



Beaverton Central 2-Acre (BC2) Site Developer Recommendation

November 26, 2019

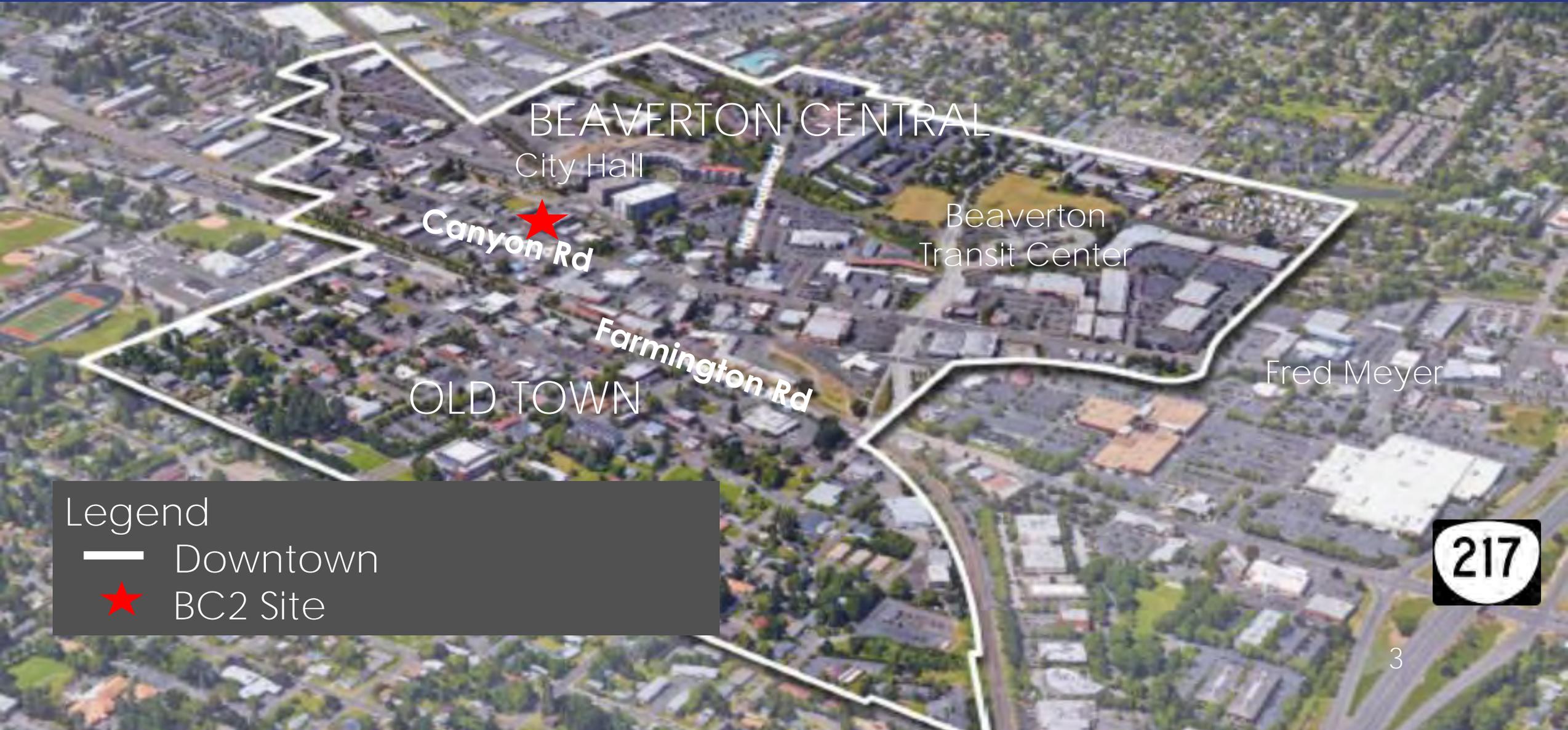
TONIGHT'S DISCUSSION

1. Beaverton Central 2-Acre Site (BC2) Overview
2. RFQ Process Completed
3. Responses & Development Team Recommendation





DOWNTOWN / BC2 SITE



Legend

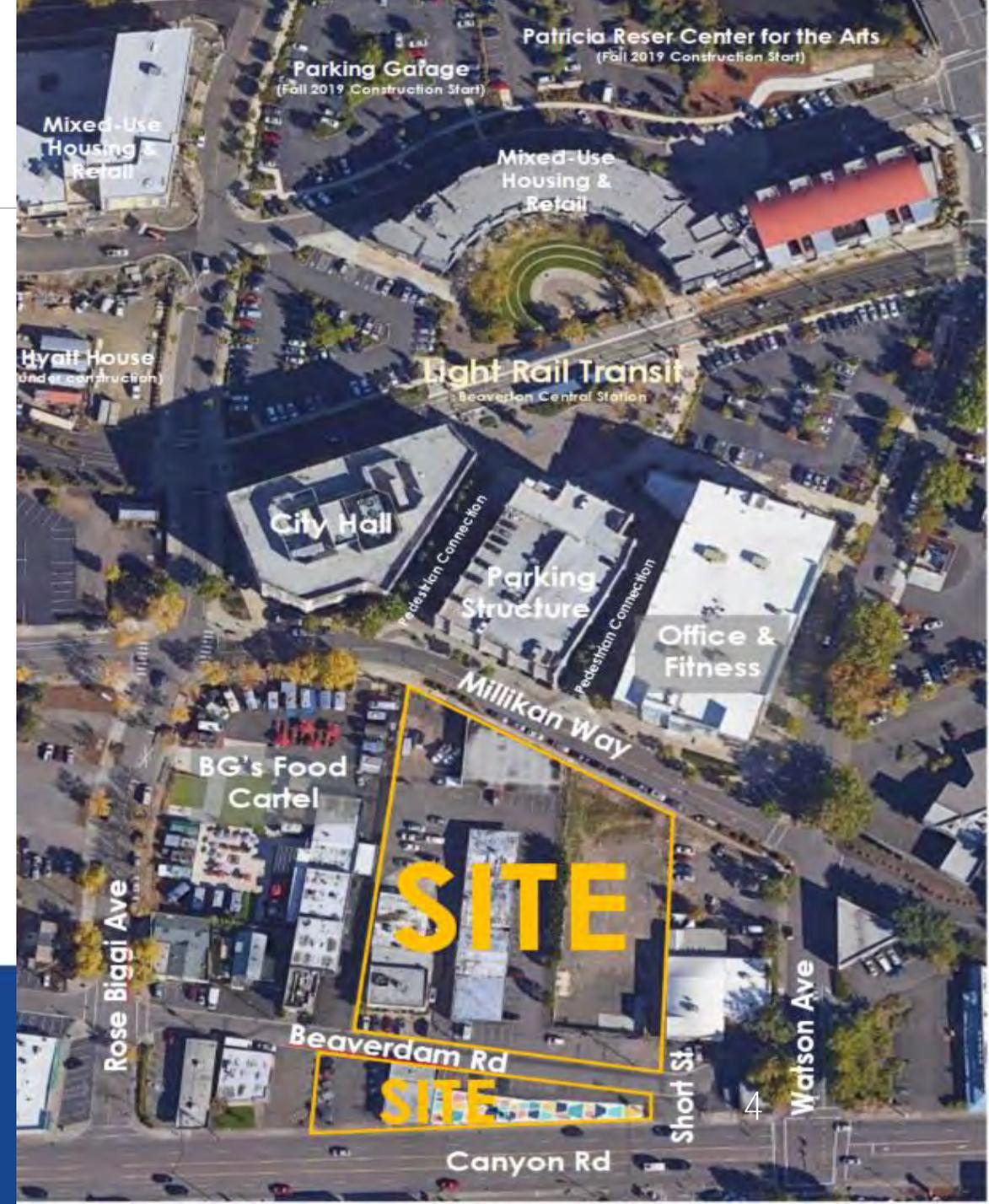
-  Downtown
-  BC2 Site

1. BC2 SITE OVERVIEW

- 5 lots, 2.02 acres total
- Mid-block property
- RC-TO Zoning (120 ft height max)
- Canyon Road and Millikan Way major frontages
- Beaverdam Road bisects site

Objectives for the Beaverdam Area:
“Strategic property acquisition and/or lot consolidation to incent and support redevelopment projects that contribute to District vitality.”

-Creekside District Master Plan, p.74



RFO DEVELOPMENT GOALS & OBJECTIVES

- Urban mixed-use district that advances Beaverton's profile in entrepreneurship and the arts
- Maximize density, active uses, consider resiliency
- Vacate Beaverdam Road through the property & create new north/south connectivity
 - Consider area circulation with adjacent sites
- Support a livable, equitable, sustainable and inclusive community
- Provide a sense of arrival from Canyon Road
- Explore an Arts and Innovation Hub
- Integrate public plaza
- Any parking should support urban form
- Tax increment generation



Existing Beaverdam Road

EVALUATION CRITERIA

- Vision for Site & Proposed Phasing (40 points)
- Financial Feasibility of Vision for Site (20 points)
- Financial Capacity of Team (10 points)
- Public-Private Partnership Experience (20 points)
- Experience of Development Team (10 points)

2. RFQ SUMMARY

- RFQ Released 8/21/2019
- RFQ Closed 10/10/2019
- 8 RFQ RESPONSES (TOP 4 INTERVIEWED)
 - Gerding Edlen (ZGF Architects)
 - Green Light Development / Innovative Housing, Inc. (Salazar Architects)
 - High Street Residential / Canterbury Hotel Group (GBD Architects)
 - Holland Partner Group (IBI)
 - Rembold / Related (Holst)
 - ScanlanKemperBard (SKB) (SERA Architects)
 - Urban Development + Partners (Hacker)
 - Wood Partners (YBA Architects)





