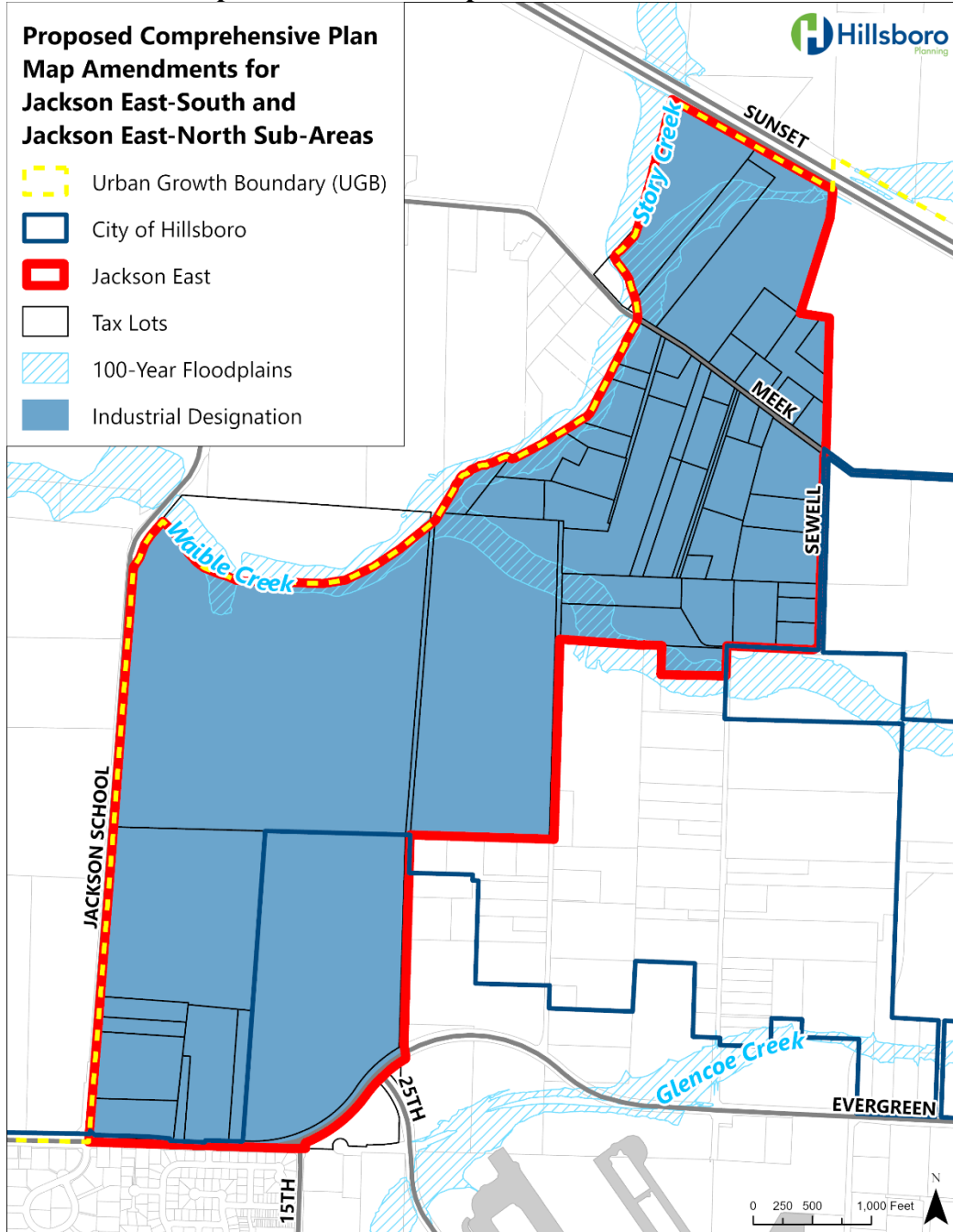


# EXHIBIT A

## HCP-001-19: JACKSON EAST

Language proposed to be added shown in ***bold italic*** typeface.  
Language proposed to be deleted shown in ~~overstrike~~ typeface.  
Explanatory comments not included in amendments  
Shown in *[bracketed italic gray highlight]*.

### 1 Section 22. Comprehensive Plan Map

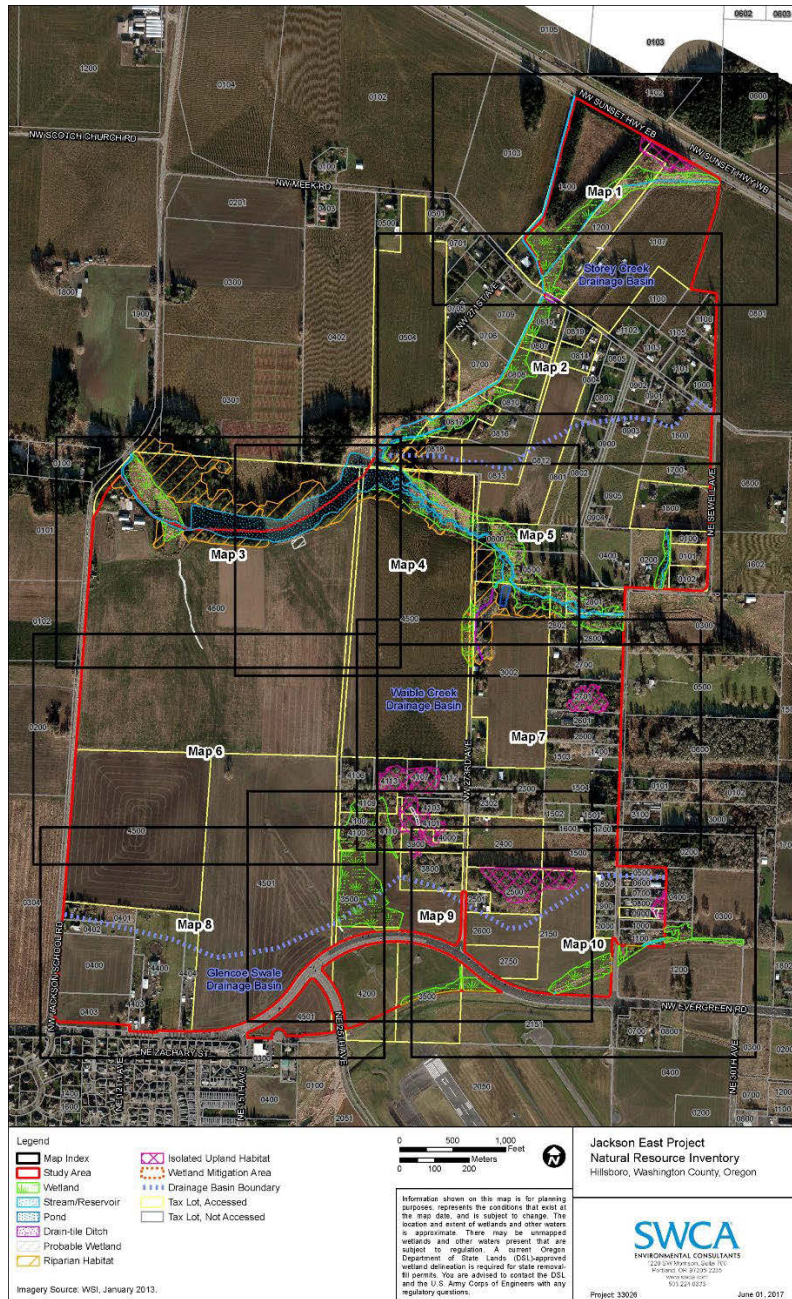


2

1 **Section 23 Incorporated by Reference**

2  
3 **Section 23.5 Natural Resources Inventory**

4 The "City of Hillsboro Goal 5 Natural Resource Inventory and Assessment Report, 2000  
5 (amended through December 2018)" (Ord. Nos. 5066/9-01 and 6290/1-19), providing  
6 natural resources assessments supporting the goals and policies within the Natural  
7 Resources Section and other sections of the Comprehensive Plan including natural  
8 resource-related policies, and "List of Significant Goal 5 Natural Resources Sites in the  
9 City of Hillsboro, 2001 (amended through December 2018)" (Ord. Nos. 5066/9-01 and  
10 6290/1-19) are incorporated into the Comprehensive Plan in their entirety.  
11



