

## Transit-oriented development

### Project Profile

# The Nexus

Hillsboro, Oregon



The Nexus creates an active pedestrian-friendly streetscape that links the nationally recognized Orenco Village on Cornell Road to the Orenco Station MAX light rail station. Nearly half of all units offer large two- and three-bedroom spaces making the Nexus a family-friendly transit-oriented development targeted toward young professionals with children. The Nexus is walking distance to all of the shops, restaurants, entertainment and parks that Orenco Station has to offer.

Until 2012, The Nexus was the largest TOD project in the Portland region. It consists of 422 rental units, 7,100 square feet of ground floor retail along Orenco Station Parkway and a 4,500 square foot clubhouse, including a conference center, fitness center, theater and lounge. The project has a density of 40.5 dwellings units per acre, which is relatively high compared to the typical suburban three-story garden apartment.

The Nexus enhances the transit access and orientation of the rest of the New Urbanist development at Orenco Station

due to its immediate location on the Westside MAX light rail line. Its location effectively reduces the nearest transit connection distance from half a mile to a mere 200 feet.

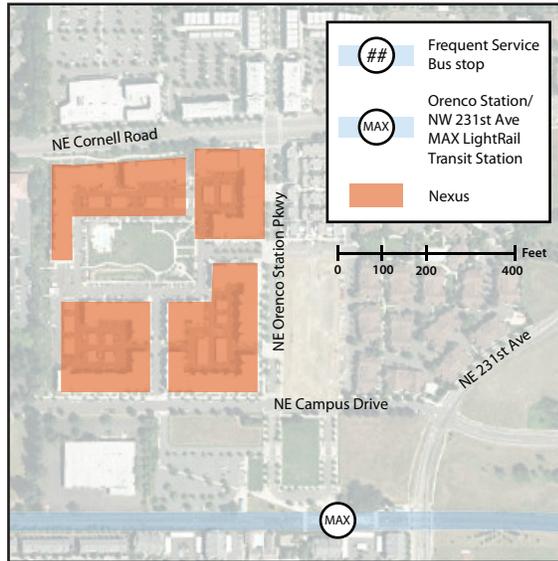
### AT A GLANCE

- Location** 1299 Orenco Station Pkwy., Hillsboro
- Status** Completed 2007
- Total development cost** \$50 million
- TOD program funding** \$301,475
- Mixed uses** 422 housing units, 7,100 SF of ground floor retail, and a 4,500 square foot clubhouse
- Building** Three stories
- Parking** 283 tuck-under parking spaces, 425 surface parking spaces
- Site** 10.42 acres
- Density** 40.5 dwelling units per acre
- Increased transit ridership** 72,109 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

- At 422 housing units, the Nexus was the largest, single-phase transit-oriented development in the region for nearly five years
- Space efficient design with 109 tuck-under parking spaces
- Complements the character and enhances the quality of the compact, walkable neighborhood

### Private partners

**Developer** Simpson Housing, LP

**Architects** Hensley Lamkin Rachel, Inc.

**Contractor** R & H Construction

**Construction financing** Simpson Property Group

**Permanent Financing** Simpson Property Group

### Public partners

**Metro** TOD program funding



For more information, call 503-797-1757 or visit [www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)