



The City of Hillsboro

“Heart of the Silicon Forest”

December 2008



MetroScope Forecast: 50 Year Reference Case Scenario

◆ 50-Year Housing Forecast/Urban WashCo:

- 324,740 HHs (mid-range)
- (27,000 Res. Acres @ 12DU/Ac.)

◆ 50-Year Employment Forecast/Urban WashCo:

- 491,000 Jobs (mid-range)
- (20,040 Emp. Acres @ Overall Ave. of 24.5 Jobs/Acre – all Job Categories)

◆ TOTAL Metro 50-Year Housing and Jobs Forecast/ Urban Washinton County:

- **47,040 Acres**

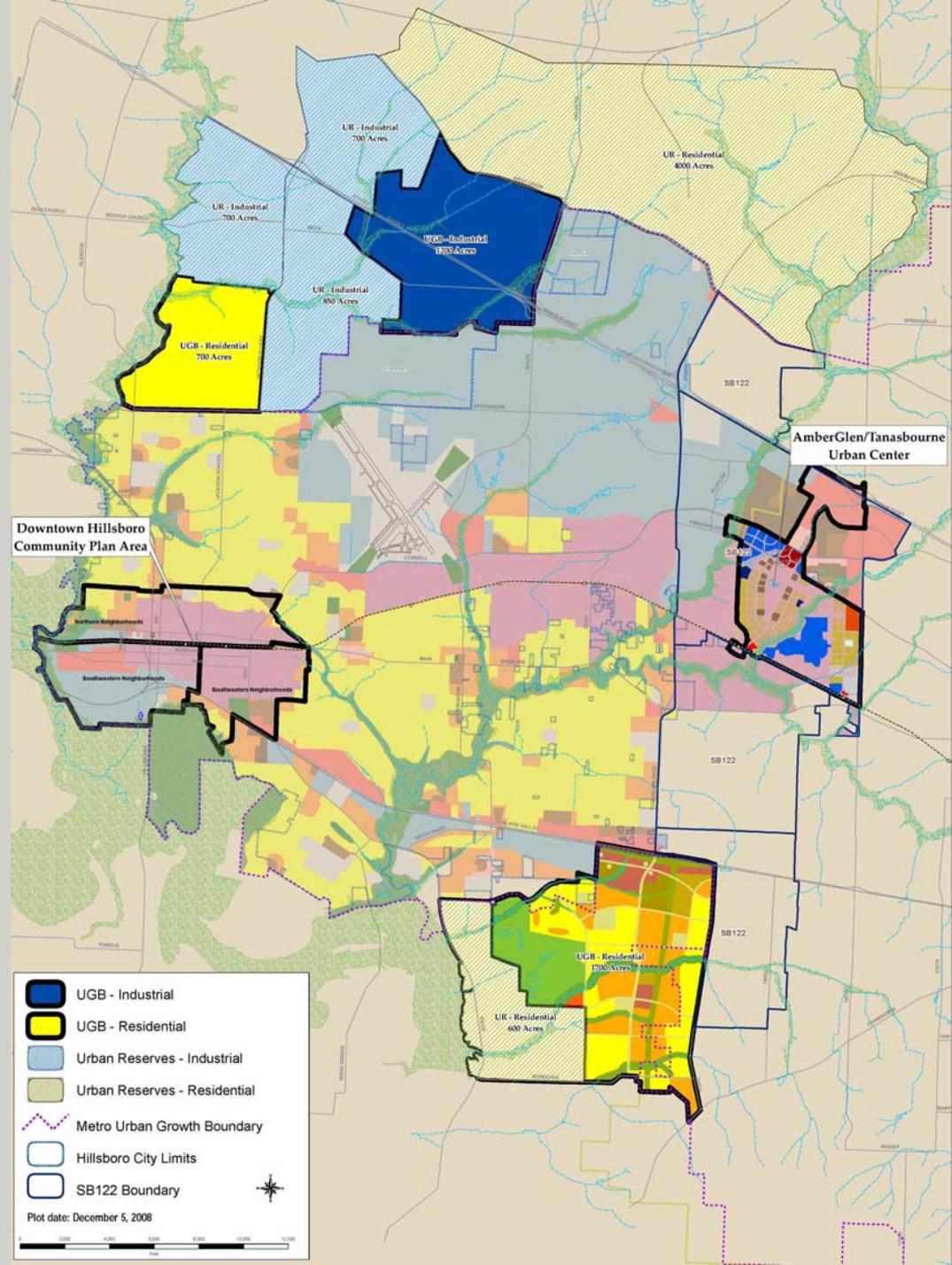


Proposed Urban Reserves 2060

Urban Reserves Acreage

Industrial 3,450

Residential 7,000



50-YEAR URBAN & RURAL RESERVES

Proposed URBAN RESERVES

- ◆ **“South Hillsboro Urban Reserve Area of interest”** -- Residential Urban Reserves (approx. 2300 acres).
- ◆ **“North Evergreen Area”** bounded by Hwy 26, Dairy Creek, Evergreen Road and Jackson School Road) -- Residential Urban Reserves (approx. 700 acres).
- ◆ **“Greater Bethany Area”** north of West Union Road -- Residential Urban Reserves (approx. 4000 acres).
- ◆ **“Hillsboro Industrial Sanctuary Expansion Area”** north of the City -- Industrial Urban Reserves (approx. 3000 acres).
- ◆ **Total 50-Year Hillsboro Urban Reserves** -- Approximately 10,000 acres (about 2.5% of the 400,000+ acre Regional Urban & Rural Reserve Study Area -- a 47% increase in City size by 2060 from its current 14,925 total acres today)

Proposed RURAL RESERVES

- ◆ Consider Jackson Bottom Wildlife Preserve for “UGB trade-off”.



