



# Event Center

## Project Newsletter

Vol. 2

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### Full Steam Ahead

by Washington County Project Manager, Geoffrey Kavulya



With the stakeholders having laid shovels to dirt a few weeks ago, in the first concrete step to make Washington County Event Center a reality, work has begun in earnest. Thanks to hard work of all participants, this project is forging ahead at an admirable pace and has its sights set to Spring 2020 completion.

Swinerton Builders in concert with their trade partner Coffman are busy at work on planning and pre-construction activities that will lay the groundwork for the actual construction.

To get us to this point, many folks have been busy behind the scenes developing the basis of design, toward the realization of an Event Center with a true “sense of arrival” in the heart of Hillsboro. Moreover, led by the project delivery team, agencies continue to work on other pieces of the puzzle pertinent to delivery of an Event Center in alignment with community expectations as well as envisioned by key stakeholders.

It’s exhilarating to watch the progress made each day as countdown to key milestones such as beam signing and topping out begins.

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### Project Scope:

Build a state of the art Event facility at the Washington County Fair Complex that includes approximately 40,000 square feet of exposition space and a 14,000 sf, state-of-the-art, conference center, complete with commercial kitchen, concessions and offices.

## The Vision For A New Event Center

By Steve Mileham, Managing Principal  
LRS Architects

The idea of a new event center on the Washington County fairgrounds has been around for over 50 years. Various ideas and proposals have been floated for a new building that could entertain large events, programs and conferences. In 2007 the City and County formed a 16-member joint task force representing both public and private interests to identify the vision for the Fair Complex. Members included the Mayor, County Commissioners, the Fair Board and various representatives from the local business community. LRS Architects worked with the Committee to identify objectives and create a consensus master plan that addressed the various interests and needs of the community. The Event Center was highlighted as a new facility that should be built as part of the first phase.

In 2016 LRS Architects, along with our design partner BSP Architects from Tennessee and a team of highly respected consultants, were honored to be selected to design the new Event Center. LRS Architects is a 120 person architectural firm in Portland with experience on a wide range of projects including fairgrounds and event centers. We have successfully designed other civic projects in Hillsboro including the Hillsboro Civic Center, the Intermodal Transit Facility, and the Public Works Operations Facility.

In early meetings with a large group of City, County, F.A.C. and private stakeholders, we revisited the master plan and confirmed the location and orientation of the Event Center, to be located near and oriented towards the light rail station. We designed and presented a number of site and floor plan options and reached consensus on a plan that is the foundation of the current design, with a large Expo Hall, Conference and Meeting rooms, and a spacious Lobby opening to a plaza area, with parking to the north and south.

The inspiration for the Vision of the Event Center is founded in a series of unique contextual relationships. The building is designed to be an integral part of the fairgrounds while also welcoming the public coming for specific events. It is rooted in the strong agricultural heritage of the area, is influenced by the high-tech industries nearby, and it represents the diverse culture of the community.

The building features a long angled “butterfly” roof that extends upwards to welcome visitors from both the north and the south. The aviation-inspired winged roof form is inspired by the site location next to the Hillsboro airport. It also mirrors the angled profile of the coastal range to the west. The rich timber heritage of the area is reflected in the abundant use of wood and cross-laminated timber throughout the project. And distinctive colored “planks” that pay homage to the original wood road planks that formed the first road from Portland to Hillsboro in the 1800’s will highlight the Plaza.

Jonathan Swift once noted, “Vision is the art of seeing what is invisible to others.” We are grateful to be an integral part of an incredible project team working with the County and City as stewards of the Vision for a new, dynamic Event Center for Washington County that will serve the needs and enrich the community for generations.



Steve Mileham, Managing Principal  
LRS Architects



Washington County  
Visitors Association



## Contact us:

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[www.co.washington.or.us/Fair/washington-county-event-center.cfm](http://www.co.washington.or.us/Fair/washington-county-event-center.cfm)

## Project Milestones

### Accomplishments

- Planned Unit Development Approval- 4/2017
- Service Provider Letter (Clean Water Services ) -3/ 2018
- Agreement on Transportation Development Tax
- Partnership Inter Governmental Agreement w/ City of Hillsboro – 2/2018
- Development Review approval from City of Hillsboro- 5/ 2018
- Award Construction Management /General Contractor to Swinerton Builders- 7/ 2018
- Right of Way (ROW) Vacation (NE 34th Ave)- Board of Commissioners 7/ 2018
- Groundbreaking - 9/ 2018

### In Progress

- Construction Documents Development
- Public Utility Easement
- Design Review and Approval by City
- Wetland Mitigation Design
- Public Infrastructure /Private Utility Permits



Site work begins. (September 2018)