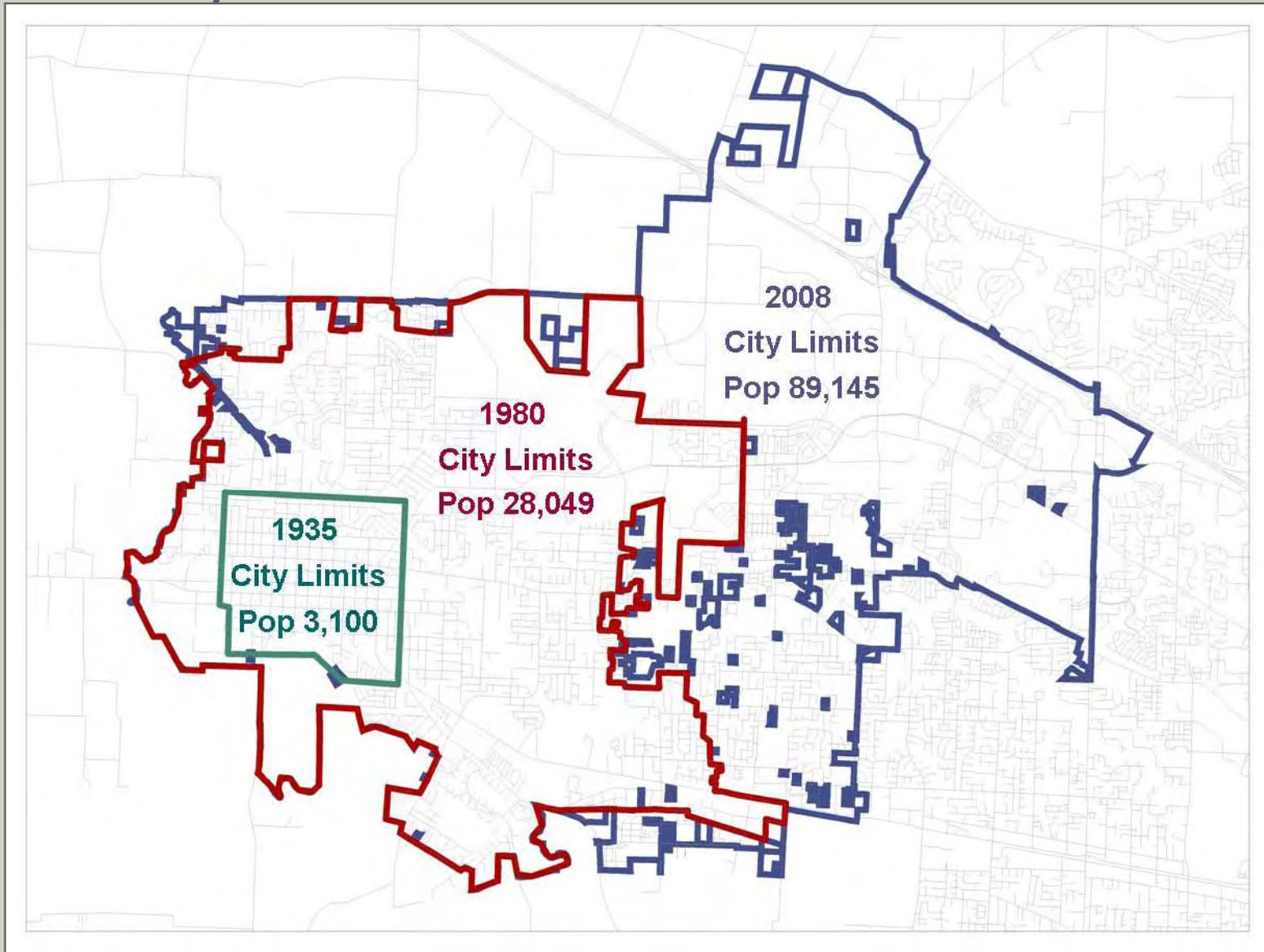




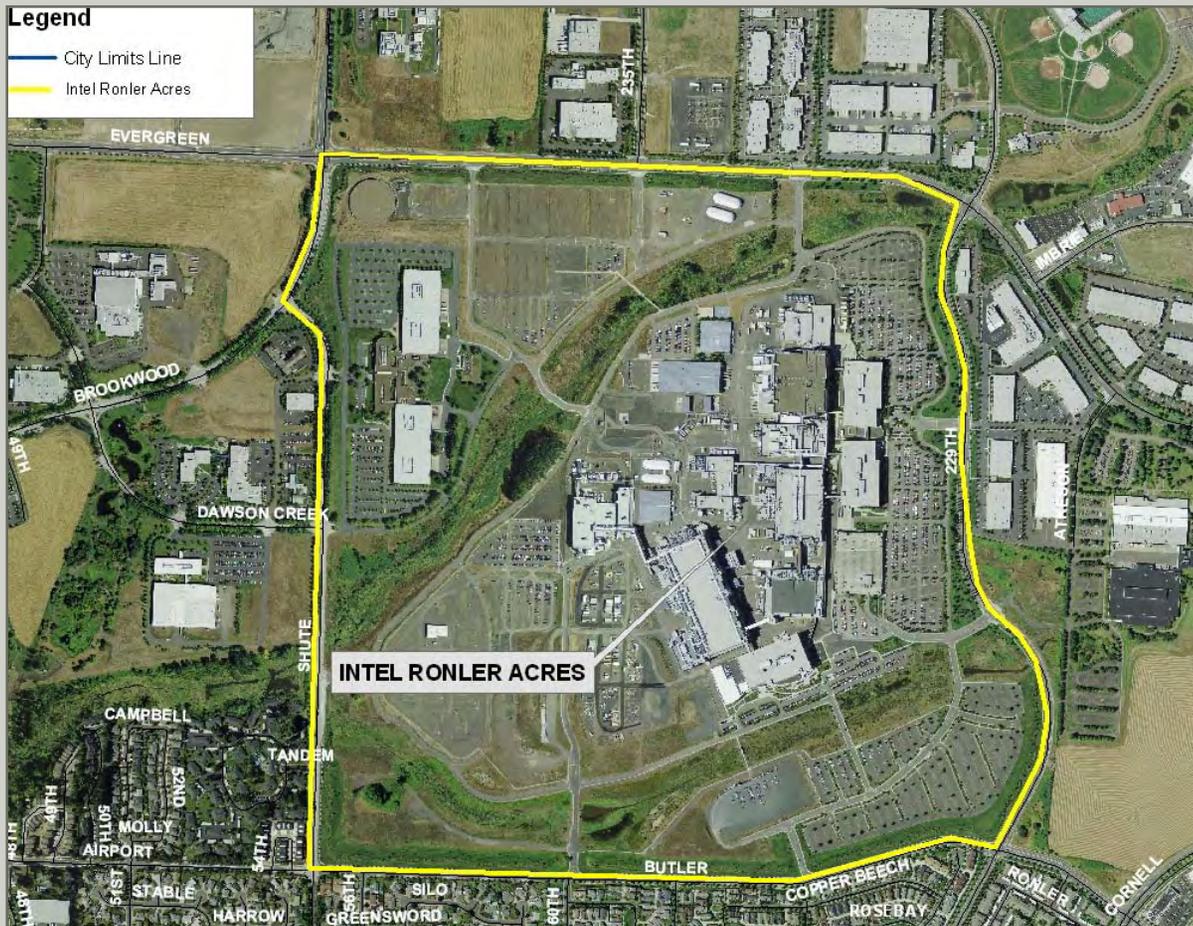
# Snapshots of Hillsboro History & Growth





