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## This new development opportunity could prolong Beaverton's renaissance

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Those paying attention over the past few years know that Beaverton has undergone a transformation.

Its central core, long home to relatively unremarkable developments that didn't do much to attract new residents, has come to life in recent times. New, urban multifamily developments are populating the city center. The food scene has come to life, powered in part by the BG Food Cartel pod across from city hall.



CITY OF BEAVERTON

Beaverton's central core is seeing a revitalization, including this under-construction Hyatt House hotel. A nearby 2-acre site could be the next chapter of that transformation.

And the planned \$46 million Patricia Reser Center for the Arts that will rise near The Round is bound to add a jolt of vitality to the scene.

Now, city officials hope the renaissance will continue on a 2-acre collection of parcels in the middle of Beaverton's emerging center, dubbed Beaverton Central. A request for qualifications went out earlier this month seeking qualified development teams with big, bold ideas for the property and how it could best boost Beaverton.

"We are really hoping it will be a gateway to Beaverton and a front door from Canyon Road," said [Janiene Lambert](#), a Beaverton senior development project manager. "What we wanted to do was let proposers know our hopes and dreams

and vision, but let them bring their expertise and share with us what they have in mind.”

According to the RFQ, the 2-acre site consists of five different parcels that the city acquired over the past few years. The site, bordered by the BG Food Cartel pod to the west, is bound by Southwest Millikan Way on the north, Southwest Canyon Road to the south and another parcel that abuts Watson Avenue to the east.

The city wants the site to become an urban, mixed-use district that “advances Beaverton’s profile in entrepreneurship and the arts. It should also maximize density and active uses, as well as provide a “sense of arrival from Canyon Road.”

“We can’t stress enough how we really want to have a front door from Southwest Canyon Road,” said Cadence Petros, development division manager for the city of Beaverton.

The site also provides an opportunity to stitch together the Old Town area of Beaverton south of Canyon Road with the area north of Millikan. A more bike- and pedestrian-friendly approach is also something the city is pursuing.

Lambert said the city is open to a mix of uses on the site, including office, multifamily and hospitality.

“We would hope the development team that applies will also have some kind of public amenity area, too” she said.

Whatever new development might spring up at the site will join a recent wave of new projects, including Rembold’s The Rise Central apartments and the under-construction Hyatt House hotel. Not far away is the emerging “Restaurant Row” that could host at least six restaurants by springtime. The Center for the Arts is also closing in on a fundraising goal that could allow it to break ground by early next year.

“This would just be the next evolution of all of that,” said [Mike Williams](#), Beaverton’s economic development director.

The deadline for RFQ submissions is Oct. 10. The city anticipates selecting a proposal in November and entering into a negotiation agreement in January. The estimated groundbreaking would likely occur in late 2020 or early 2021.

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