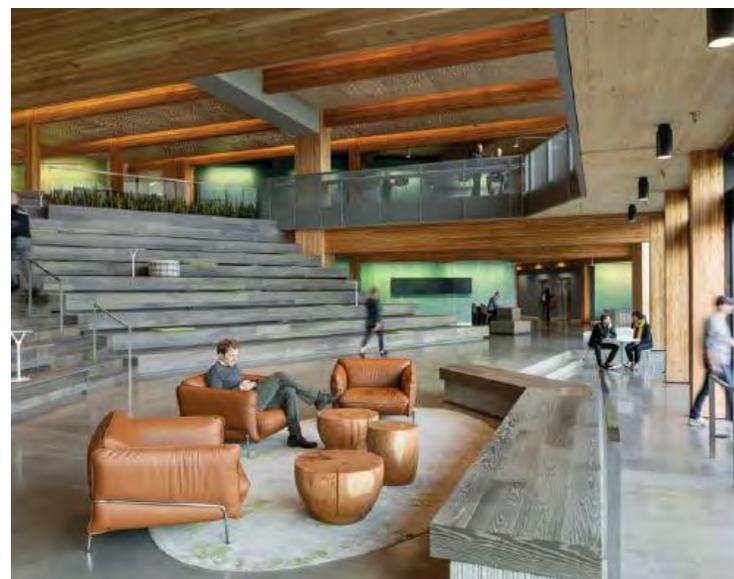
3. RECOMMENDED TEAM

HACKER

RANK: #1 - DEVELOPER: URBAN DEVELOPMENT + PARTNERS, ARCHITECT: HACKER

150,500 SF CREATIVE OFFICE SPACE

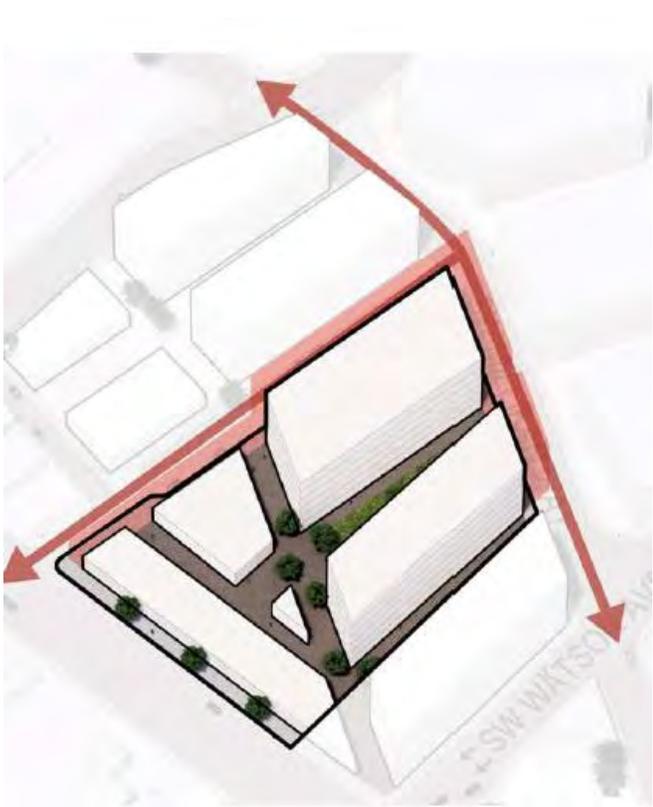
- 2 6-story mass timber buildings demonstrates 'Best of Oregon'
- **Makes sustainability part of district identity**
- **Maximizes 85' allowable** bldg. height exposed mass timber
- **12,000** - 17,000 SF floor plates allow for flexible tenant size
- **90' max building width** for daylight and views
- **13' ceilings** for exposed mechanical for low TI and flexibility
- **40' clear spans** for exceptional ease of space planning