# Intel

## Ronler Acres 1988



- ◆ Urban Renewal in 1988
  - \$30 million public investment; \$610 million private investment
- ◆ Largest Intel manufacturing facility in North America
  - 15,000 employees City wide

Key Event:

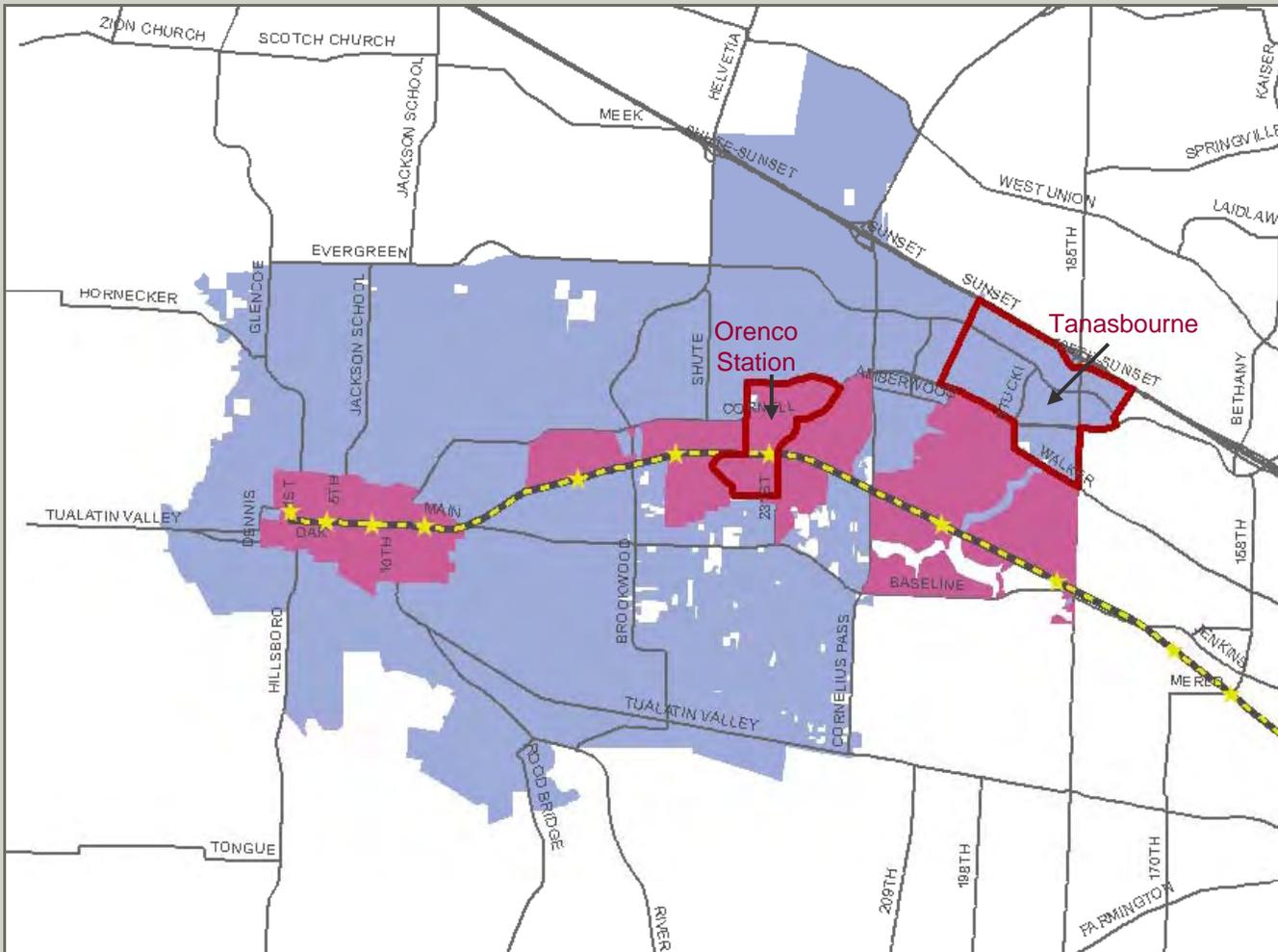
◆ Ronler Acres



# 1990-2000

## Key Events:

- ◆ SCPA Zones / Light Rail
- ◆ Orenco Station
- ◆ Tanasbourne



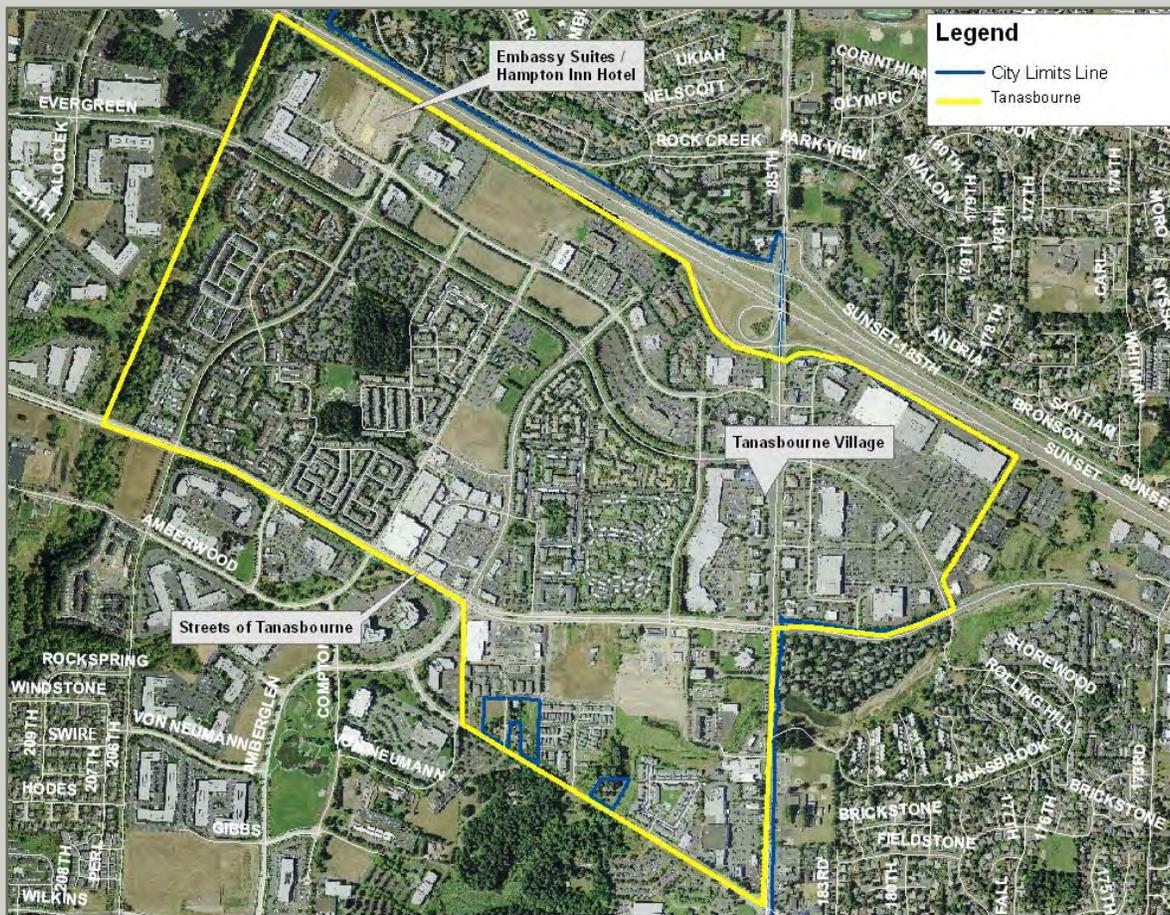
<i>Population</i>	