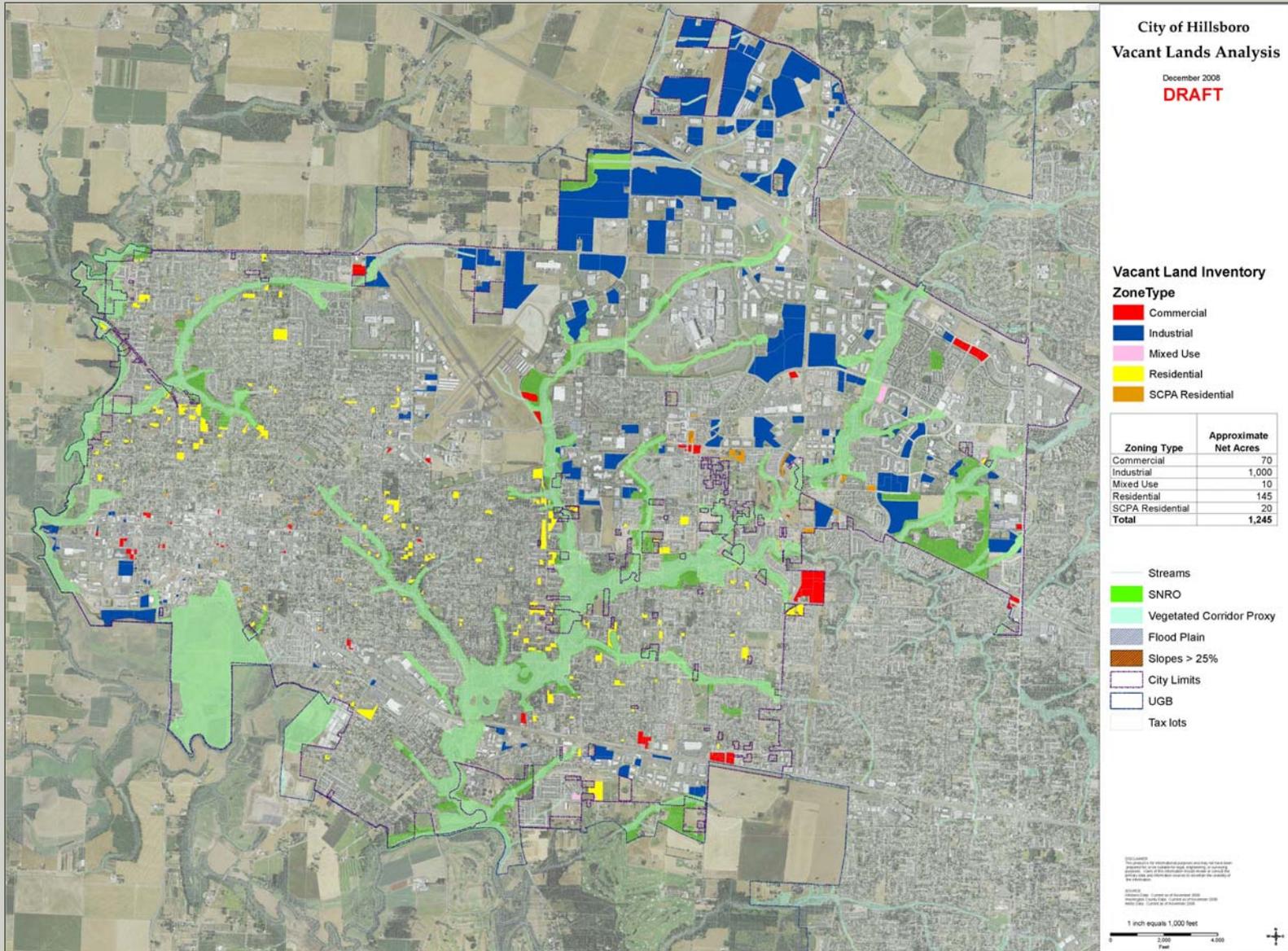
Vacant City Land Supply

Generalized Zoning	Approximate Net Acres
Commercial	70
Industrial	1,000
Mixed Use	10
Residential	145
SCPA Residential	20
TOTAL	1,245

Potential for 2,000 Dwellings @ 12 DU/Acre
Potential for 19,000 jobs @ 24 Employees/Acre



Hillsboro Vacant Land Supply



Long-Term Land Needs (EOA)

◆ 2028 Need Projections:

- Employment = **53,216** Jobs
- Housing = **25,378** Dwelling Units

<i>Use Type</i>	<i>Gross Acres</i>	<i>Net Acres</i>
Office Commercial (Average. 37.9 jobs/ acre)	751	601
Industrial (Average. 14.9 jobs/ acre)	2,261	1,809
Retail Commercial (Average 16.8 jobs/ acre)	840	672
Overnight Lodging (Average 10.9 jobs/ acre)	12	10
Specialized Uses (Average 20.0 jobs/ acre)	309	247
Total:	4,173	3,338

Industrial Trends and Outlook

Mid-Term (20-Year):

“For the 20-year time horizon, the region’s prospects are highly dependent on its current competitive position and decisions by major high-tech and Port related industries within the Portland metro area relative to other U.S. and global alternatives.