DEVELOPER: URBAN DEVELOPMENT + PARTNERS, ARCHITECT: HACKER

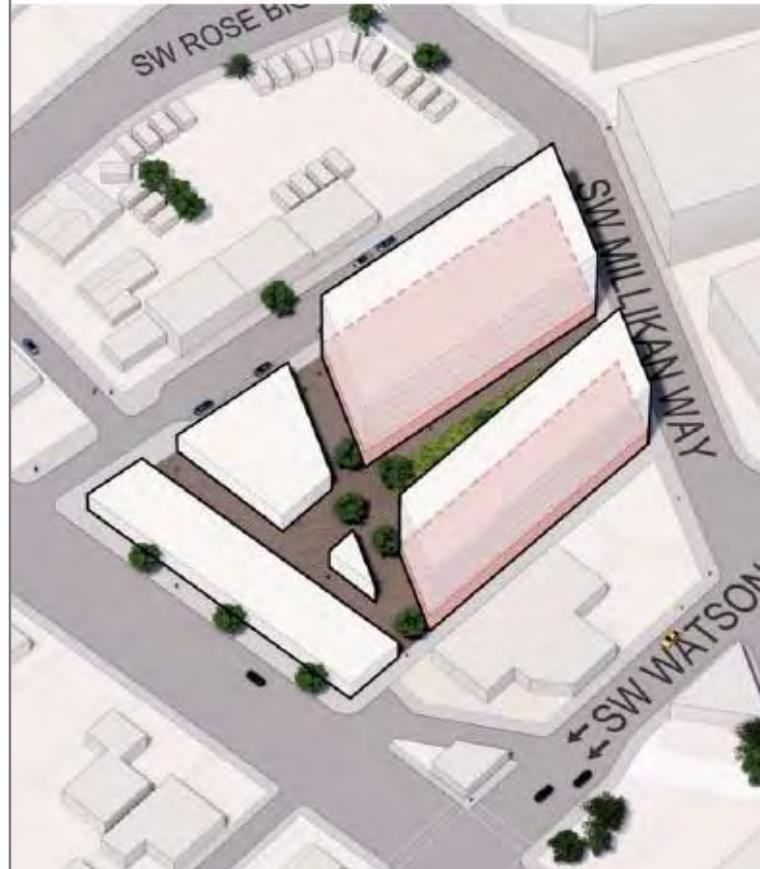
ACTIVE STREET EDGES

- **Oversized industrial scale openings**
- New north south street designed for public art and festivals
- **Facades articulated with smaller scale storefronts** for a variety of tenants
- **Sidewalks with space for shops and restaurants** to spill out



30,000 SF GROUND FLOOR RETAIL & RESTAURANT SPACE

- **16 foot ceiling heights for civic scale**
- **Curated** ground floor retail and restaurants
- Supports office during the day and residents at night
- Demisable to a variety of scales

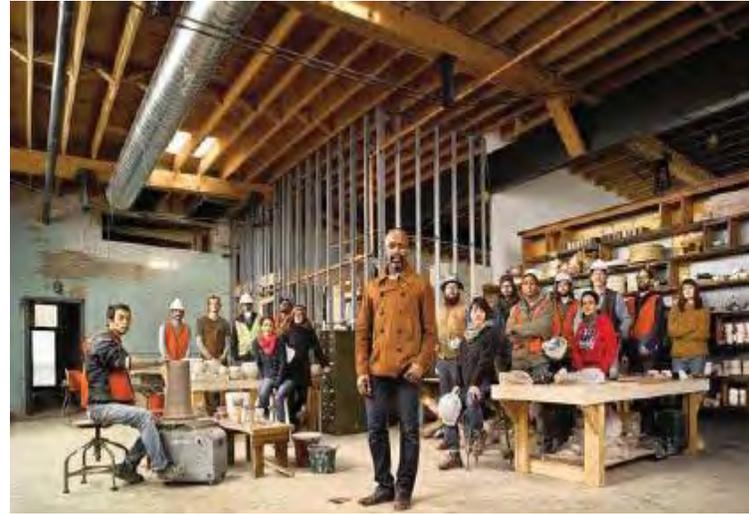




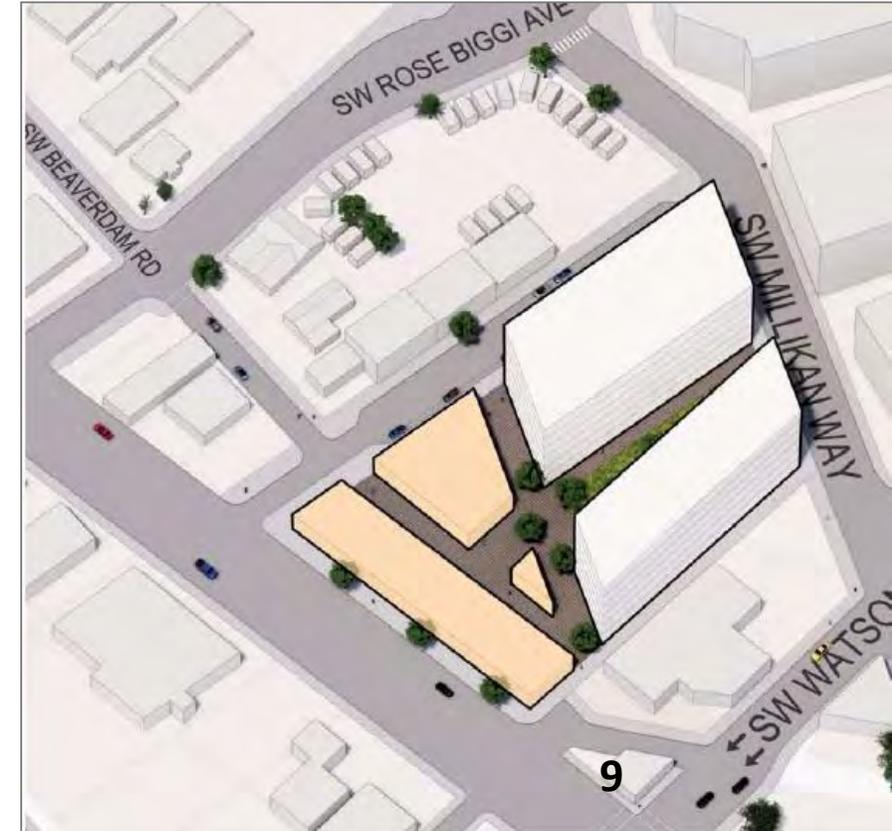
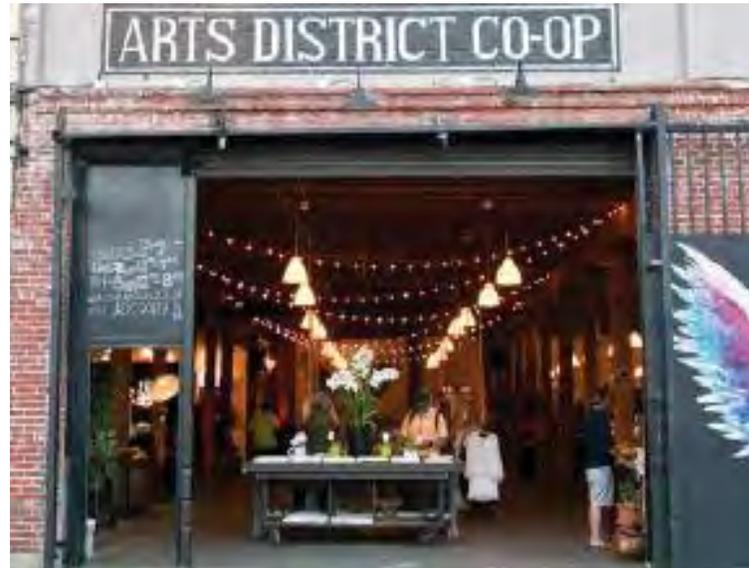
RECOMMENDED TEAM