1990	37,800
2000	71,455

<i>Employment</i>	
1990	20,521
2000	38,914

<i>Acreage</i>	
1990	4,539
2000	6,625



# Tanasbourne Town Center 1999



- ◆ Key Components:
  - Standard Insurance Investments
  - Streets of Tanasbourne



Key Event:

◆ Tanasbourne

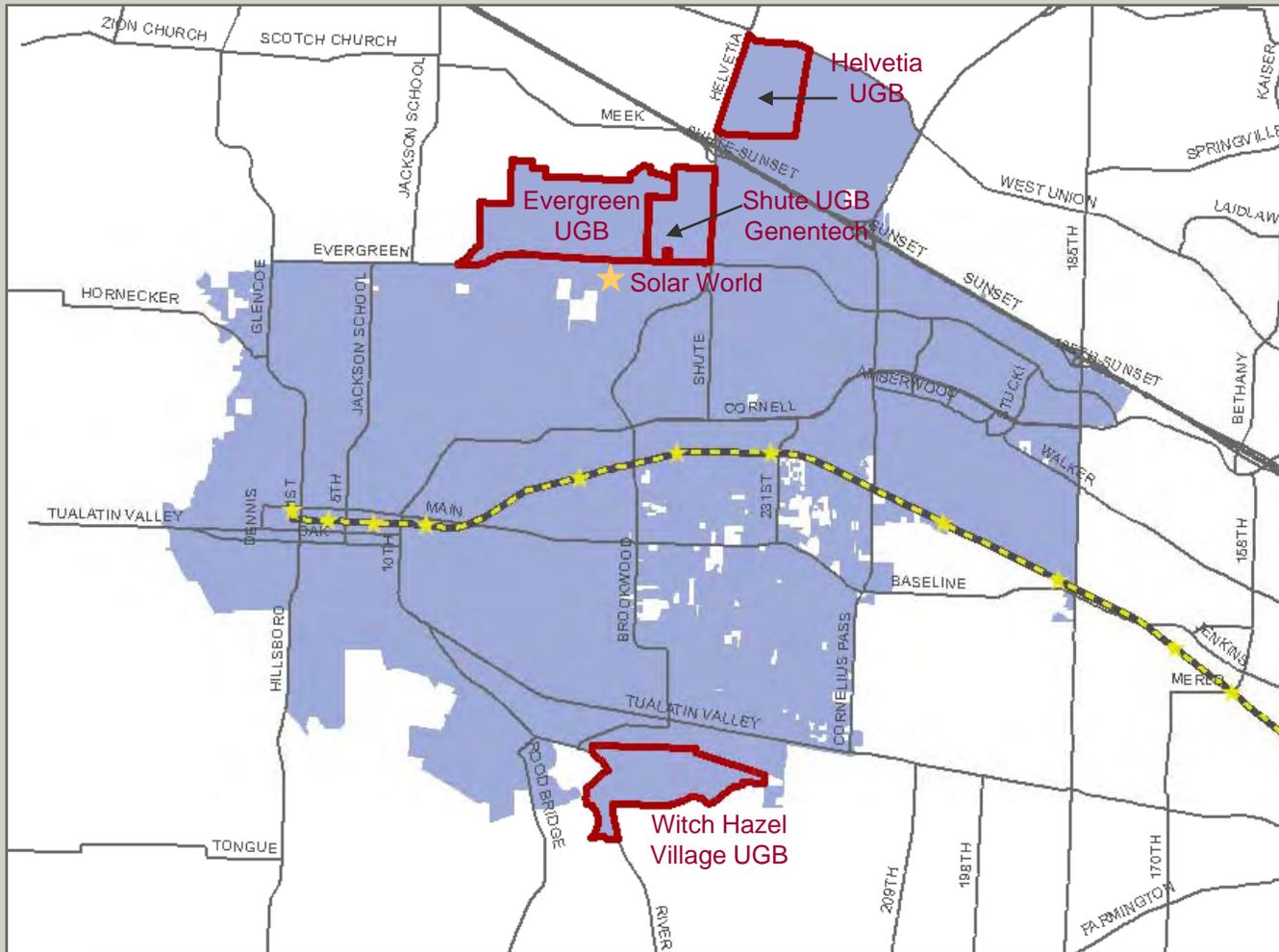




# 2000-2008

## Key Events:

- ◆ Shute UGB/ Genentech
- ◆ Witch Hazel Village UGB
- ◆ Helvetia UGB
- ◆ Evergreen UGB
- ◆ Solar World



