

Presentation for Engineers for a Sustainable Future

October 22, 2026

Data Centers and Their Differences

- Colocation Data Centers - Facilities that provide space, power, cooling, and networking for multiple businesses to house their IT infrastructure.

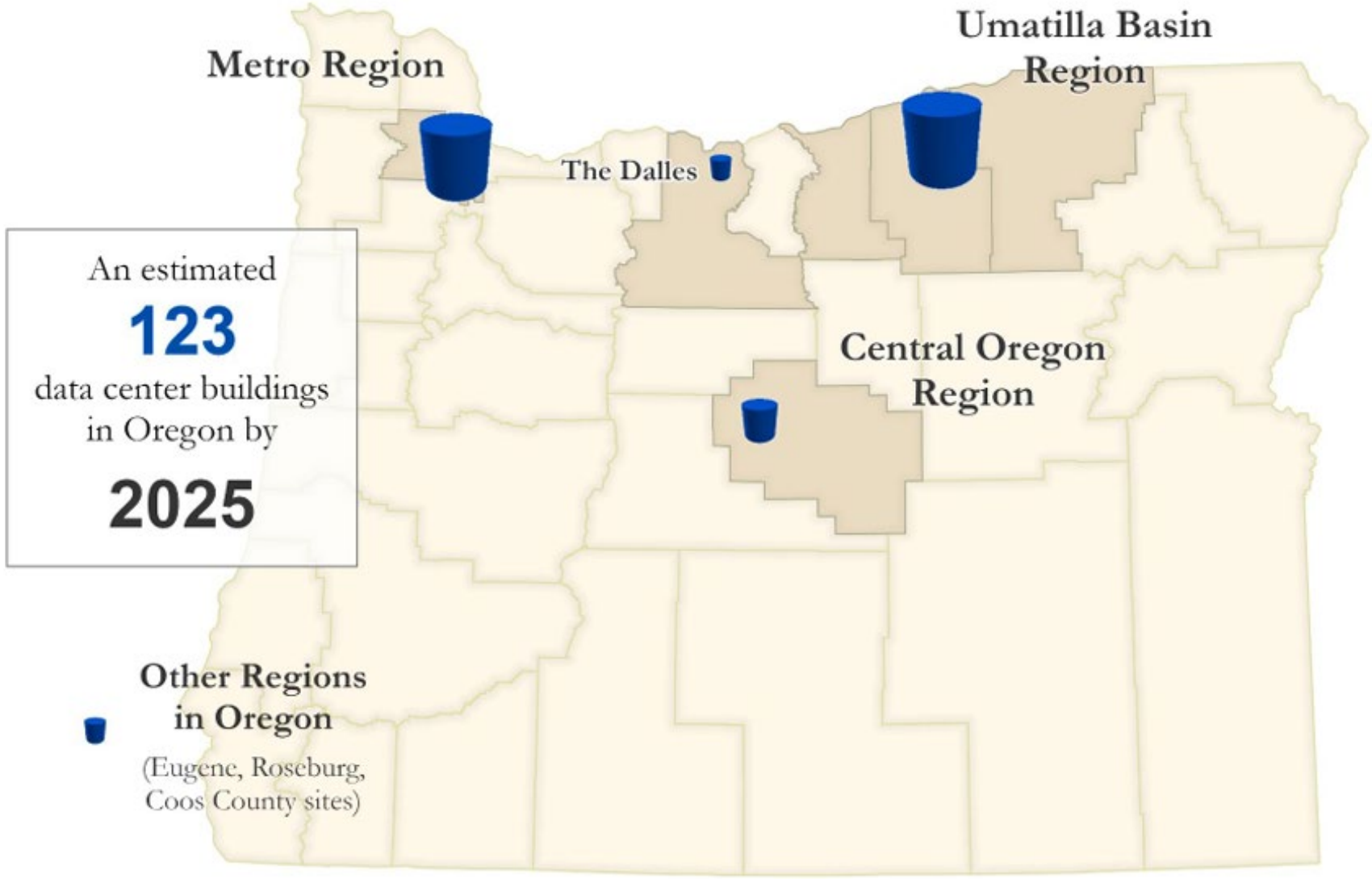


- Enterprise Data Centers - Private data centers owned and operated by a single organization, typically used to support its internal IT needs.

