

SECTION 30

NORTH HILLSBORO INDUSTRIAL AREA COMMUNITY PLAN

(Added by Ord. No. 5977/1-12, Amended by Ord. No. 6047/4-13 and Ord. No. 6290/1-19.)

(I) Goals.

- (A) To identify land planning and design concepts for the North Hillsboro Industrial Area to guide land use, development lotting patterns and public facilities planning and implementation within the Area in order to expand opportunities for job creation.
- (B) To expand and diversify the Hillsboro industrial economic base by providing for:
 - Large parcels to accommodate industrial campuses, vertically-integrated companies and related businesses and other industrial users;
 - Medium and small parcels to accommodate industrial campuses and business parks for flex space users, research and development companies, incubator businesses, business suppliers, spin-off companies and other businesses that derive from, or are extensions of larger campus users and industrial developments within the North Hillsboro Industrial Area and the Portland Region.

(II) Policies.

- (A) Where the prevailing ownership pattern is larger lots, encourage and facilitate the creation of large industrial sites (parcels 50 – 100 or more acres in size) for large-scale industrial campuses and development projects. Assist with land assembly and reservation of such sites where large-size parcels form the prevailing land ownership pattern. Encourage assembly of large lots resulting in remnant parcels that are useable for smaller industrial uses and/or commercial purposes consistent with this Section.
- (B) Where the prevailing ownership pattern is smaller lots, encourage and facilitate the development of smaller, diversified industrial uses and sites (20 – 50 acres in size) - especially smaller-scaled flex-space industrial business parks suitable for spin-off operations and start ups.

- (C) Create opportunity for location of support commercial nodes at specified areas, to reduce vehicle miles traveled and serve the daily commerce needs of businesses and employees in the surrounding industrial areas, provided that such nodes are located based on demonstrable need from surrounding development.
- (D) Provide for aesthetically attractive, well-designed industrial development within every development site in the North Hillsboro Industrial Area.
- (E) In accordance with ORS 268.390 and Metro Service District (Metro) Code, apply the Industrial Sanctuary zone to lands within the North Hillsboro Industrial Area in a way that substantially complies with Metro Urban Growth Boundary (UGB) Conditions of Approval and Urban Growth Management Functional Plan requirements for properties in the North Hillsboro Industrial Area.

(III) Implementation Measures.

- (A) **Annexation.** Prior to their annexation to the City and the concurrent application of Industrial Sanctuary zoning to properties in the North Hillsboro Industrial Area, land uses within the Area shall continue to be governed by the existing Washington County zoning of the properties. Annexation of Area properties to the City shall take place in accordance with annexation policies and practices set forth in the City Municipal Code and in Metro Code Section 3.09.
- (B) **Compatibility with Agricultural Uses.** Site design and architectural measures that provide for compatibility between and among industrial land uses developed within the Area and nearby agricultural uses and operations shall be provided through the City Development Review/ Approval process (Section 12.80.040 of the Community Development Code), unless demonstrated to be physically or financially impracticable. Possible compatibility measures include, but are not limited to: building orientation and setbacks; landscaping; land buffers; access easements for farming vehicles and machinery; and designated lanes on adjacent public roadways for movement of slow-moving farm machinery. *(Amended by Ord. No. 6096/9-14.)*
- (C) **Commercial Nodes.** Development of new commercial uses shall be clustered into mapped nodes within the Area in order to primarily serve the needs of businesses and employees in the surrounding industrial uses. In addition to the mapped nodes, commercial uses shall be allowed as per Section 30(III)(G)(2). New commercial development will demonstrably serve the spectrum of daily convenient commerce needs of businesses and employees in the surrounding industrial area, which may include supporting commercial service developments containing child-care and pet care facilities.
- (D) **Natural Resources Management.** In accordance with the City's Goal 5 provisions of Section 12, Natural Resources of the Comprehensive Plan, upon annexation to the city, Significant wetland and riparian/ upland wildlife habitat resources in the North Hillsboro Industrial Area identified in the "List of Significant Goal 5 Natural Resources in the City of Hillsboro" (see Section 23.5) and their associated Impact Areas

shall be accorded the appropriate Protection Level prescribed by the evaluation procedures outlined in the City of Hillsboro Economic, Social, Environmental, and Energy (ESEE) Analyses of Significant Goal 5 Resource Sites (May 2003). *(Amended by Ord. No. 6290/1-19.)*

In particular, mitigation and enhancement activities shall emphasize the improvement of the Waible Creek Tributary wetlands, floodplain and riparian upland wildlife habitat resources, collectively referenced as the Waible Creek Tributary Riparian Corridor. In the Corridor, the guiding principle for mitigation and enhancement activities is connectivity of resource types, to allow wildlife passage between larger habitat units and genetic flow between plant communities. Where development projects impact significant natural resources, the City may identify and require appropriate mitigation and enhancement measures by such projects to improve connectivity and resource functions and values within and connected to the Corridor.

- (E) **Parks and Open Space.** Greenspace corridors will be preserved and passive recreational opportunities and trails provided along the edges of greenspace areas for employees within the North Hillsboro Industrial Area.

- (F) **Historic Resources.** At the time of Development Review and construction on property in the vicinity of the probable former location of the historic Methodist Meeting House, as documented on the Washington County cultural and historic resource list, the City shall require construction of a Monument on that property by the developer. The Monument shall commemorate the historical importance of the Methodist Meeting House and shall include plaques or other written descriptions of the history of the Meeting House and its historical significance to the local community and Washington County. The Monument shall further include historical information relating to burial grounds once associated with the Meeting House location. Final design and location of the Monument shall be reviewed by the Historic Landmarks Advisory Committee (HLAC), who shall provide recommendation to the Planning Director, who shall approve the proposal as a part of required project Development Review prior to its construction.

- (G) **Compliance with Metro Functional Plan and UGB Expansion Conditions.**
 - (1) Consistent with ORS 268.390, Metro Code and applicable Metro Council "Conditions on Land Added to the UGB," the City's adopted Industrial Sanctuary zone shall be applied to the Area upon annexation to assure that public and private land use and development actions within the Area attain substantial compliance with Regional UGB Conditions of Approval, including standards assuring substantial compliance with Title 4 development requirements and Regionally Significant Industrial Area (RSIA) designations.

 - (2) The 330 acres brought into the UGB in 2011 (Metro Ordinance 11-1264B)("NoHi") shall provide for at least two parcels of 50 acres or more and one parcel of 100 acres or more. Consistent with this Section, smaller-scale industrial flex-space and commercial uses shall be allowed on remnant parcels resulting from compliance with this provision.