HACKER

DEVELOPER: URBAN DEVELOPMENT + PARTNERS, ARCHITECT: HACKER



- 17,000 SF ARTIST & INNOVATOR HUB SPACE
- **Simple construction to facilitate affordability**
- **High ceilings and open spans allow demising configurations**
- Adaptable configurations to encourage a mix of uses
- **Smaller 300 - 1000 sf spaces to right size for start ups**
- Kit-of-parts assembly to allow for future density increases



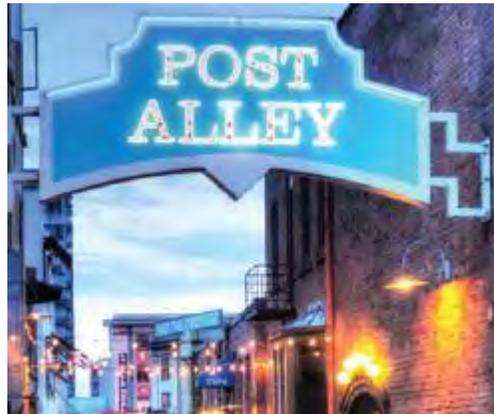
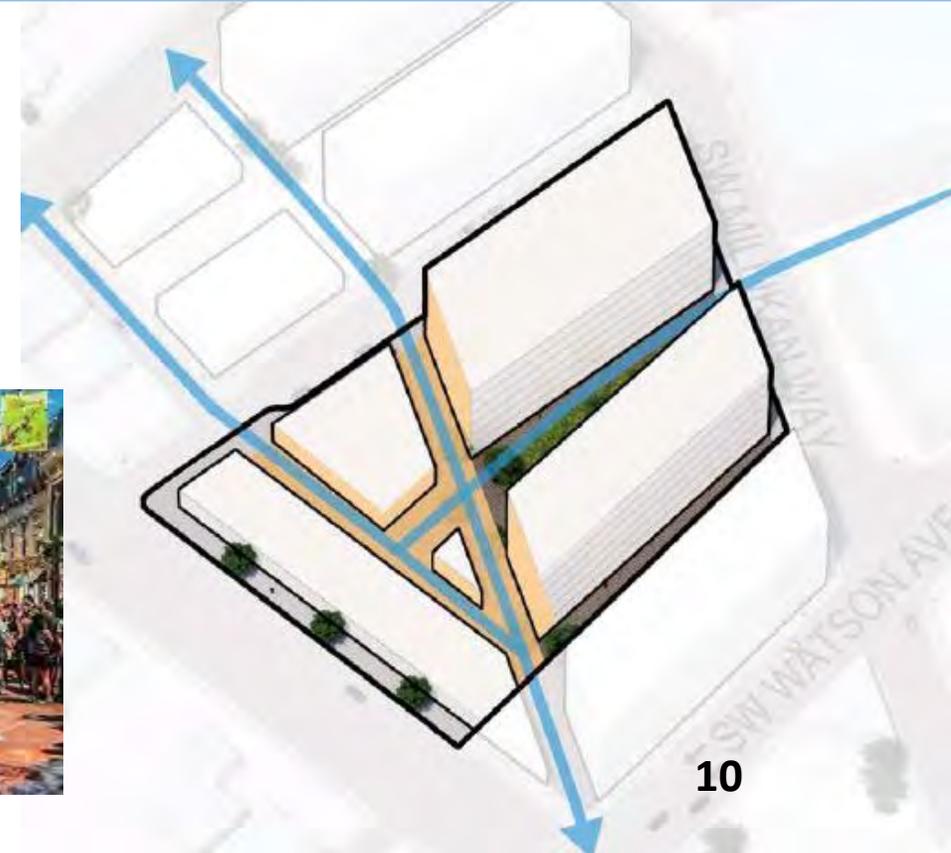
DEVELOPER: URBAN DEVELOPMENT + PARTNERS, ARCHITECT: HACKER



