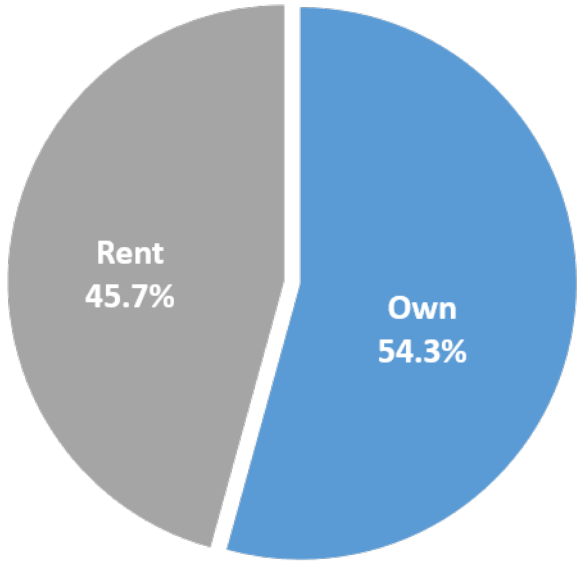
24.1%

30.3%

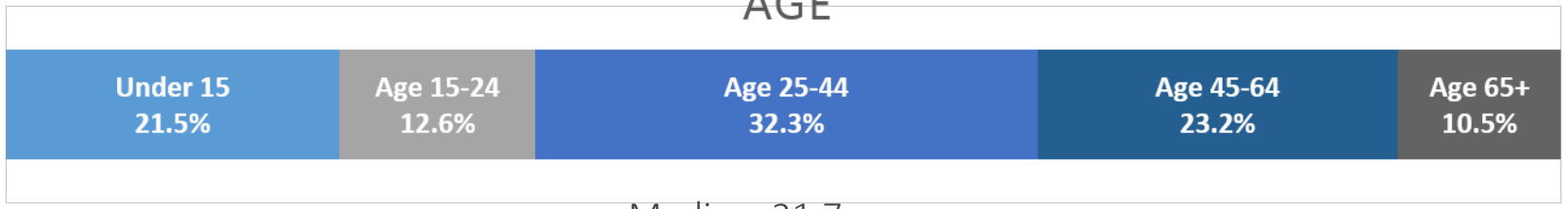
17.8%

27.8%

TENURE



AGE



Median: 31.7 years

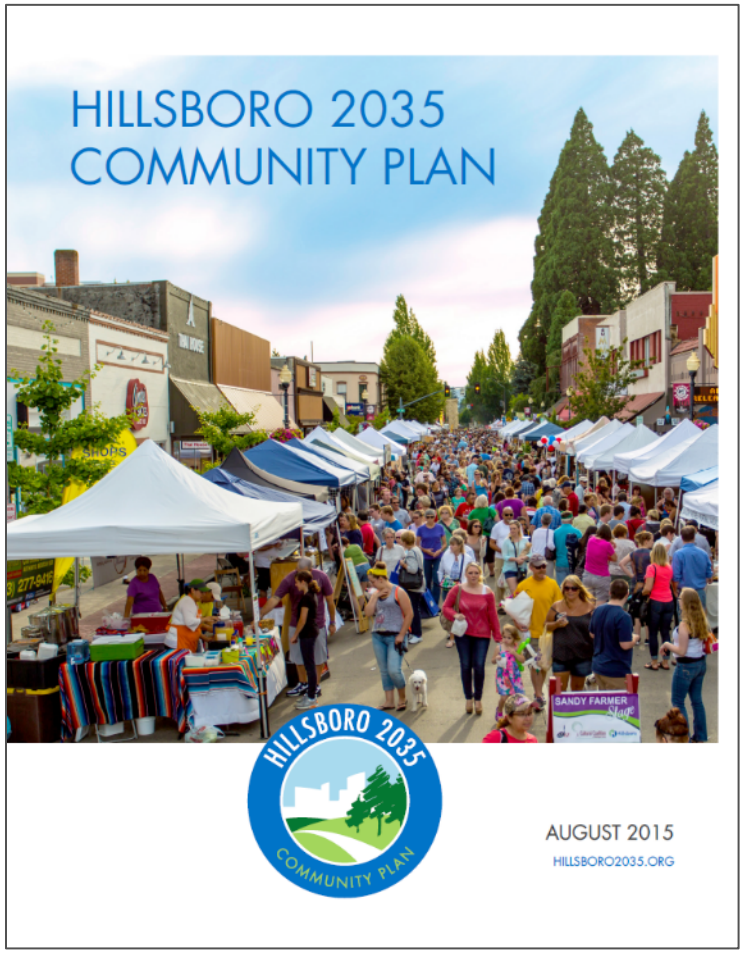
INCOME

$64,826

2013 Median Household Income

Orenco Station: Planning & Progress

Hillsboro 2035 Community Plan



Letter from the Mayor

August 2015

JERRY W. WILLEY, MAYOR

Hillsboro has always been a forward-thinking community with an exceptional ability to adapt to changing times and circumstances. Decades ago, when Hillsboro was still a small town, our leaders recognized growth was coming and had the foresight to secure land, water and transit to support the economic growth we enjoy today. Hillsboro became a complete community. As the population soared toward 70,000 in the late 1990s, the City invited community members to help define how they wanted Hillsboro to grow and evolve in the years ahead.

The resulting *Hillsboro 2020 Vision and Action Plan* has had a profound influence over the last fifteen years. You might be surprised just how many Hillsboro landmarks were born from that original community visioning initiative. Examples include the Hillsboro Civic Center and Tom Hughes Plaza, Hondo Dog Park, Walters Cultural Arts Center, Venetian Theatre, community gardens, and even Ron Tonkin Field, to name just a few.

But underlying all of the visible accomplishments is an even more impressive outcome: stronger community partnerships and collaboration. Dozens of local organizations and hundreds of volunteers have had a hand in implementing the Hillsboro 2020 Vision and Action Plan. In fact, we have been so proficient that our twenty-year plan was nearly complete in fifteen.

But this is Hillsboro, where we are always looking forward and planning ahead. Like its predecessor, the Hillsboro 2035 Community Plan is built on values, goals and aspirations shared by thousands of our friends, families and neighbors, including many who are newly-arrived to Hillsboro. It sets a bold vision for the next twenty years and specifies near-term steps we can take to get there. As the title indicates, it is truly a community plan, with multiple partners volunteering to play a role in its implementation.