The opportunity for the region to attract new growth lies with the region’s existing industry clusters. Particular emphasis has been on the recent surge in sustainable and renewable energy, with the City of Portland and the State of Oregon negotiating with Vestas to expand its local operations, hoping to add another 850 jobs to its current employment of about 350 local jobs. **The ability of one company—such as Vestas or SolarWorld—to “anchor” the region’s sustainable industry cluster could pave the way for spinoff industries.**

Other opportunities include building off the region’s other industry groupings, including established and emerging industries such as apparel, metals, high-tech, biosciences, and others.”

*Memo Excerpt from Metro Consultant for
Regional Industrial/Employment Land Need Study (December 5, 2008)*



Hillsboro Jobs & Land Need

◆ Approximately 53,200 New Jobs by 2028

- *Derived from 2035 Regional Employment Forecast*

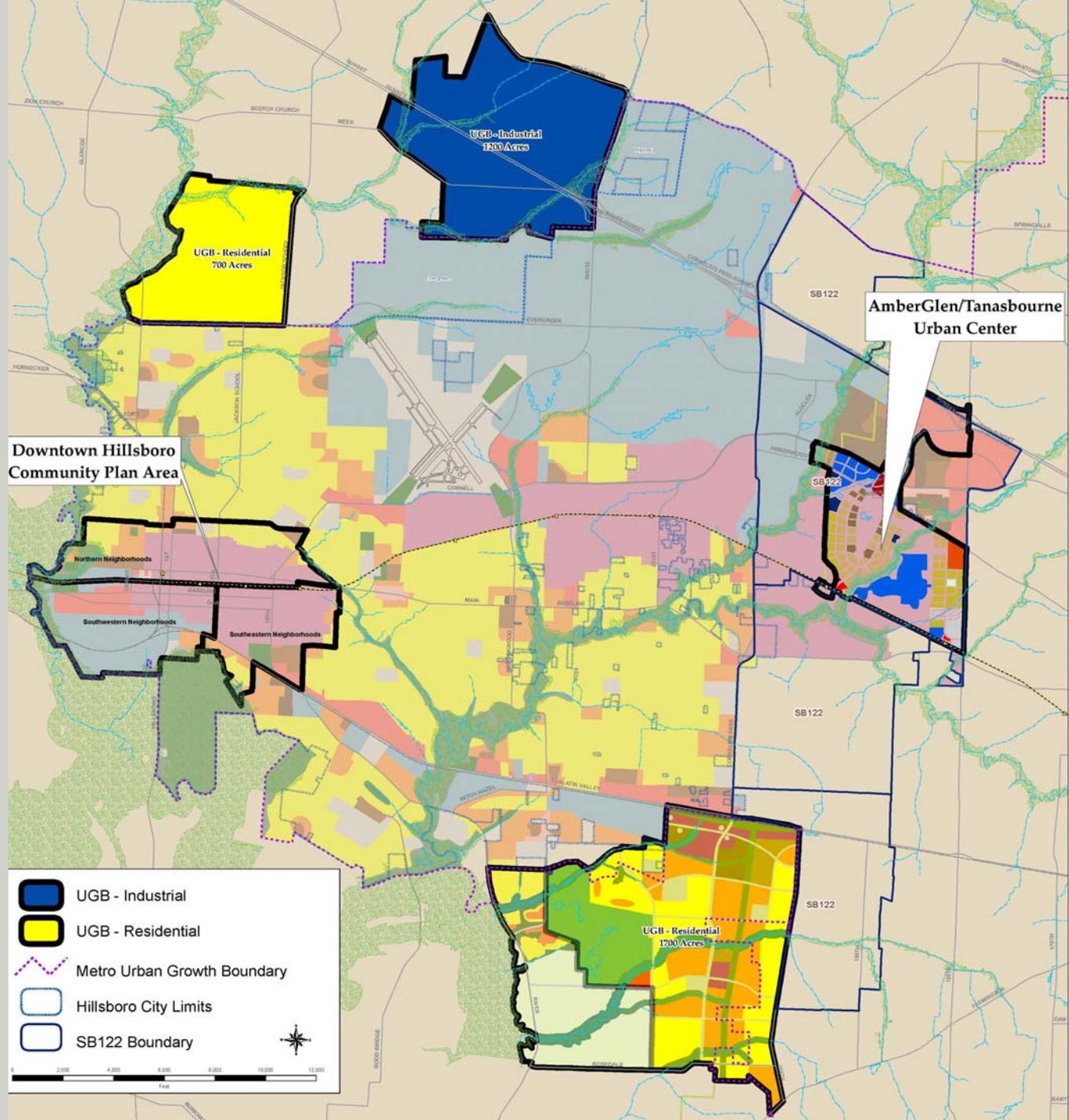
◆ TOTAL 20-Year Jobs Land Need: Approximately 3300 Net Acres

- Industrial Land (26,800 New Jobs): Approximately 1800 Net Acres
- Employment (Retail & Office) Land (26,400 New Jobs):
Approx. 1530 Net Acres



Proposed 2010 UGB Expansions (Industrial)

◆ 1,200 gross acres
(900 net acres) industrial
UGB expansion:
*Greater Hillsboro
Industrial Area*



