



HILLSBORO TECHNOLOGY PARK

THE COMPETITIVE ADVANTAGE OF HILLSBORO

Hillsboro, Oregon is a highly desirable place to grow business and attract talented and creative people. On the western edge of the Portland metropolitan area, and referred to as Oregon’s “Silicon Forest”, Hillsboro boasts a premium business location and attractive quality of life including an extensive natural park and trail system, authentic neighborhoods, highly acclaimed schools, and a regional variety of excellent dining and shopping choices.

The economic center of Hillsboro is the Hillsboro Industrial District, offering opportunities for innovative global companies to join an already impressive collection of businesses that are shaping the future of Hillsboro, and the broader Portland metropolitan region. Companies in the area include Intel, Oregon’s largest private employer, Genentech, Laika, Nike, Adobe, Tokyo Electron, Epson, Hitachi High Technologies, Ebara, Asahi Glass, and Tokai Carbon. Industrial employment in the area exceeds 38,000.

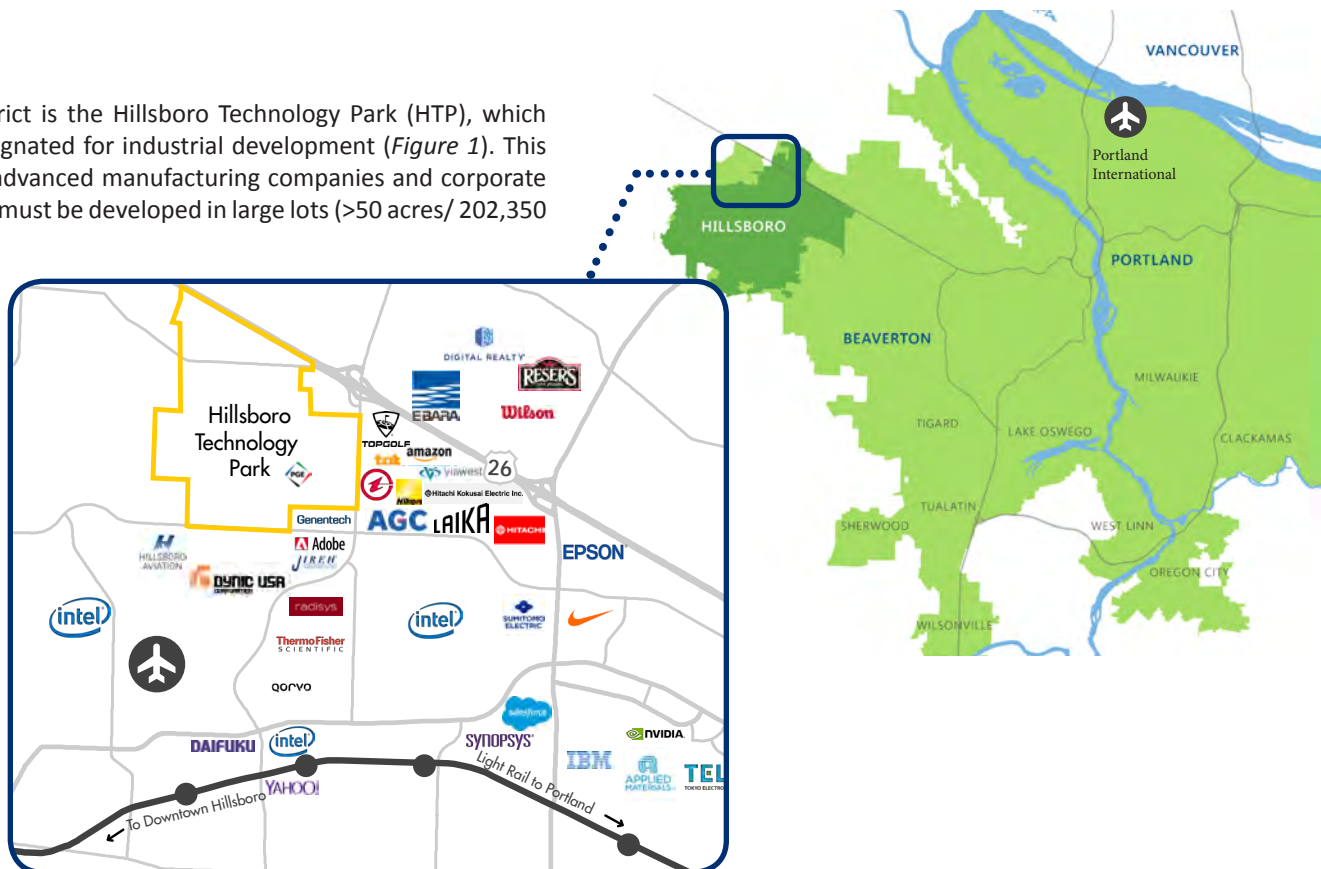
The Hillsboro Industrial District is an approximately 8,000 acre (32.4 million sq m) world-class industrial development area, which has advanced over the past 20 years to include business parks, single user corporate campuses, and vacant sites for future development. Utility infrastructure capacity and high reliability supports and helps expand the manufacturing industry. The District is connected to the Portland metropolitan region through nearby US Highway 26; it includes the Hillsboro Airport, a general aviation facility that provides for corporate jet travel; and it offers significant public transportation options such as bus and light rail connections.

