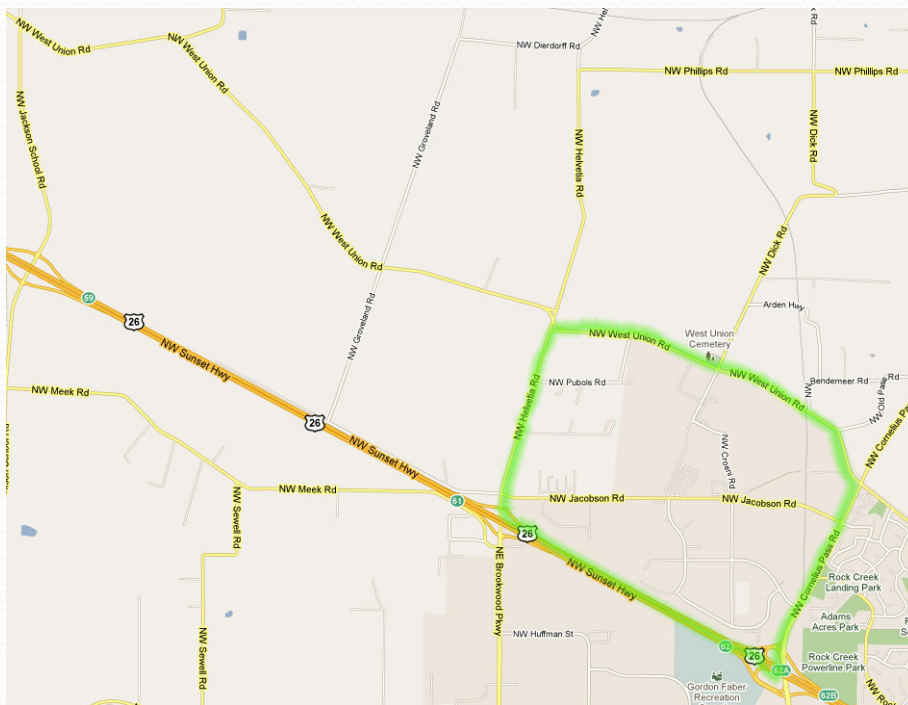




# Hillsboro has promised all this before

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# Hillsboro's Track Record in Helvetia



- North of Hwy 26, south of West Union Road
- Cornelius Pass Road to Helvetia Road
- Next to UR proposed in Ord. 740
- 891 acres of prime Helvetia farmland
- Brought into the UGB between 1998 and 2002
- Zoned for industrial use
- Hillsboro justified it as needed for jobs

# So, what has Hillsboro achieved?

NO tech anchor firms

**LTX Credence departed**  
**450 jobs lost**

**Intel**

- Stopped development on these 92 acres
- Selling adjacent land at 50% off





# Demand has not materialized

## Buildings Lack Industrial Tenants

Childrens' play zone  
in warehouse



Churches  
in tech office buildings





# Vacant Industrial Land

Empty fields for sale for years



Dead end roads





# More Vacant Industrial Land





# Destination: Nowhere

**Unbuilt industrial parks**



**Roads to nowhere**





# Economic impact of Helvetia industrial area

- Helvetia industrial land is lowest in market value, payroll, and property tax revenue
- Averages less than 3 employees per acre
- Warehouses & distribution centers have low economic benefit

## Sources:

- 2009 “Economic Mapping Project” sponsored by the City of Hillsboro, NAIOP, CAR/CREE/OAR, and the Oregon Economic and Community Development Department
- 2007 Helvetia Concept Plan

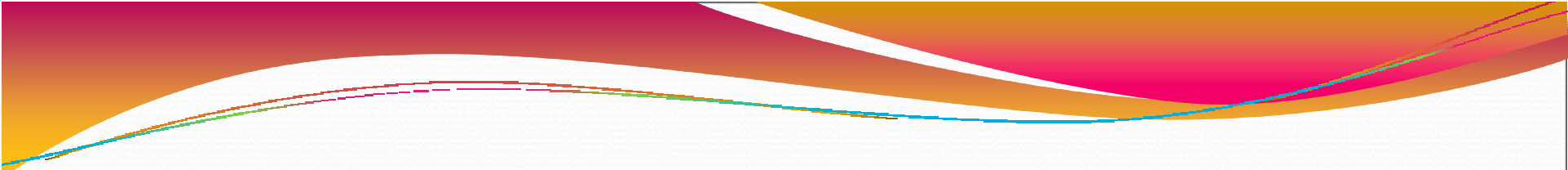




# Comparing promises to reality

- 10 Years ago, Hillsboro pleaded that they needed Helvetia land for jobs... lots of jobs
- Valuable prime farmland was sacrificed
- Lack of demand resulted in the land being used for commercial & retail, sprawling far from urban centers
- It's no longer usable for farmland, it's not being fully used as industrial land, it's certainly not being saved for "large lot" sites

*Sound familiar?*



# It should...

## We've heard this before.

Why should we believe that Hillsboro will use the *next* 585 acres for “large lot sites”?

It didn't happen last time. The land was squandered for other uses.

So why should we sacrifice Helvetia's world-class farmland to Hillsboro's pursuit of a **HOME RUN**?

**Reject the addition of more urban reserves north of Hwy. 26**



# The (dead) End