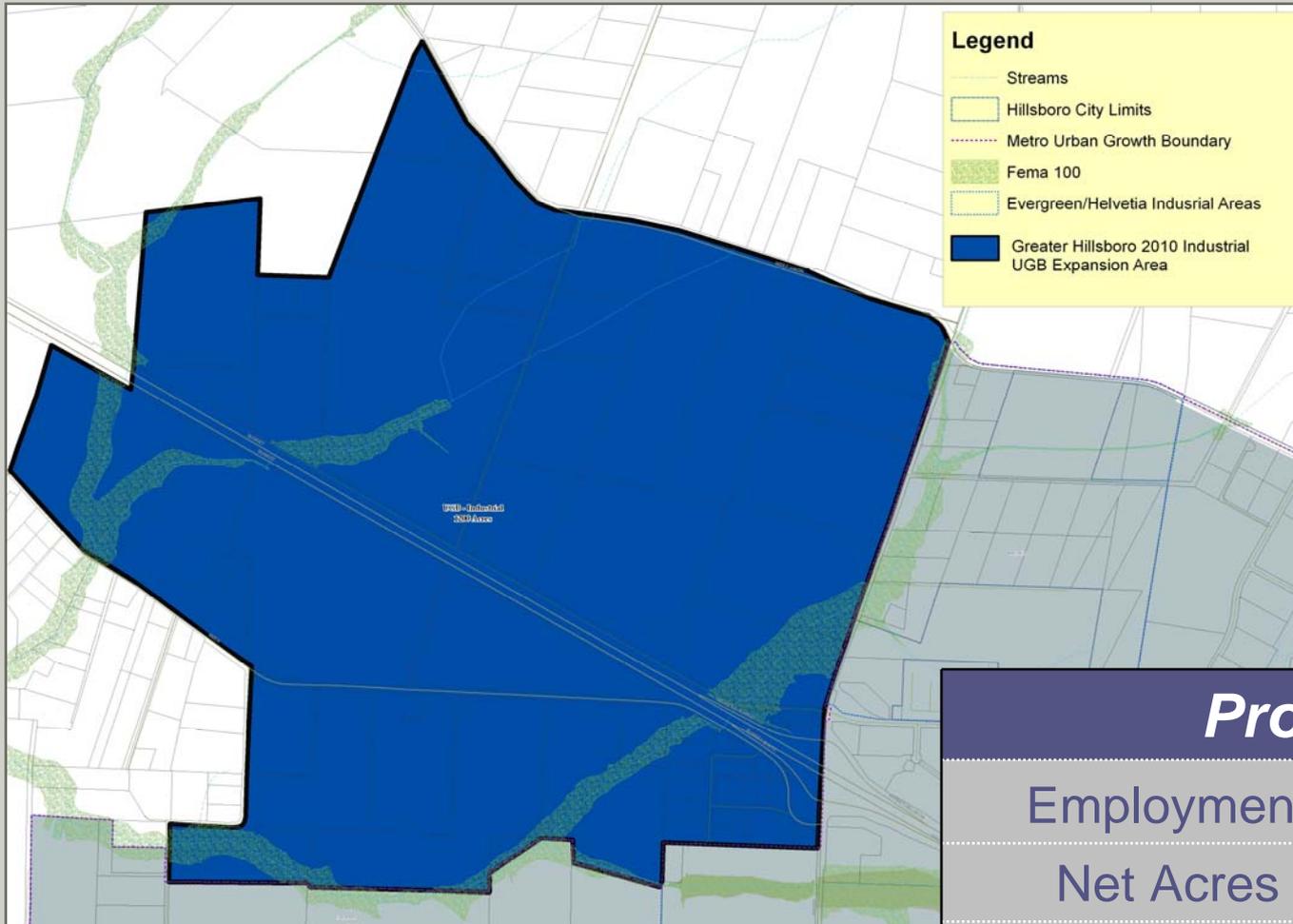
Proposed 2010 INDUSTRIAL UGB EXPANSION

20-year City land need: about 1800 net industrial acres
(26,800 new jobs)

- ◆ **Add 1200 acres (900 net, buildable)** along Hwy 26 to the UGB in 2010 for Industrial uses (**est. 13,500 purely industrial new jobs** by/before 2028) for future growth of the Westside high tech, solar energy manufacturing and bio-pharma/bio-medical industry clusters and related industry suppliers, spin-offs, incubators, etc.
- ◆ **Accommodate remaining 20-Year industrial land need (900 net acres; 13,300 purely industrial new jobs)** within **existing** City industrial zones (and existing UGB) which has 800-1000 acres remaining jobs capacity.



Greater Hillsboro 2010 Industrial UGB Expansion Area



<i>Projected</i>	
Employment	13,410
Net Acres	900
Gross Acres	1200

20-YEAR EMPLOYMENT (OFFICE & RETAIL) INFILL & REDEVELOPMENT

Aspire to provide **between 6000 – 9000 new retail and office jobs** (of the remaining 26,400 projected office and retail jobs) as follows:

- ◆ **Tanasbourne Town Center/OHSU-Amberglen Area** -- Accommodate approximately **2000-3000 new jobs**
- ◆ **Downtown Hillsboro Core** as a result of the Downtown Community Plan/Urban Renewal Project -- Accommodate **2000-3000 new jobs**
- ◆ **2040 Corridors along NW Cornell Road and the Tualatin Valley Highway** and within **Hillsboro Light Rail Transit Station Communities** -- Accommodate **2000-3000 new jobs** in redevelopment and infill areas
- ◆ Anticipate “**leakage**” of **17,400 – 20,400 retail and office jobs** projected for Hillsboro over the next 20 years to adjoining and **nearby cities** (Beaverton, Tigard, Cornelius, Forest Grove, Banks), **urbanizing unincorporated areas** (i.e., Aloha, North Bethany) and potential new communities (i.e., **South Hillsboro**)