1           **Section 23.8 Transportation System Plan**

2           The “City of Hillsboro, Transportation System Plan: Public Facility Plan, July 1999  
3           (TSP)” document and “Transportation System Plan Update, January 2004 (amended  
4           through January February 2017)” (Ord. No. 5341/2-04; Amended by Ord. 5852/4-08;  
5           Amended by Ord. No. 5933/1-10; Amended by Ord. 5965/5-11; Amended by ~~and~~ Ord.  
6           No. 6029/9-12; Amended by Ord. 6031/10-12; Amended by Ord. 6032/11-12; Amended  
7           by Ord. 6065/10-13; Amended by Ord. 6090/8-14; Amended by Ord. 6194/11-16;  
8           Amended by Ord. 6208/12-16; and Ord. 6207/2-17) document and Technical Appendix  
9           are superseded and replaced by the “City of Hillsboro, Transportation System Plan,  
10          March 2022” document and Technical Appendix (Ord. No. 6395/3-22); **Amended by**  
11          **Ord. No. XXXX/1-19**; and are incorporated into the Comprehensive Plan in their  
12          entirety and shall be the “City of Hillsboro, Transportation System Plan (TSP).  
13

14          **Section 30. North Hillsboro Industrial Area Community Plan**

15  
16          **(I) Goals**

17  
18          (A) To identify land planning and design concepts for the North Hillsboro Industrial Area to  
19          guide land use, ~~development lotting~~ **land division** patterns and public facilities planning  
20          and implementation within the Area in order to expand opportunities for job creation.  
21

22          (B) To expand and diversify the Hillsboro ~~industrial~~ economic base by providing for:

- 23  
24                  • Large parcels to accommodate industrial campuses, vertically-integrated companies  
25                  and related businesses and other industrial users;
- 26  
27                  • Medium and small-*sized* parcels to accommodate industrial *sites, such as industrial*  
28                  campuses and business parks for flex space users, research and development  
29                  companies, incubator businesses, business suppliers, spin-off companies and other  
30                  businesses that derive from, or are extensions of, larger campus users and industrial  
31                  developments within the North Hillsboro Industrial Area and the Portland Region.  
32

33          **(II) Policies**

34  
35          (A) Where the prevailing ownership pattern is larger lots, encourage and facilitate the creation  
36          of large industrial sites (parcels 50 – 100 or more acres in size) for large-scale industrial  
37          campuses and development projects. Assist with land assembly and reservation of such  
38          sites where large-size parcels form the prevailing land ownership pattern. Encourage  
39          assembly of large lots resulting in remnant parcels that are useable for smaller industrial  
40          uses and/or commercial purposes consistent with this Section.  
41

42          (B) Where the prevailing ownership pattern is ~~smaller~~ **medium-sized** lots, encourage and  
43          facilitate the development of smaller, diversified industrial uses and sites (20 – 50 acres in  
44          size) - especially smaller-scaled flex-space industrial business parks suitable for spin-off  
45          operations and start ups.  
46

1 (C) *In the Jackson East-North Sub-Area, where the prevailing uses are generally small lots*  
2 *containing detached single-family dwellings, allow the development of small industrial*  
3 *sites and provide for industrial development to occur without lot aggregation.*

4  
5 (D) *In the Jackson East-North Sub-Area, where the prevailing uses are generally small lots*  
6 *containing detached single-family dwellings, create opportunity for transitions between*  
7 *existing residential uses and structures, and industrial development, through use of*  
8 *enhanced landscaping and screening.*

9  
10 (E) *In the Jackson East-North Sub-Area, where the prevailing uses are generally small lots*  
11 *containing detached single-family dwellings, allow for the limited enlargement and*  
12 *expansion of existing residential uses and structures.*

13  
14 (F) *In the Jackson East-North and Jackson East-South Sub-Areas, evaluate findings from*  
15 *the current Economic Opportunities Analysis to attract, retain, and support the*  
16 *communities' targeted industries given the finite amount of available industrial land.*

17  
18 (G) Create opportunity for location of support commercial nodes at specified areas, to reduce  
19 vehicle miles traveled and serve the daily commerce needs of businesses and employees in  
20 the surrounding industrial areas, provided that such nodes are located based on  
21 demonstrable need from surrounding development.

22  
23 (H) Provide for aesthetically attractive, well-designed industrial development within every  
24 development site in the North Hillsboro Industrial Area.

25  
26 (I) In accordance with ORS 268.390 and Metro Service District (Metro) Code, apply the  
27 Industrial Sanctuary zone to lands within the North Hillsboro Industrial Area in a way that  
28 substantially complies with Metro Urban Growth Boundary (UGB) Conditions of  
29 Approval and Urban Growth Management Functional Plan requirements for properties in  
30 the North Hillsboro Industrial Area. *Apply the Industrial Sanctuary zone to the Jackson*  
31 *East-South and Jackson East-North Sub-Areas brought into the UGB by the Legislature*  
32 *in 2014 without UGB Conditions of Approval and subsequently classified as Industrial*  
33 *Areas in the Metro 2040 Urban Growth Management Functional Plan.*

34  
35 **(III) Implementation Measures**

36  
37 (A) Annexation

38  
39 Prior to their annexation to the City and the concurrent application of Industrial Sanctuary  
40 zoning to properties in the North Hillsboro Industrial Area, land uses within the Area shall  
41 continue to be governed by the existing Washington County zoning of the properties.  
42 Annexation of Area properties to the City shall take place in accordance with annexation  
43 policies and practices set forth in the City Municipal Code and in Metro Code Section 3.09.

44  
45 (B) Compatibility with Agricultural Uses

1 Site design and architectural measures that provide for compatibility between and among  
2 industrial land uses developed within the Area and nearby agricultural uses and operations  
3 shall be provided through the City Development Review/Approval process (Section  
4 12.80.040 of the Community Development Code), unless demonstrated to be physically or  
5 financially impracticable. Possible compatibility measures include, but are not limited to:  
6 building orientation and setbacks; landscaping; land buffers; access easements for farming  
7 vehicles and machinery; and designated lanes on adjacent public roadways for movement  
8 of slow-moving farm machinery.  
9

10 (C) Commercial Nodes  
11

12 Development of new commercial uses shall be clustered into mapped nodes within the  
13 Area in order to primarily serve the needs of businesses and employees in the surrounding  
14 industrial uses. In addition to the mapped nodes, commercial uses shall be allowed as per  
15 Section 30(III)(G)(23). New commercial development will demonstrably serve the  
16 spectrum of daily convenient commerce needs of businesses and employees in the  
17 surrounding industrial area, which may include supporting commercial service  
18 developments containing child-care and pet care facilities.  
19

20 (D) Natural Resources Management  
21

22 In accordance with the City's Goal 5 provisions of Section ~~612, Natural Resources, Open~~  
23 ~~Space, Scenic and Historical Sites~~, of the Hillsboro Comprehensive Plan, upon annexation  
24 to the city, significant wetland and riparian/upland wildlife habitat resources in the North  
25 Hillsboro Industrial Area shall be accorded the appropriate protection level prescribed by  
26 Section 12.27.200, Significant Natural Resources Overlay District, of the Community  
27 Development Code.  
28