MAKER ALLEYS

A network of alleys invite the public to gather, explore & be inspired

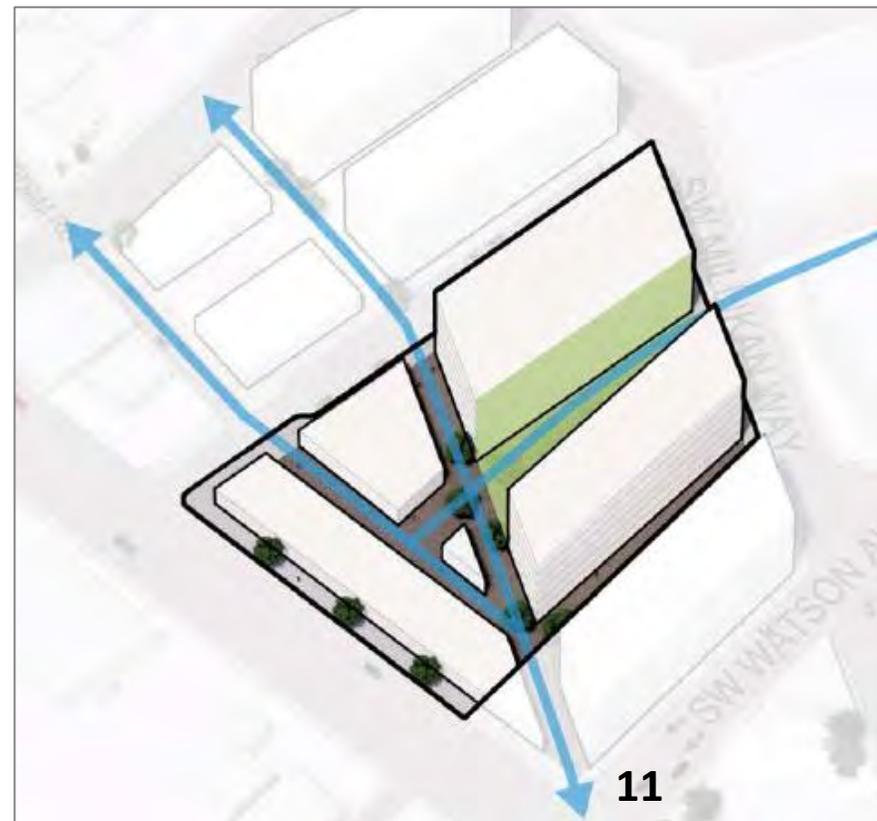
- Transparency from major thoroughfares invites inquiry and exploration
- **Art and performances flow out from roll-up garage doors**
- **The pedestrian realm promotes engagement**
- **Walls, corners, and plazas serve as "canvases" for public art**
- **A gateway building along Canyon Road announces** the District with bold, creative signage and distinctive design to spark curiosity



DEVELOPER: URBAN DEVELOPMENT + PARTNERS, ARCHITECT: HACKER



- NATURE & URBAN OPEN SPACE
- Opportunities to work and meet outdoors
 - Large scale operable doors along the plaza
 - Operable windows
 - Firepits and covered pavilions
 - Park-like setting amenity
 - Naturalized landscape connects people



DEVELOPER: URBAN DEVELOPMENT + PARTNERS, ARCHITECT: HACKER

UNDERGROUND PARKING

- All parking below grade
- Phased to coordinate with construction of office building phase 2
- Entrance off of new north south street to maximize activation of Millikan Way
- Achieves acceptable parking ratio on-site without increasing load on existing parking supply
- No shoring required for excavation
- Minimizes intrusion into high water table

