

= Hillsboro Civic Center =

The Hillsboro Civic Center is a government @-@ built , mixed @-@ use development in downtown Hillsboro , Oregon , United States . The development includes the city hall for the county seat of Washington County , located west of Portland , Oregon . Covering 6 acres (24 @,@ 000 m2) , the Civic Center has a total of over 165 @,@ 000 square feet (15 @,@ 300 m2) in the complex . The total of six stories for the main structure makes the building the tallest in the city , tied with Tuality Community Hospital . In addition to government offices , the Civic Center includes retail space , public plazas , and residential housing . The complex was built to centralize city government functions under one roof .

Design of the complex began in 2002 , with construction beginning in 2003 . After completion in 2005 , the building was awarded the LEED Gold certification for sustainability , the second city hall in the United States to earn that distinction . Environmentally friendly technologies used include occupancy sensors , ventilation that monitors carbon dioxide levels to determine when to activate , high performance exterior glass to reduce heat loss , and solar panels to generate electricity .

= History =

Plans for the 6 @-@ acre (24 @,@ 000 m2) complex began as part of the city ' s 2020 comprehensive plan . Development plans from six teams of developers and architects were submitted to the city in October 2001 . These plans included designs for public plazas , a library branch , residential units , retail space , and a new city hall . Formal design proposals were submitted in early 2002 . The project was designed to consolidate city government and to anchor redevelopment of the downtown core that would reinvigorate downtown . This included the plan to turn the area into a zone with 18 hours of activity each day , instead of businesses closing at 5 : 00 pm when the city and county governments closed . Additionally , conference space was planned to accommodate use by both city and county governments , and by private groups .

In April 2002 , Specht Properties was selected as the developer of the project after scoring higher with the council appointed committee formed to rate each of three developer ' s proposals , with Gerding / Edlen Development and Trammell Crow Company losing out to Specht . Construction on the complex began in June 2003 when an old grain store at the site was demolished to make room for the center . A total of eight buildings were torn down to make room the complex as part of a redevelopment of a brownfield site .

Plans also called for retail space , housing units , and a library branch . Though the library section was built , a library branch did not open at the site . LRS Architects designed the complex with Skanska USA serving as the general contractor . The structural engineering was done by KPFF Consulting Engineers , services engineering was completed by Interface Engineering , and civil engineering for the project was handled by WRG Design .

The building was finished in January 2005 with city officials and employees moving into the buildings by the end of March . A public grand opening was held on July 16 , 2005 , to officially open the center . Total cost of the public portion of the project was \$ 34 million , with construction totaling \$ 23 @.@ 5 million . Prior to completion the city leased space in several downtown buildings , including the county ' s Public Services Building where Hillsboro also held city council meetings . Later in 2005 a coffee shop was added as a tenant in part of the retail space , and in 2007 the restaurant space in the building was leased to NW Hayden Enterprises for a restaurant scheduled to open in 2008 . In April 2009 , the plaza was renamed as the Tom Hughes Civic Center Plaza in honor of former mayor Tom Hughes who was mayor when the building was constructed .

= Architecture =

Hillsboro ' s Civic Center is a modern glass building with a stone base and brick highlights . There are two main buildings , the Civic Center housing government offices and the Plaza Building housing retail space . The plazas surrounding the structures contain an inlaid quartzite river , basalt planters

, and Victorian style benches . Additionally , it was designed with large windows facing the north in order to reflect the giant sequoia trees located across the street at the Washington County Courthouse , with the trees dating back to the 1880s .

At a total of six stories tall , the building is tied for the tallest building in Hillsboro with Tuality Community Hospital standing 78 feet (24 m) tall . Inside the building features high ceilings on the first floor and a large , open public space . Daylight and exterior views are present in 90 % of the offices in city hall .

== Awards ==

Hillsboro Civic Center won the award for Best Public Project in the state of Oregon for 2005 from Northwest Construction magazine for the general contractor Skanska USA . It is the first municipal headquarters in Oregon to meet all its energy needs with renewable sources . During development , the project first aimed for attaining a Silver certification from the United States Green Building Council . Instead , the project was awarded the Leadership in Energy and Environmental Design Gold certification for environmental sustainability by the U.S. Green Building Council 's Leadership . This was the second Gold rating given to a city hall in the U.S. after Seattle 's city hall earned the distinction , and the seventh building in Oregon to earn that level of certification .

Contributing factors leading to this award included that during construction , 92 % of construction waste was recycled , and non @-@ wood wheat board was used in some of the walls . Additionally , 18 solar panels were installed on the building to generate power for use in the building , with the city purchasing all additional power through renewable power sources , funded in part by Portland General Electric and the Bonneville Environmental Foundation , while the building is 42 % more energy efficient than comparable buildings . Other environmental friendly amenities include occupancy sensors , ventilation that monitors carbon dioxide levels to determine when to activate , high performance exterior glass to reduce heat loss , infrared bathroom fixtures , and the use of recycled building materials among other items .

== Amenities and use ==

The Civic Center was built over three city blocks in downtown . The complex has a total of 168 @, @ 436 square feet (15 @, @ 648 @. @ 2 m2) . The complex has two plazas , with the northern plaza designed to create an outdoor amphitheater with seating for 700 . Dedicated as the Tom Hughes Civic Center Plaza , the buildings of the Civic Center serve as a backdrop to the amphitheater , and by using Main Street to increase the space , the amphitheater can accommodate crowds of 5 @, @ 000 people . South Plaza connects the government portions of the complex to the 120 unit residential component of the development to the south . Both plazas have water features , including a fountain in the 24 @, @ 000 @-@ square @-@ foot (2 @, @ 200 m2) North Plaza .

On the ground floor is a Starbucks coffee shop in a 1 @, @ 600 @-@ square @-@ foot (150 m2) space , while the 20 @, @ 000 square feet (1 @, @ 900 m2) designed for the library branch remain open for future government use . In the government areas there is a 3 @, @ 800 @-@ square @-@ foot (350 m2) conference center and the city council chambers . This includes a 250 @-@ seat auditorium . The Civic Center hosts the seasonal , weekly farmer 's market on Saturdays , and a marketplace on Tuesdays that features various vendors , both utilizing the center 's plaza area . Plans call for an upscale restaurant in a 3 @, @ 800 @-@ square @-@ foot (350 m2) space . City services at the site include the Administration Department , city planning , the office of the city recorder , and the municipal court among others . The Civic Center also houses the office of the mayor and is the site of the twice @-@ monthly city council meetings .