- Hyperscale Data Centers – Very large facilities designed to support scalable and high-performance computing needs, often owned by cloud service providers or AI Firms to support their large language model (LLM) developments.



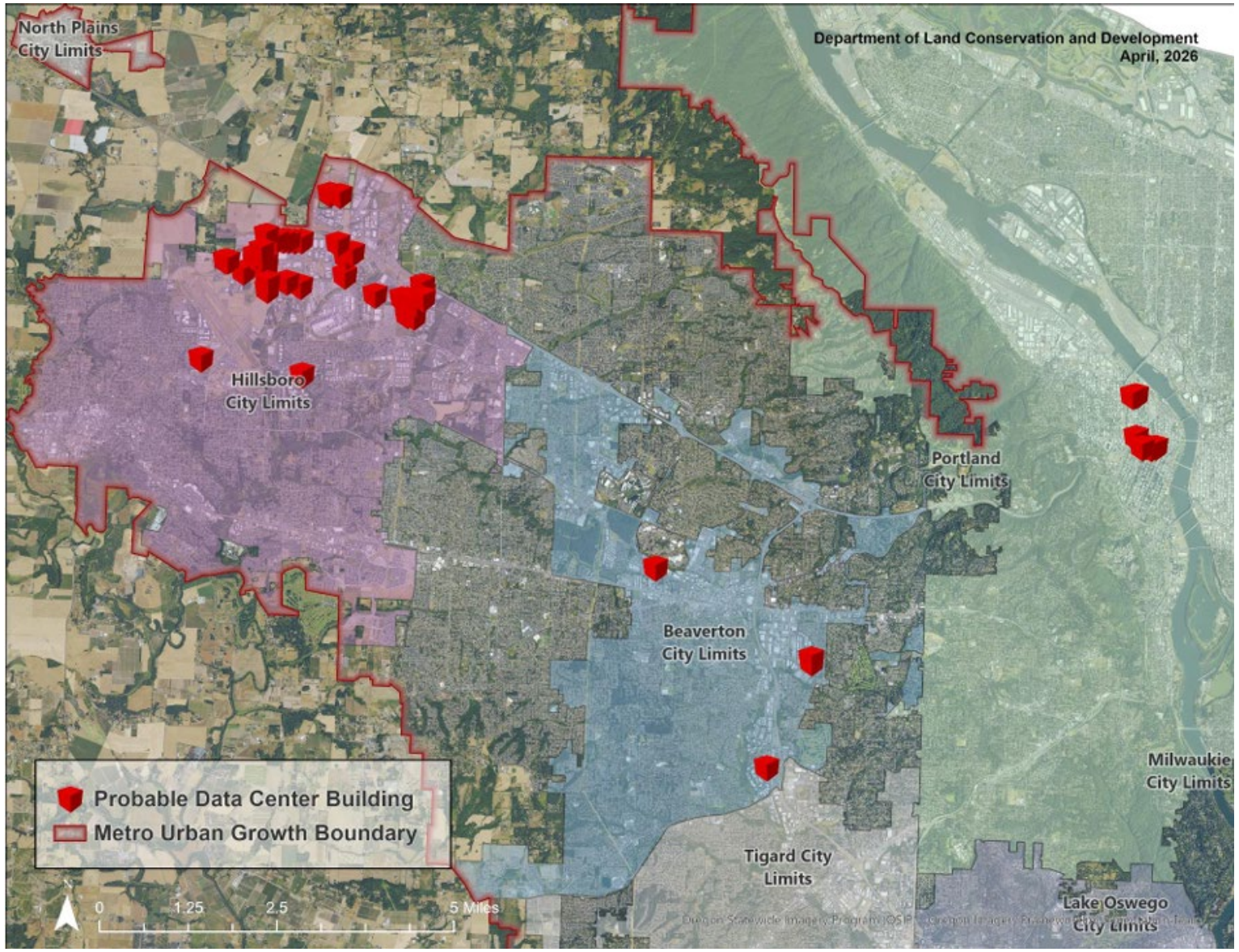
Data Centers in Oregon



Department of Land Conservation and Development, 2026

Source – Department of Land Conservation and Development, Data Center Advisory Committee presentation April 24, 2026