29 In particular, mitigation and enhancement activities shall emphasize the improvement of  
30 the Waible Creek Tributary wetlands, floodplain and riparian upland wildlife habitat  
31 resources, collectively referenced as the Waible Creek Tributary Riparian Corridor. In the  
32 Corridor, the guiding principle for mitigation and enhancement activities is connectivity of  
33 resource types, to allow wildlife passage between larger habitat units and genetic flow  
34 between plant communities. Where development projects impact significant natural  
35 resources, the City may identify and require appropriate mitigation and enhancement  
36 measures by such projects to improve connectivity and resource functions and values  
37 within and connected to the Corridor.  
38

39 (E) Parks and Open Space  
40

41 Greenspace corridors will be preserved and passive recreational opportunities and trails  
42 provided along the edges of greenspace areas for employees within the North Hillsboro  
43 Industrial Area.  
44

45 (F) Historic Resources  
46

1 At the time of Development Review and construction on property in the vicinity of the  
2 probable former location of the historic *Methodist Meeting House*, as documented on the  
3 Washington County cultural and historic resource list, the City shall require construction  
4 of a Monument on that property by the developer. The Monument shall commemorate the  
5 historical importance of the Methodist Meeting House and shall include plaques or other  
6 written descriptions of the history of the Meeting House and its historical significance to  
7 the local community and Washington County. The Monument shall further include  
8 historical information relating to burial grounds once associated with the Meeting House  
9 location. Final design and location of the Monument shall be reviewed by the Historic  
10 Landmarks Advisory Committee (HLAC), who shall provide recommendation to the  
11 Planning Director, who shall approve the proposal as a part of required project  
12 Development Review prior to its construction.  
13

14 (G) Compliance with Metro Functional Plan and UGB Expansion Conditions  
15

16 (1) Consistent with ORS 268.390, Metro Code and applicable Metro Council  
17 “Conditions on Land Added to the UGB,” the City’s adopted Industrial Sanctuary zone  
18 shall be applied to the Area upon annexation to assure that public and private land use and  
19 development actions within the Area attain substantial compliance with Regional UGB  
20 Conditions of Approval, including standards assuring substantial compliance with Title 4  
21 development requirements and Regionally Significant Industrial Area (RSIA)  
22 designations.  
23

24 ***(2) Consistent with ORS 268.390 and Metro Code, the City’s adopted Industrial***  
25 ***Sanctuary zone shall be applied to the Jackson East-South and Jackson East-North Sub-***  
26 ***Areas upon annexation to assure that public and private land use and development***  
27 ***actions within these Sub-Areas attain substantial compliance with Title 4 development***  
28 ***requirements for Industrial Areas (IA) designations.***  
29

30 ~~(23)~~ The 330 acres brought into the UGB in 2011 (Metro Ordinance 11-1264B)(“NoHi”)  
31 shall provide for at least two parcels of 50 acres or more and one parcel of 100 acres or  
32 more. Consistent with this Section, smaller-scale industrial flex-space and commercial  
33 uses shall be allowed on remnant parcels resulting from compliance with this provision.  
34

35 (H) Public Infrastructure (Water and Sanitary Sewer) Management Plans  
36

37 The recommended water system, sanitary sewer system, and storm water disposal system  
38 facilities shown on the *North Hillsboro Industrial Area Public Facilities and Services*  
39 *Maps*, as shown in Figures 30-A through 30-~~HL~~, shall be incorporated into the following  
40 *Hillsboro Public Facilities Plan* (2001) Maps as appropriate:  
41

- 42 • *Water System Improvements Map* (June, 2001)
- 43 • *Surface Water Management System Improvements Map* (June, 2001)
- 44 • *Sanitary Sewer System Improvements Map* (June, 2001)
- 45

46 (I) Transportation System Plans

1  
2 Transportation System Plans are shown in Figures 30-~~JM~~ through 30-~~LP~~. Proposed  
3 roadway improvements include the following:  
4

5 Arterial Streets:

6  
7 NW Evergreen Road  
8 NW Brookwood Parkway  
9 ***NW Huffman Street extension***  
10 ~~Meek Road~~  
11 ***NW Jackson School Road***

Collector Streets:

~~NW Huffman extension~~  
***NW Meek Road***  
***NW Sewell Road extension***  
Dawson Creek Drive extension  
NW 253<sup>rd</sup> Avenue extension  
NW 263<sup>rd</sup> / 264<sup>th</sup> Avenue extension  
NW Sewell Road extension  
NW 273<sup>rd</sup> Avenue  
***NE 25<sup>th</sup> Avenue extension***  
NW Jacobson Road realignment  
NW Schaff Road extension  
NW Pubols Road extension

12  
13  
14  
15  
16  
17  
18  
19  
20 The location and design of the transportation facilities shown in Figures 30-~~JM~~ through 30-~~LP~~ are  
21 conceptual and general in nature. Specific roadway alignments and intersection improvements  
22 shall be incorporated into Section ~~3224~~- the City Transportation System Plan (TSP) when such  
23 alignments and improvements have been firmly determined and finalized.  
24

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

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

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

28 ***Figure 30-D Jackson East-North and Jackson East-South Sub-Areas Conceptual Water System***

29 Figure 30-~~DE~~ Evergreen/Shute Sub-Areas Conceptual Sanitary Sewer System

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

31 Figure 30-~~FG~~ NoHi Sub-Area Conceptual Sanitary Sewer System Alternatives

32 ***Figure 30-H Jackson East-North and Jackson East-South Sub-Areas Conceptual Sanitary***  
33 ***Sewer System***

34 Figure 30-~~GI~~ Evergreen/Shute Sub-Areas-Conceptual Storm Drainage System

35 Figure 30-~~HJ~~ Helvetia/West Union Sub-Areas Conceptual Storm Drainage System

36 Figure 30-~~IK~~ NoHi Sub-Area Conceptual Storm Drainage System Alternatives

37 ***Figure 30-L Jackson East-North and Jackson East-South Sub-Areas Conceptual Storm***  
38 ***Drainage System***

39 Figure 30-~~JM~~ Evergreen/Shute Sub-Areas-Conceptual Street System with Commercial Support  
40 Node Locations

41 Figure 30-~~KN~~ Helvetia/West Union Sub-Areas Conceptual Street System with Commercial  
42 Support Node Locations

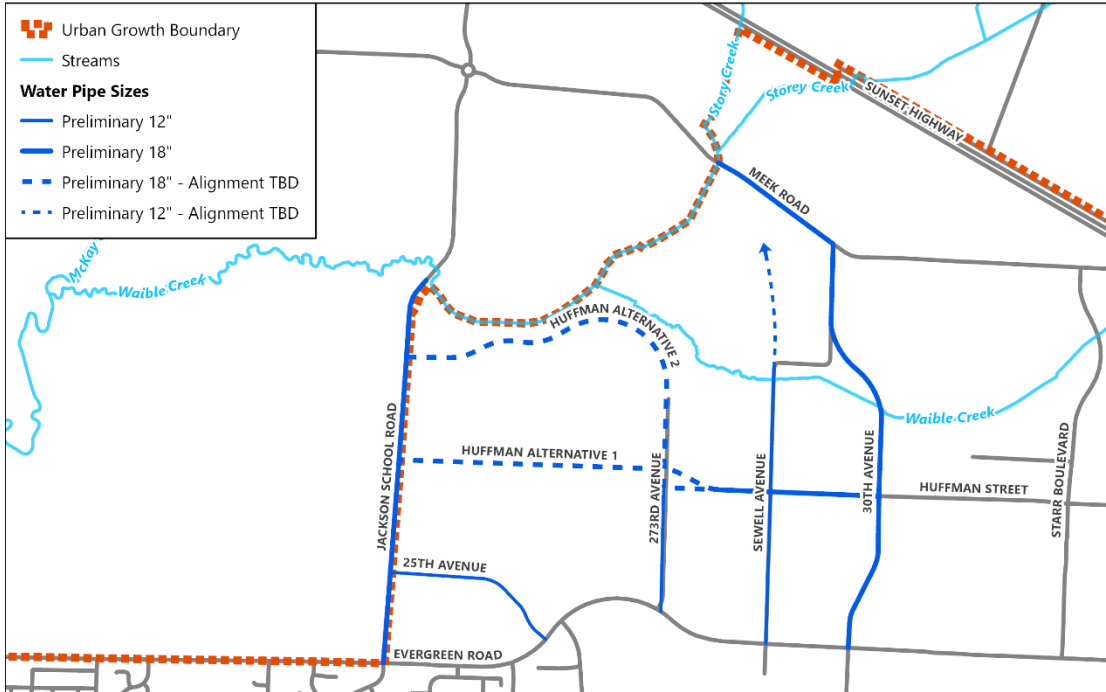
43 Figure 30-~~LO~~ NoHi Sub-Area Conceptual Street System Alternatives