20-YEAR 2010 UGB EXPANSION NEED: HOUSING

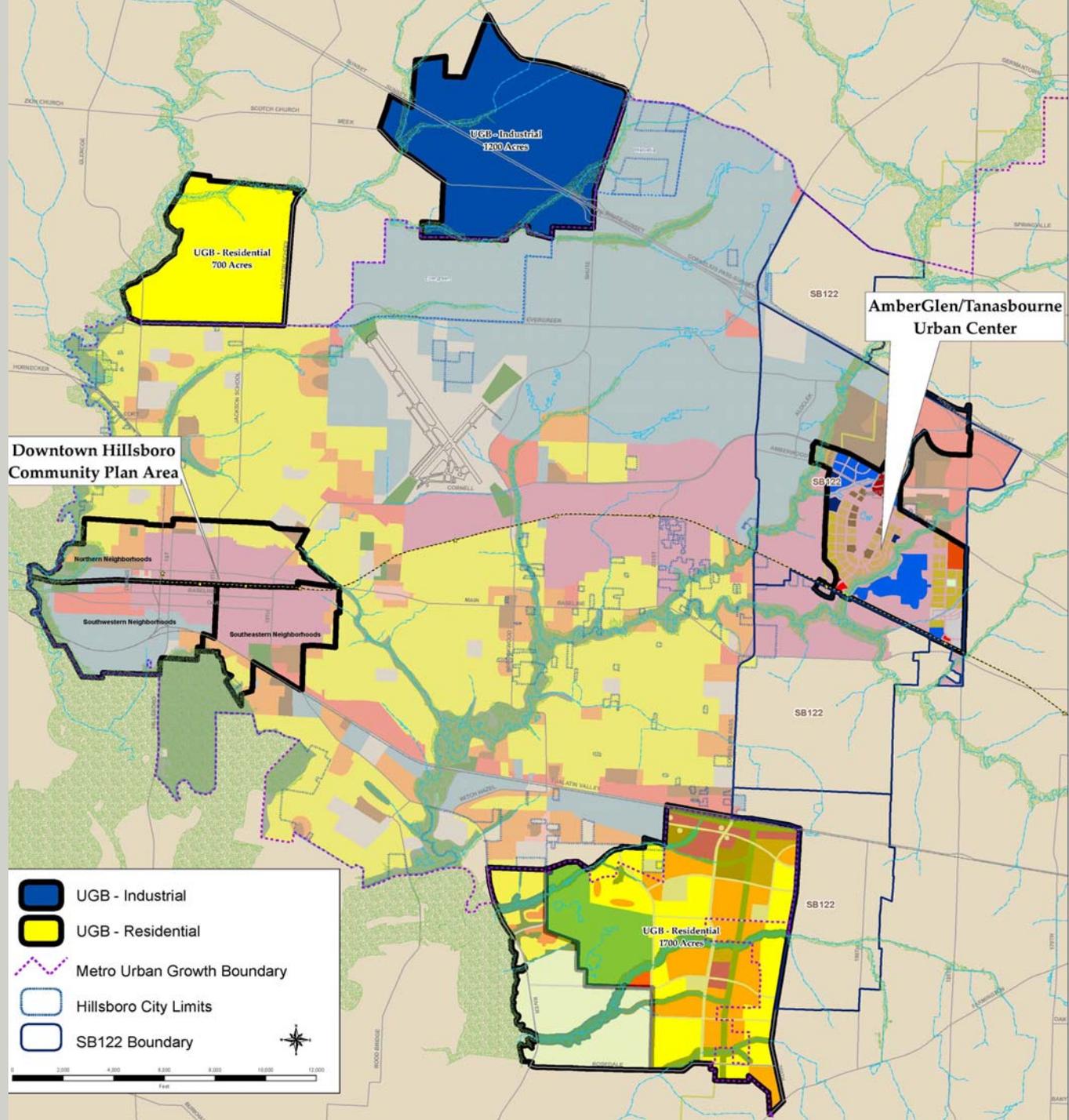
- ◆ **Projected 20-Year Hillsboro Housing Land Need: 2100 Total Acres**
- ◆ **Projected 20-Year Housing Need: Approximately 25,380 Total DUs**
- ◆ **Projected Hillsboro Jobs/Housing Ratio: 1 DU per 1.5 Jobs**



Proposed 2010 UGB Expansions (Housing)