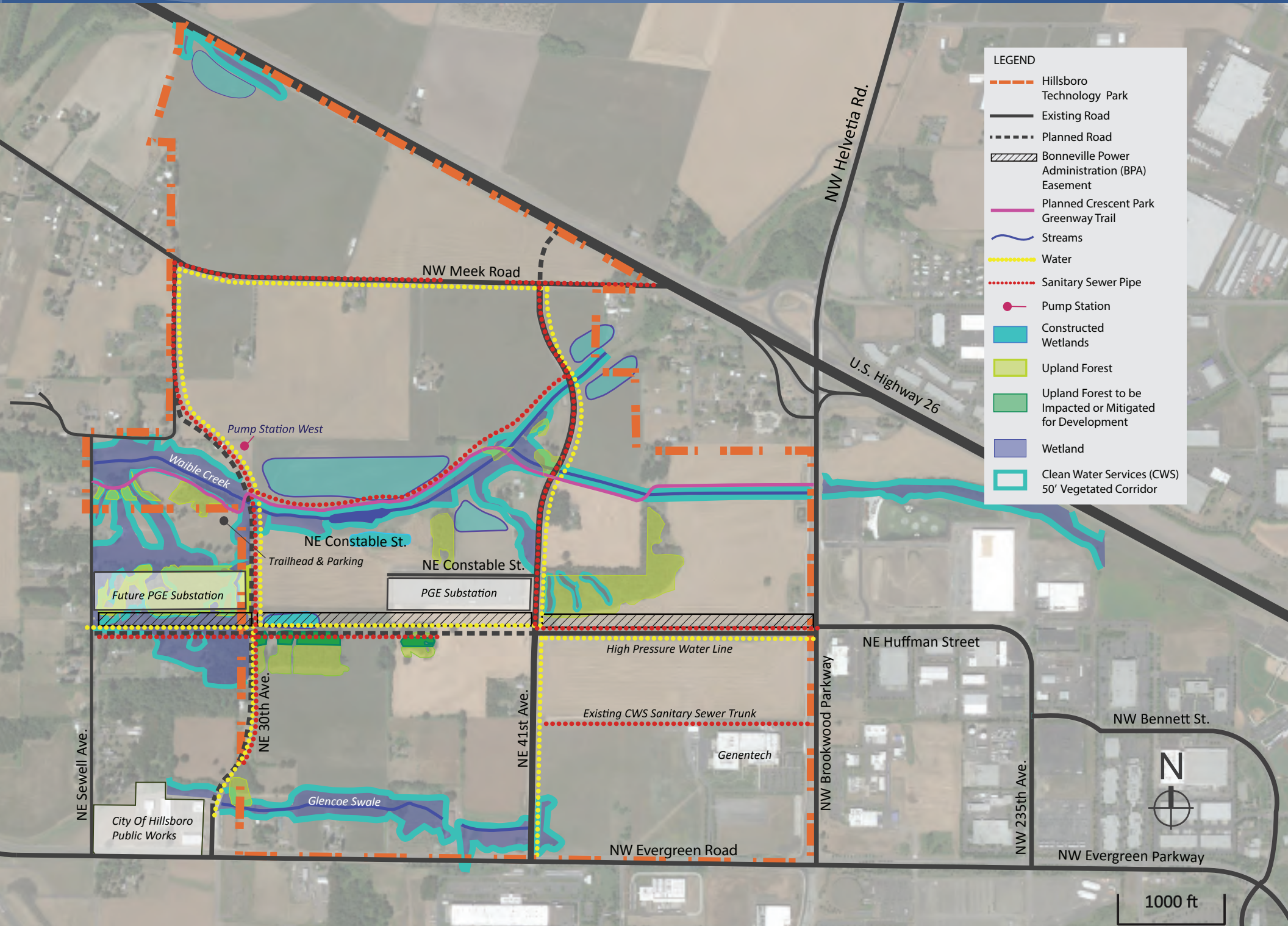
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The next stage of development in the Hillsboro Industrial District is the Hillsboro Technology Park (HTP), which includes 700-acres (2.8 million sq m) of vacant land that is designated for industrial development (Figure 1). This competitively-located area is planned for high technology and advanced manufacturing companies and corporate campuses. Approximately half of the 700-acres (2.8 million sq m) must be developed in large lots (>50 acres/ 202,350 sq m) and is reserved for single users. The development area is organized around the Crescent Park Greenway trail that will be located along Waible Creek—a regionally significant natural open space corridor with opportunities to connect to trails and recreational amenities.