(H) **Public Infrastructure (Water and Sanitary Sewer) Management Plans.** The recommended water system, sanitary sewer system, and storm water disposal system facilities shown on the North Hillsboro Industrial Area Public Facilities and Services Maps, as shown in Figures 30-A through 30-I, shall be incorporated into the following Hillsboro Public Facilities Plan (2001) Maps as appropriate:

- Water System Improvements Map (June, 2001)
- Surface Water Management System Improvements Map (June, 2001)
- Sanitary Sewer System Improvements Map (June, 2001)

(I) **Transportation System Plans.** Transportation System Plans are shown in Figures 30-J through 30-L. Proposed roadway improvements include the following:

Arterial Streets

NW Evergreen Road
NW Brookwood Parkway
Meek Road

Collector Streets

NW Huffman extension
Dawson Creek Drive extension
NW 253rd Avenue extension
NW 263rd / 264th Avenue extension
NW Sewell Road extension
NW 273rd Avenue
NW Jacobson Road realignment
NW Schaff Road extension
NW Pubols Road extension

The location and design of the transportation facilities shown in Figures 30-J through 30-L are conceptual and general in nature. Specific roadway alignments and intersection improvements shall be incorporated into the City Transportation System Plan (TSP) when such alignments and improvements have been firmly determined and finalized.

Figure 30-A Evergreen/Shute Sub-Areas Conceptual Water System

Figure 30-B Helvetia/West Union Sub-Areas Conceptual Water System

Figure 30-C NoHi Sub-Area Conceptual Water System Alternatives

Figure 30-D Evergreen/Shute Sub-Areas Conceptual Sanitary Sewer System

Figure 30-E Helvetia/West Union Sub-Areas Conceptual Sanitary Sewer System

Figure 30-F NoHi Sub-Area Conceptual Sanitary Sewer System Alternatives

Figure 30-G Evergreen/Shute Sub-Areas Conceptual Storm Drainage System

Figure 30-H Helvetia/West Union Sub-Areas Conceptual Storm Drainage System

Figure 30-I NoHi Sub-Area Conceptual Storm Drainage System Alternatives

Figure 30-J Evergreen/Shute Sub-Areas Conceptual Street System with Commercial Support Node Locations

Figure 30-K Helvetia/West Union Sub-Areas Conceptual Street System with Commercial Support Node Locations

Figure 30-L NoHi Sub-Area Conceptual Street System Alternatives

(Section 30 Added by Ord. No. 5977/1-12 and Amended by Ord. No. 6047/4-13.)

