

SB 1586 -4,-5

Sections 20-22 (land)

February 18, 2026

SB 1586 -4 and -5*

SB 1586 Introduced (Sections 19-22):

- Would have brought 1,700 acres into the UGB + sideboards to support development for advanced manufacturers and supply chain companies.

SB 1586 with the -4 amendment(Sections 20-22):

- Brings 373 acres into the UGB + sideboards
- Designates the remaining 1,400 acres as urban reserves
 - Any future UGB action must go through Metro's established process

-5 amendment makes technical clarifications to land descriptions*

373 acres + sideboards

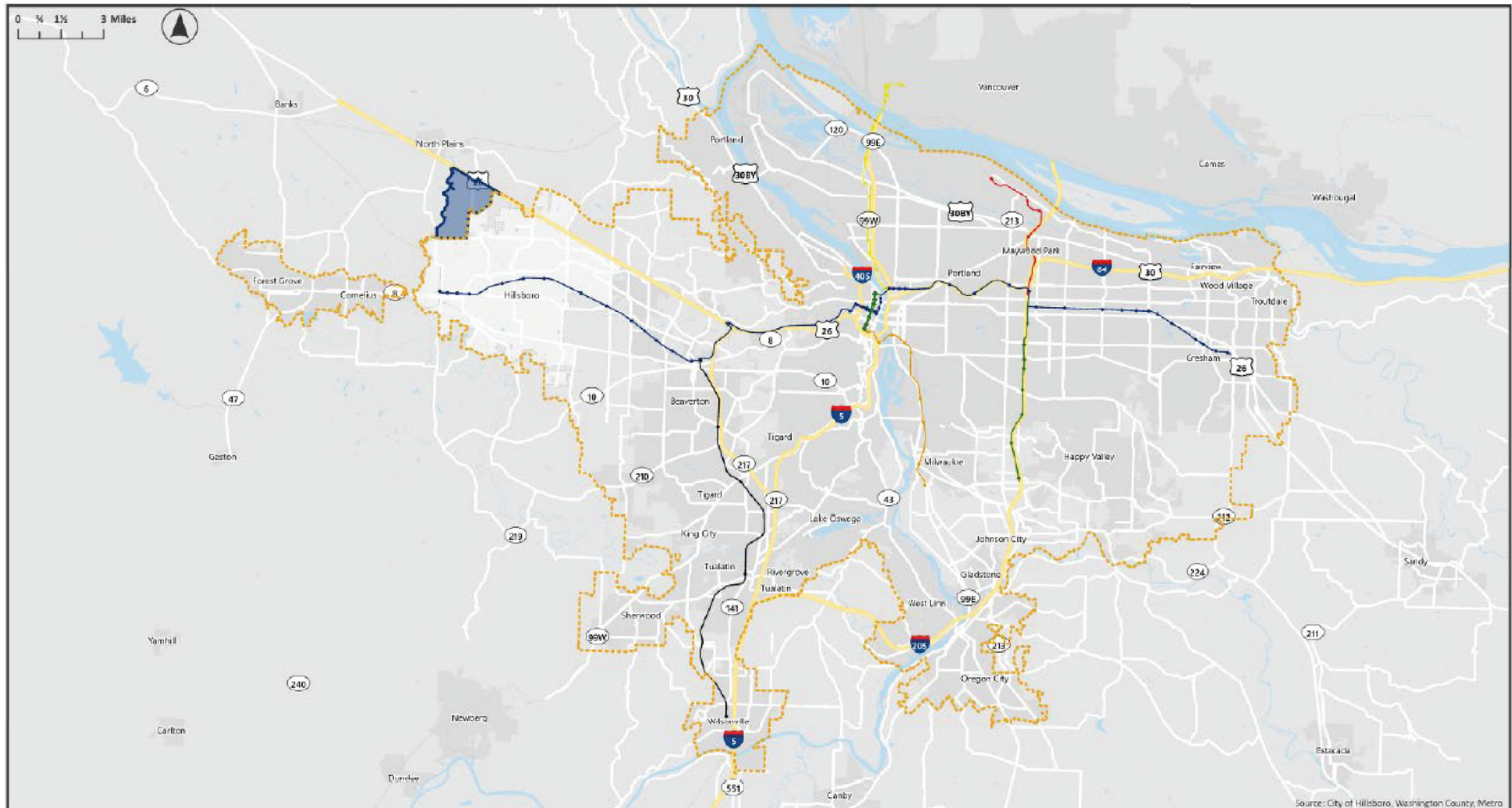
Must be planned and zoned for industrial use, including:

- High-technology and advanced manufacturing and production, including research and development;
- Uses that support high-technology and advanced manufacturing, research and development; and
- Commercial uses that are accessory to and support high technology and advanced manufacturing.