### Population

2000	71,455
2008	89,145

### Employment

2000	38,914
2008	72,529

### Acreage

2000	6,625
2008	8,425*

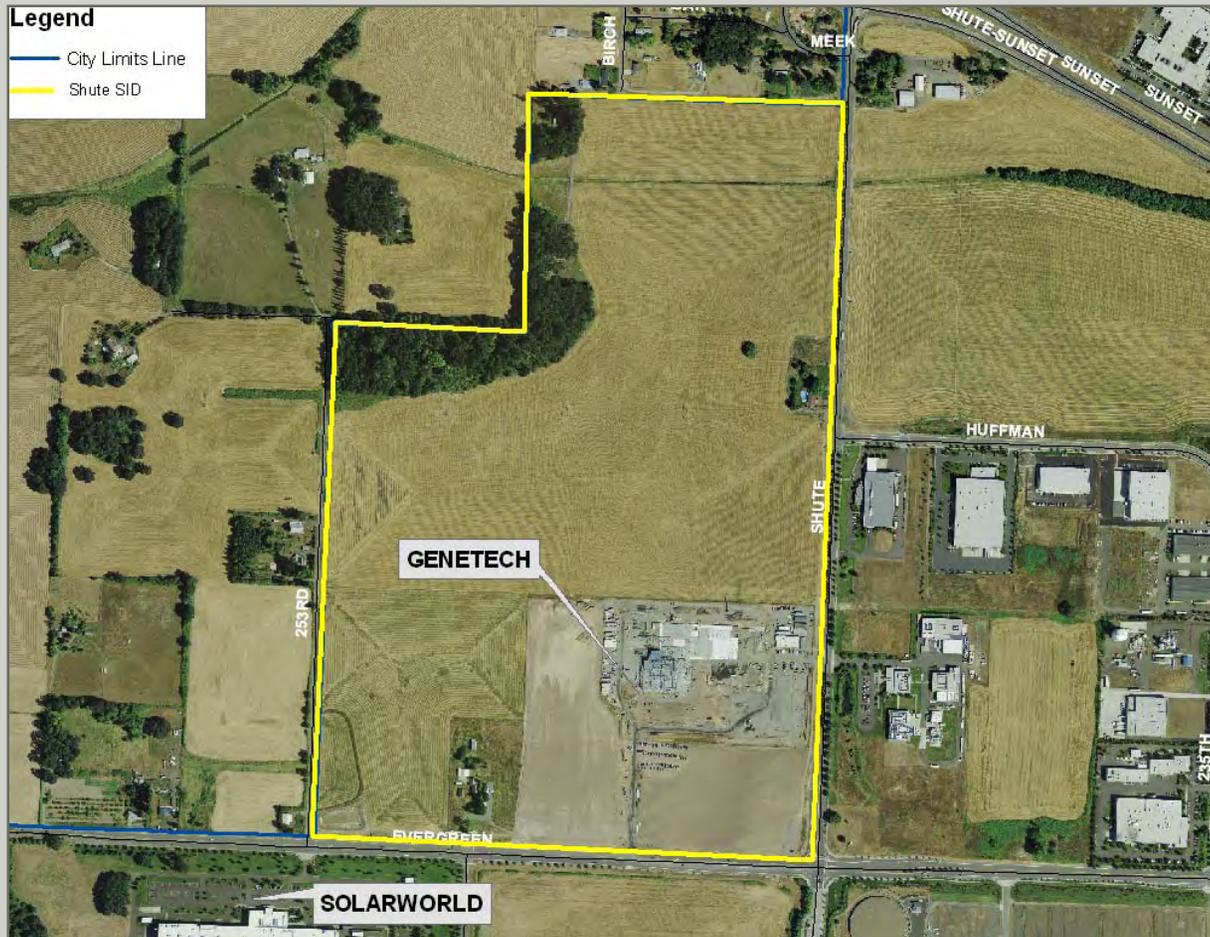
\*Includes Helvetia , Evergreen & Witch Hazel Village in their entirety



# Shute UGB / Genentech 2003

<i>Projected</i>	
Employment	3,250
Acres	203

**Legend**  
— City Limits Line  
— Shute SID



## ◆ Key Components:

### ▪ Genentech:

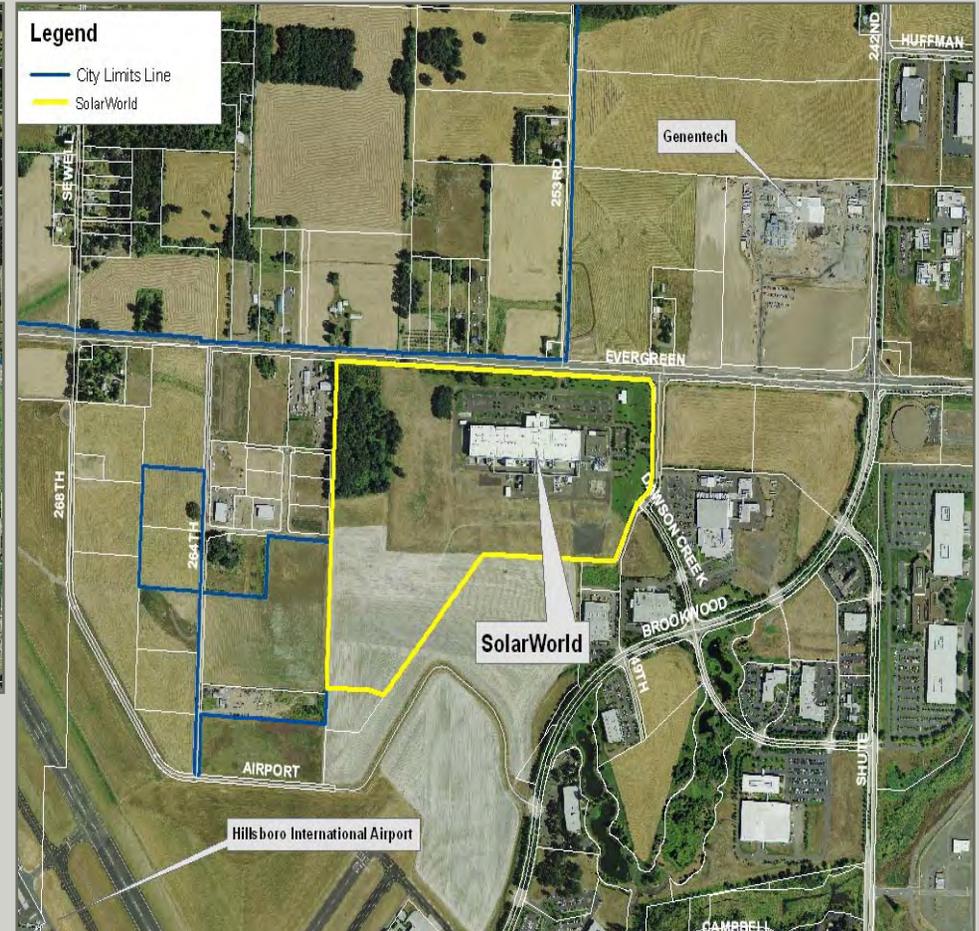
- 305 Employees (1<sup>st</sup> phase)
- 295,000 ft<sup>2</sup> bio-pharmaceutical facility