14



First phase

130 spaces
124,257 GSF
1/1,000 SF



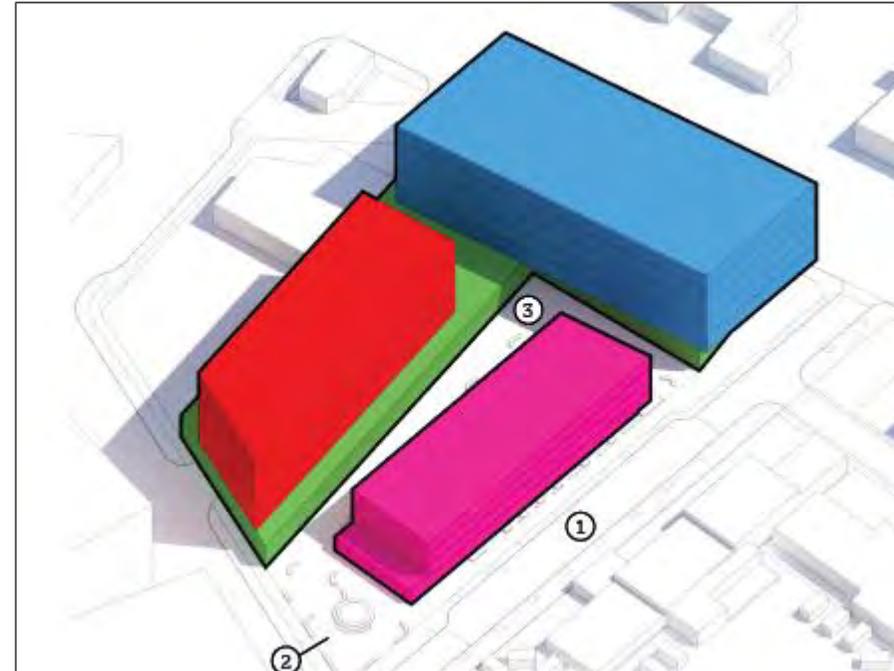
Second phase

197,709 GSF
.73/1,000 SF

RANK: #2: Related Northwest & Rembold

Architect: Holst

- Three buildings totaling 248,900 SF:
- 6-story building (90' height) 117,400 SF office fronting Canyon developed by Rembold, anchored by CENTRL Office.
- 6 or 7-story 150 unit, 86,400 SF mixed-use co-living housing building developed by Rembold
- 4-story, 42' height, 45,100 SF 50 unit co-generational affordable housing developed by Related. Both housing buildings run north/south with some frontage and a public plaza along Millikan.
- One or two phases
- Maker Alley runs n/s
- Vacates Beaverdam and creates new north/south road



Co-Living Housing



Affordable Housing

TEAM PARTNERS INCLUDE:



CHEFSTABLE



Common

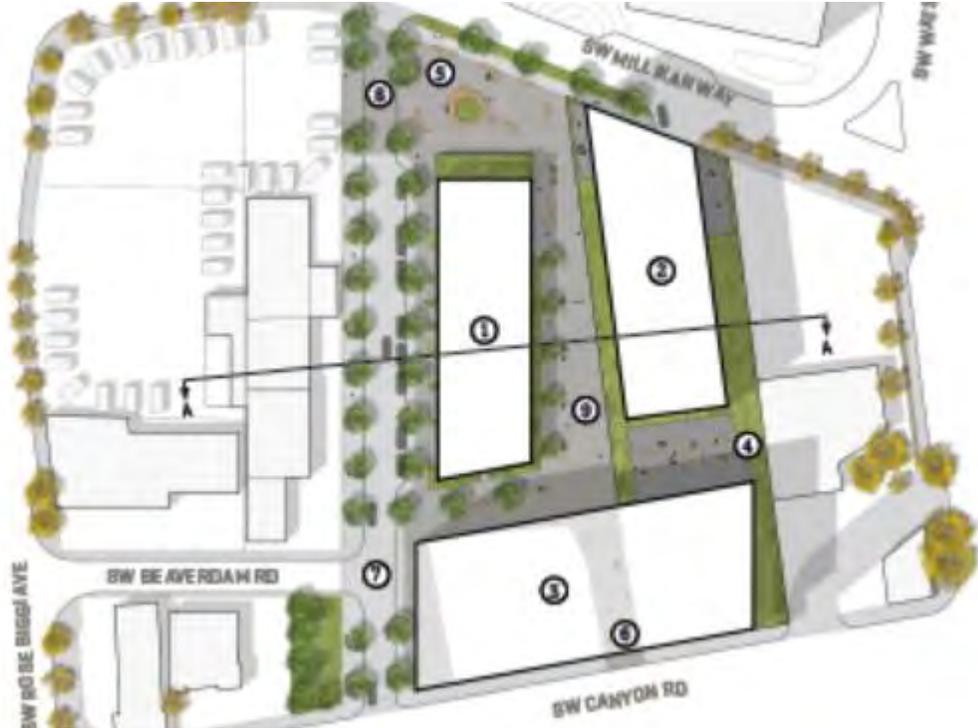
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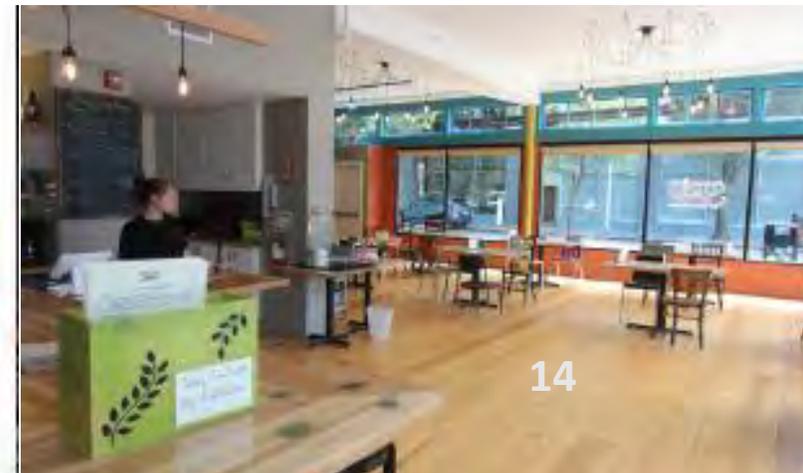
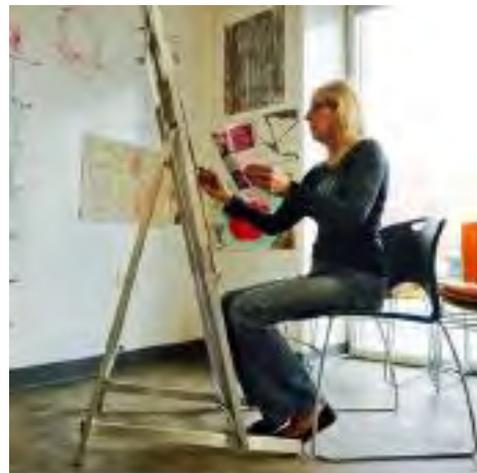
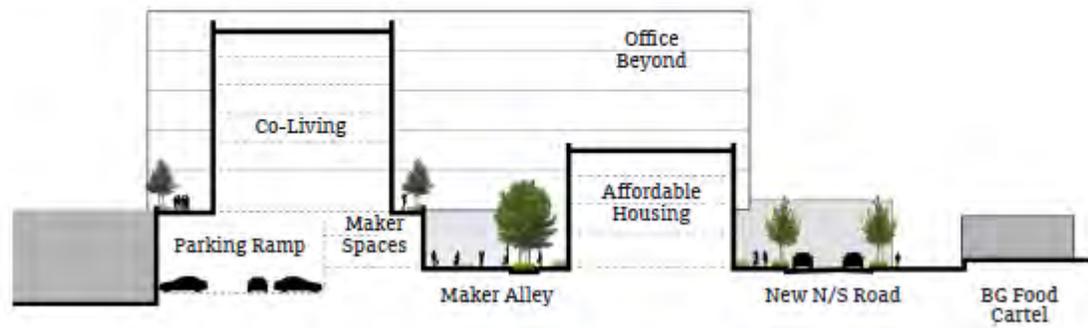
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Related Northwest & Rembold