44 ***Figure 30-P Jackson East-North and Jackson East-South Sub-Areas Conceptual Street System***  
45 ***Alternatives***

1  
2

**Figure 30-D Jackson East-South and Jackson East-North Sub-Areas Conceptual Water System**

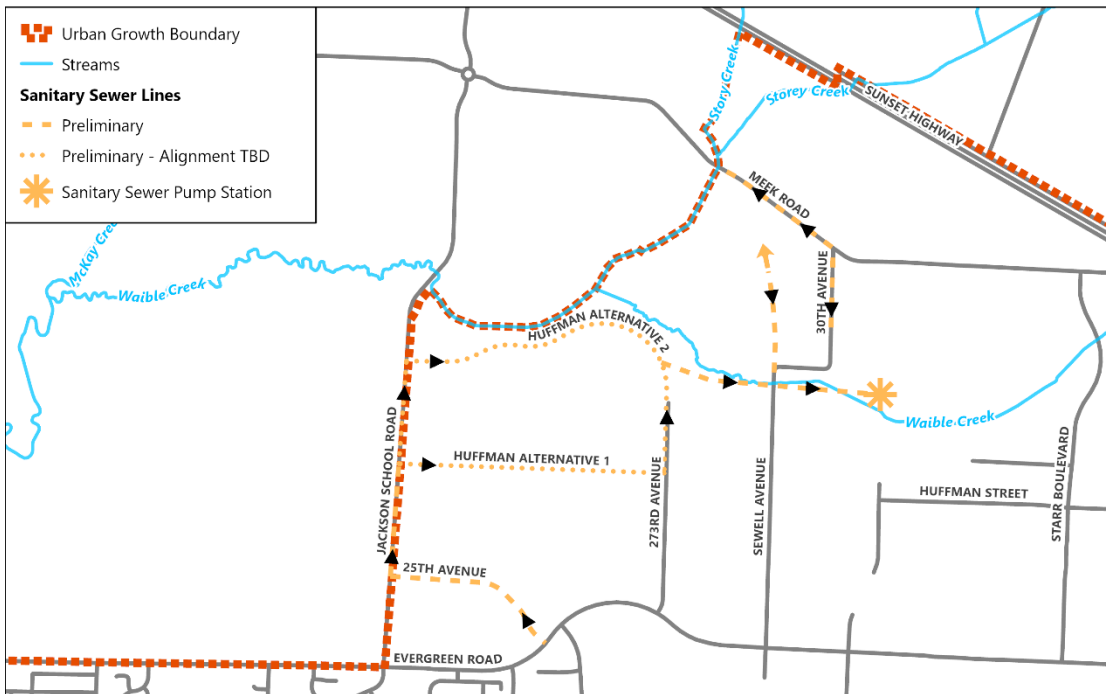
**Figure 30-D: Jackson East-North & Jackson East-South Sub-Areas Conceptual Water System**



3  
4  
5  
6

**Figure 30-H Jackson East-South and Jackson East-North Sub-Areas Conceptual Sanitary Sewer System**

**Figure 30-H: Jackson East-North & Jackson East-South Sub-Areas Conceptual Sanitary Sewer System**



7  
8



1  
2

**Figure 30-L Jackson East-South and Jackson East-North Sub-Areas  
Conceptual Storm Drainage System**

**Figure 30-L: Jackson East-North & Jackson East-South Sub-Areas Conceptual Storm Drainage System**



3  
4  
5  
6

**Figure 30-P Jackson East-South and Jackson East-North Sub-Areas  
Conceptual Street System**

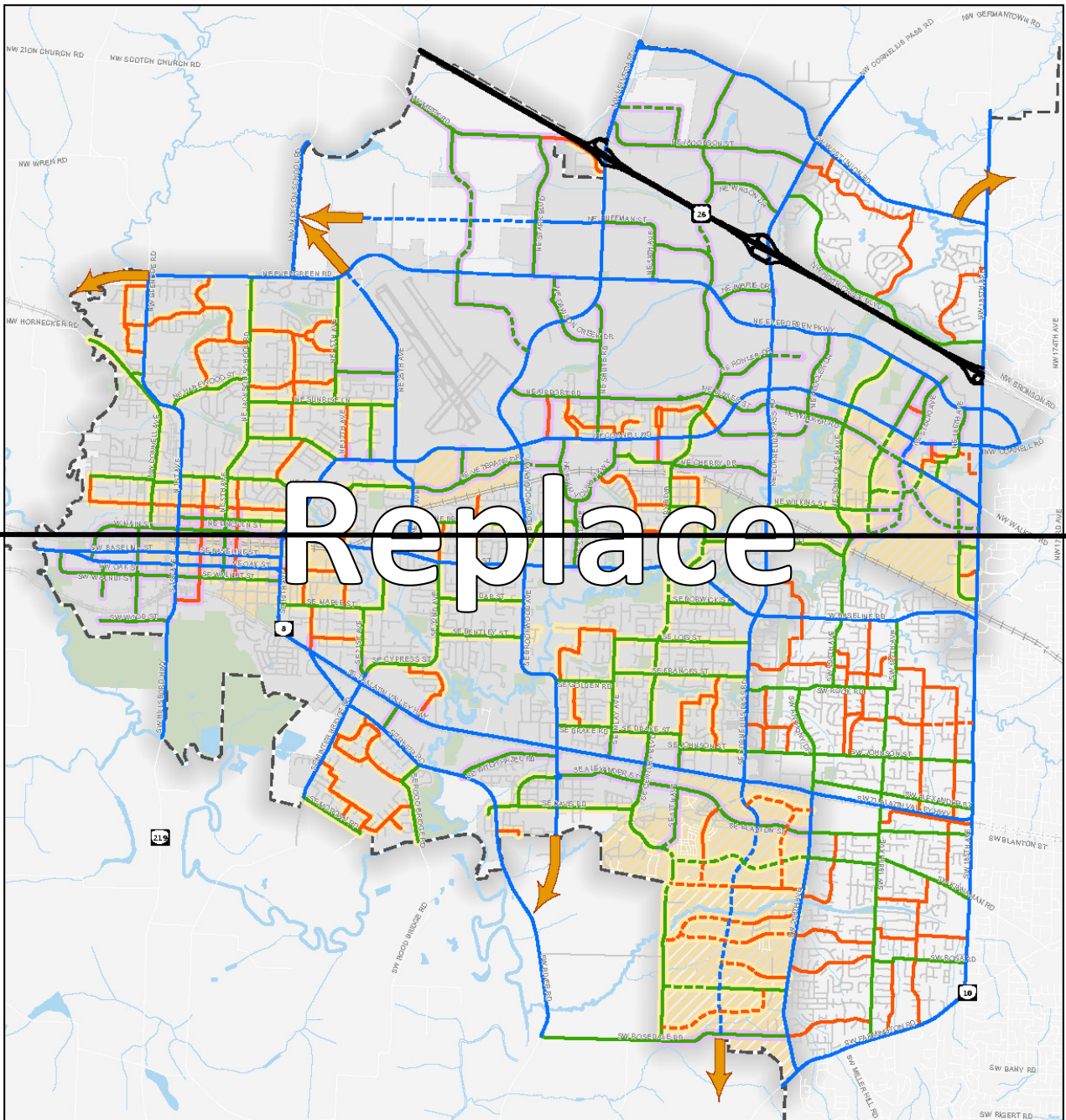
**Figure 30-P: Jackson East-North & Jackson East-South Sub-Areas Conceptual Street System**