I hope you are as inspired as I am by the Hillsboro 2035 Community Plan. It is reflective of our growing and changing community. It strikes a balance between accommodating future growth - Hillsboro is projected to be home to as many as 140,000 residents by 2035 – and finding ways to maintain our sense of place and identity. It clearly articulates the kind of community people want to see: safe, smart, and easy to get around with strong employment and plenty of things to see and do.

Finally, I want to thank all the volunteers, staff and partner organizations who have contributed so much time and energy to this endeavor. You make Hillsboro a better place and inspire all of us to serve.

Sincerely,

Mayor Jerry Willey

HILLSBORO 2035 COMMUNITY PLAN

Hillsboro OREGON

Comprehensive Plan Core Areas

Bolstering Community Involvement

Public Involvement

Enhancing Livability and Recreation

Historic Resources

Recreational Needs

Housing

Urbanization

Library Services

Urban Design & Development

Building Economy and Infrastructure

Economic Development

Public Facilities & Services

Promoting Health, Wellness and Safety

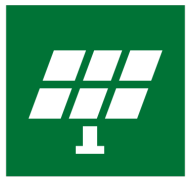
Natural Hazards

Noise Management

Police & Fire Services

Light Management

Access To Local Food



Advancing Environmental Sustainability

Air Quality

Water Quality

Energy & Climate Change

Wastewater Collection

Fostering Healthy Ecosystems

Natural Resources (Habitat, Groundwater, Wetlands, Streams, Open Space)

Cultivating Transportation Choices

Transportation

20 topics total

Hillsboro OREGON

Hillsboro OREGON

GROWING GREAT THINGS
Comprehensive Planning: The Hillsboro Way

For more information

Aaron Ray, AICP
City of Hillsboro, Oregon
aaron.ray@hillsboro-oregon.gov
503-681-6476

plan.hillsboro-oregon.gov

@CityofHillsboro

Example: Housing Design Policy

HOUSING
Affordability and access

They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability. Deciding where to live influences many of the topics the Index covers. We spend more time in our homes than anywhere else, so housing costs, choices, and accessibility are critical. Great communities provide housing opportunities for people of all ages, incomes, and abilities, allowing everyone to live in a quality neighborhood regardless of their circumstances.

