

## Hasson Company Realtors

### The Mississippi District

The Mississippi District is located just 10 minutes north of downtown Portland, and for many years was a diverse and thriving community. After becoming rundown, long-time Mississippi residents joined city planners in the 1990's to lure new merchants to the area, and now, it is once again thriving beyond anyone's wildest expectations.

#### Vibe and Style

This neighborhood is young, urban and hip. The streets are bike and pedestrian friendly, with buses cruising by every few minutes. Colorful buildings and Portland homes line the main thoroughfare and charming residential neighborhoods fill in the spaces around the central gathering spots.

The real estate in Mississippi is a mix of bungalows, old Portland Craftsman, four squares, ranches, Victorians and modern properties. And the Mississippi Avenue Lofts are some of the greenest condos in the country, receiving a LEED® Gold Certification from the United States Green Building Council.

#### Local Scene

Mississippi Avenue boasts over 40 businesses, including the hottest new restaurants, hippest shops and boutiques, coffee shops, and a recording studio. It is also known as a community that cares about its people and focuses on sustainability. The 40,000 square foot ReBuilding Center attracts homeowners, do-it-yourselfers, contractors, and enthusiasts interested in building with environmentally low-impact used materials.

North Portland Bike Works is another non-profit organization that doubles as a repair shop and community learning center providing information, resources and skill-sharing programs. For the finest in local and international entertainment, as well as a delicious dinner menu, check out Mississippi Studios. Plus, Muddy's Coffeehouse has perhaps the best French toast on the planet.

#### Outdoor Sanctuary

Like many Portland neighborhoods, Mississippi is in close proximity to numerous parks with of-

ferings for just about everyone. Amenities include off-leash dog areas, horseshoe pits, paths, picnic tables, playgrounds, soccer and softball fields, tennis courts, wading pools and volleyball courts.

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## **Hasson Company Realtors** Tigard/Tualatin

Like many towns in the Willamette Valley, Tigard was originally settled by several families, the most noteworthy being the Tigard family, headed by Wilson M. Tigard. Arriving in the area known as “East Butte” in 1852, the family settled and built the East Butte School, a general store, post office and meeting hall. East Butte was renamed Tigardville in 1886. In 1910, the arrival of the Oregon Electric Railway triggered the development of Main Street and pushed Tigardville into a period of growth which would lead to its incorporation as a city in 1961. The town was renamed Tigard in 1907 by the railroad to distinguish it from nearby Wilsonville.

In 1886, the Portland & Willamette Railway Company purchased a right-of-way through John Sweek’s land on the Tualatin River’s west bank. Profiting from the sale, Sweek took advantage of the railroad’s location and platted a town around the depot – calling it Tu-

alatin. The city was incorporated in 1913, and despite its sleepy history it has awakened to dramatic growth and change over the last 30 years.

### **Vibe and Style**

Tigard and Tualatin are suburban communities within the Portland metropolitan area with major new commercial, industrial, high-tech and residential developments. They are located 10 and 12 miles southwest of Portland respectively. Both cities have attractive, well-planned neighborhoods and a huge variety of Portland homes to choose from including comfortable older neighborhoods in beautiful condition and newer neighborhoods with architecturally diverse homes, condos and townhomes.

### **Local Scene**

Downtown Tigard has many quaint shops and eateries as well as community facilities and service businesses, including Café Allegro which serves authentic Italian cuisine in a cozy

bistro setting. Tigard is also home to Washington Square Mall, which houses over 170 stores including Nordstrom, Macy’s, Sears and JC Penney. The Cheesecake Factory Restaurant provides extensive menus, custom décor, large portions and 40 kinds of cheesecake. The newer Bridgeport Village is located where Tigard and Tualatin meet, and is an open-air lifestyle center focused around outdoor pedestrian areas paved with brick. The village has about 90 shops and restaurants, which include Crate & Barrel, Borders Books, California Pizza Kitchen and Romano’s Macaroni Grill.

For most of its history, what Tualatin lacked was a proper downtown. So in 1985, its urban renewal agency bought 19 acres in the town’s core and set about building the downtown it never had. The result is Tualatin Commons, a 3-acre man-made lake surrounded by a hotel, restaurants, office buildings, apartments, condos and shops. Residents stroll around

the lake and enjoy outdoor concerts every Friday night in July and August.

### **Outdoor Sanctuary**

On the banks of the Tualatin River, the 79-acre Cook Park is the largest park in Tigard and has something for everyone. Amenities include easy access for canoeing, kayaking, boating and fishing on miles of scenic waterways. For sporting events, baseball, softball and soccer fields along with basketball and volleyball courts are available to the public. The park also has horseshoe pits, playgrounds and several walking trails, bike paths and picnic areas.