Key Event:

◆ Shute S.I.D.



# The Emerging Solar Industry Cluster



## Key Components:

### ◆ SpectraWatt

- 60,000 sq. ft. facility
- Approximately 200 employees

### ◆ SolarWorld

- 480,000 sq. ft facility
- 1,000 employees by 2010

Key Event:

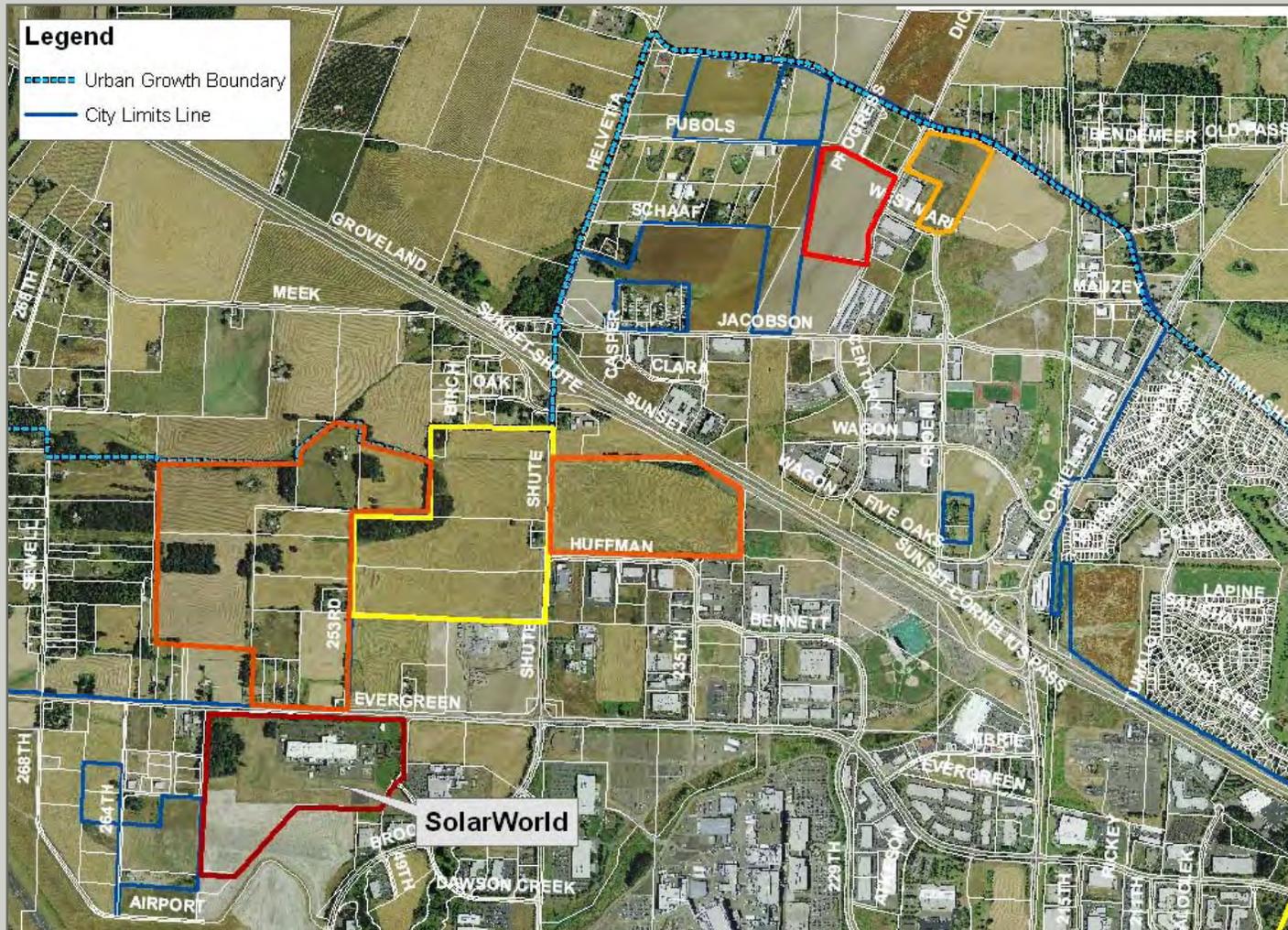
◆ Solar World



# Solar Industry Site Inquiries

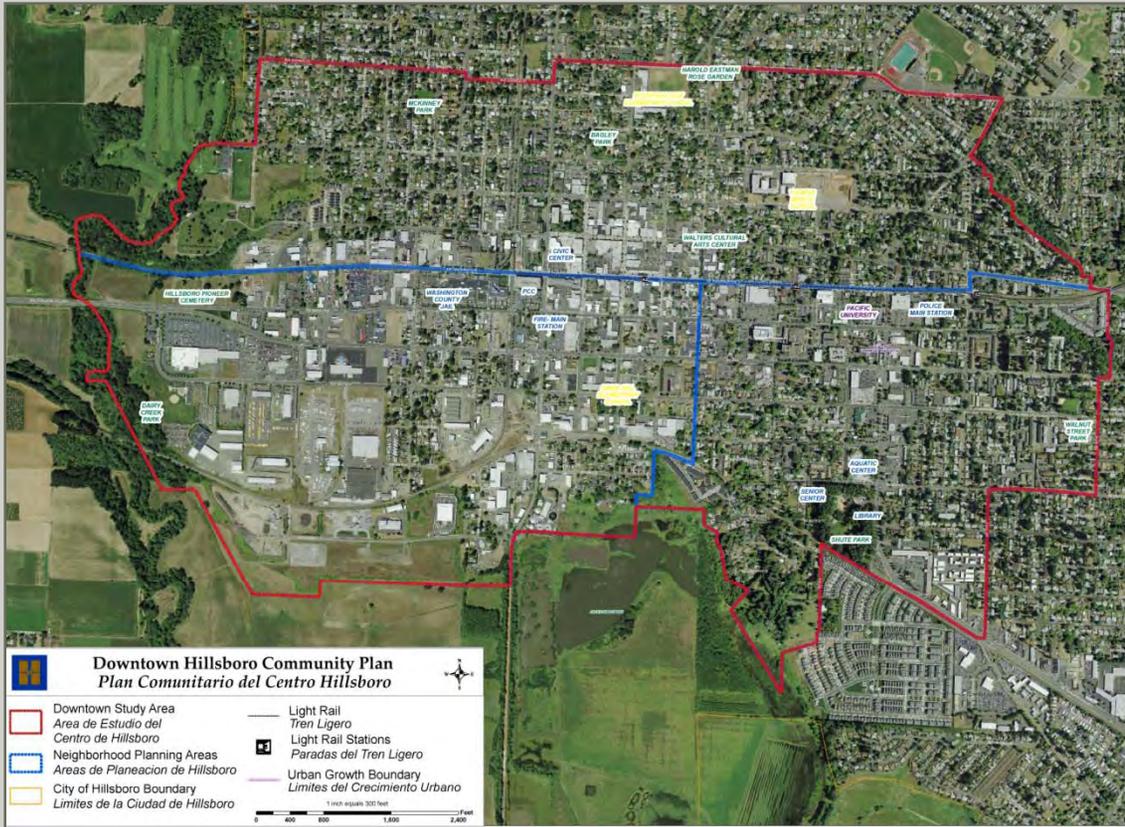
## ◆ Key Inquiries:

- Project Zebra
- Project Tahoe
- Project Hot
- Project Monarch
- Project Harvester





# Downtown Hillsboro Revitalization



<i>Current</i>	
Employment	12,850