Metrics | Policies | Resources

Housing accessibility — No Policy
STATE AND LOCAL INCLUSIVE DESIGN LAWS

State and local laws that make housing accessible for people of all abilities

As Americans live longer, homes built for easy access are becoming more necessary. At a minimum, a house should be "visitable" for someone in a wheelchair. Visitability requires a zero-step entrance, wide doors and hallways, and a ground-floor bathroom. The Index gives credit to state and local governments that have established voluntary or mandatory policies to build housing with accessible features.

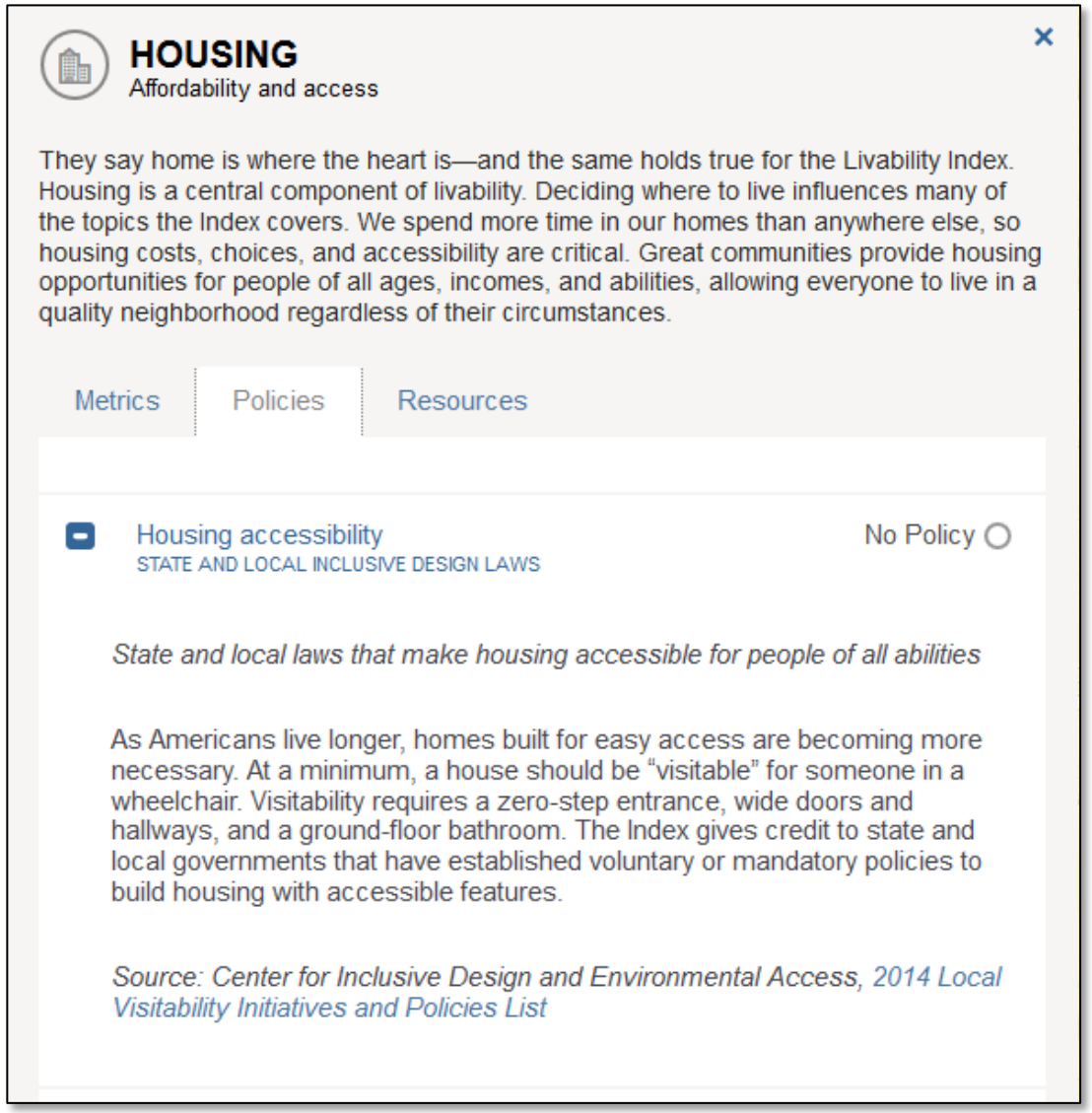
Source: Center for Inclusive Design and Environmental Access, 2014 Local Visitability Initiatives and Policies List

Initiative 3: Create systems to facilitate aging-in-place and quality of life for our growing senior population.