7  
8

1 **Section 32. Transportation System Plan**

2 *The following sections of the Transportation System Plan (TSP) Update (Ordinance 6395/3-22),*  
3 *are amended to reflect the following changes:*



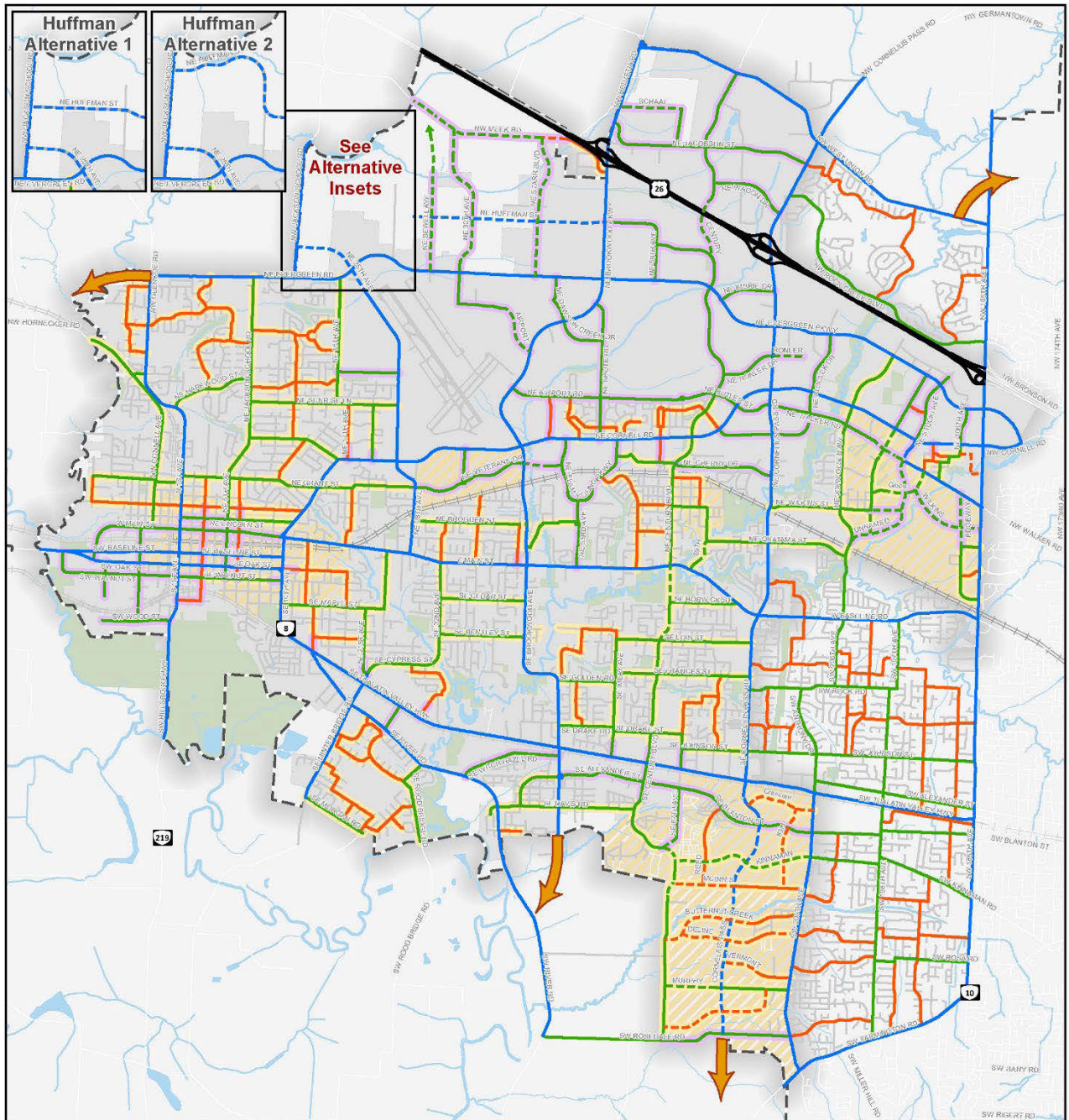
**Figure 32-1 Functional Classification Plan**

- |                      |                                       |                       |
|----------------------|---------------------------------------|-----------------------|
| — Highway            | --- Planned Roads                     | ▨ Plan District (CDC) |
| — Arterial           | — Commercial & Industrial Subcategory | ▭ City Limits         |
| — Collector          | — Residential Subcategory             | ▭ UGB                 |
| — Neighborhood Route | — Potential Future Extension          |                       |
| — Local              |                                       |                       |



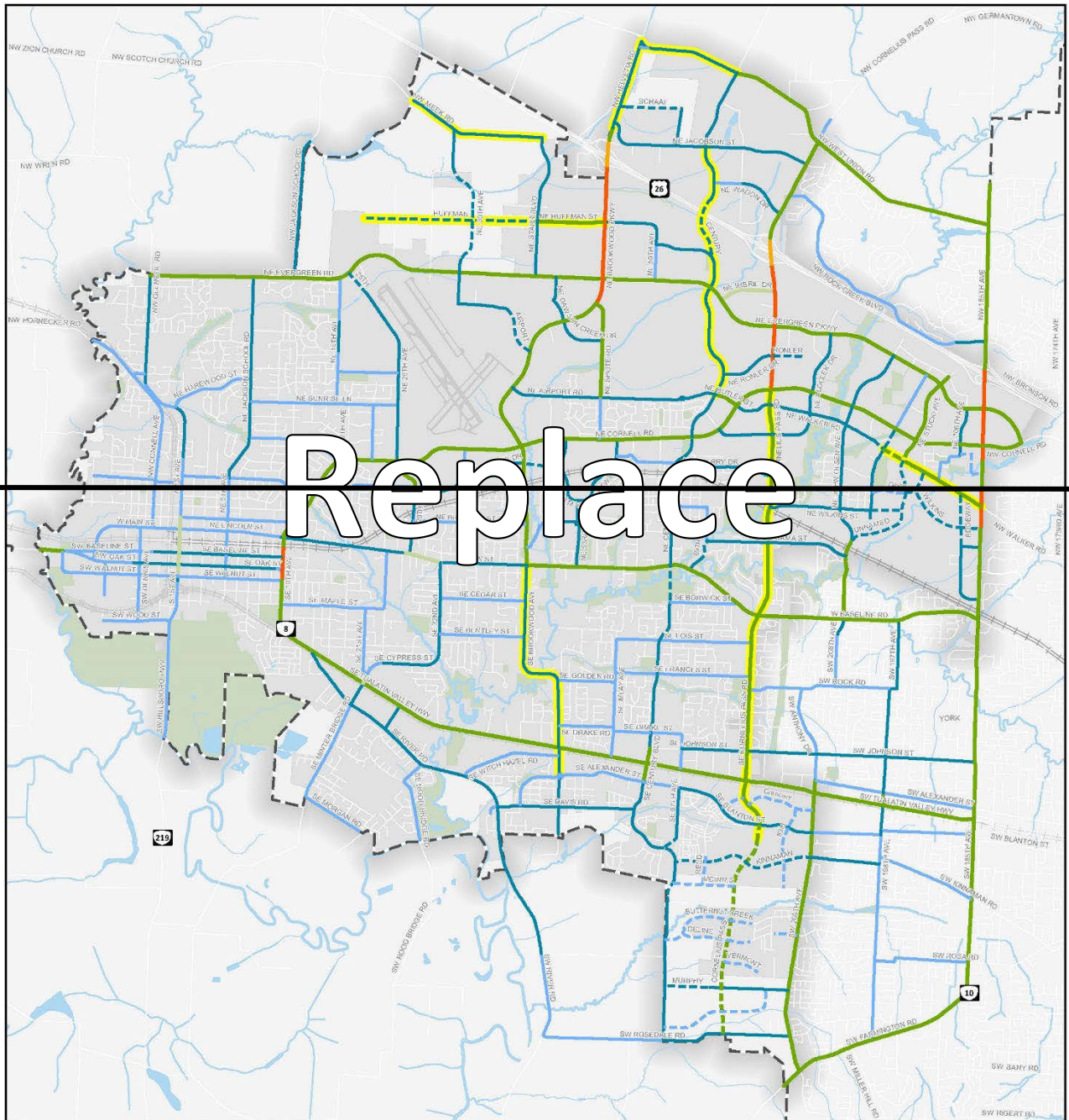
Data Source: City of Hillsboro, Washington County, Metro RLIS  
Last Edited: 2/23/2022





