

A large, futuristic, multi-tiered data center tower with a conical base, set against a sky with clouds. The tower is partially enclosed by a circular graphic element with green and blue borders.

Oregon Data Center Advisory Committee: Data Centers and Hillsboro

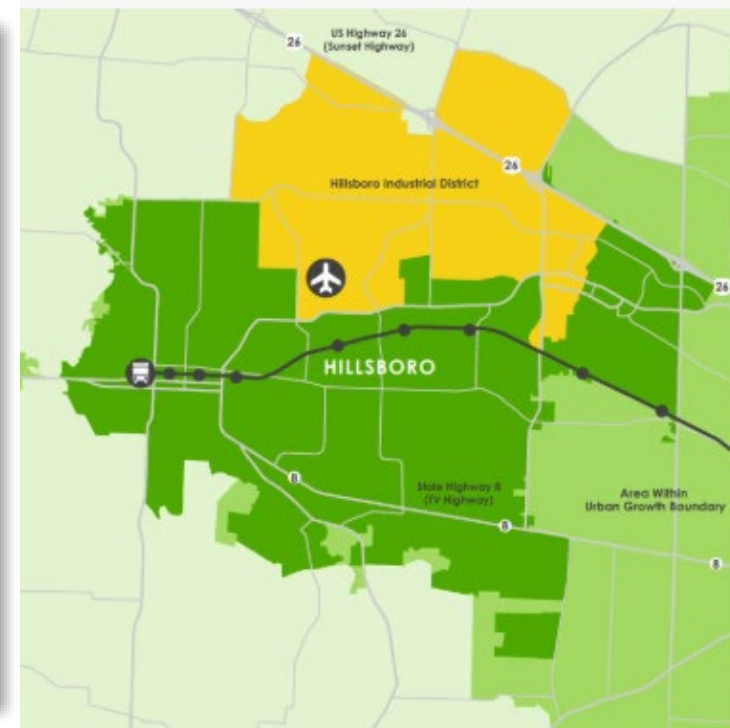
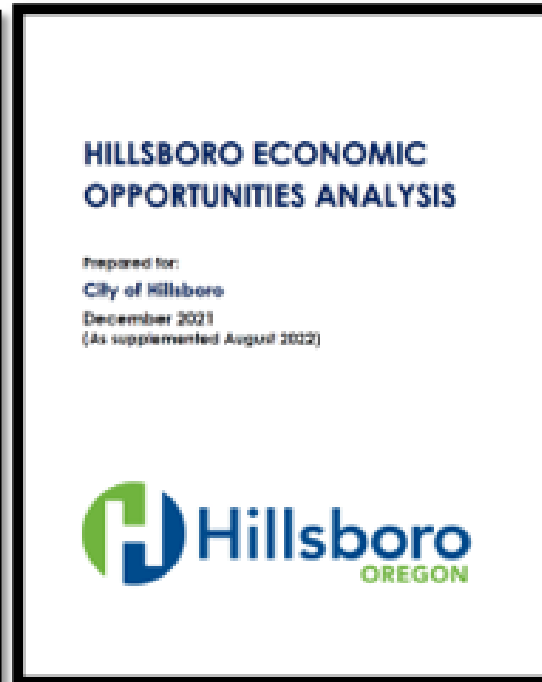
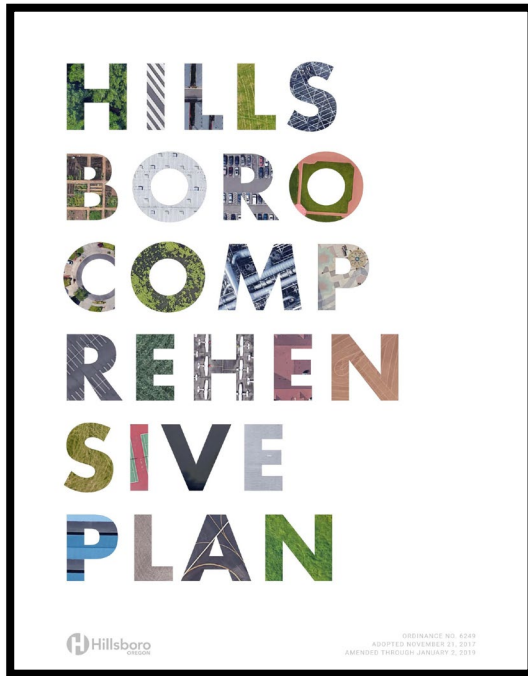
April 24, 2026