Figure 30-A: Evergreen/Shute Sub-Areas Conceptual Water System

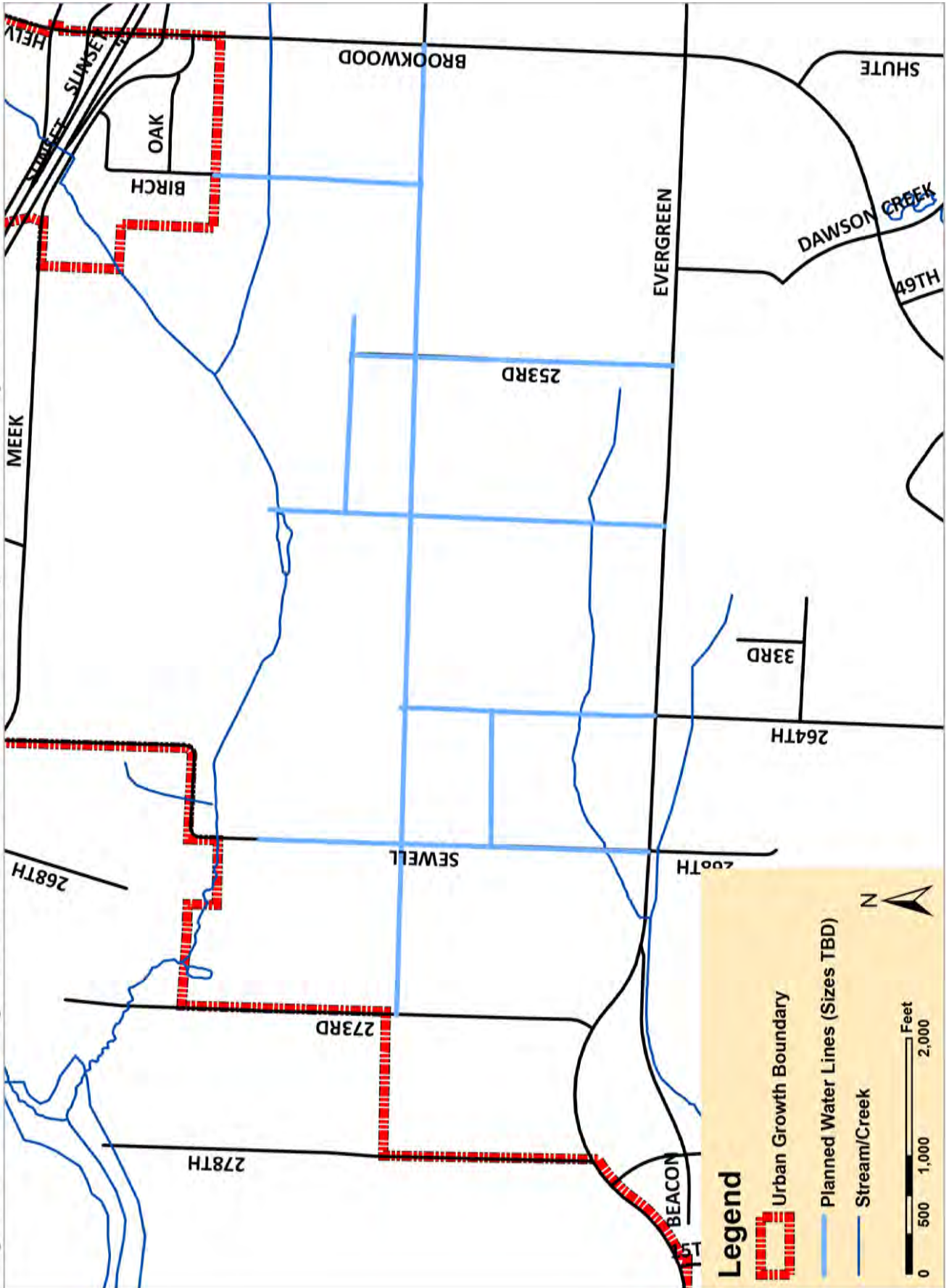


Figure 30-B: Helvetia/West Union Sub-Areas Conceptual Water System

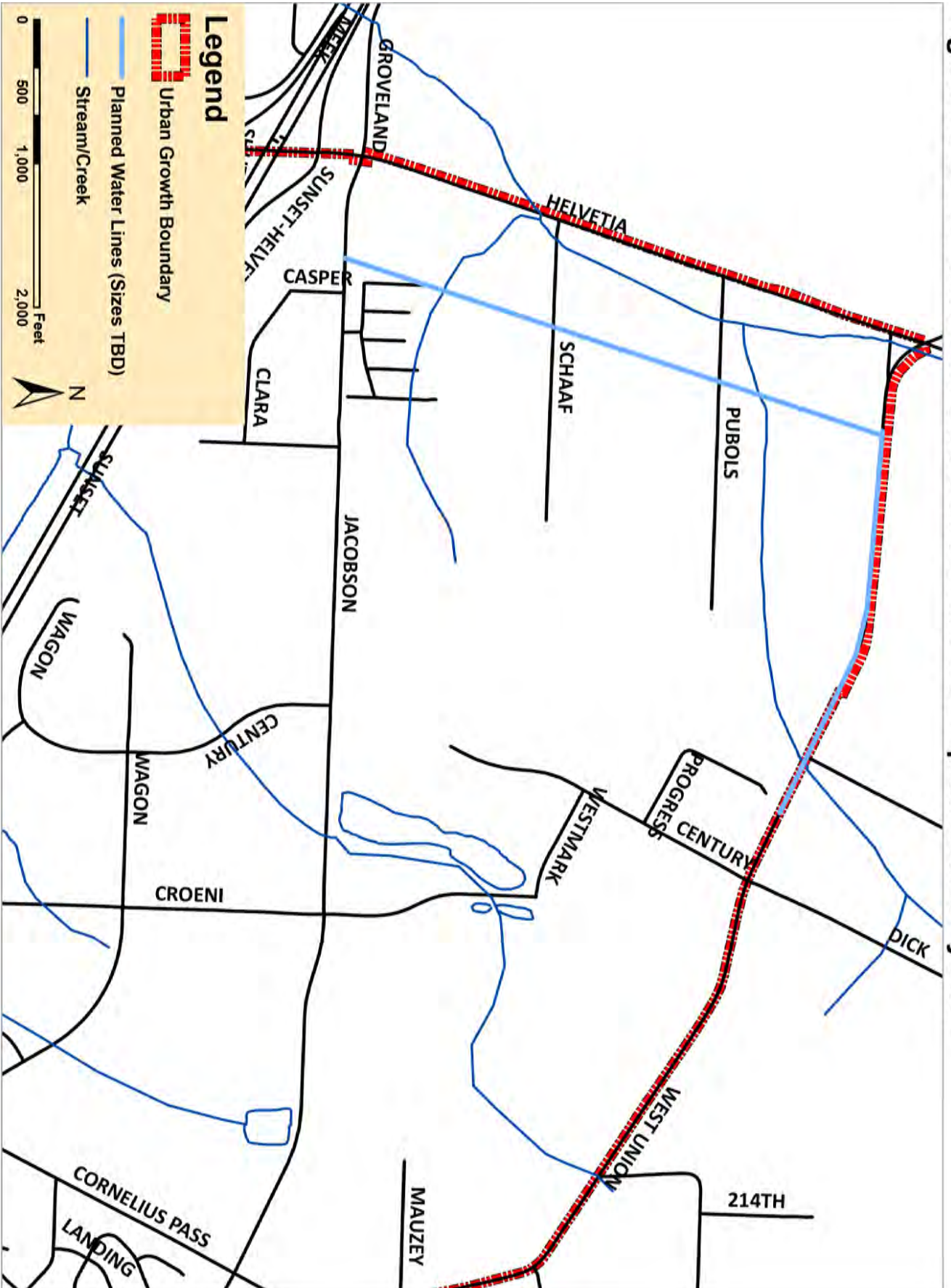