The City is moving forward on strategic investments in infrastructure, natural resource mitigation, and enhancement that will greatly reduce development and startup time for companies. The City will partner with employers to aggregate development sites, streamline development processes and participate in infrastructure improvements to meet business-driven needs and timelines.

Companies interested in pursuing opportunities in the HTP are encouraged to work directly with City of Hillsboro Economic Development staff to explore the possibilities for business growth.





LEGEND

- Hillsboro Technology Park
- Existing Road
- Planned Road
- Bonneville Power Administration (BPA) Easement
- Planned Crescent Park Greenway Trail
- Streams
- Water
- Sanitary Sewer Pipe
- Pump Station
- Constructed Wetlands
- Upland Forest
- Upland Forest to be Impacted or Mitigated for Development
- Wetland
- Clean Water Services (CWS) 50' Vegetated Corridor



1000 ft

HILLSBORO TECHNOLOGY PARK MASTER PLAN

The City's vision for the HTP is reflected in the Master Plan that brings together various development components to create an attractive, accessible, productive and environmentally sensitive setting. The natural environment will be a major contributor to the character of the Park.

Businesses locating in the HTP are encouraged to build on the local character in ways that not only support their company objectives, but also contribute to the City's long term sustainable vision. Additional details about each component are provided below, describing the opportunities in the HTP.



DEVELOPMENT AREAS

Currently developable parcels remaining within the HTP are located south of U.S. 26, west of NE Brookwood Parkway, North of NE Evergreen Road, and East of NE Sewell Avenue. The area totals approximately 700 acres. Waible Creek bisects the area, running East to West. The area North of Waible Creek is targeted for corporate manufacturing or campus development that require larger, single-user sites. This portion of the HTP is approximately 290 gross acres (1.2 million sq m) in size and land use plans call for, at a minimum, one 100 acre (404,700 sq m) user and two 50 acre (202,350 sq m) users.

LAND USE

The HTP has been designated for high technology industrial and manufacturing uses with the primary objective to generate well-paying employment and a long-term sustainable and stable business environment. Properties in the HTP are designated as industrial and allow for manufacturing, corporate office, data centers and limited commercial/retail.

Strategic public investments promote the recruitment, development, and retention of high technology and advanced manufacturing uses that generate and sustain well-paying jobs. Business efforts to implement environmentally sustainable site and building development practices are greatly encouraged.



