Hillsboro has promised all this before
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