Dwelling Units	3,640
Acres	1,386

## ◆ Downtown Hillsboro Community Plan:

- Plan adoption by August 2009
- Possible Urban Renewal

## ◆ Pacific University Health Professions Campus

- Funded in part by Metro's Transit Oriented Development program

## ◆ City downtown investments to date = \$40 million

## Other Key Components:

- Civic Center
- Venetian Theatre
- Cultural Arts Center
- 2040 Regional Center





# OHSU Amberglen Urban Center

OHSU/AMBERGLEN CONCEPT PLAN

NEIGHBORHOOD PLAN

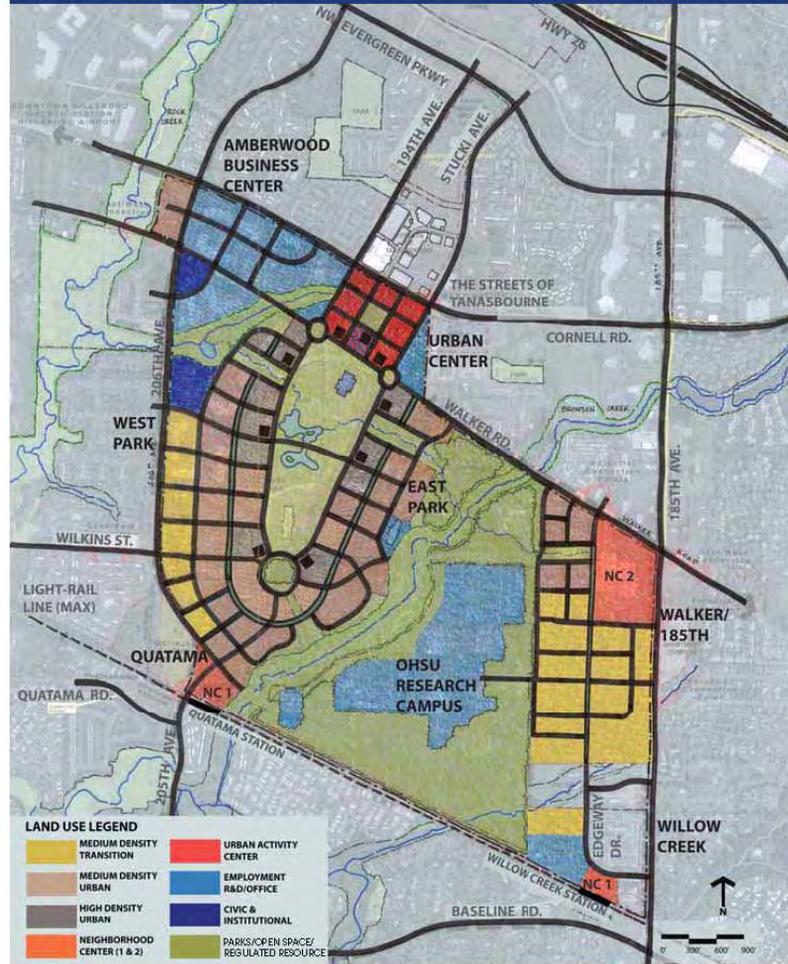
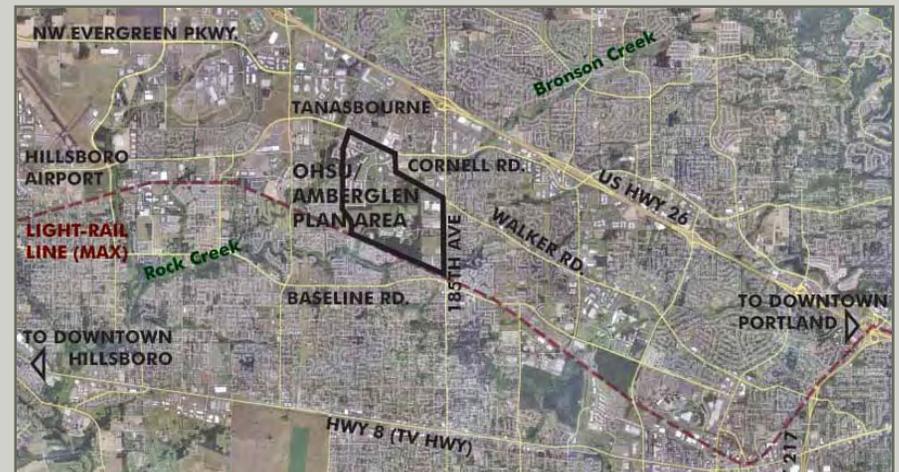