**Figure 32-1 Functional Classification Plan**





Replace

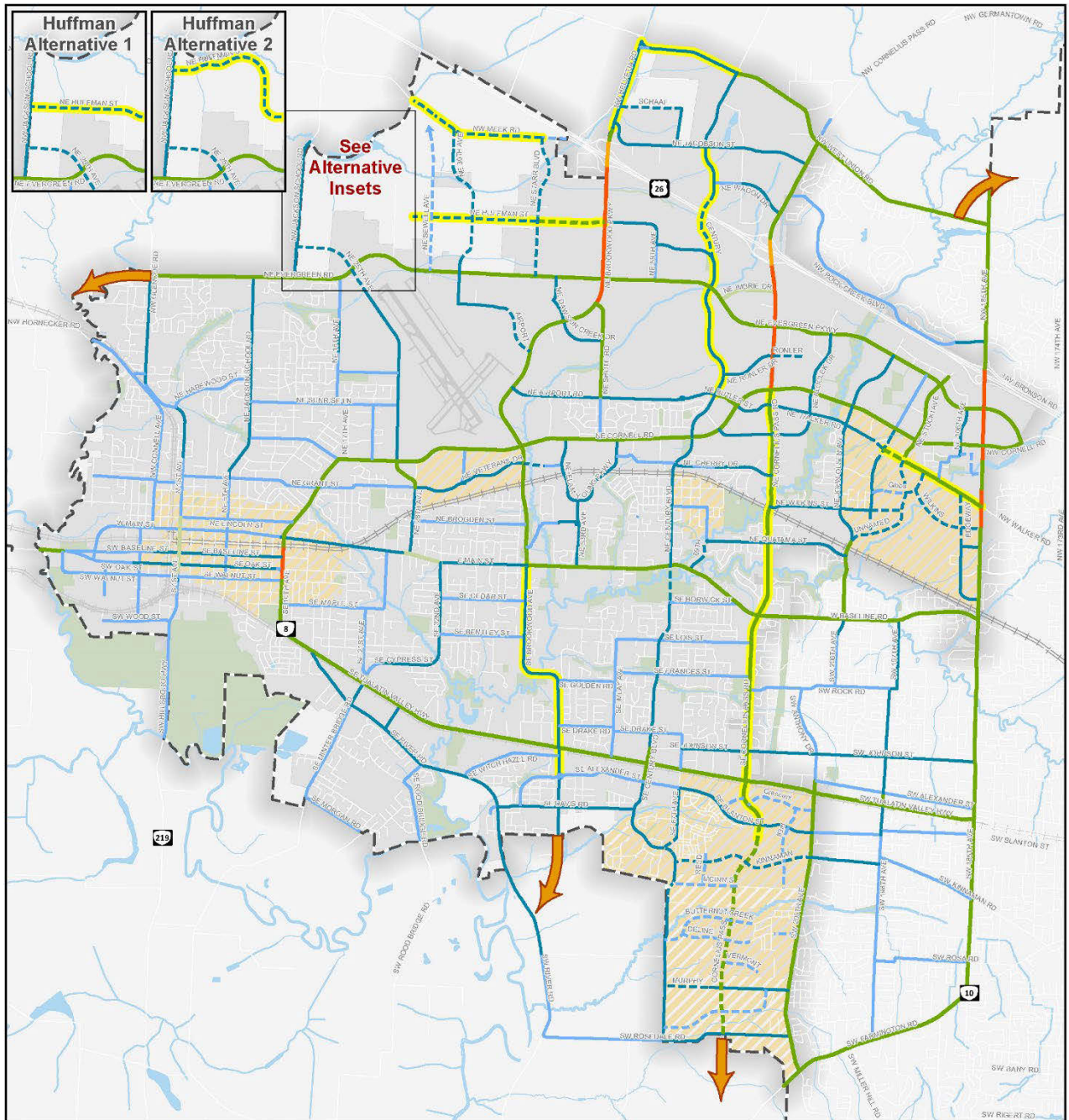
Figure 32-2 Number of Lanes and ROW Plan

- 1 Lane
- 2 Lanes
- 3 Lanes
- 4 Lanes
- 5 Lanes
- 6 Lanes
- 7 Lanes
- - - Planned Roads
- +2 Lanes of ROW Protection
- City Limits
- UGB

