

HILLSBORO CIVIC CENTER MIXED USE PROJECT

Project Executive Summary

The Hillsboro City Council on September 6, 2002 unanimously approved a resolution endorsing a Disposition and Development Agreement with the Specht Team for the development of the Hillsboro Civic Center Mixed Use Development Project (the "Project"). The following elements will be included in this exciting Project:

City Hall Building:

Approximately half way between Main Street and Washington Street, east of First Avenue, a five-story Class A office building elevated over on grade parking will be developed. The building will provide space to consolidate City functions, provide ample meeting space for a wide variety of uses and will include a multi-use 250 seat auditorium.



Plaza Building: In the southeast quadrant of the First Avenue and Main Street intersection, a two-story Class A building interconnected on the second floor with the City Hall Building will be developed. City services will occupy the second floor of this building. The Plaza Building also contains first floor retail space which is targeted towards providing services to the public that will help energize the activities taking place in the adjacent Plaza.

Public Plazas: Two plazas will be included in the Project. The North Plaza is 24,354 sf, and may be expanded to 49,334 sf for larger events of 5,000 or more people by incorporating the Main Street right-of-way between First and Second Avenues. This plaza will include an amphitheater with seating for approximately 700 people. The amphitheater also provides the podium on which the City Hall Building is located. A water feature, landscaping, benches, public restrooms, and outdoor seating for retail establishments will enhance the pedestrian experience and help create an 18-hour window of activity in the downtown. The North Plaza will also be used for a variety of community events, including the Hillsboro Farmer's Market. The South Plaza totals 11,368 sf, connecting the City Hall and Plaza Building to the residential component to be developed south of Washington Street.

Residential: 120 one and two bedroom units will be constructed south of Washington Street, east of First Avenue, and continuing east of Second Avenue. While the majority of the units will be Affordable Housing for households earning not more than 60% of the area median income, the 29 units located east of Second Avenue will be market rate housing. The residential buildings will range from two to four stories, with 191 parking spaces located onsite, some of which will be covered. Retail space totaling 3,802 will also be located on the ground floor of the residential buildings. The residential development will be privately developed, owned and operated.

PRIMARY CIVIC CENTER TEAM MEMBERS:

Civic Center Owner: The City of Hillsboro, Oregon

Lead Developer: Specht Development, Inc.; Greg Specht, President

Residential Developer & Owner: GSL Properties, Inc.; Skip Grodahl, CEO

Design Architect: LRS Architects, Inc.; Steve Lee, Principal

General Contractor: Baugh Skanska Construction; Dan Quatier, President