FIGURE 3. Neighborhood Plan

<i>Projected</i>	
Employment	3,530
Dwelling Units	4,840
Acres	252

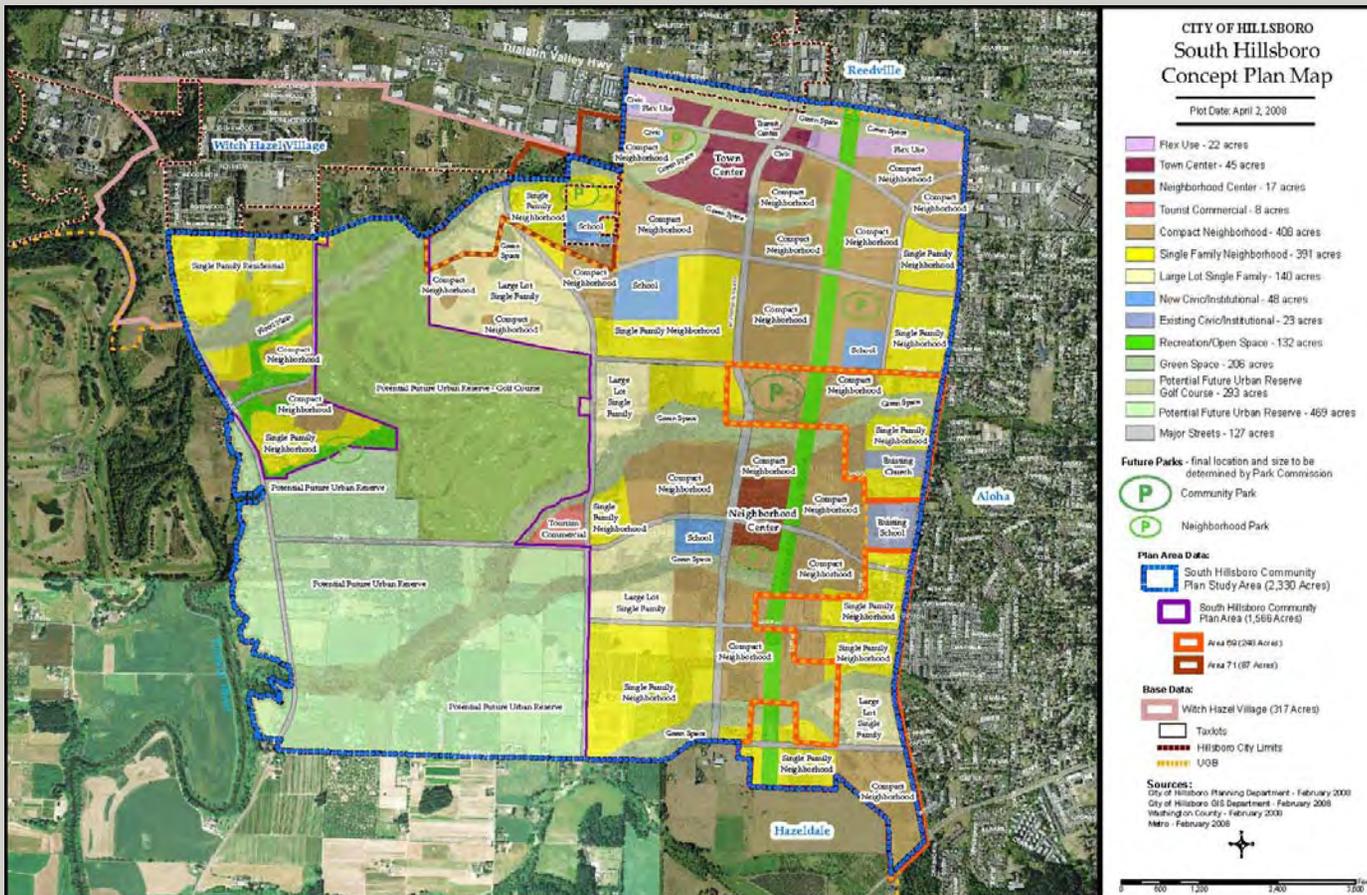




# South Hillsboro 2010 UGB Expansion Area

## Projected

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



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

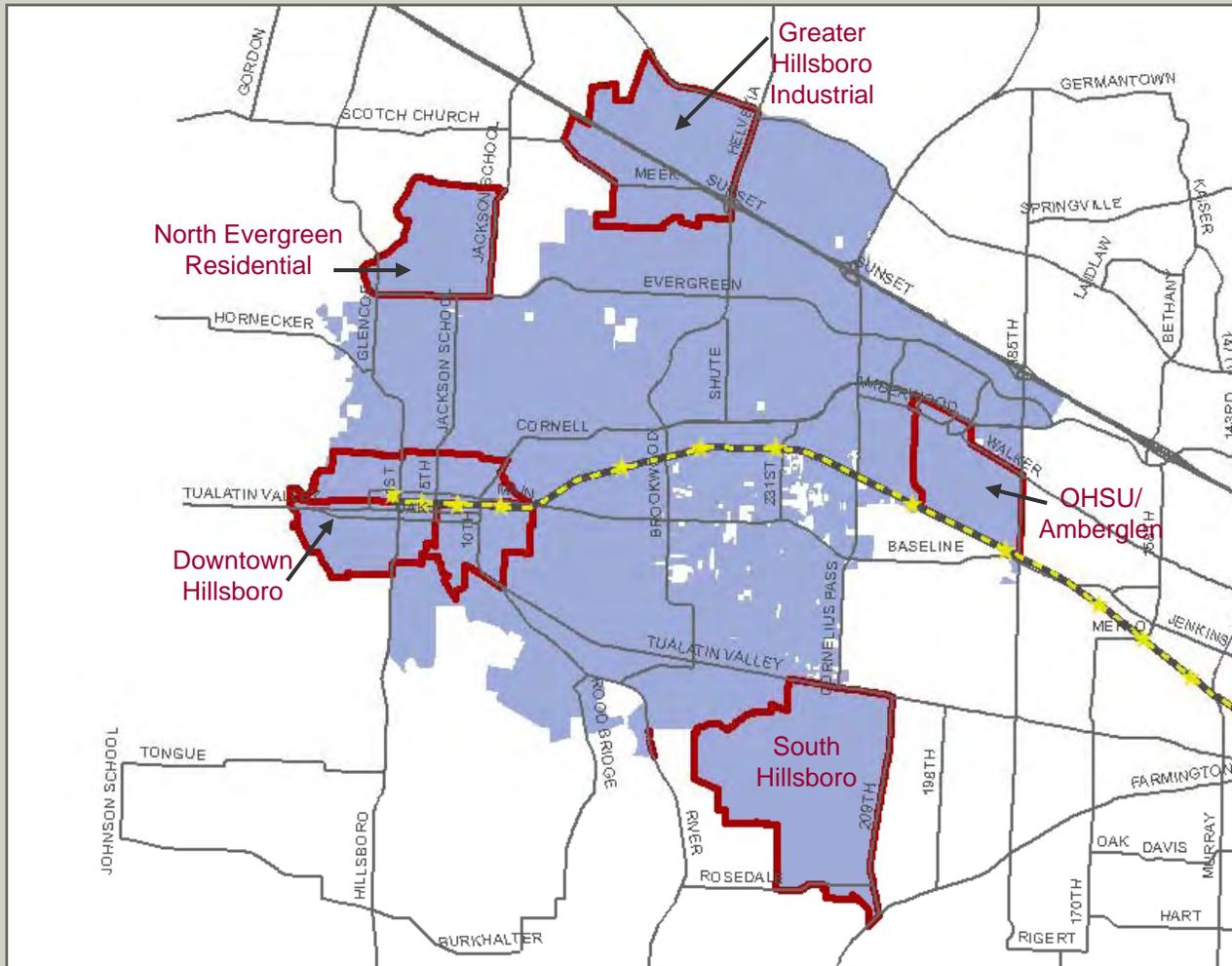
◆ City to adopt & implement South Hillsboro Community Plan once area is added to the UGB (1566 acres)