Figure 30-C: North Hillsboro 330-Acres Sub-Area Conceptual Water System

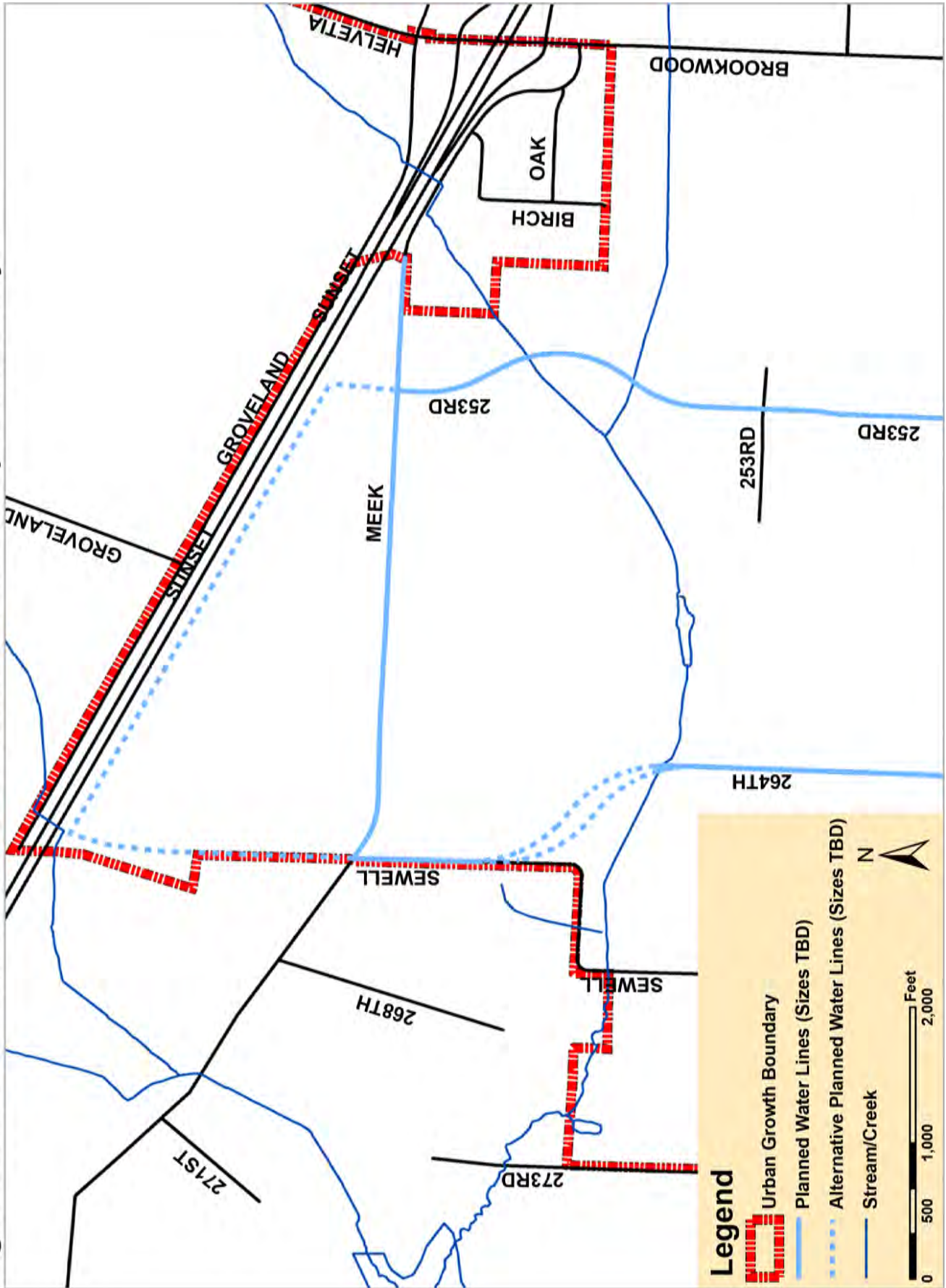


Figure 30-D: Evergreen/Shute Sub-Areas Conceptual Sanitary Sewer System

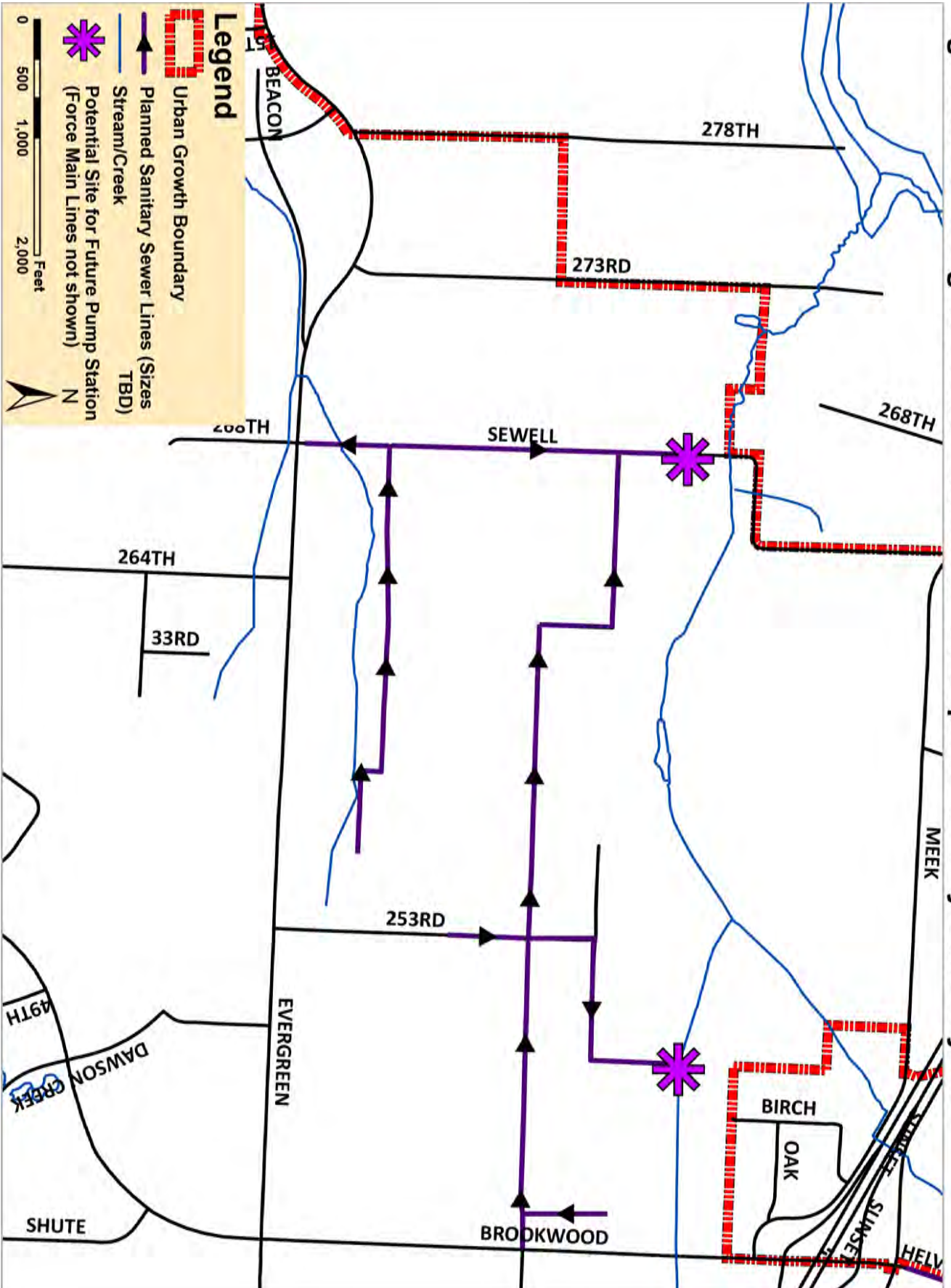