◆ 1,700 gross acre
South Hillsboro UGB
expansion

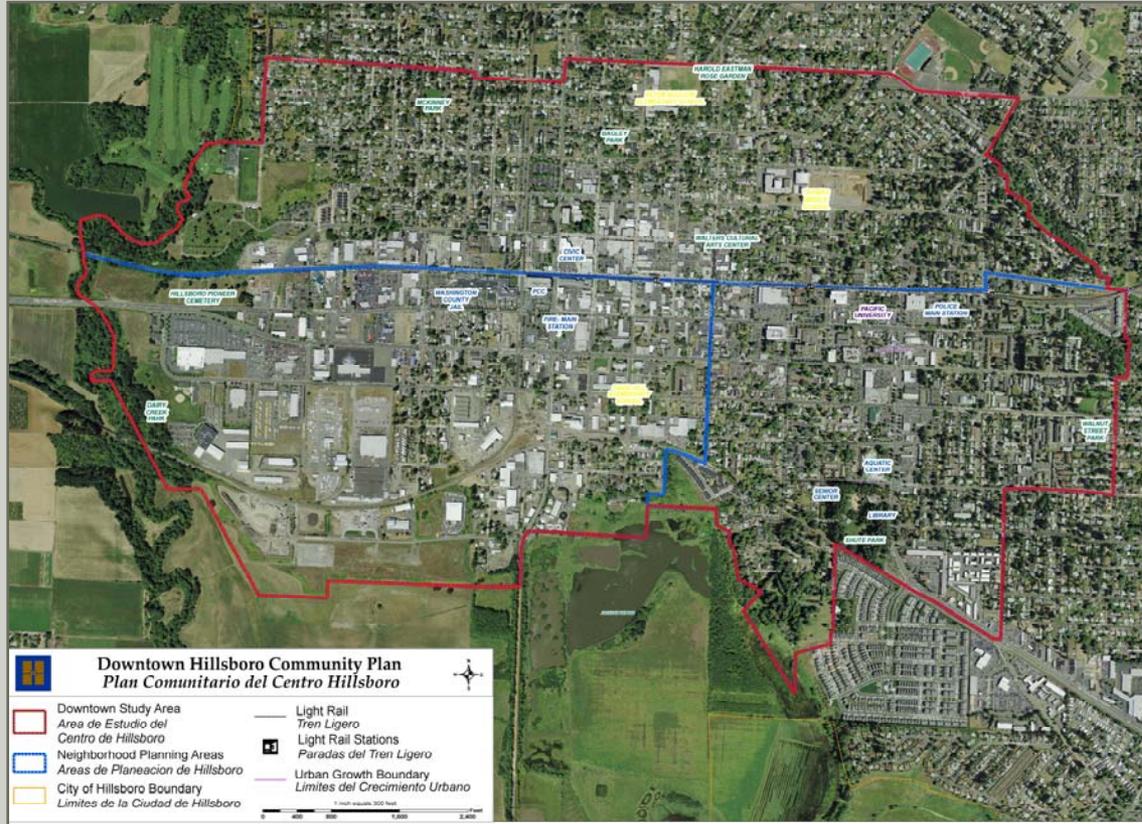
◆ 700 gross acre
residential UGB
expansion:
*North Evergreen
Residential Area*



Proposed HOUSING INFILL/REDEVELOPMENT & 2010 UGB EXPANSION

- ◆ Add 1700-acres ***South Hillsboro Community Plan Area*** to the UGB (est. 10,000 new housing units)
- ◆ Add 700-acres “***North Evergreen Community Area***” to the UGB (est. 7000 new units)
- ◆ “Aspire” to greater housing densities in ***Tanasbourne/OHSU-Amberglen Community Plan Area*** (est. 5,000 new units) and the ***Downtown Hillsboro Core*** (existing Downtown Core zoning capacity for approx. 3,000 new units)

Downtown Hillsboro



Current	
Employment	12,850
Dwelling Units	3,640
Acres	1,386

◆ Downtown Hillsboro Community Plan:

- Planning efforts began April 2008
- Plan adoption -- Late 2009
- ASPIRE to 2,000-3,000 more jobs
- ASPIRE to 3,000 new DUs

◆ City downtown investments to date = \$40 million

- Possible Urban Renewal

◆ Other Key Components:

- Civic Center
- Venetian Theatre
- Pacific University
- Cultural Arts Center



OHSU Amberglen/Tanasbourne

OHSU/AMBERGLEN CONCEPT PLAN

NEIGHBORHOOD PLAN

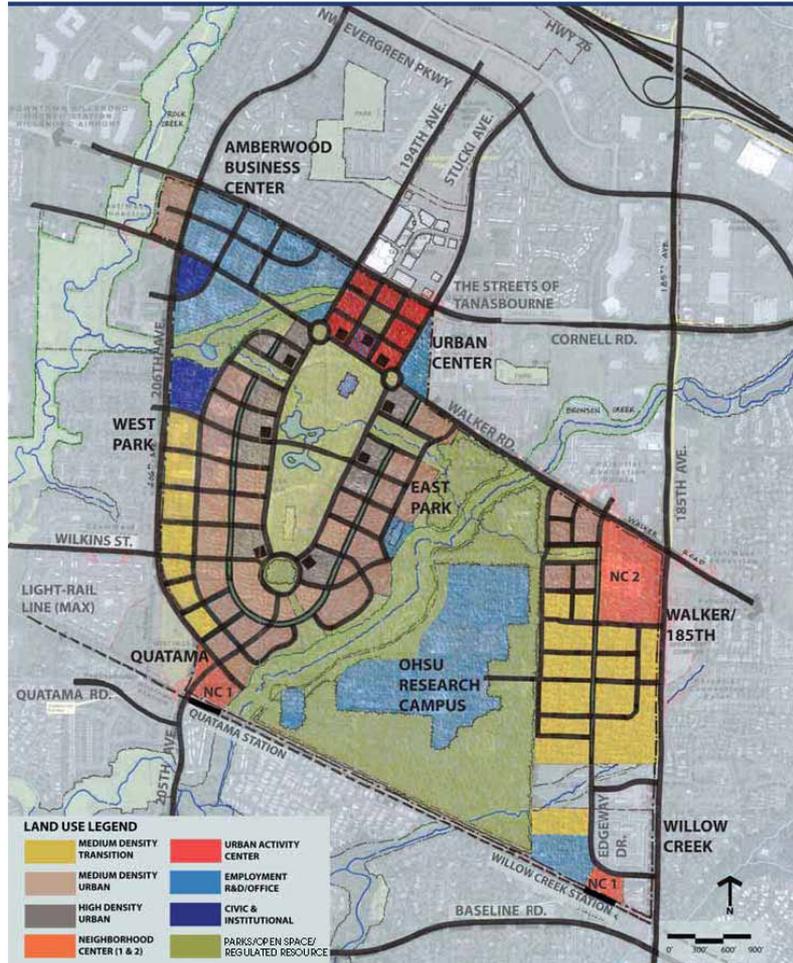
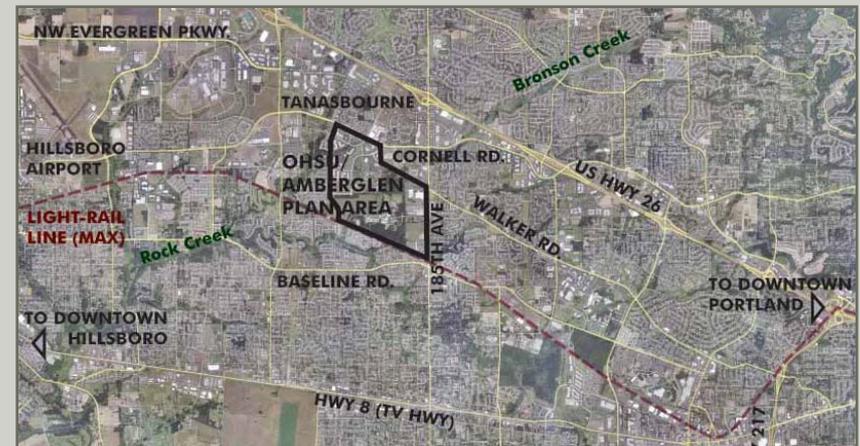