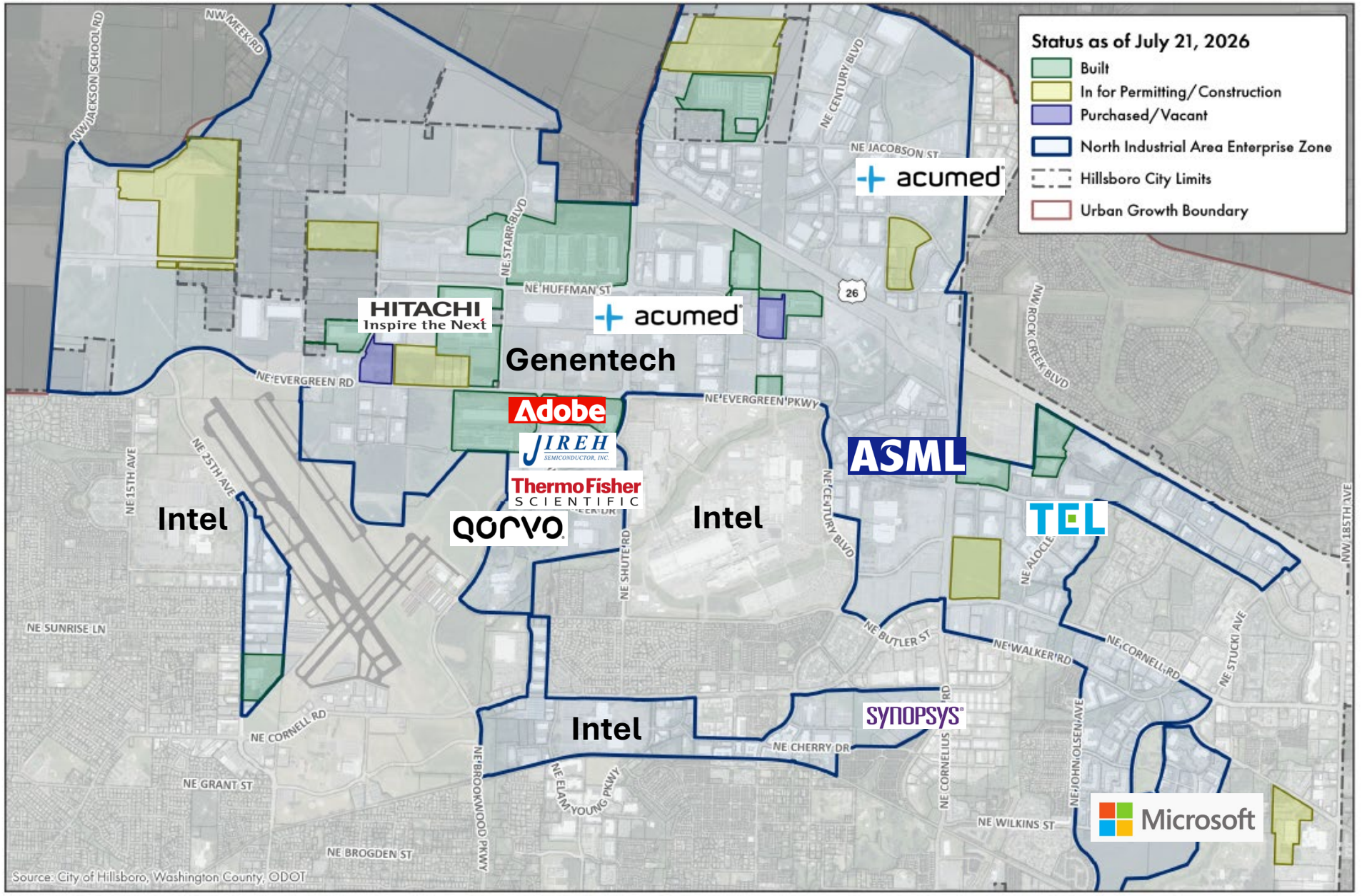
Data Centers in the Region



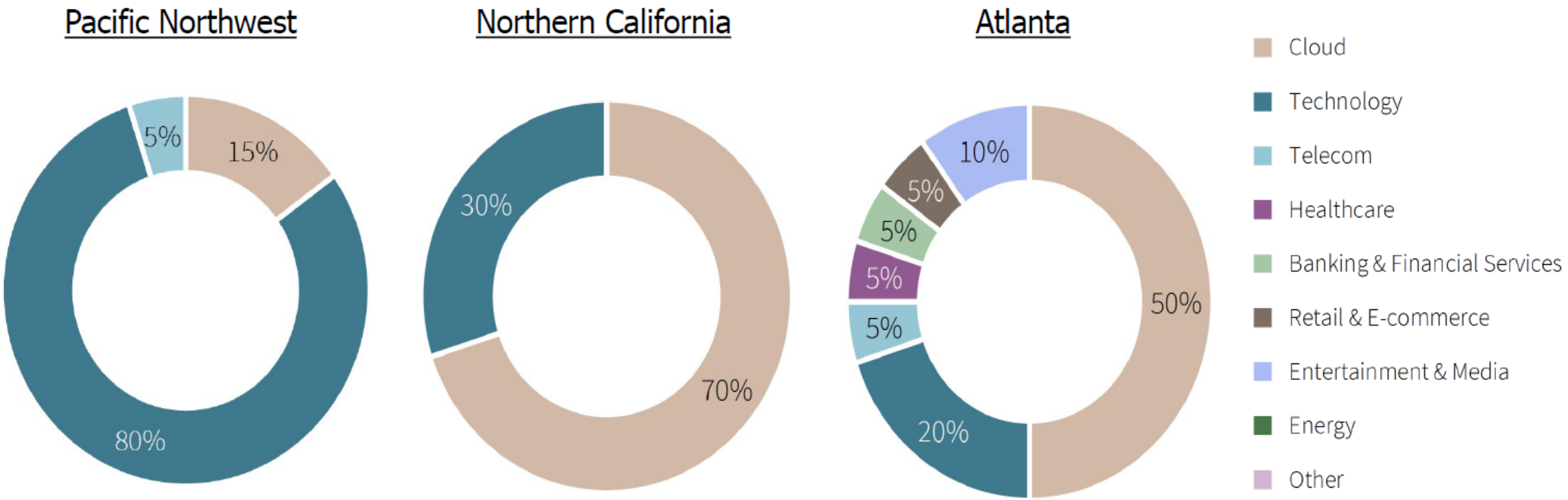
Source – Department of Land Conservation and Development, Data Center Advisory Committee presentation April 24, 2026

Data Centers in Hillsboro

- 23 total sites developed or in for permitting/ under construction
- 570 gross acres in total developed, in for permitting, or under construction
- Sites range from 3.5 to 91 acres
- Make up 10% of industrial area