Presentation Overview

- Economic Opportunities and Industrial Planning
- Site Selection and Competitiveness Considerations
- Zoning Provisions and Permitting
- Data Centers and Land Use In Hillsboro



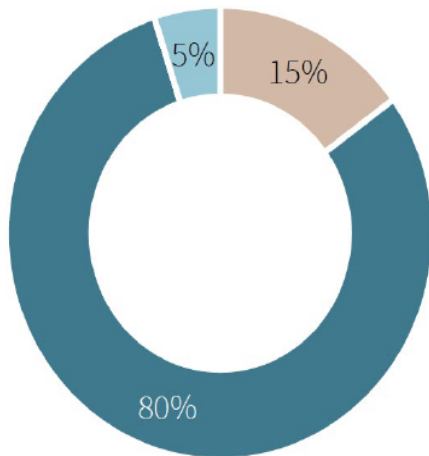
Economic Opportunities & Industrial Land Planning



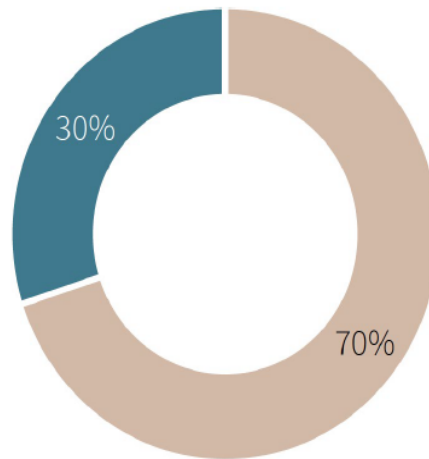
Data as An Infrastructure & Industrial Service

User Demand by Industry Across Various Markets

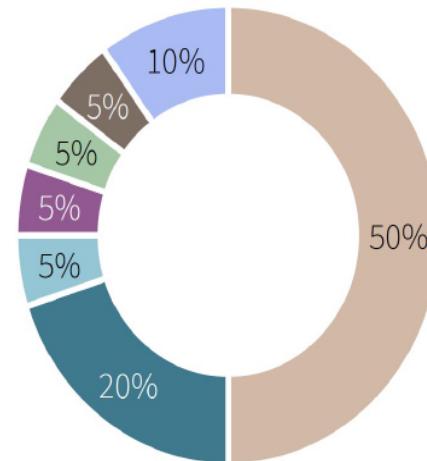
Pacific Northwest



Northern California



Atlanta



Source: JLL, North America Data Center Report, H2 2023, <https://www.us.jll.com/content/dam/jll-com/documents/pdf/research/americas/us/jll-north-america-data-center-report-h2-2023.pdf>

Site Selection & Competitiveness Considerations



Primary Considerations

- Time to market
- Ownership/operational costs
- Access to fiber connectivity
- Access to clean/reliable/affordable energy
- Land availability and costs
- Tax/regulatory/incentive structures
- Access to skilled construction and technology workforce

Other Considerations

- Proximity to certain industries/customers
- Climate/natural disaster risks



Zoning and Permitting

Zoning

- Data Processing and storage categorized as an industrial services use
- Allowed in most industrial zones
- Limited in certain industrial zones to either a percentage of area or as an accessory use to another use
- Requires certain site development and urban design requirements

Permitting

- Type 2 administrative land use approval
- Evaluate for needed infrastructure impacts and improvements
- Applicable building and infrastructure permits
- Fees and System Development Charges