# 2008-2010

## Key Initiatives:

- ◆ Downtown Hillsboro Revitalization
- ◆ OHSU / Amberglen Urban Center
- ◆ Proposed South Hillsboro UGB Expansion
- ◆ Proposed Greater Hillsboro Industrial UGB Expansion
- ◆ Proposed North Evergreen Residential UGB Expansion



## Population

2008	89,145
2010	≈ 91,641

## Employment

2008	72,529
2010	≈ 74,559

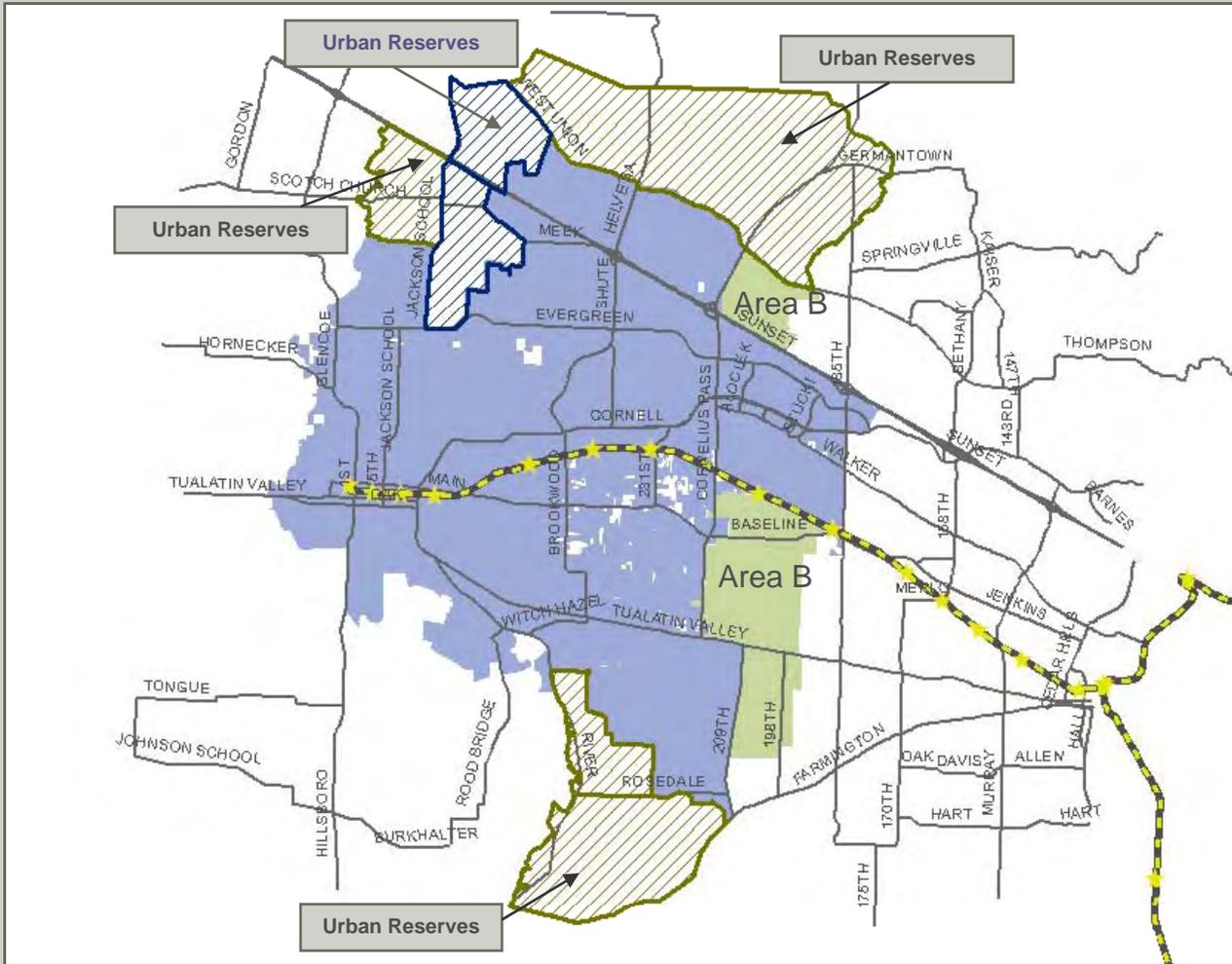
## Acreage

2008	8,425*
2010	12,025

\*Includes Helvetia , Evergreen & Witch Hazel Village in their entirety



# 2010 & Beyond



<b>Population</b>	
2010	91,641
2028 (current UGB only)	*2.8% annually 136,640
Including SB 122 Areas	<b>188,640</b>

<b>Acreage</b>	
2010	12,025
Including SB122 Areas	<b>14,325</b>

<b>Employment</b>	
2010	74,559
2028 (current UGB only)	*2.8% annually 111,999