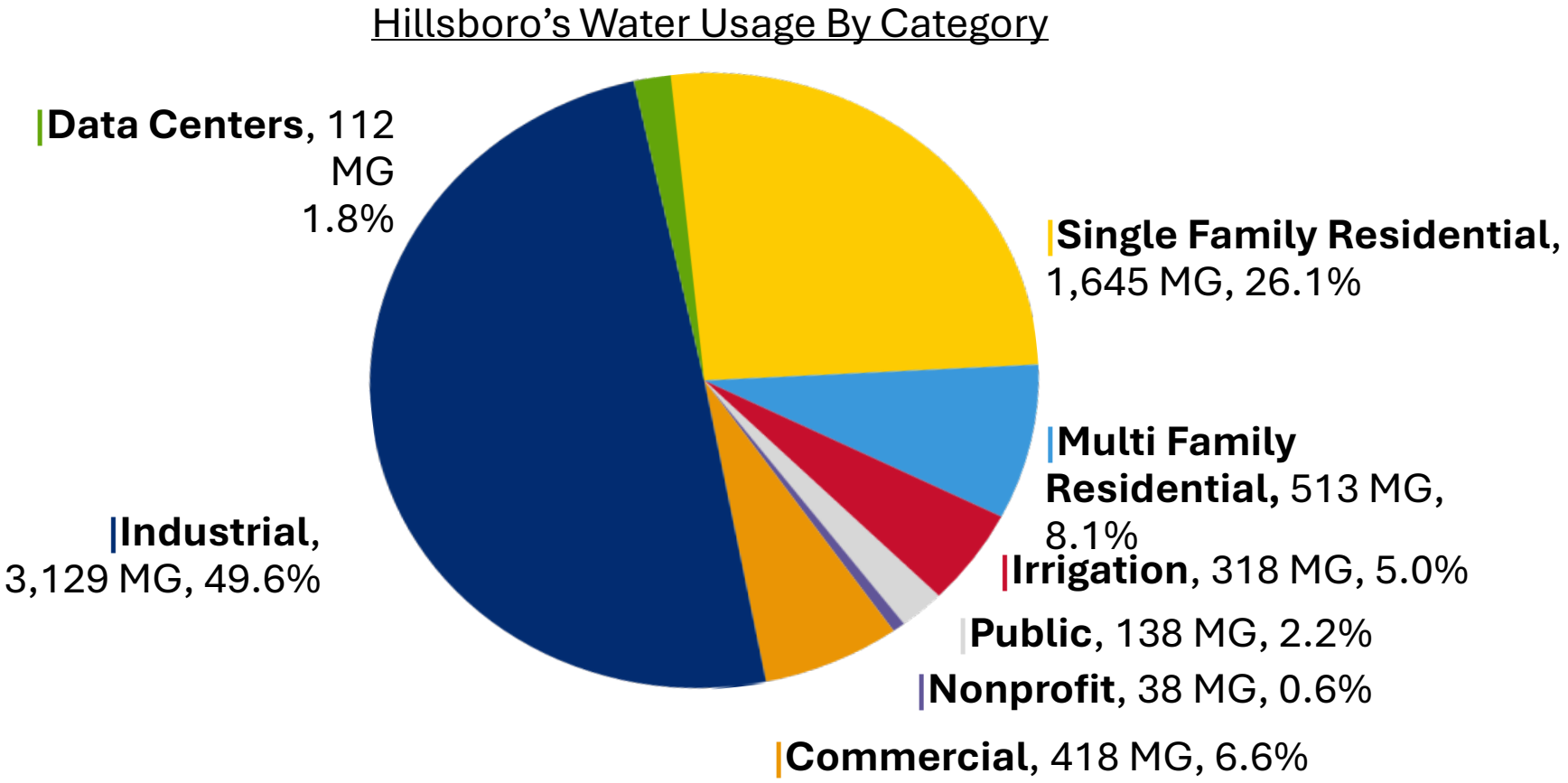
Data as an Infrastructure & Industrial Service



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

Local Utility Impacts

- Water Usage
- Land Usage
  - 10% of industrial land area
  - Greenfield and infill projects
- Infrastructure Impacts
- Quality of Information



Local Policy Efforts

Phase 1

- Use precedent set in CDCA-001-19 (Jackson East) as a precedent in limiting data centers.
- Prohibit data centers in certain zones and/or consider requiring Conditional Use approval.
- Allow data centers as an accessory use only, subordinate to a primary use onsite.
- Define and classify data centers based on type.

Phase 2

- Update development and design standards to reflect standards like building height, setbacks, etc.
- Consider sustainability or green building requirements such as solar requirements.
- Look at buffers along natural resources, schools and parks and consider additional restrictions.
- Consider elevated review process requiring a public hearing.

Data Storage and Processing

12.10.370 Data Storage and Processing

Data Storage and processing includes real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data, transaction processing equipment, and related infrastructure support equipment.

Data Storage may also be referred to as a “Data Center” and in addition to storage, includes, processing, transmission, or retrieval of digital data. This includes buildings or uses on the site for those used primarily for colocation services, cloud computing services, artificial intelligence training or inference services, or digital asset mining services, whether such services are internal or external services, i.e. provided to third parties or operated for the company's own commercial operations.

Data centers include specialized computing facilities built to train, deploy, and operate artificial intelligence and machine learning models at scale.