NE Starr Boulevard Construction



US Hwy 26 / NE Brookwood Interchange



TRANSPORTATION NETWORK AND ACCESS

The HTP is directly adjacent to US Highway 26, connecting the site to the Portland metropolitan area. Downtown Portland is 18 miles (29 km) to the east and it is approximately 29 miles (47 km) to the Portland International Airport.

Regional transportation services in the area include access to the TriMet MAX light rail and bus systems and the easily accessible Hillsboro Airport (HIO), used for the majority of corporate and private flights. Four full-service private aviation businesses including a port of entry U.S. Customs and Border Protection office are located at the Hillsboro Airport.

Within the HTP, a roadway network will provide access for freight deliveries, employees, and visitors. In addition to vehicular access, roadways will include sidewalks for pedestrians, character enhancing landscaping, and cycle track facilities for cyclists.

Planned streets within the HTP include two north/south collector streets: the already completed NE 41st Avenue/NE Starr Boulevard and NE 30th Avenue, which has been engineered and will be completed when new development occurs. Major East and West streets will be NE Huffman Street that will connect NE Brookwood and NE Jackson School Road, and NW Meek Road.

A robust roadway network will be provided to enable convenient access for multiple modes of transportation throughout the Hillsboro Technology Park, including passenger vehicles, freight vehicles, pedestrians, and cyclists.

WATER AND SANITARY SEWER

Hillsboro's current average day water demand is 18 MGD and peak day demand is 30 MGD. The City owns peak day capacity of 33.75 MGD in a regional water treatment plant. A plant expansion is under construction that will increase the City's ownership of peak day capacity to 41.75 MGD by 2019. In addition, Hillsboro is a partner in developing a second regional water supply system to serve Hillsboro and neighboring communities with expanded capacity and redundant, seismically resilient sources of supply. Construction on that system is underway and will be completed in 2026. The new system will add 10 MGD to the City's supply, increasing the City's ownership of peak day capacity to 51.75 MGD. If demand requires, the City has access to additional treatment and supply capacity.

Water infrastructure in the HTP will be 18-inch water lines in the roadways with the capacity to accommodate industrial needs. Current plans can be modified, if necessary, to meet a single large user of water requiring additional capacity.

The City and Clean Water Services will construct the necessary sanitary sewer lines and a pump station near Waible Creek to serve development in the HTP. A pump station in the vicinity of NE 30th Avenue will serve the majority of the Park. Sewer capacity is planned to meet the needs of expected development, however, additional capacity can be delivered if required by a specific user.

POWER

Portland General Electric (PGE) is the power provider in Hillsboro. In 2015 PGE invested \$20 million in the new Shute substation along NE 41st Avenue/NE Starr Boulevard to serve growth in the western end of the Hillsboro Industrial District. PGE will invest an additional \$10 million on upgrades there, including larger transformers, a new transmission line and extending distribution lines up NE 41st Avenue/NE Starr Boulevard to serve new customers. The Shute substation will ultimately have capacity to serve approximately 600 MW and has been designed as a PGE high reliability center that will meet or exceed the stringent power quality requirements of high technology industries. In addition, to meet additional customer demand in the area, PGE has plans to build the Sewell substation nearby which will also have the same high reliability standard.



CRESCENT PARK GREENWAY

The Crescent Park Greenway is envisioned as a 16-mile (64,752 sq m) greenway and trail around the edge of the City of Hillsboro. A segment of the Crescent Park Greenway trail follows the Waible Creek corridor within the HTP and will serve as a unifying feature for infrastructure, recreation and natural character. A softsurface trail for pedestrians will provide opportunities to connect to nature, view wildlife, and offer trail access to the greenway's natural areas as well as other areas and amenities within the Hillsboro Tech Park. Adjacent businesses are encouraged to take advantage of these features as part of their site planning to create a special place for their employees and visitors in a unique work environment.