Figure 30-E: Helvetia/West Union Sub-Areas Conceptual Sanitary Sewer System

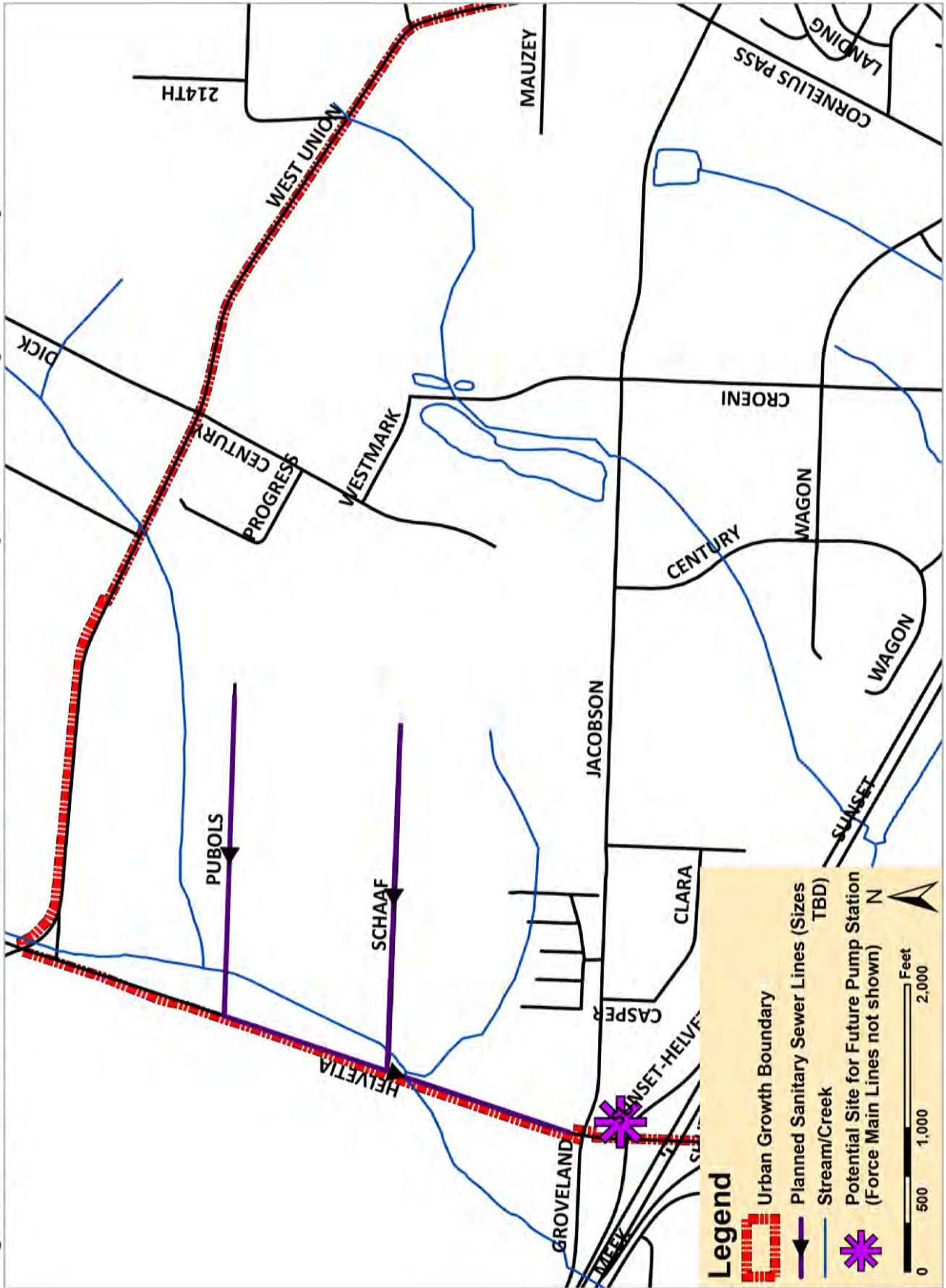


Figure 30-F: North Hillsboro 330-Acres Sub-Area Conceptual Sanitary Sewer System

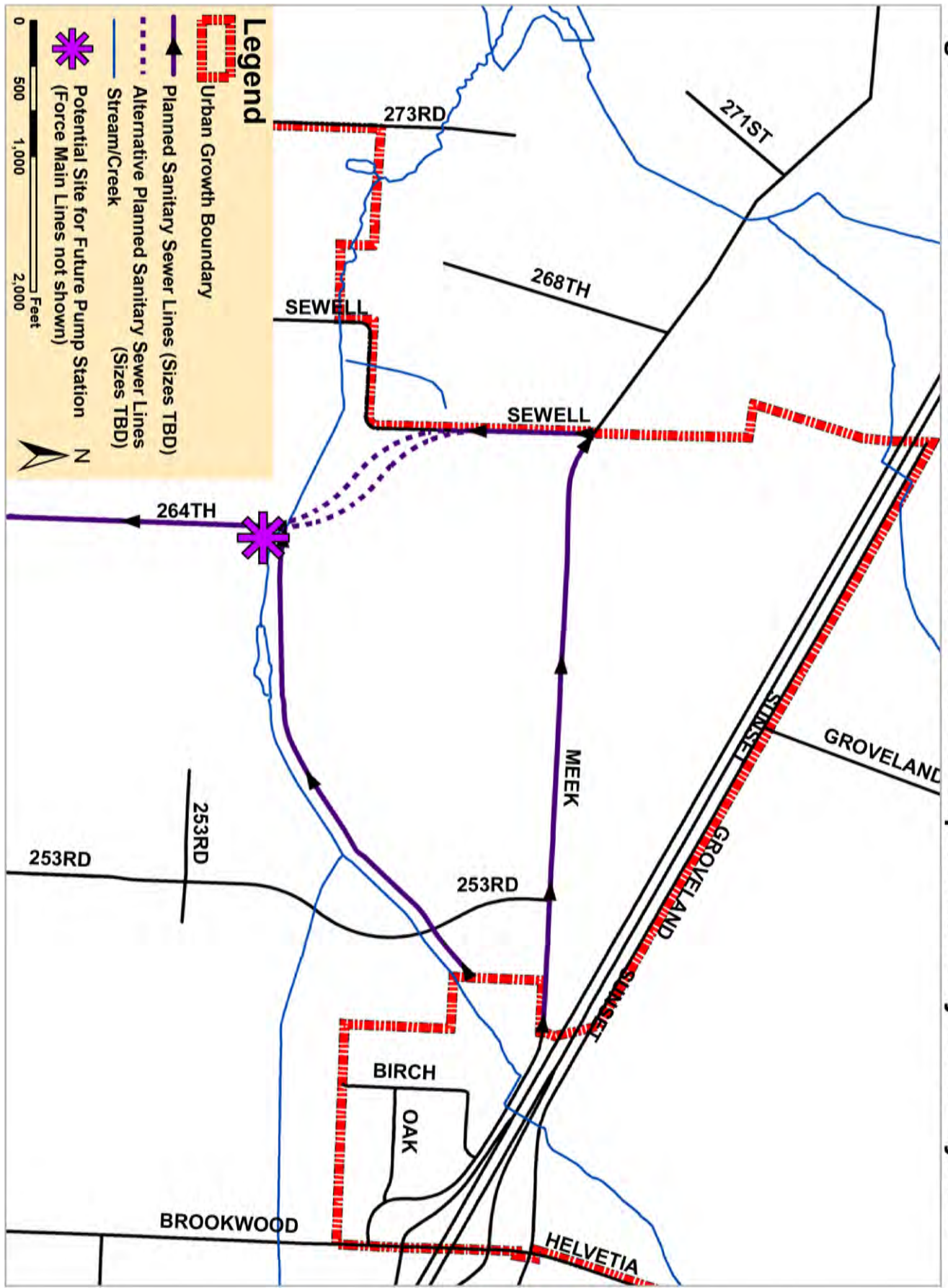