ACTION	LEAD COMMUNITY PARTNER(S)	TIMELINE
A. Create and implement an eldercare strategy to increase access to senior housing and health care	• Washington County	2020+ To be implemented in 2020 or later
B. Offer recreation classes and information workshops for seniors	• City of Hillsboro	To be implemented by 2020
C. Expand senior engagement and volunteer opportunities	• Elders in Action	To be implemented by 2020
D. Promote technology portals through which seniors can network and access information and services (e.g. transportation assistance)	• Washington County	2020+ To be implemented in 2020 or later

Hillsboro OREGON

Example: Housing Design Policy



HOUSING
Affordability and access

They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability. Deciding where to live influences many of the topics the Index covers. We spend more time in our homes than anywhere else, so housing costs, choices, and accessibility are critical. Great communities provide housing opportunities for people of all ages, incomes, and abilities, allowing everyone to live in a quality neighborhood regardless of their circumstances.

Metrics | Policies | Resources

Housing accessibility — No Policy
STATE AND LOCAL INCLUSIVE DESIGN LAWS

State and local laws that make housing accessible for people of all abilities

As Americans live longer, homes built for easy access are becoming more necessary. At a minimum, a house should be "visitable" for someone in a wheelchair. Visitability requires a zero-step entrance, wide doors and hallways, and a ground-floor bathroom. The Index gives credit to state and local governments that have established voluntary or mandatory policies to build housing with accessible features.

Source: Center for Inclusive Design and Environmental Access, 2014 Local Visitability Initiatives and Policies List

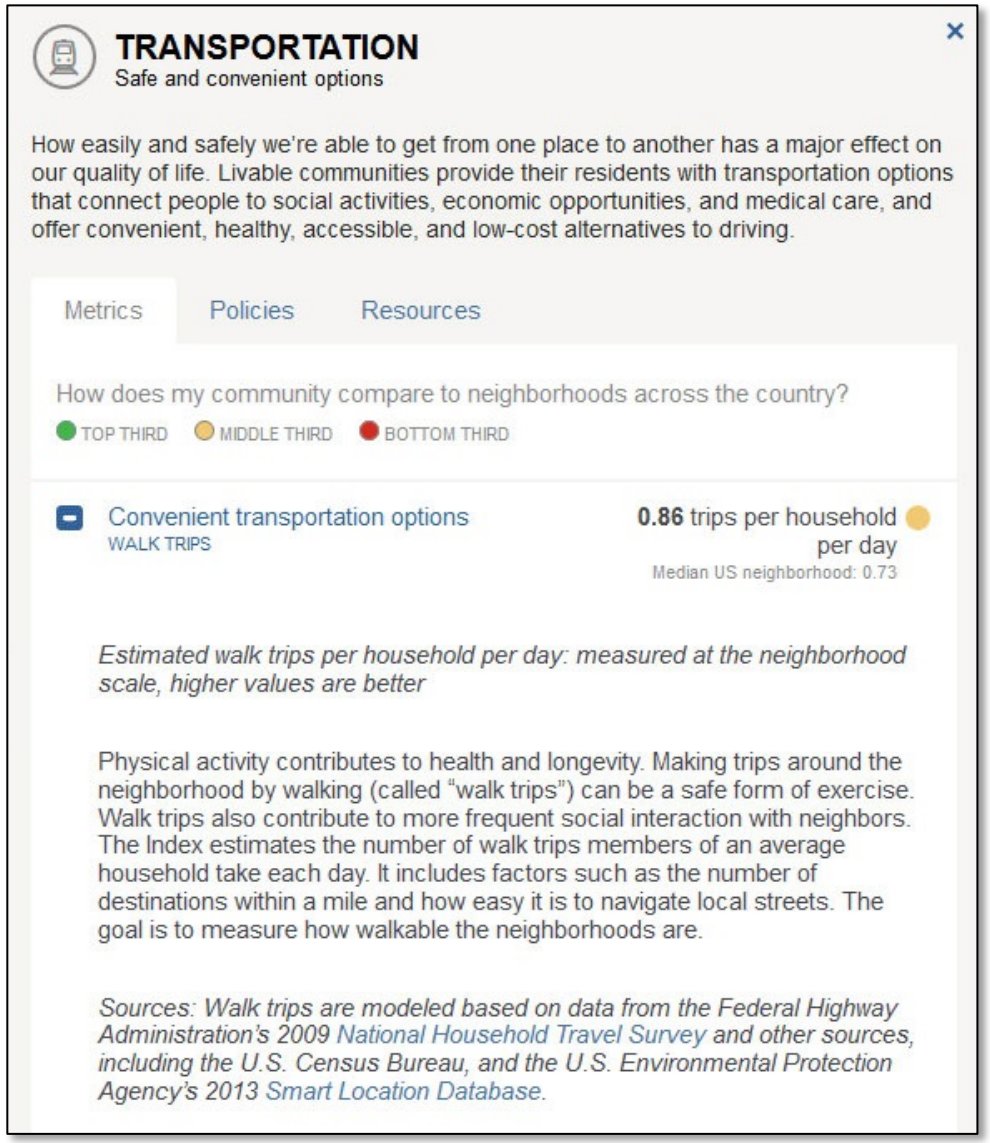
POLICY ▸ Allow and support a diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.

