

**PARKS & TRAILS MASTER PLAN AND
NATURAL RESOURCE ANALYSIS**

APPENDIX F

Urban Growth Boundary Expansion Areas



URBAN GROWTH BOUNDARY (UGB) EXPANSION AREAS

The City of Hillsboro is considering expanding its Urban Growth Boundary (UGB). Based on scenarios under consideration in Fall 2008, this expansion could add more than 10,000 acres, or as many as 71,000 new residents. The result of this expansion will generate a need for new parks sites in residential and employment centers, trail expansions for recreation and transportation needs, and recreation programming expansion.

UGB Geographic Areas

The City of Hillsboro Planning Department has identified four geographic areas to add to the UGB. These areas are described below.

- **South Hillsboro** – 1400 acres will be added to the UGB in 2010 and fully developed by 2020 in the South Hillsboro area. Additionally, 900 acres will be added to the UGB and fully developed by 2025 in the SoHi Urban Reserve areas down to SW Rosedale Road. From the SoHi to Farmington Road, this area will be added to the UGB in 2030 and fully developed by 2040.
- **Southwest Area** – 365 acres near Minter Bridge Road will be added to Urban Reserves by 2010, added to UGB by 2020, and fully developed (low density residential) by 2030.
- **Northern Industrial/Mixed use Area** – North of Highway 26, 5432 acres will be added to Urban Reserves by 2010, added to UGB by 2010, and fully developed by 2030 (25% Industrial, 75% Mixed Use community).
- **Northern Industrial Area** – South of Highway 26, north of Waible Creek, and east of Dairy Creek, 2634 acres will be added to Urban Reserves 2010, added to UGB for Industry by 2010, and fully developed by 2030.

Population Projections

A future population projection number was not provided for this analysis. This number was calculated using housing land need data received from the City of Hillsboro Planning Department. For each housing unit type, an average number was calculated using the 2007 US Census American Community Survey. Table F-1 shows the calculations.

TABLE F-1: FUTURE POPULATION PROJECTION CALCULATIONS

	UNITS		AVERAGE (HOME OWNER OR RENTER OCCUPIED)		TOTAL
Units Single Family/Mobile Home	18,072	X	2.92	=	52,770
Duplex/3-4 plex/5+ units MFR	7,283	X	2.58	=	18,790
2028 Total Additional Residents					71,560

Source: City of Hillsboro Planning Department and US Census

Senate Bill 122 Activities

In 1993 the State Legislature adopted Senate Bill 122, which requires local governments to work together to establish long-term responsibility for service provision including responsibility for parks, recreation and open-spaces. The potential growth areas of Hillsboro are affected by this requirement, especially the areas toward Beaverton to the east. An intergovernmental agreement was reached between the City of Hillsboro and Tualatin Parks and Recreation District that follows the current school district boundary except for portions of 185th that were already inside Hillsboro or Beaverton. The SB122 planning area boundary continues to be the eastern boundary of the Hillsboro Urban Service Boundary and was used for this plan.