Data Centers in Hillsboro



The Data on Data Centers

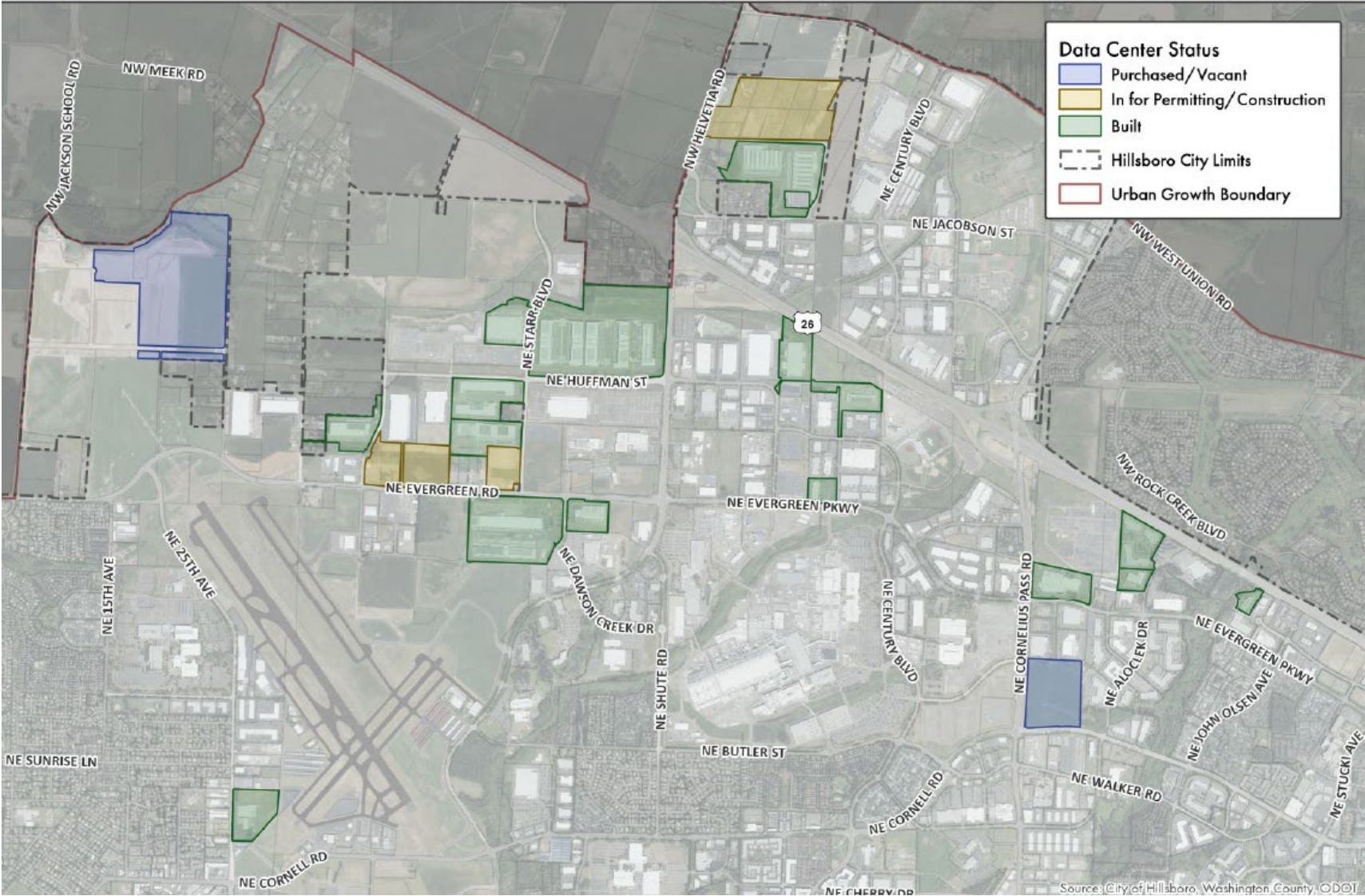
- 18 total sites developed or in for permitting/under construction
- 430 gross acres in total, 8% of the North Hillsboro Industrial Area
- Sites range from 3.5 to 95 acres
- [Data Centers in Hillsboro: Your Questions Answered | News & Announcements | City of Hillsboro, OR](#)