POLICY ▸ Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.

POLICY ▸ Support innovative design techniques that allow the opportunity for housing types such as tiny houses, cottages, courtyard housing, cooperative housing, accessory dwelling units, single story units, and extended family and multigenerational housing.

Hillsboro OREGON

Example: Housing & Neighborhoods Policy



TRANSPORTATION
Safe and convenient options

How easily and safely we're able to get from one place to another has a major effect on our quality of life. Livable communities provide their residents with transportation options that connect people to social activities, economic opportunities, and medical care, and offer convenient, healthy, accessible, and low-cost alternatives to driving.

Metrics | Policies | Resources

How does my community compare to neighborhoods across the country?

TOP THIRD | MIDDLE THIRD | BOTTOM THIRD

Convenient transportation options
WALK TRIPS

0.86 trips per household per day
Median US neighborhood: 0.73

Estimated walk trips per household per day: measured at the neighborhood scale, higher values are better

Physical activity contributes to health and longevity. Making trips around the neighborhood by walking (called "walk trips") can be a safe form of exercise. Walk trips also contribute to more frequent social interaction with neighbors. The Index estimates the number of walk trips members of an average household take each day. It includes factors such as the number of destinations within a mile and how easy it is to navigate local streets. The goal is to measure how walkable the neighborhoods are.

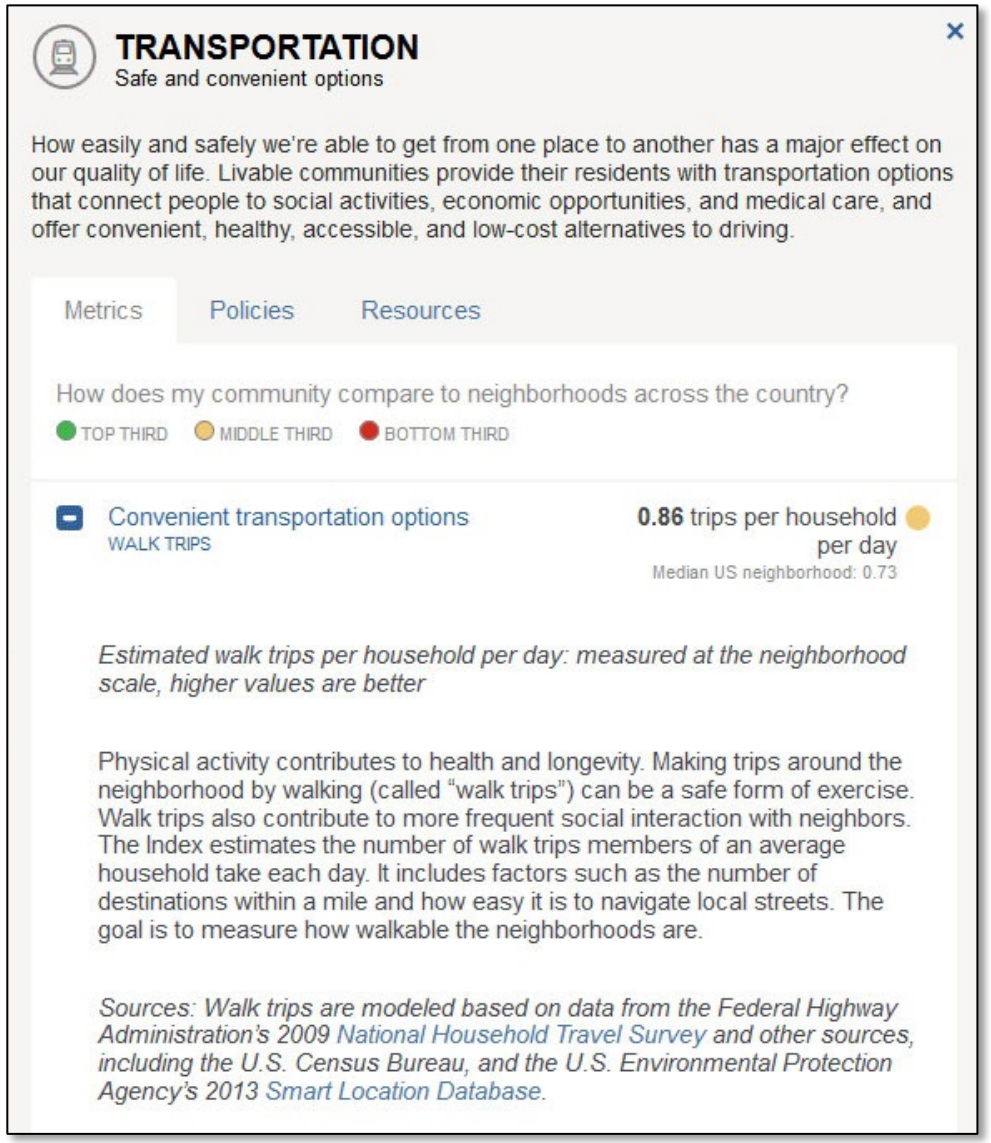
Sources: Walk trips are modeled based on data from the Federal Highway Administration's 2009 National Household Travel Survey and other sources, including the U.S. Census Bureau, and the U.S. Environmental Protection Agency's 2013 Smart Location Database.