Figure 30-G: Evergreen/Shute Sub-Areas Conceptual Storm Drainage System

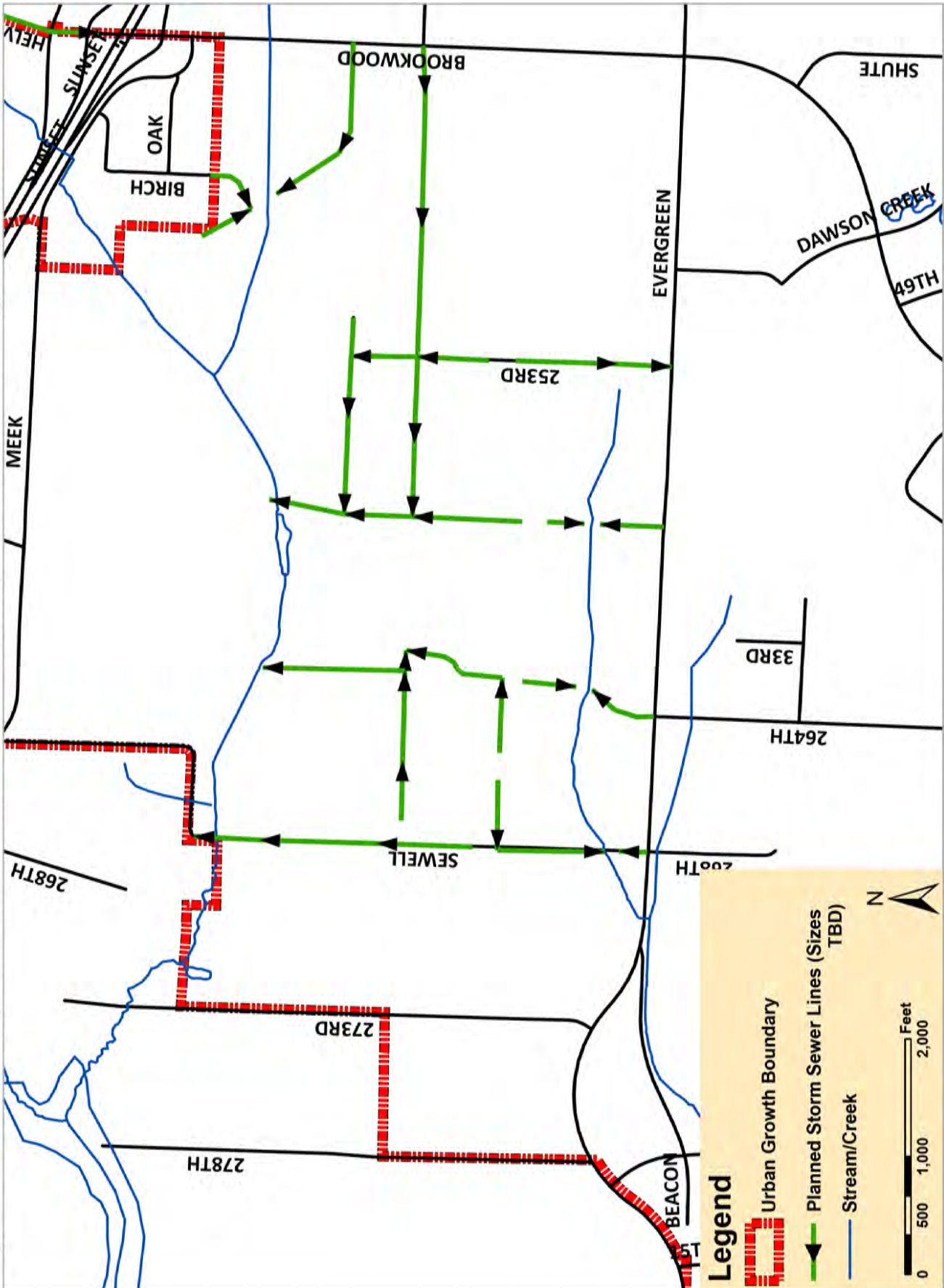


Figure 30-H: Helvetia/West Union Sub-Areas Conceptual Storm Drainage System

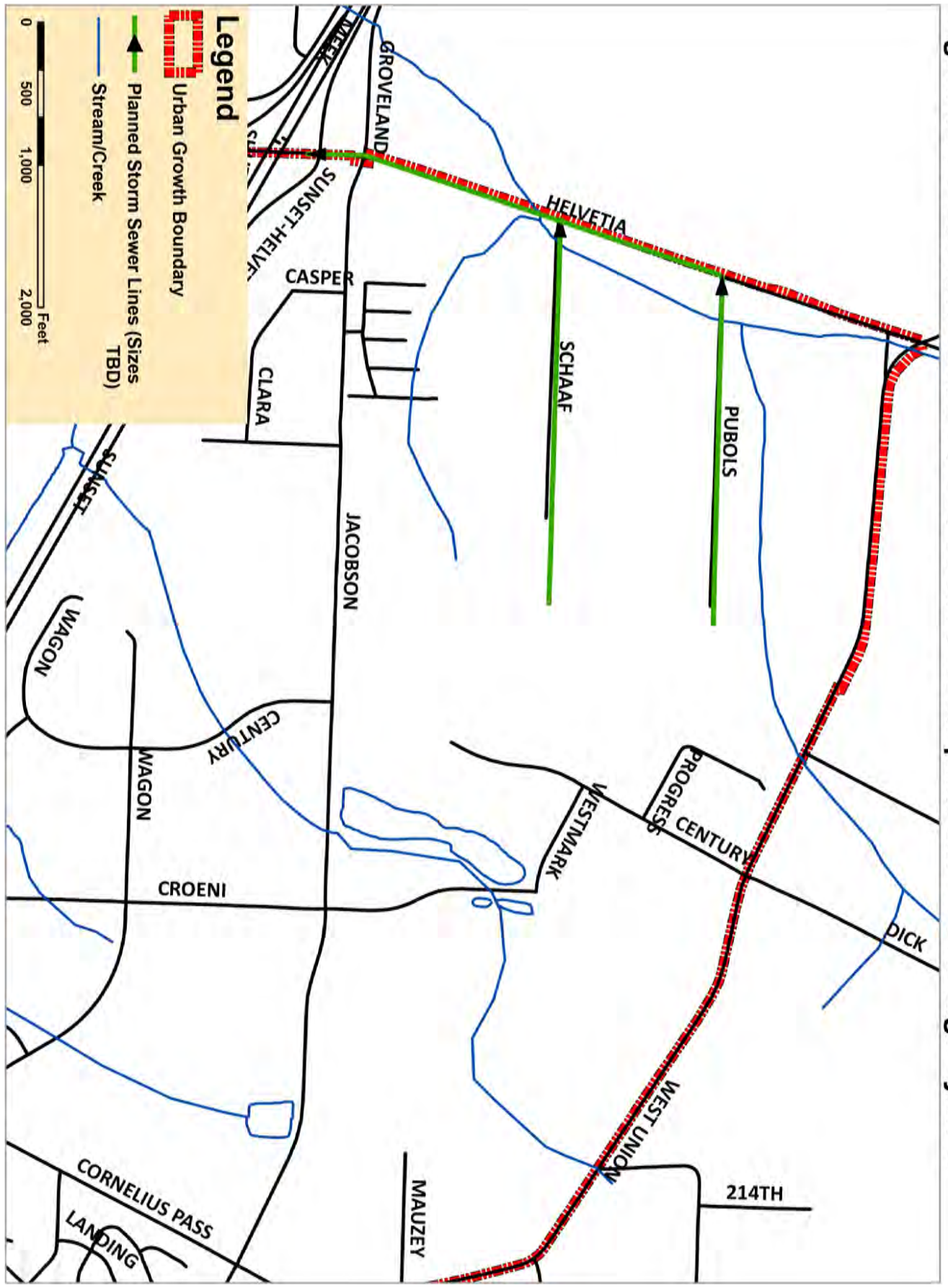


