1. **What is the Witch Hazel Village South Project and where is it located?**

In 2018, the City of Hillsboro intends to apply to Metro for an Urban Growth Boundary (UGB) expansion in an area west of the now-developing South Hillsboro community, and immediately south of the Witch Hazel Village community. The 150-acre UGB expansion request area, referred to as Witch Hazel Village South (WHVS), is currently located in unincorporated Washington County and encompasses 12 distinct landowners. WHVS is located within a 940 acre Urban Reserve.

**Figure 1: Witch Hazel Village South Overview**
2. **What are “urban reserves” and what are current plans for the Urban Reserve beyond WHVS?**

Urban Reserves are lands designated by Metro as suitable for accommodating urban development expected to occur over a 50-year period. In addition to the 150-acre Witch Hazel Village South component, the larger Urban Reserve includes The Reserve Golf Course (311 acres) and South Urban Reserve Area (479 acres). The current project will focus primarily on the feasibility and impacts associated with development of WHVS. No UGB expansion is currently under consideration in the South Urban Reserve Area or The Reserve Golf Course portions of Urban Reserve.

Figure 2: Witch Hazel Village South and South Urban Reserve Area
Why is the City seeking to expand the urban growth boundary to WHVS?

A 2016 Housing Needs Analysis revealed the City will need to supply at least 1,300 new single-family detached homes over the next 20 years. Even with new development providing 8,000 residential units like in South Hillsboro coming online, the City will not be able to meet this requirement without expanding the UGB. The City is seeking to urbanize WHVS based on its proximity to existing city limits, infrastructure and urban services. The largest property owners within the area have expressed support for this expansion.

By incorporating WHVS, the City is also advancing two major goals in the 2035 Community Plan: reduce commuter congestion; and increase the percentage of Hillsboro workers who call Hillsboro home. Preliminary analysis of the WHVS project suggests it will help close the housing needs deficit by adding approximately 700 additional homes.

Where can I learn more about WHVS, South Hillsboro and other related community plans?

The City posts information about major projects and all community plans on its website at www.hillsboro-oregon.gov. Updates for the Witch Hazel Village South project will be posted at www.hillsboro-oregon.gov/whvs. Information about the adjacent South Hillsboro community plan is available at www.hillsboro-oregon.gov/southhillsboro.

What is the preliminary vision for housing in WHVS?

The City envisions developing Witch Hazel Village South primarily with medium- and low-density detached single-family housing units. This will provide opportunities for a diversity of housing choices that meet the needs and preferences of all ages, abilities, cultures, and incomes.

What other amenities and improvements are planned for WHVS?

Planned amenities within WHVS include two neighborhood parks, a trail along Gordon Creek with a connection to the planned Crescent Park Greenway, and an additional system of trails connecting housing development with community gathering places.

Other planned amenities include high-quality transportation facilities designed to serve motor vehicles, bicyclists and pedestrians. Planning is underway regarding the alignment and financing of transportation and public utilities improvements, and more information will be provided once technical studies are complete and public input is gathered. It is anticipated that improvements will include the extension of Brookwood Avenue from its existing terminus in Witch Hazel Village south to River Road.

Who would pay for improvements and when would they begin?

Private developers will be required to finance necessary utility, transportation and service improvements in WHVS. The City does not subsidize these improvements for residential or commercial-retail development in UGB expansion areas. No vertical development will be allowed nor will any property within WHVS be allowed to annex into the City until all land-use plans, implementing ordinances and financing plans have been approved by the Hillsboro City Council.
Development is not anticipated to occur until 2024 based on the limited transportation capacity of Tualatin Valley Highway.

8. **What is the general process for requesting and completing a UGB expansion?**

Prior to applying for UGB expansion, cities are required to complete a Metro Title 11 Concept Plan that provides a framework for future growth and development. The Concept Plan must address land use, natural resources, impact on contiguous land areas, and the general location, phasing and financing of transportation and other infrastructure improvements. The City has initiated preliminary planning, and will soon host several community meetings to review findings and seek input on key aspects of the Draft Concept Plan.

9. **When is the application for UGB expansion due to Metro, and what happens next?**

The application to Metro is due May 2018. Prior to submitting the application, the City will conduct several community engagement activities and develop a preliminary concept plan outlining a development strategy, implementation and financing plan for public utility and transportation improvements and a natural resource conservation approach.

10. **How can I follow or provide feedback during the preliminary concept planning phase?**

There will be multiple opportunities for the public to learn about and help shape the preliminary concept plan. Key dates include:

- Property Owners’ Meeting: October 5, 2017
- Community Meeting #1: November 14, 2017
- Planning Commission Work Session #1: December, 2017
- Community Meeting #2: January, 2018
- Planning Commission Work Session #2: Winter, 2018
- Planning Commission Public Hearing: Winter, 2018
- City Council Public Hearing: Spring, 2018

Times, dates and locations will be posted on the project website and notices will be distributed to affected property owners in advance of each meeting once they are set. For additional information, please contact City of Hillsboro Long Range Planning Manager, Laura Weigel, at 503-681-6156 or laura.weigel@hillsboro-oregon.gov.

11. **What happens if Metro rejects the UGB expansion?**

If Metro rejects the 2018 WHVS UGB expansion application, the City will likely reapply during the next UGB expansion request cycle in 2021.

12. **If approved by Metro, when would the UGB expansion and subsequent annexation take place?**

Activity to refine the preliminary concept plan through Comprehensive Plan amendments would begin in the years following the UGB expansion. Annexation into Hillsboro could occur once
Comprehensive Plan amendments are adopted but owners interested in their properties being developed will likely remain in unincorporated Washington County until 2024 when additional improvements are anticipated to be made to Tualatin Valley Highway and the surrounding transportation system.

13. **Would existing property owners be responsible for paying to extend transportation infrastructure, public utilities, and services into the project area?**

Only if they are the developing the property themselves; otherwise, no. Future development will trigger and be responsible for extending improved transportation infrastructure, public utilities, and services into the project area and along adjacent property lines.

14. **Would existing property owners be responsible for paying to connect to public utilities adjacent to their property?**

Yes, the owner of an existing home wishing to connect to public utilities adjacent to their property would be responsible for the costs associated with that connection. Additional information regarding connections will be shared by providers at the time development occurs.

15. **Can a property remain outside the City of Hillsboro after WHVS is brought into the Urban Growth Boundary?**

Yes, a property can remain outside the City of Hillsboro even after nearby properties have chosen to annex into the City. It should be noted that urban service provision is more efficient and cost effective for all parties if a property is not surrounded by annexed properties over the long term.

16. **What happens if a property owner doesn’t annex into the City?**

A property may remain in unincorporated Washington County under the County’s Future Development 20-Acre (FD-20) designation.