



FOR IMMEDIATE RELEASE – December 21, 2016

CONTACT – Patrick Preston, Public Affairs Manager, patrick.preston@Hillsboro-Oregon.gov, 503-998-8460

CITY OF HILLSBORO COMPLETES PURCHASE OF HANK’S PROPERTY

Hillsboro, Oregon – The City of Hillsboro has completed the purchase of [the former Hank’s Thriftway property](#) in Downtown Hillsboro – between SE Washington and SE Baseline streets, and SE 6th and 7th avenues – setting in motion the process to refine concepts and development options for the property over the next 6 to 12 months, and ask for community input on those options.

The City’s \$4.8 million purchase offer was publicly announced in October, followed by a Hillsboro City Council Work Session and public comment periods at two City Council meetings in November. The City Council voted to approve the \$4.8 million purchase agreement at its meeting on Tuesday, December 6.

City of Hillsboro employees will begin work to ensure the site is ready to be developed. The City does not intend to retain ownership of the block in the long-term, rather to work with one or more private developers that are capable of supporting the City’s goals for Downtown.

Making Downtown Hillsboro a more vibrant, livable place has been a top community priority for years. Now, the redevelopment of the block will help further meet the community’s goals for Downtown Hillsboro, as well as enhance the connection between Hillsboro’s Health and Education District and the historic Downtown.

Purchasing the Hank’s property ensures the land is developed in line with the goals of the [Downtown Framework Plan](#) and the [Downtown Urban Renewal Plan](#). Both plans were prepared by the City with significant public input and identify mixed-use development projects that support regional transportation investments as a high priority for the Downtown area.

“Our residents and businesses have sent us a clear message in public meetings for many years that they want to see more development in Downtown Hillsboro,” said Hillsboro City Manager Michael Brown. “The development of the Hank’s property can be a game-changer for our Downtown by bringing new housing, services, and employment opportunities, while spurring additional private investment.”

Reasons for purchasing the Hank’s property:

- The site is a full city block and represents the best opportunity for the City to continue aiding in the revitalization of Downtown Hillsboro.
- The Hank’s property is unique in its ability to further connect the Health & Education District with the Historic Downtown.
- The City Council has identified development of the site as a top priority. Partners such as Tuality Healthcare and Pacific University are engaged in the planning.
- Potential development strategies include housing, education, health care, and commercial activity.

Potential development strategies for the site include housing, education, health care, and commercial activity. Health and Education District partners Tuality Healthcare and Pacific University will be engaged in the planning. City staff will also work with the private sector to assess the financial requirements of development.

“We are committed to Downtown Hillsboro’s continued revitalization, and we will continue to seek opportunities to work with our partners to make the neighborhood even better for residents and existing businesses,” said Hillsboro Mayor Jerry Willey.

In 2015, an [Urban Land Institute](#) panel identified the Hank’s site as a key location for future development of Downtown Hillsboro and a “critical link between the Health & Education District and the Main Street.”

“The proximity of the Hank’s site to the Health and Education District makes it essential that the property be developed in a way that supports our efforts to create an exceptional environment for healthcare and learning,” said Tuality Healthcare President and CEO Manny Berman.

Tuality Healthcare, an OHSU Partner, is a not-for-profit, independent, community-governed healthcare system established in 1918 on the Hank’s property in what is now a parking lot.

“The Hank’s site represents the single greatest opportunity to keep the momentum going for additional investment in Downtown Hillsboro,” said Pacific University President Lesley Hallick. “Our students and faculty have a vested interest in seeing the Health and Education District continue to grow and thrive.”

Pacific University’s Health Professions Campus in Downtown Hillsboro opened its first building in 2006 with approximately 600 faculty, staff, and students. The Hillsboro Campus is home to the university’s College of Health Professions and College of Business, as well as one of its College of Optometry EyeClinic locations. Pacific plans to construct a third building in the next decade, which will allow for 2,000 faculty, staff, and students at the Health Professions Campus.

Downtown Hillsboro is home to approximately 12,000 employees and 1,100 businesses, with a forecast of 3.2 percent annual job growth over the next 20 years throughout the City of Hillsboro. Currently, Downtown Hillsboro has more than 3,000 housing units within the 1,100-acre urban renewal boundary.

For more information about the City of Hillsboro’s efforts to continue the revitalization of Downtown Hillsboro, visit Hillsboro-Oregon.gov/Downtown.

About the City of Hillsboro: Now Oregon’s fifth-largest city, with 99,340 people, Hillsboro is helping to grow Oregon’s future – from microprocessors to vital industries, centers of commerce and green spaces. Hillsboro is a well-planned, affordable hometown with a strong economic base and one of the state’s most diverse populations. It is the high tech corridor for the state and home to a broad range of businesses, large and small, including Oregon’s largest employer, Intel. It also has the second-busiest airport in the state and the fifth largest school district. Hillsboro hosts the second-largest 4th of July parade in Oregon and annual events including a Latino Cultural Festival, Celebrate Hillsboro, and the Oregon International Air Show. Learn more at Hillsboro-Oregon.gov.