

City of Hillsboro's Crusade for Large Lots:

Realistic Goal? Or Field of Dreams?

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Hillsboro's Economic Development Strategy

- Focus on recruiting large companies – 50 to 100+ acre lots
- Want large inventory for blind inquiries
- Creates insatiable demand for large blocks of ag land
- Expand north to Helvetia foothills
- Industrialize Helvetia - “ N. Hillsboro Industrial Sanctuary”

Source:

City of Hillsboro Aspirations, 12/2008

Johnson-Reid Economic Analysis, 2009



Going for the HOME RUN (Can we get another Intel?)

“...new large ‘anchor companies’ in the 3 industry clusters (tech, solar manufacturing and bio-pharmacy) need large (50-100) acres.”

“These industry clusters need large sites (50-100 acres) in the North Hillsboro Industrial Area (including lands north of Hwy 26).”

Source: Letter from Mayor Jerry Willey, City of Hillsboro, November 17, 2009

How many large lots has Hillsboro actually needed?

In the last 30 years, *including two decades of boom growth*:

Only 1 company has built on more than 100 acres:

Intel (rebuilding on existing land)

Only 2 companies have bought more than 50 acres:

Genentech (only uses 15 acres out of 75)

SolarWorld (bought existing facilities from vacated Komatsu)

Source: Washington County Issue Paper No. 04, September 1, 2009

Companies buying 25+ acres over past 30 years in Hillsboro

Intel: Hawthorne Farms	53 acres	1978
Jones Farm	115 acres	1985
Ronler Acres	330 acres	1996
Solarworld – recycled Komatsu	95 acres	1996/2008
Genentech	75 acres	2006
Synopsys	44 acres	2000
TOK America	38 acres	1992
Maxim – recycled Fujitsu	33 acres	2000
Triquint Corp	30 acres	1995
FEI	27 acres	2002
Sun Microsystems	25 acres	2000
IDT – Vacating	<u>25 acres</u>	1996

30-year total: 9 companies (392 acres) + Intel (498 acres) = 890 acres

Source: Washington County Issue Paper No. 041, September 2009
Metro Large Lot/Large employer Analysis, 2009



How much industrial land is INSIDE Hillsboro's current UGB?

988 acres zoned industrial including:

- 3 sites of 100+ acres
- 3 sites of 50+ acres
- 15 sites of 25+ acres (plus departing IDT site)

Source: Vacant City Land Supply, Hillsboro Aspiration Plan, 2009



Hillsboro has an AMPLE supply of industrial land

988 acres – Vacant industrial land – inside current UGB

2,849 acres – Ordinance 733 - Urban Reserves for industrial sites

3,829 acres – Total industrial acres

Source: Vacant City Land Supply, Hillsboro Aspiration Plan, 2009
Washington County Ordinance 733, 2010

Hillsboro does NOT need another 585 acres of Urban Reserves

- Only 890 acres were used (including Intel) on lots > 25 acres over the past 30 years
- Has 3,829 acres at their disposal for employment*
- Has a 100+ year supply (annualized) WITHOUT industrializing Helvetia

*Not including an additional 2,000 acres of residential Urban Reserves in S. Hillsboro

Source: Washington County Issue Paper No. 04, September 2009

The End is not worth the cost

Wake up from the dream and leave the fields!

Reject the additional 585 acres of Urban Reserves for Hillsboro