Initiative 2: Foster distinct, vibrant neighborhoods featuring quality development, preserved landmarks, a variety of housing, and services safely accessible by walking, biking, transit, or short commute.

ACTION	LEAD COMMUNITY PARTNER(S)	TIMELINE
A. Identify locations and facilitate development of retail, dining and services within walking and biking distance of neighborhoods	• City of Hillsboro	To be implemented by 2020
B. Make parks and open space accessible to all neighborhoods	• City of Hillsboro	To be implemented by 2020
C. Preserve heritage homes and structures	• City of Hillsboro	To be implemented by 2020
D. Adopt standards for urban design with emphasis on creating or preserving neighborhood character and "sense of place"	• City of Hillsboro	To be implemented by 2020
E. Develop a world-class high-speed communications system	• City of Hillsboro	2020+ To be implemented in 2020 or later

Hillsboro OREGON

Example: Housing & Neighborhoods Policy



TRANSPORTATION
Safe and convenient options

How easily and safely we're able to get from one place to another has a major effect on our quality of life. Livable communities provide their residents with transportation options that connect people to social activities, economic opportunities, and medical care, and offer convenient, healthy, accessible, and low-cost alternatives to driving.

Metrics | Policies | Resources

How does my community compare to neighborhoods across the country?

TOP THIRD | MIDDLE THIRD | BOTTOM THIRD

Convenient transportation options
WALK TRIPS

0.86 trips per household per day
Median US neighborhood: 0.73

Estimated walk trips per household per day: measured at the neighborhood scale, higher values are better

Physical activity contributes to health and longevity. Making trips around the neighborhood by walking (called "walk trips") can be a safe form of exercise. Walk trips also contribute to more frequent social interaction with neighbors. The Index estimates the number of walk trips members of an average household take each day. It includes factors such as the number of destinations within a mile and how easy it is to navigate local streets. The goal is to measure how walkable the neighborhoods are.

Sources: Walk trips are modeled based on data from the Federal Highway Administration's 2009 National Household Travel Survey and other sources, including the U.S. Census Bureau, and the U.S. Environmental Protection Agency's 2013 Smart Location Database.

POLICY ▸ Locate new affordable housing in areas that have access to jobs, active transportation, open spaces, schools, and supportive services and amenities.

POLICY ▸ Support new retail and personal services in locations that are compatible with the surrounding area, including commercial areas that allow for ease of pedestrian and bicycling access, and enhance the ability of people to easily meet their daily needs.

POLICY ▸ Integrate amenities such as enhanced open space, community gardens, community gathering spaces, and multi-use paths in connectivity to amenities in single family, multifamily, and mixed use development.

Hillsboro OREGON