



**Save Helvetia**

13260 N.W. Bishop Road

Hillsboro, Oregon 97124

[www.SaveHelvetia.org](http://www.SaveHelvetia.org)

May 3, 2019

**HB 2914 - CAUTION and BEWARE**

Honorable Members of the Senate Committee on Environment and Natural Resources:

HB 2914 proposes to remove the designation of “employment land of state significance” from 545 acres in the Jackson East area within Hillsboro’s UGB.

It is important that you recognize the possible unintended consequences if you approve this bill:

1. These 545 acres were designated as “industrial” i.e. “employment land” as a result of HB 4078 (the Grand Bargain) in 2014. For many years, the City of Hillsboro has insisted that they needed more employment land. Hillsboro government officials approved the designation of these 545 acres as employment land as part of the negotiations of HB 4078. If you approve this bill, you will be the first to scuttle a key part of the Grand Bargain. This could lead to further legislative efforts to erode HB 4078, a land use settlement that was approved by cities, counties, Metro, 1000 Friends of Oregon and local litigants in 2014.
2. Traditionally, Oregon’s land use laws have not been changed to benefit specific stakeholders. Will you be the first to begin the slippery slope of dismantling Oregon’s land use laws if you approve HB 2914?

3. If you approve HB 2914, we assume that means that the City of Hillsboro is willing to forego these 545 acres for employment and does not need any more industrial/employment land. Hillsboro's land planning strategy appears to be markedly disjointed. On one hand, they lobby for more industrial/employment land: last year they sought 1729 acres of farmland for industrial/employment adjacent to the 545 acres in question. This year, they were one of the few supporters of former Representative Vial's proposed "Westside Bypass" (SB 413) which would consume thousands of acres of farmland.

At the same time, the City of Hillsboro approved questionable industrial uses on prime state-certified industrial land on Brookwood Road in North Hillsboro (see photos below), such as an indoor golfing and restaurant complex, a McDonalds fast food eatery and an indoor electric go-kart racing and entertainment complex. Now, they appear to be ceding 545 industrial acres they have already been awarded.

If the City of Hillsboro believes that its employment future is in small parcels of mixed-use zoning, they should not turn around and seek more farmland because they say they lack an adequate supply of industrial land. Hillsboro's problem isn't that they don't have enough industrial-zoned land inside their UGB to be developed, but rather they keep converting their industrial land to other uses.

