

# Hillsboro Civic Center



**LOCATION:** Hillsboro, Oregon

**PROJECT TYPE:** Civic, Mixed Use, Sustainable Design

**SIZE:** 168,436 SF

**COST:** \$31,380,000

**COMPLETED:** 2005

**ROLE:** Developer

**ARCHITECT:** LRS Architects, Inc.

**CONTRACTOR:** Skanska USA

The City of Hillsboro Civic Center in downtown Hillsboro is an intricate complex on three city blocks spanning a MAX light rail line. The centerpiece is the City Hall and adjoining plazas, located at First Avenue and Main Street, but the mixed-use project also features 120 units of affordable and market rate apartments, commercial offices and retail space.

The five-story Class A office building serves as City Hall and includes the auditorium that also functions as the City Council chamber. The connecting two-story Plaza Building consists of 5,400 square feet of ground floor retail space and 17,000 square feet of Class A office space. The development consolidates numerous city agencies, and also provides a cultural center for Hillsboro residents and visitors.

Specht was required to design the project to achieve at least a Silver LEED® Certification. However, we attained a LEED® Gold rating by incorporating many unique sustainable elements within the building, including indirect lighting, superior energy efficiency, air quality monitoring, high levels of regional and recycled materials, a reflective roof system, high efficiency irrigation system, and enhancement of alternative transportation options. The Hillsboro Civic Center was only the second building of its type to receive this certification, joining Seattle's City Hall as the two most sustainable City Halls in the country.

The 168,436 square-foot civic center is 42% more energy efficient and consumes 38% less water than the average building of its size.

- LEED® Gold Certified
- High reflectivity roof system
- Local, regional and recycled materials
- Continual air quality monitoring
- Indirect lighting
- Recycling of construction materials