May not be zoned for or developed as:

- A data storage, processing or information center except as an accessory to or part of a use described in this subsection;
- Commercial uses, including lodging, recreation, eating and drinking establishments, retail products and services, or office, self-service storage, truck stops or vehicle service facilities; or
- Retail warehousing facilities for consumer goods

Example 1: 05/2025 2:23 PM by north



NORTH HILLSBORO TECHNOLOGY PARK SITE REGIONAL CONTEXT

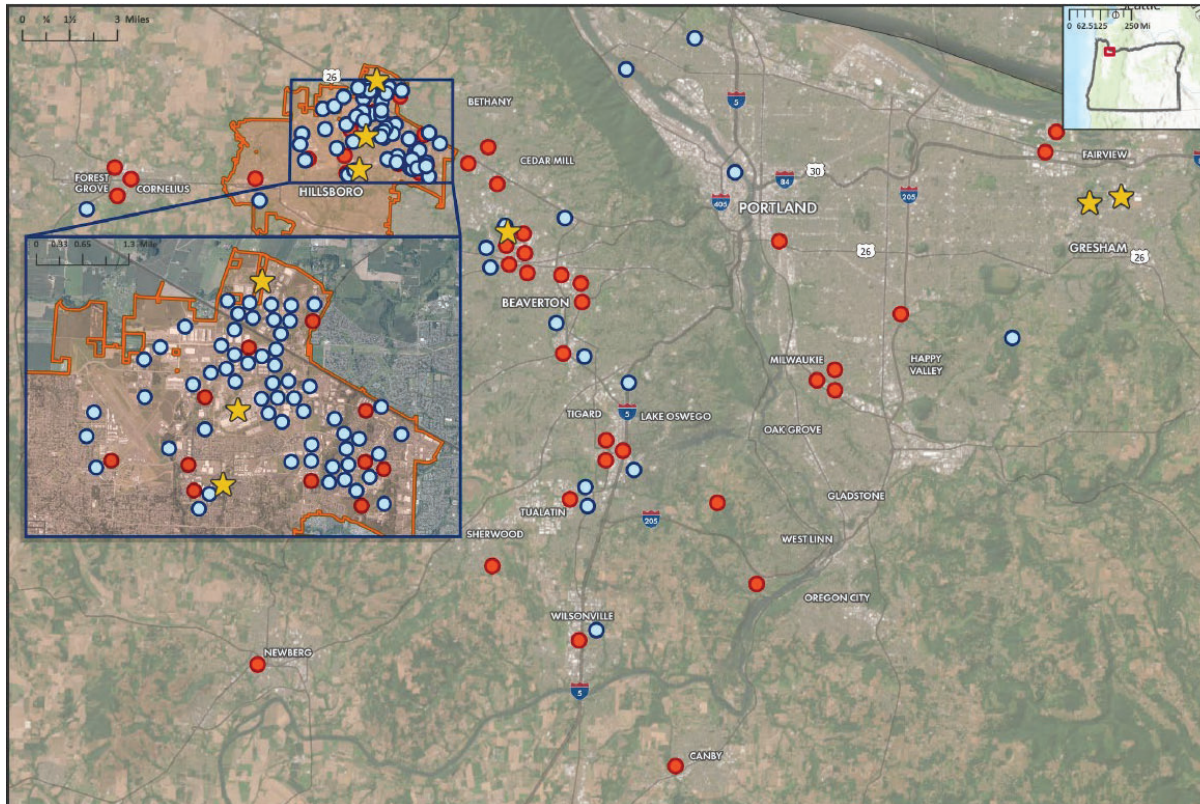
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- Hillsboro Technology Park Site
- Urban Growth Boundary