FIGURE 3. Neighborhood Plan

Aspiration

Employment	2,000
Dwelling Units	5,000
Acres	252

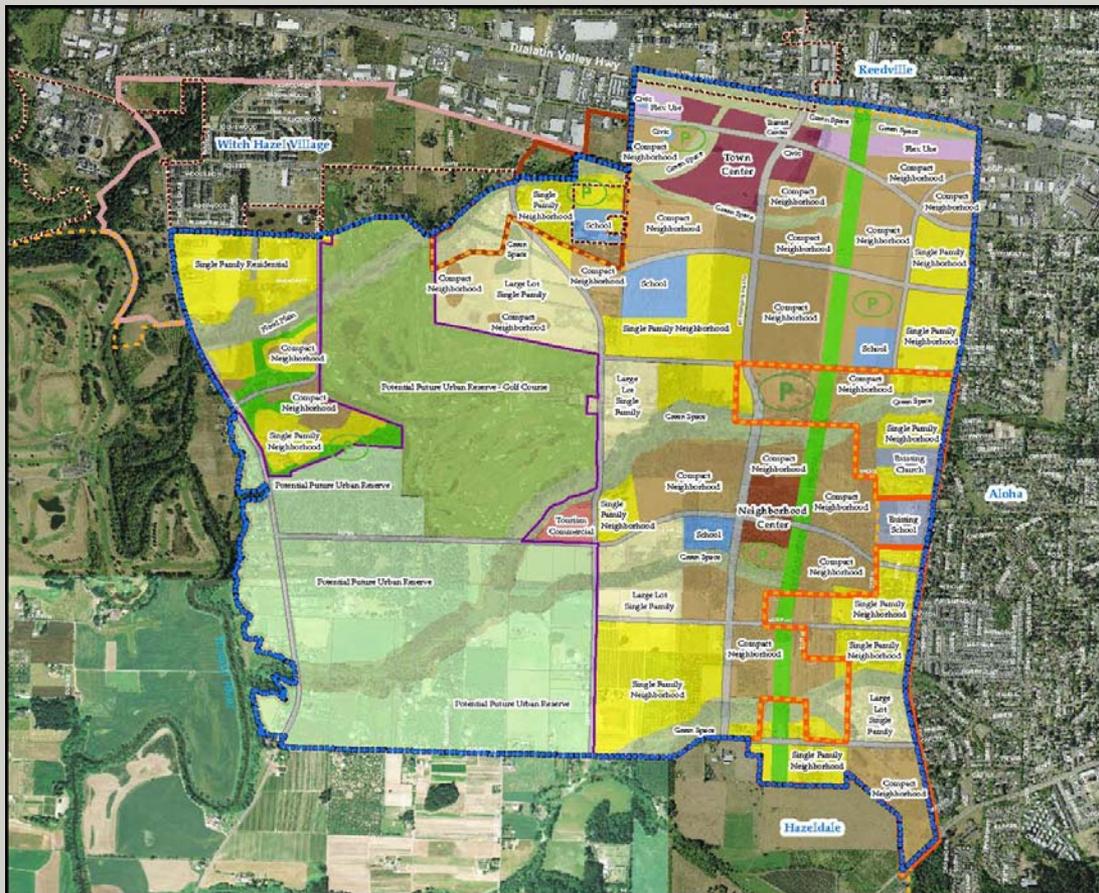




South Hillsboro 2010 UGB Expansion Area

Projected

Employment	773
Dwelling Units	10,400
Gross Acres	1,700



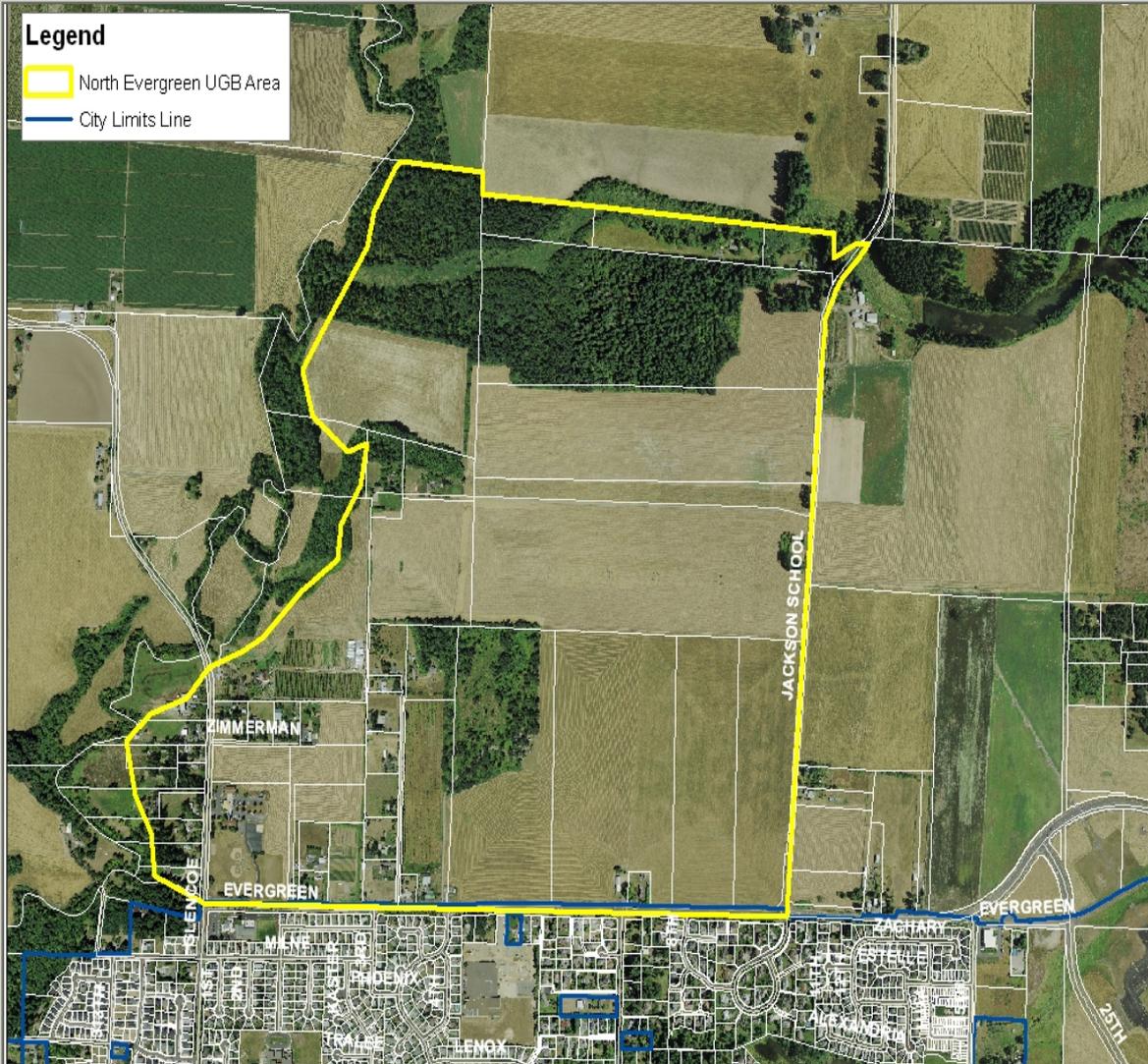
◆ Areas 69 & 71 added to the UGB in 2002 (335 acres)

◆ Areas 69 & 71 cannot be effectively serviced without intervening lands

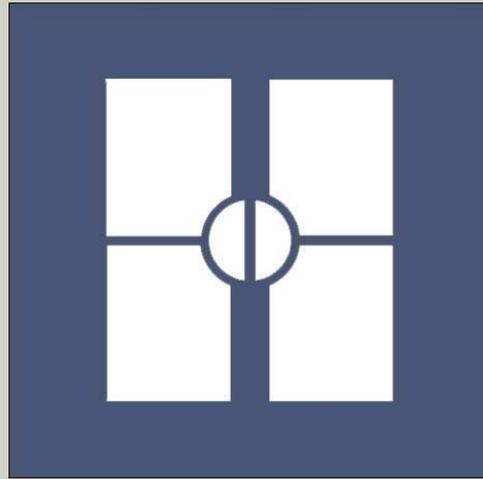
◆ City to adopt & implement South Hillsboro Community Plan once area is added to the UGB (1,365 acres)



North Evergreen 2010 UGB Residential Expansion Area



<i>Projected</i>	
Dwelling Units	6,300
Gross Acres	700



City of Hillsboro