Figure 30-I: North Hillsboro 330-Acres Sub-Area Conceptual Storm Drainage System

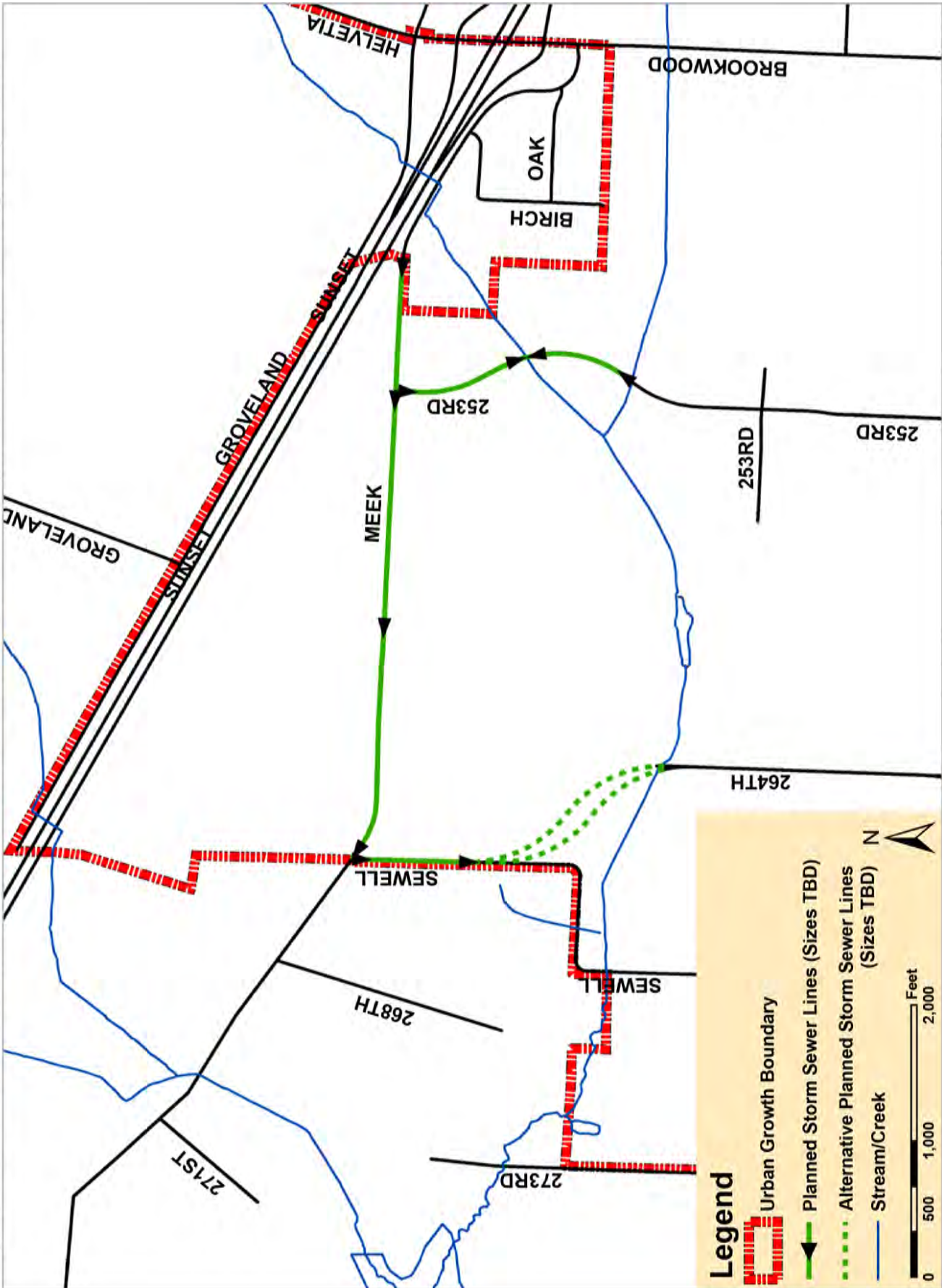


Figure 30-J: Evergreen/Shute Sub-Areas Conceptual Street System with Commercial Support Node Locations