Recent Trends

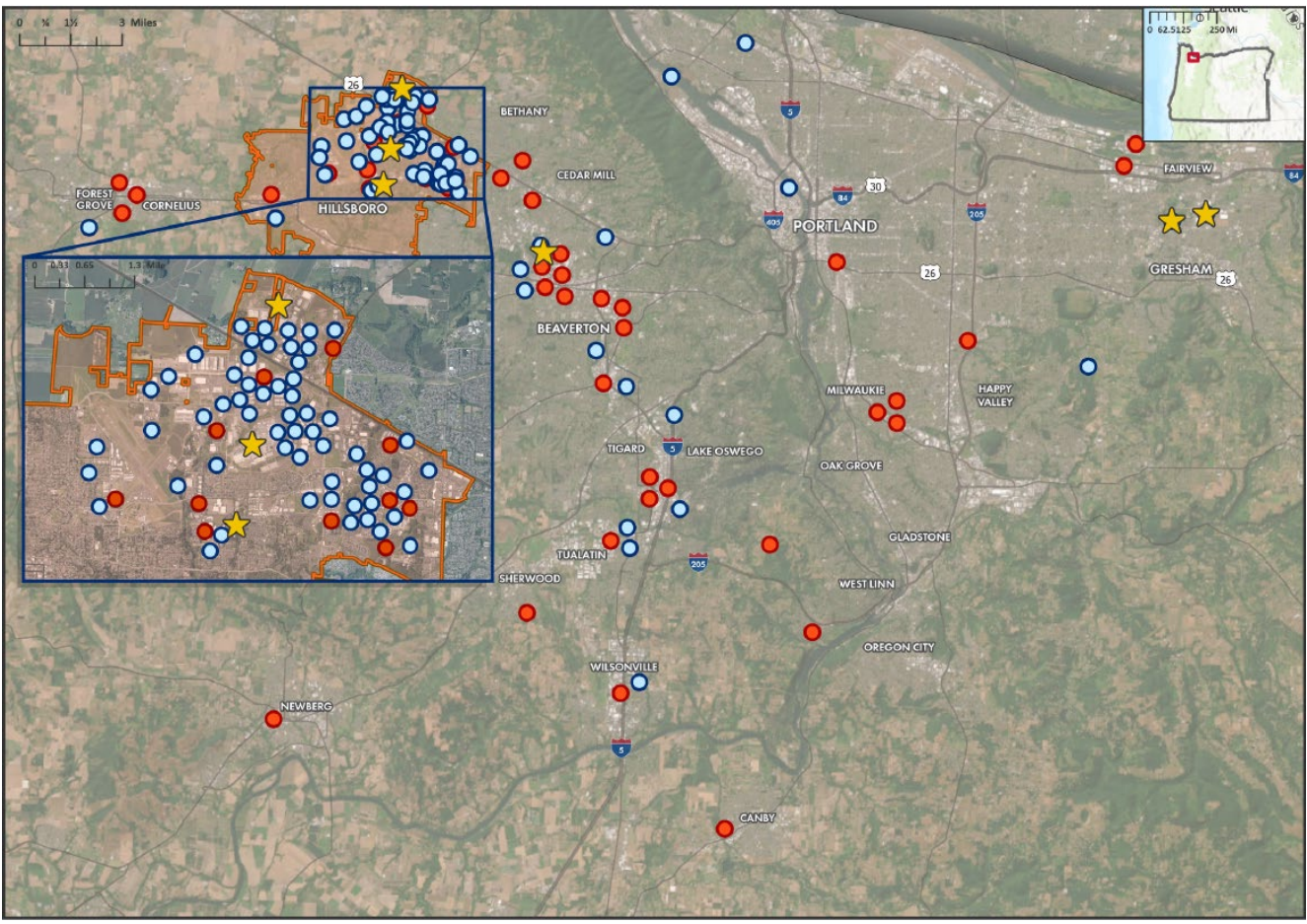
- Multistory
- Blend of greenfield and repurposing of existing buildings
- Pairing with energy infrastructure
- Dynamics of demand, needs, and facilities
- Land price escalation



Stand Alone Data Centers



Hillsboro Hi-Tech Cluster



OREGON SEMICONDUCTOR ECOSYSTEM: PORTLAND METRO

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- Electronic Assembly / Components
- Semiconductor Suppliers
- ★ IDM
- ▭ City of Hillsboro

Final Takeaways

- Hillsboro Plans for complete communities including a solid economic base and multiple industries including data centers
- data centers are permitted in industrial areas including with some limitations
- Critical to consider land and infrastructure capacity, proximity to other uses and development standards
- Data centers are also critical to other key industries, services and infrastructure
- Data centers differ by geographic location, and type