STORMWATER

The best way to manage stormwater is to integrate environmental protection and runoff treatment as part of a natural purification process. The City of Hillsboro will participate in the development of a series of "constructed wetlands" for treatment and detention of stormwater in the HTP area. The City's strategy is to create a unified approach to handling drainage for the entire development area and also comply with environmental standards. Many constructed wetlands will be located along the Waible Creek corridor and integrated into the Crescent Park Greenway corridor serving as an attractive and natural enhancement to the area.



WETLAND AND NATURAL RESOURCE MITIGATION

The City of Hillsboro will approach natural resources and wetlands with a district wide mitigation strategy. The mitigation plan will be based upon impacts to natural resources due to infrastructure delivery and anticipated development projects. The plan seeks to improve natural resource functions and benefits in areas such as Waible/Gulch Creeks and along the Crescent Park Greenway, as well as to increase the net contiguous acreage for industrial development. The strategy will also seek to create mitigation banks to ease the review and approval process for impacts to existing resources that may occur as part of site development.

Constructed wetlands will serve as regional stormwater facilities to address runoff from public roadways as well as a portion of private development, reducing the burden on private developers and preserving valuable land for development. These stormwater facilities will provide an attractive asset complementing natural resources as part of the Crescent Park Greenway corridor.

IMPLEMENTATION STRATEGY

The Implementation Strategy for projects in the Hillsboro Technology Park will rely heavily on balancing economic development, private investment, and job creation and retention with a recognition of the long term sustainable future that preserves quality of life for Hillsboro citizens. The City of Hillsboro has adopted a public financing mechanism to assist with the implementation of the Hillsboro Technology Park Master Plan. Projects eligible for public financial participation include:

- Transportation projects
- Public utility projects
- Trail and open space improvements
- Natural resource enhancement and sustainability projects
- Property acquisition and disposition
- Public buildings or facilities
- Technical and financial assistance for industrial improvements

The Implementation Strategy refines infrastructure plans and costs; outlines the natural resource mitigation and enhancement strategies; and identifies implementation priorities. The implementation strategy for the HTP has three types of projects; catalytic, sequential and high impact.

Catalytic Projects are those infrastructure investments that are required and are a high public priority. These investments will serve multiple sites in the HTP to make them development-ready. The City will initiate these projects with public dollars with an expectation that private dollars may reimburse this investment at the time of development. The key catalytic projects in engineering and development that will be completed by the end of 2018 include:

- Waible Creek sanitary sewer pump station and required gravity and force main line to the connection point to the existing system.
- Acquisition of key rights of way for NE Huffman and NE 30th for both streets and public utilities
- Property acquisition in the Waible Creek corridor for resource mitigation/enhancement and the Crescent Park Greenway Trail
- Provision of first portion of area-wide water infrastructure with 18" line in NE 41st

High Impact Projects are those that are necessary for the development of larger industrial sites (50 acres or more and primarily in the Meek subarea) prior to public infrastructure becoming available. These sites are available for investments by target firms in high technology and advanced manufacturing and corporate campuses. For these projects of regional significance, the City will partner with private investment and when appropriate bring financial resources to fund the required infrastructure.

Sequential Infrastructure Projects are typically an extension of public infrastructure that will occur incrementally as properties develop. Provision of infrastructure to these sites will occur primarily through private development fees. These projects will result in the incremental extension of public infrastructure needed to serve individual specific sites within the HTP.





Photo Credit: M.O. Stevens



ACHIEVING THE VISION

The City of Hillsboro has completed substantial infrastructure and development planning to determine costs and priorities associated with achieving the long-term vision for the Hillsboro Technology Park. The City of Hillsboro has been partnering with essential regulatory agencies and private development interests to refine implementation strategies and deliver initial catalytic elements of the plan. The City has also adopted a public financing strategy to assist private investment.

The City's development goal is to minimize the infrastructure concerns and uncertainty of future development by taking the necessary steps to support industrial needs in the HTP while ensuring a commitment to the natural environment and critical community needs for recreation and access to nature.

With proximity to a world-class metropolitan area, access to the regional transportation system, and a highly educated labor force, the Hillsboro Technology Park is quickly becoming a premier location for globally innovative companies to grow their business and offer employees a high quality of life.



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