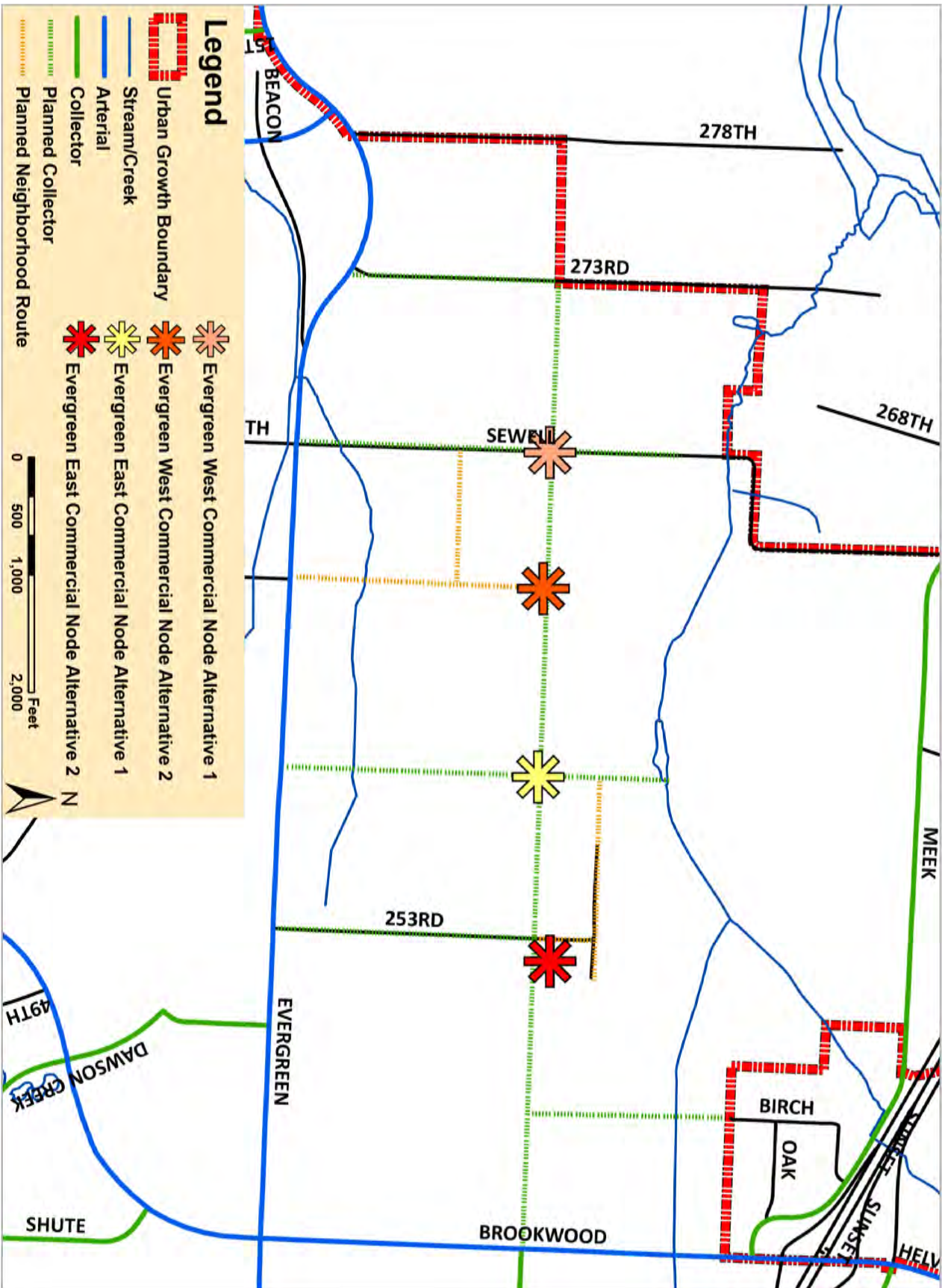


Figure 30-K: Helvetia/West Union Sub-Areas Conceptual Street System with Commercial Support Node Locations

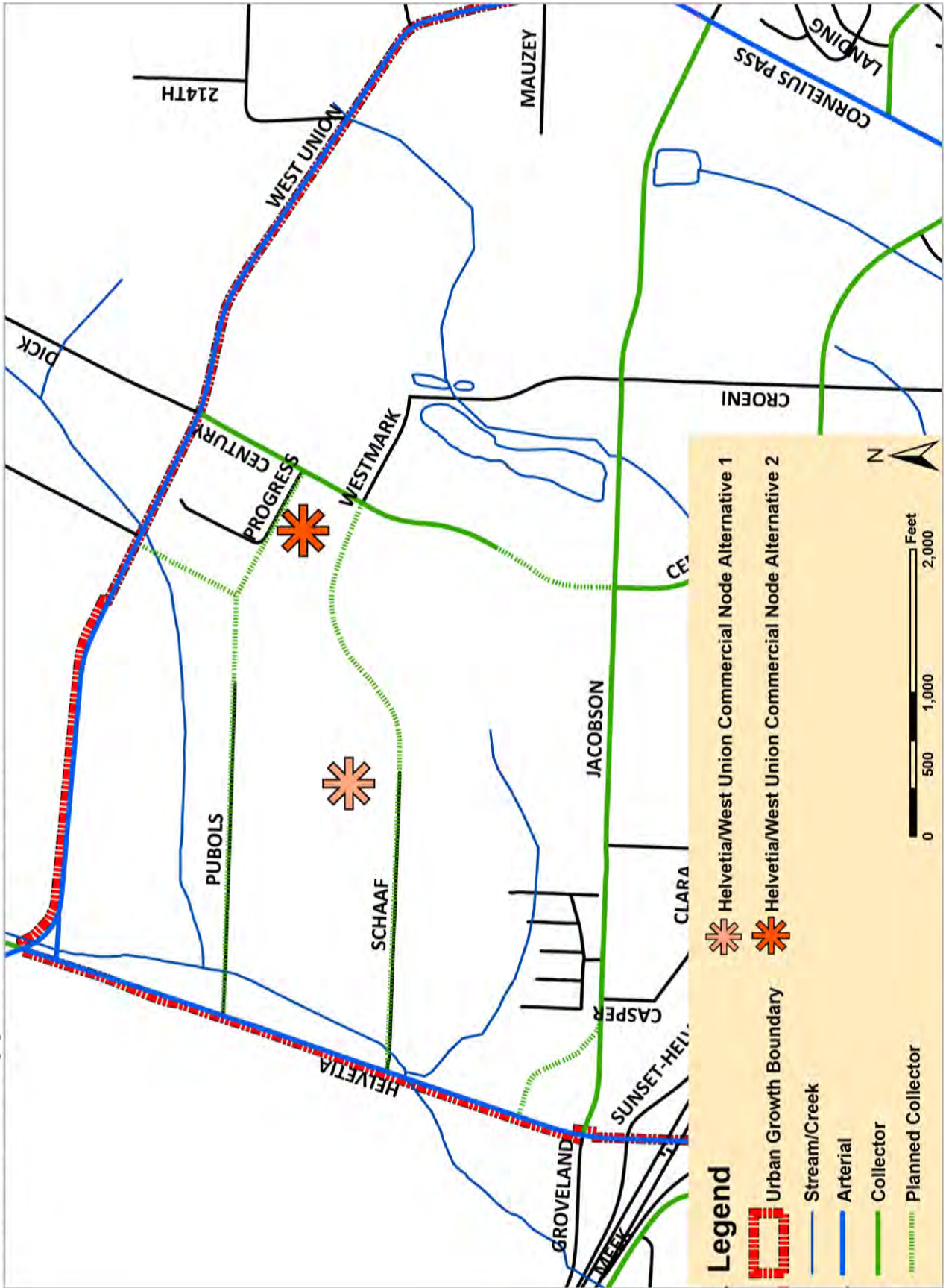


Figure 30-L: North Hillsboro 330-Acres Sub-Area Conceptual Street System