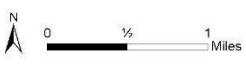


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Last Edited: 2/18/2022



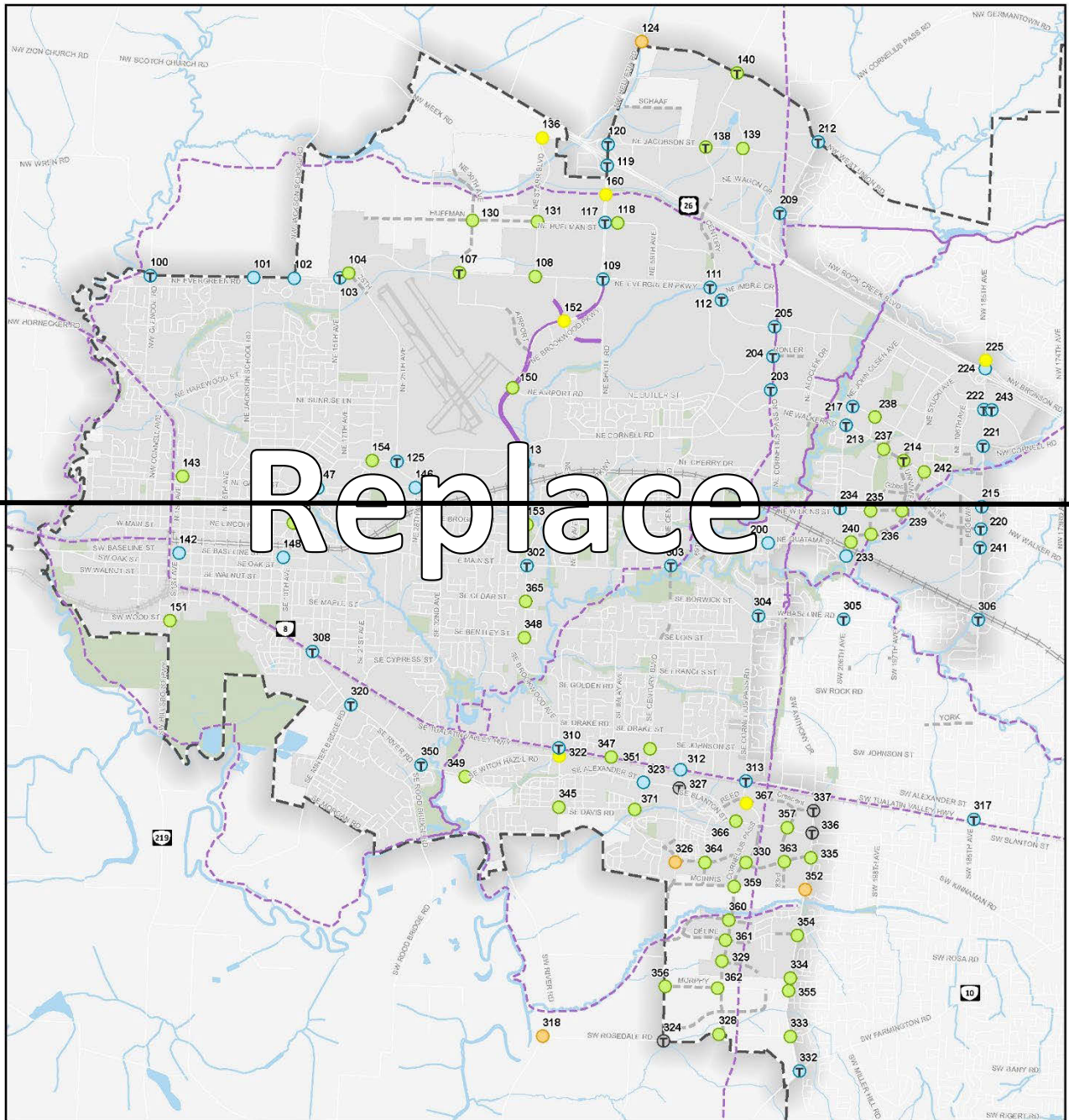


**Figure 32-2 Number of Lanes and ROW Plan**













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Last Edited: 7/19/2022





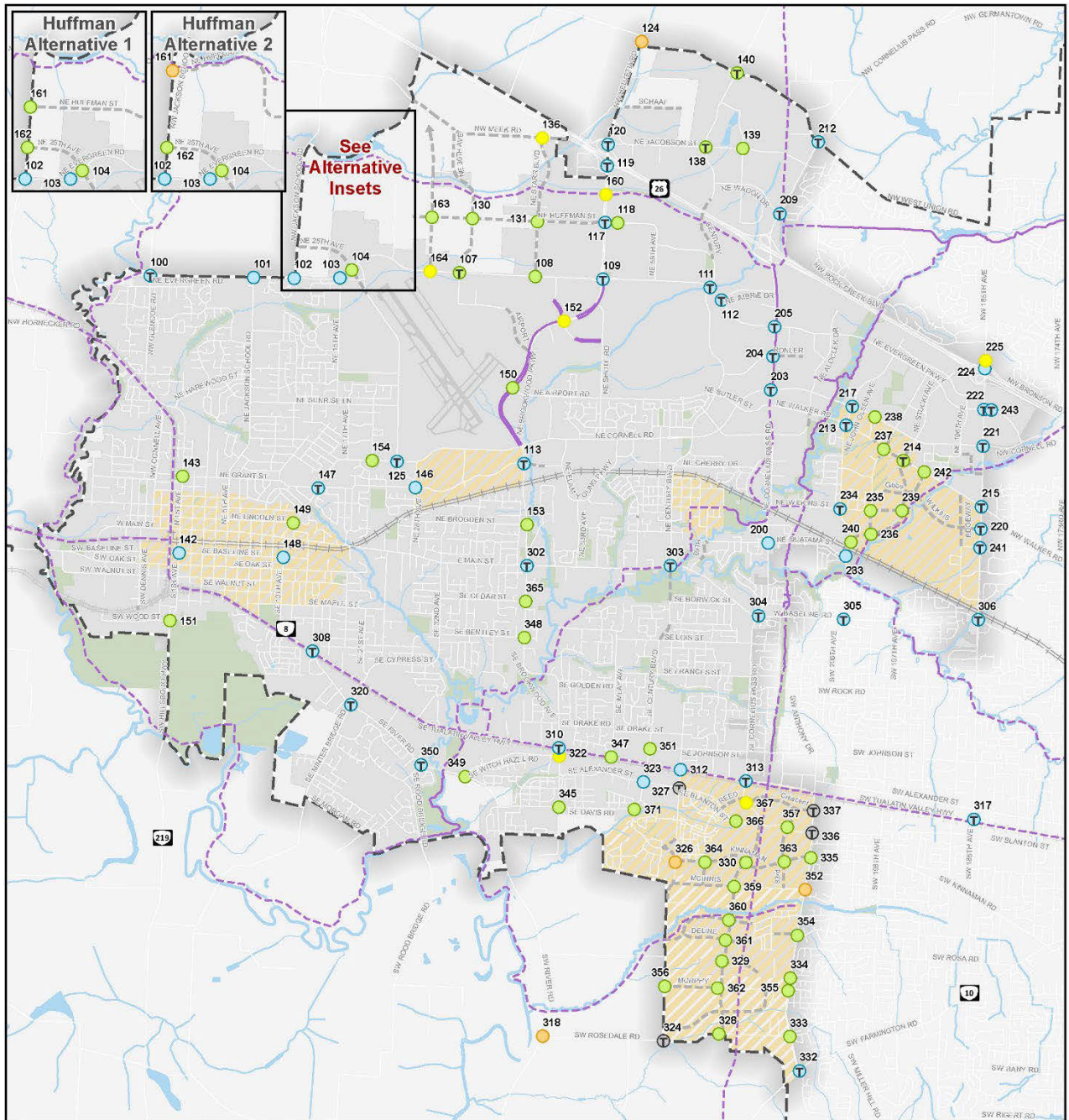
**Figure 32-3 Intersection Improvements Plan**

-  New Turn Lane
-  New Signal
-  Signal Modification
-  Roundabout
-  Other
-  Existing Trails
-  Planned Trails
-  Planned Roads
-  City Limits
-  UGB



Data Source: City of Hillsboro, Washington County, Metro RLIS Last Edited: 2/18/2022