More than 110 acres of parklands and an active tree preservation and planting program have earned Tualatin the nickname “Tree City, U.S.A.” The Tualatin River meanders through town at an unhurried pace, carrying canoes and kayaks along its tree-lined expanse. In addition, the Tualatin River National Wildlife Refuge is home to nearly 200 species of birds, over 50 species of mammals, 25 species of reptiles and amphibians, and a wide variety of insects, fish and plants.

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### The Pearl District

The Pearl District is located just north of downtown Portland. Once an area occupied by warehouses, light industrial businesses and railroad yards, it has been transformed into an award-winning, internationally recognized example of urban renewal. According to the Pearl District Business Association, Thomas Augustine, a local gallery owner, coined the name Pearl District to suggest that its industrial buildings were like crusty oysters, and that the galleries and artists' lofts within were like pearls.

#### Vibe and Style

Hip and upscale, the Pearl attracts a diverse mix of hip professionals, young families, empty nesters and people who want to live in the center of it all. The utilization of mixed-use space effortlessly blends residential, business and play, giving it city sophistication with urban historic charm. Creative-commerce entrepreneurs, ranging from small internet firms to world-class advertising and multi-media companies have settled in the area.

There are a slew of new developments as well as many older buildings, apartments, townhomes and loft-style condos. Stunning views include a land-

scape of old and new buildings, the Willamette River, downtown Portland and the West Hills.

#### Local Scene

The bustling streets are lined with locally owned boutiques, art galleries, acclaimed restaurants, unique home interior stores and coffee shops. One of the oldest, Blackfish Gallery has been owned and operated by a co-op of artists since 1979, and Portland Center Stage is one of the 25 largest theater companies in the United States. The neighborhood's Powell's City of Books was cited by USA Today as one of America's 10 best bookstores and takes up an entire city block.

The dining room at Bluehour is a modern classic, designed by renowned architect Brad Cloepfil. The space affords intimacy in a labyrinth of corners created with 16-foot tall dark green drapery panels that move and change according to the desired mood and time of day. You can find a good happy hour at almost all of the restaurants and on the first Thursday of every month during the summer artists fill the streets with their merchandise.

#### Outdoor Sanctuary

Urban parks and green spaces are tucked amidst the city bustle where you'll see children playing in the fountains and residents walking their dogs. Jamison Square and Tanner Springs provide fountains, native wetlands and flowing streamlets. When driving along the North Park blocks, it's hard to keep one's eyes on the road instead of looking at the 80-100 foot trees. Nearby Forest Park, covering 5,100 acres on the hillside overlooking the Willamette River, is one of the country's largest urban forest reserves. Approximately 70 miles of recreational trails crisscross the park.

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### Wilsonville

The grandson of Daniel Boone, Alphonso Boone, established the Boones Ferry across the Willamette River in 1847. The ferry gave rise to the community of Boones Landing which later became Boones Ferry, when the first post office was established in 1876. Wilsonville became the official name in 1880, and was named after the first postmaster, Charles Wilson. The fertile soil attracted farmers, and agriculture became its main industry. Smaller cities nearby include Aurora and Canby.

#### Vibe and Style

Wilsonville is a family-friendly community of about 18,000 people with well-planned manicured neighborhoods, and is surrounded by the beauty of the lush Willamette Valley. Located 18 miles from downtown Portland, it is home to large employers like Mentor Graphics, Xerox, FLIR Systems, Solestruck, Sysco Food Services, Rite Aid and Coca-Cola.

The Willamette River flowing through the town and acres of public parks and gardens within the city make it a special place to live and work. Hous-

ing options are plentiful and include everything from riverfront and Craftsman-style estates to traditional, English, ranch, split-level, Mediterranean and contemporary style Portland homes, as well as modern row houses and condos.

#### Local Scene

Wilsonville has activities for families of all ages. Get the kids out for miniature golf, go-carts, batting cages, bumper boats and a wide variety of video games at Bullwinkle's Family Fun Center. A plethora of dining and drinking establishments offer choices for every palate. For instance, Abella Italian Kitchen on Main Street prepares entrées with only the freshest and finest ingredients available. Taste the delectable pinot noir at Carabella Vineyards, where cooking classes and shared-table dinners are offered frequently. The Community Services Department of Wilsonville offers parks and recreational programs for all ages, where members take advantage of arts and fitness programs, sports activities, family events and a wide variety of classes.

#### Outdoor Sanctuary

Water fun including fishing, boating and water-skiing are popular pastimes on the Willamette River. Wilsonville is also home to nine parks where residents and visitors relax, walk, recreate and enjoy family time. Paved bike trails wind through old-growth forests and a hiking-only trail curves along the scenic banks of the river in Champoeg State Park, just south of town. It's a golfer's mecca at the Charbonneau Golf and Country Club, which offers a 27-hole public course, and an executive course that is open year-round.

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