Architect: Holst



SITE SECTION A-A (LOOKING SOUTH)



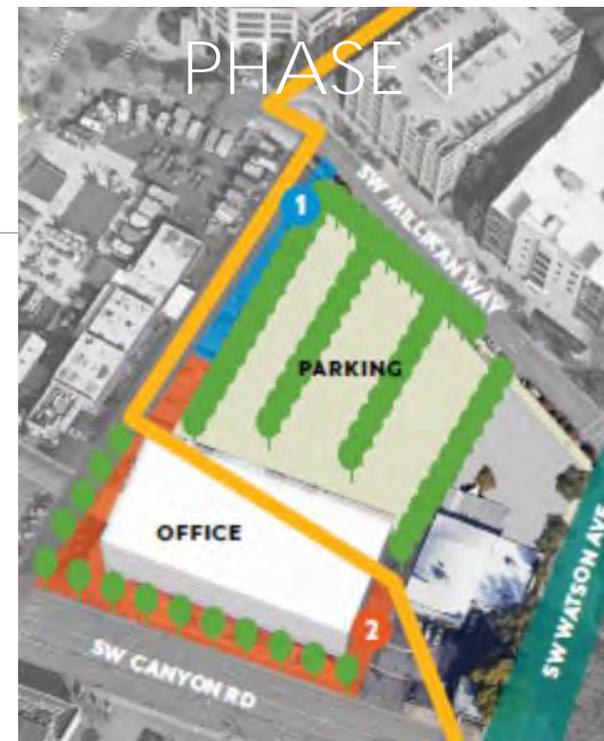
Other Finalists: Gerding Edlen

Architect: ZGF

- Two multi-story buildings in two phases with parking and creative court between:
- Phase 1: 120,000 SF commercial building fronting Canyon Road (co-laboratory/creative office) with active ground floor retail and parking sloping below.
- Phase 2: fronts Millikan, adds a second floor of structured parking and approximately 100,000 SF of mixed-use residential (with option to change to be commercial or hotel).
- Vacates Beaverdam and creates new north/south road



TEAM PARTNER:



1 CART PARK EDGE



2 ARTS & INNOVATION DISTRICT GATEWAY



3 CREATIVE COURT

Other Finalists: Wood Partners

Architect: YBA

- One 6-story building with 250,000 SF with underground parking mixed-use office residential and some retail/restaurant.
- Vacates Beaverdam Rd through site and creates new N/S woonerf/festival road at west property line. Connections to adjacent sites.
- Freestanding restaurant or retail building on Millikan
- Office fronting at Canyon then steps back to Multifamily floors above.
- Millikan fronting plaza with restaurant/retail freestanding.
- Glass-enclosed Arts Arcade



SE Corner Massing Study Standing at Canyon and Watson



View of the Covered Arcade from the Woonerf



Estimated Schedule

We are here



AUGUST

- BURA Meeting: Discuss Draft RFQ 8/13
- Release RFQ 8/21

SEPTEMBER

- Developer Roundtable 9/12

OCTOBER

- Responses Due 10/10
- Committee Evaluation 10/22
- Interviews & Committee Rec. 10/31

NOVEMBER

- BURA Meeting: Developer Selection 11/26

DECEMBER

- BURA Approve ENA 12/10
- Commence ENA Period 6-18 months

SUMMER 2020

- Execute DDA

WINTER/SPRING 2021

- Est. Construct. Start



Recommendation

Authorize Executive Director to Negotiate an Exclusive Negotiation Agreement (“ENA”) with Urban Development + Partners for the development of the BC2 Site.

Next Step: Return to BURA on December 10 for Approval of ENA.