Respectfully submitted,

Cherry Amabisca, President  
Save Helvetia Board of Directors

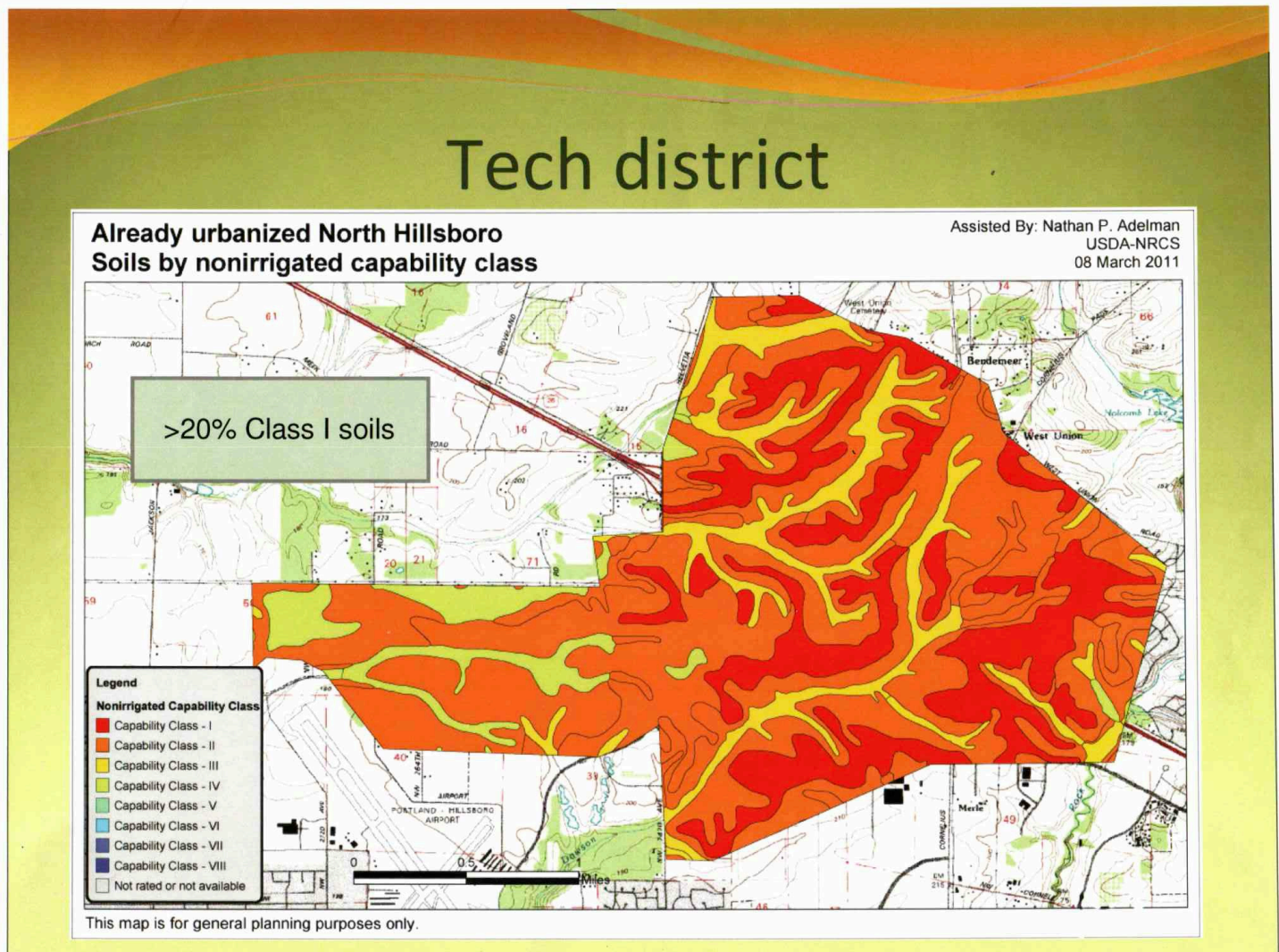
Robert Bailey, Corporate Secretary  
Save Helvetia Board of Directors

Exhibits:

- 1) Tech soils - best in the world
- 2) State-certified shovel-ready industrial site
- 3) Partition of 75-acre site into 9 sites
- 4) TopGolf and K1Speed entertainment complexes

# Hillsboro's North Hillsboro Tech District - Built on the BEST SOILS in the World

Blessed by topsoil six feet deep and the highest percentage of Class 1 and 2 soils in the world, Hillsboro replaced prime farmland with entertainment complexes, warehouses and data centers in the North Hillsboro area. On the map, red and orange indicate the presence of Class 1 and 2 soils (out of scale of 1 to 8) in a greater than 20% concentration - one of the highest concentrations in the world, according to Oregon's Department of Agriculture. The diagonal red line is US-26. The straight line on the left-hand side of the colored area north of US-26 is Helvetia Road. On the south side is Brookwood Road, where the entertainment complexes are located.



## Certified Industrial Site on the market for 10 years+

75-acre site of high-value farmland in North Hillsboro continued to be farmed for over a decade while waiting for an industrial buyer. City of Hillsboro approved an indoor golfing and restaurant complex, a McDonalds fast food eatery and an indoor electric go-kart racing and entertainment complex for this certified industrial site close to US-26.





## 75-acre industrial site near US-26 converted to small parcels

City of Hillsboro approved partitioning of 75-acre state-certified industrial lot into 9 smaller parcels. It now houses TopGolf, K1 Speed Go-Carts, McDonalds and an Amazon warehouse.



## Hillsboro's Entertainment Complex on prime Industrial land

Former high-value farmland now features expansive paved parking lots and TopGolf (on left with netting) and K1Speed go-karts (building to the right). Is the City of Hillsboro promoting a new definition of "industrial land": sports and entertainment complexes with restaurants and bars?