**Figure 32-3 Intersection Improvements Plan**

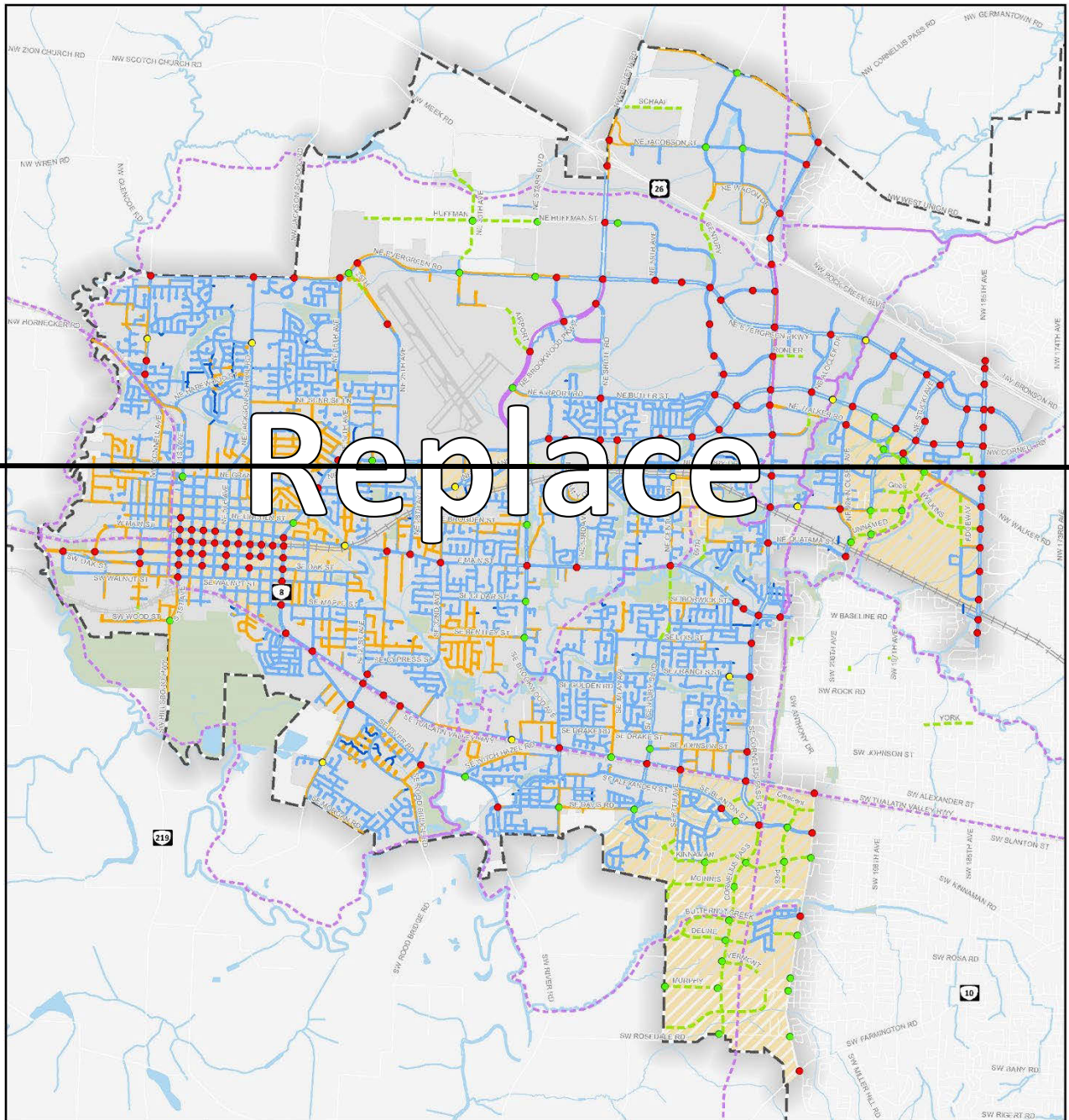
- |                     |                 |                     |
|---------------------|-----------------|---------------------|
| New Turn Lane       | Existing Trails | Plan District (CDC) |
| New Signal          | Planned Trails  | City Limits         |
| Signal Modification | Planned Roads   | UGB                 |
| Roundabout          | Alignment TBD   |                     |
| Other               |                 |                     |



Data Source: City of Hillsboro, Washington County, Metro RLIS  
Last Edited: 7/20/2022



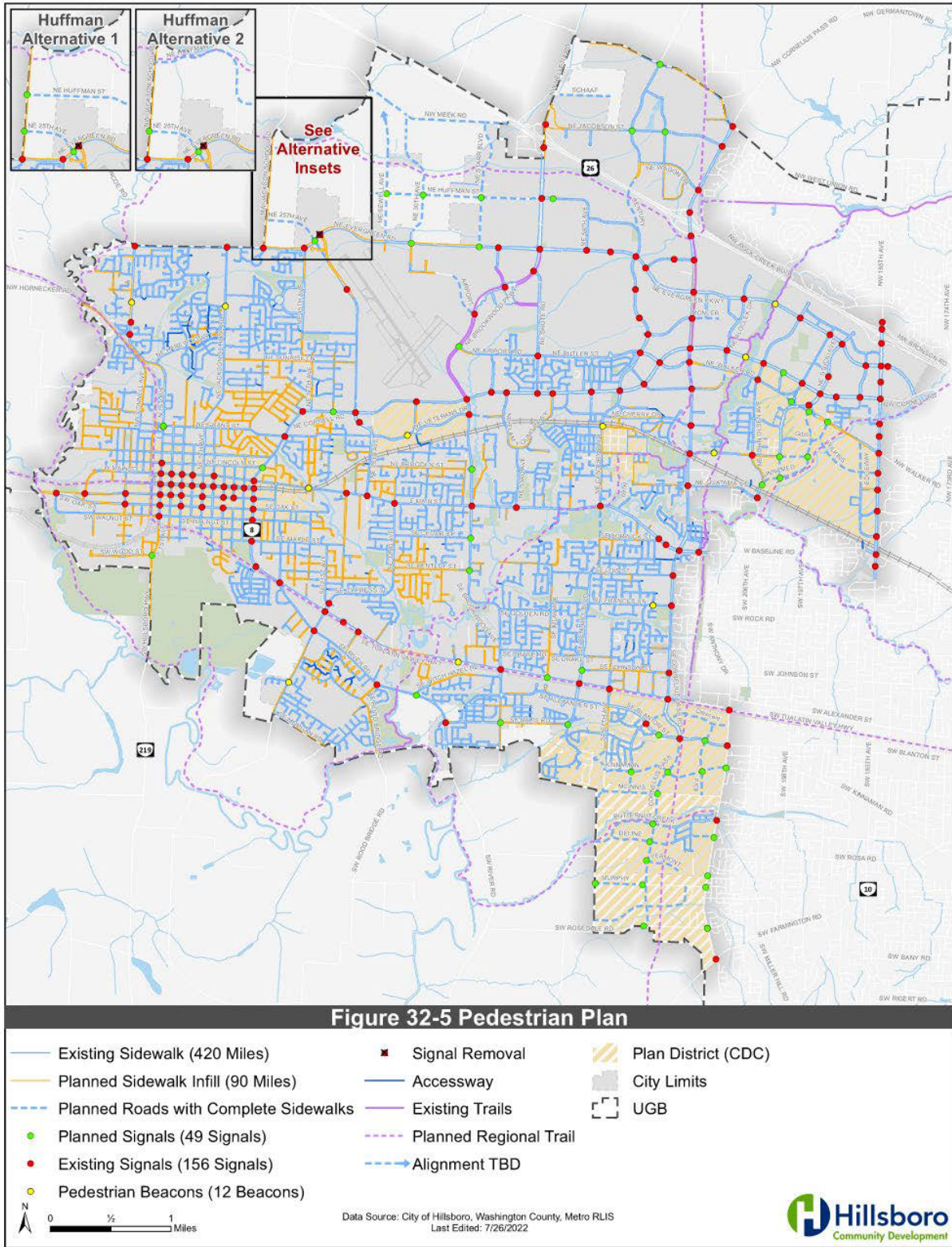




Replace

Figure 32-5 Pedestrian Plan







**Figure 32-6 Bicycle Plan**

- |                                 |                  |                     |
|---------------------------------|------------------|---------------------|
| Cycletrack (62 Miles)           | Planned Facility | Plan District (CDC) |
| Shared-Use Path (4 Miles)       | Existing Trails  | City Limits         |
| Buffered Bike Lane (121 Miles)  | Planned Trails   | UGB                 |
| Standard Bike Lane (45 Miles)   |                  |                     |
| Neighborhood Bikeway (62 Miles) |                  |                     |



Data Source: City of Hillsboro, Washington County, Metro RLIS  
Last Edited: 2/18/2022