Proposed Data Center Use Restrictions

Prohibit:

- I-G
- SCI
- SC-BP
- ESID
- SSID
- HSID
- C-G
- UC-NC
- UC-OR
- UC-RP

Limit:

- I-P
  - 215 gross acres total **(currently 203.17 acres)**
- I-S
  - Jackson East limitations remain (83 acres total)
  - Prohibited in Meek as Primary Use
  - All other sub-areas: 310 gross acres total **(currently 292.29 acres total)**

Data Centers as an Accessory Use

Size Limitation

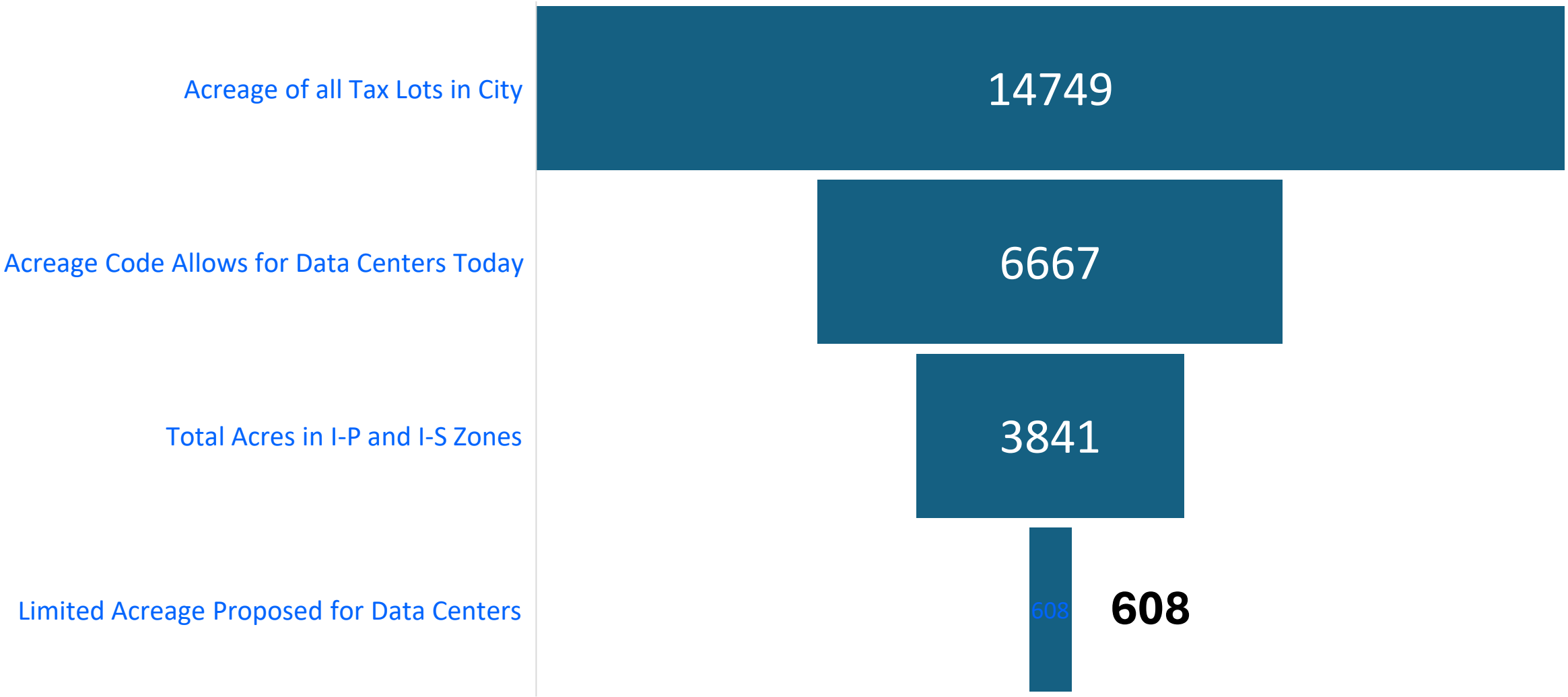
- 25% of the gross acreage or 30% of the gross floor area, whichever is less
- Clarification on measurement

Examples in Other Jurisdictions:

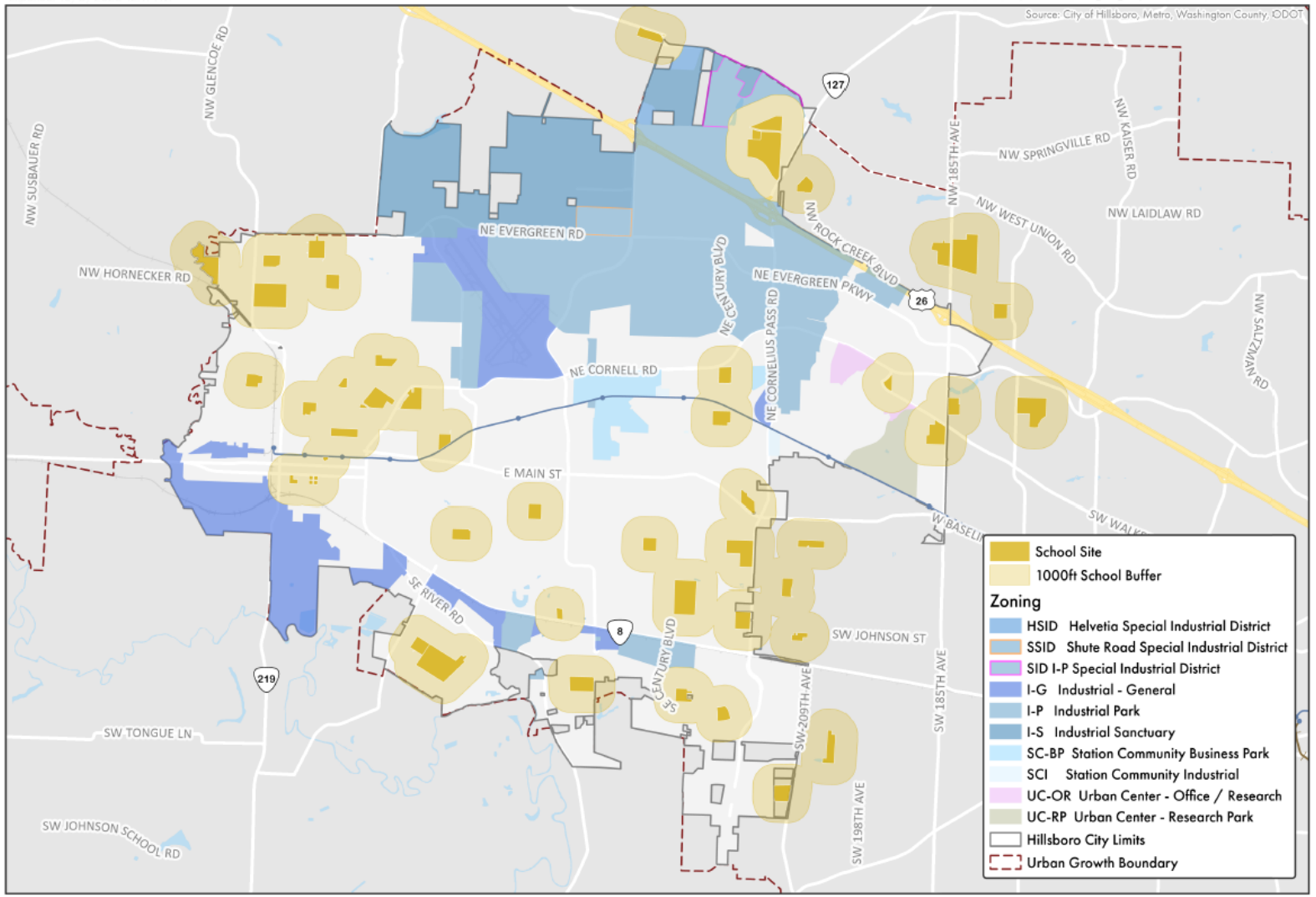
Albemarle County, Virginia: 25% of gross floor area

Henrietta Township, Michigan: 25% of the gross floor area

Proposed Data Center as a Primary Use Restrictions



Distance Requirements from Schools



CDCA-004-26 SCHOOL BUFFERS

1000 FOOT

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Hillsboro Economic Development

Map updated October 5, 2026