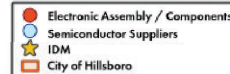
JANUARY 30TH, 2026

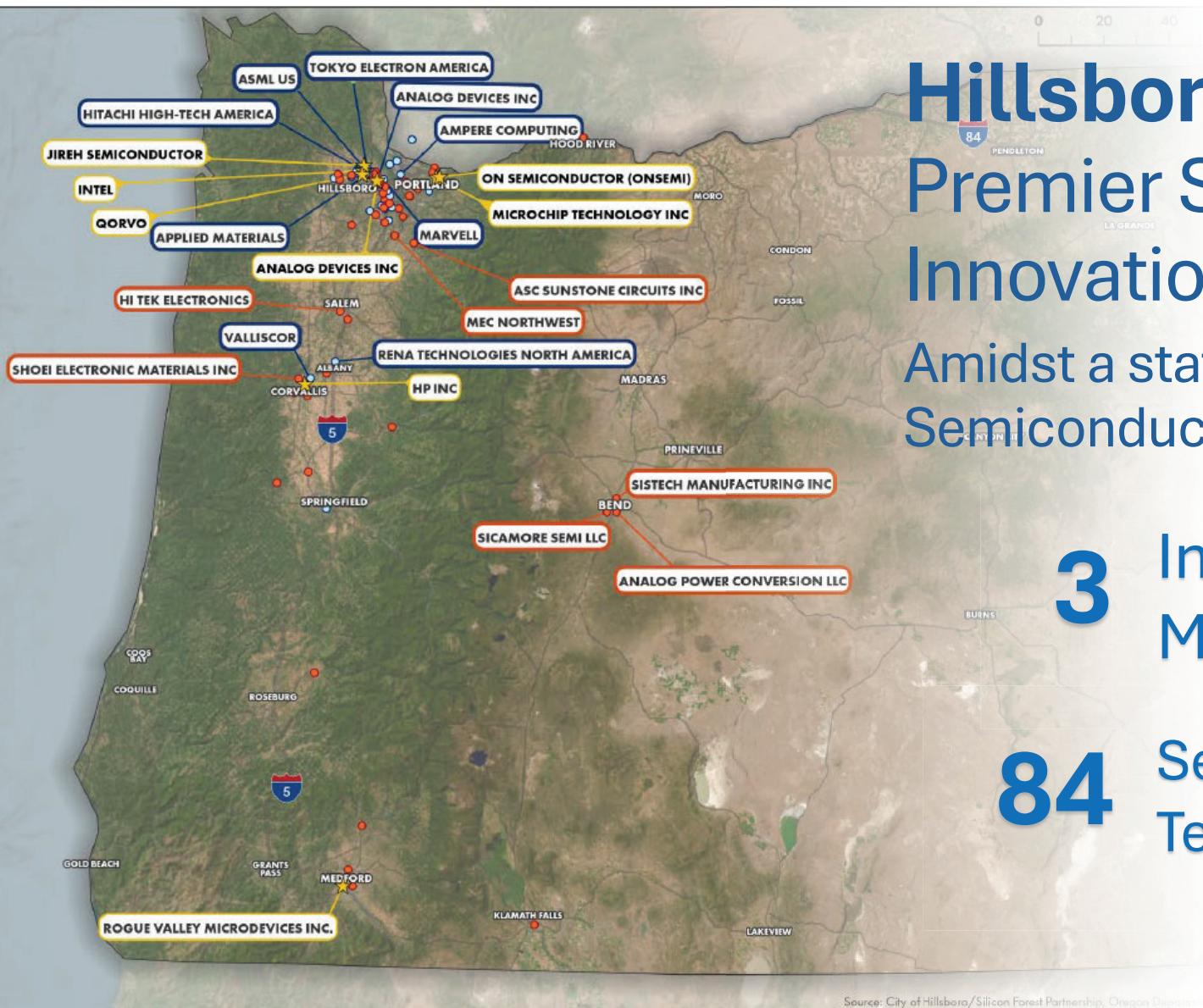
Hillsboro: The Heart of the Silicon Forest



OREGON SEMICONDUCTOR ECOSYSTEM: PORTLAND METRO

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Hillsboro: America's Premier Semiconductor Innovation Cluster

Amidst a state-wide prevalence of Semiconductor Industry

3 Integrated Device Manufacturers

84 Semiconductor-related Technology Companies

Hillsboro High-Tech Project Figures

Last 5 Years

Opportunities Won: 24
Projects won in last 5 Years

Opportunities Lost: 31
Projects lost in last 5 Years

Opportunities Declined: 75
Projects declined in last 5 Years

Last 2 Years

Opportunities Won: 2
Projects won in last 2 Years

Opportunities Lost: 15
Projects lost in last 2 Years

Opportunities Declined: 18
Projects declined in last 2 Years

Percentage of projects lost / declined due to insufficient land or facilities 67%