

MEEK SOUTH SITE



intel **SILICON FOREST, USA**

HILLSBORO TECHNOLOGY PARK

The Hillsboro Industrial District is the location for many of Oregon’s largest and most economically vital industrial businesses. The next stage of development in the District is the Hillsboro Technology Park which is designated for firms in the targeted clusters of high technology, clean tech, bio-pharma, and advanced manufacturing.

SITE INFORMATION

SITE BOUNDARIES:
 North: NW Meek Road
 South: Waible Creek
 East: NE Starr Boulevard
 West: NE Sewell Avenue

OWNERSHIP:
 Hillsboro Economic Development Council (140 acres);
 Sues (1 acre)

JURISDICTION:
 City of Hillsboro

SIZE:
 Total Acres/Square Meters: 141 gross acres (566,560 sq m)

ZONING:
Industrial Sanctuary: permitted industrial uses include high technology, manufacturing, warehouse and freight movement, and utilities.

SITE MAPS:
[Site Map](#)
[Topographical Map](#)
[Floodplain Map](#)

COST:
 Negotiable

TAXES:
 Approximate Property Tax Rate: \$17.00/\$1,000 of taxable assessed value

DEVELOPMENT FEES:
 Permitting fees and system development charges will vary depending on project requirements

ACCESS:

Distance to Highway 26: .25 mile (.4 km) to Brookwood Interchange
 Distance to Hillsboro Airport (HIO): approximately 2 miles (3 KM); charter, freight, and private jet use only – no commercial service.
 Distance to Portland International Airport (PDX): 27 miles (43 km) east of Hillsboro
 Distance to Port of Portland: 25 miles (40 km)
 Distance to Public Transportation: Nearest bus stop – 1 m (1.6 km) at Evergreen/Brookwood
North Hillsboro Link – shuttle service to nearest light rail stop, expansion of routes or service are can be negotiated.





Guide to Map Features

- Meek/HEDC Ownership
- Future Road Expansion
- Water Main
- Sanitary Sewer Main
- Pump Station
- PGE Natural Gas Line
- PGE Substations
- City Limits
- Hillsboro Technology Park

UTILITY SPECIFICATIONS

WATER: City of Hillsboro 18" (45.72 cm) water line access. System capacity ~34 mgd. [See utility map](#)

SEWER: Clean Water Services (CWS): Sewer to the site is served by an 8" – 24" gravity line running along the creek corridor (southern boundary of the site) to the pump station located on the western boundary of the Meek South Site. The pump station has a current capacity of 1.5 mgd and can be expanded to a capacity of approximately 6.3 mgd. It was completed Q2 2022. [See utility map](#)

ELECTRICITY: Portland General Electric (PGE): The adjacent Evergreen and Shute substations have been designed as a PGE high reliability center that meets or exceeds the stringent requirements of the semiconductor industry. Interested parties should contact PGE directly for capacity information.

NATURAL GAS: NW Natural: 6" (15.24 cm) distribution line in NE Evergreen Road and NE Starr Boulevard to serve new customers, 16" (40.6 cm) transmission line in US Hwy 26. [See utility map](#)

TELECOM-BROADBAND: Multiple fiber providers, including Comcast, Frontier, CenturyLink, and Zayo, with 7 submarine cable systems terminating in Hillsboro.

SITE READINESS

The Meek South Site totals approximately 140 gross acres. Hillsboro's policy for this site allows a company to develop a minimum of 50 acres up to a maximum of the entire site. The Hillsboro Economic Development Council, the City's Urban Renewal Agency, owns the property and has a collaborative relationship with the remaining property owner, who is a willing seller. Utilities are to the site — water and natural gas on the east boundary and electricity and sanitary sewer on the south boundary.

INCENTIVES

LOCAL ENTERPRISE ZONE: New investment within the Enterprise Zone can receive a property tax abatement for up to five years for eligible businesses.

EXPEDITED PERMITTING: Land use permit (4 – 6 weeks); building/engineering permits (4 – 6 weeks). Some permits can be processed concurrently.

FOREIGN TRADE ZONE: Similar to what is known internationally as free trade zones, foreign trade zones offer duty deferrals and inverted tariffs.

FINANCIAL OPTIONS FOR LARGE WATER USERS: The City provides two flexible payment options for large water users.

STRATEGIC INVESTMENT PROGRAM (SIP): Projects with capital investments exceeding \$150 million are eligible for a partial property tax abatement for 15 years.

WORKFORCE TRAINING: Reimbursement to offset costs incurred for employee training.

STATE

NO SALES Tax
Corporate income taxes assessed on Oregon sales only.

CONTACT INFO

Val Okada
Economic Development Manager, City of Hillsboro
Val.Okada@Hillsboro-Oregon.gov
503-681-6112