

# UD+P, Hacker selected to develop Opportunity Zone parcel in downtown Beaverton - Portland Business Journal

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## UD+P, Hacker selected to develop prime downtown Beaverton parcel

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Kim Beeler

Beaverton's food carts near the Round area that is the site for a new downtown development.

By Christina Williams

Planners want the project to bring walkability and economic and social diversity to the downtown area.

The City of Beaverton selected Portland developer Urban Development + Partners (UD+P) and design partner Hacker Architects to develop a high-profile parcel of land in downtown Beaverton's core.

UD+P and Hacker's proposal, [submitted this fall in response to a request from the city](#), includes the first speculative Class A office space to be built in Beaverton in close to 20 years.

The site is adjacent to Beaverton's [new Patricia Reser Center for the Arts](#), which is under construction and set to be completed in 2021.

For Cheryl Twete, Beaverton's community development director, the development of the property, known for now as the Beaverton Central 2-Acre, BC2, is the next phase of an urban makeover of downtown Beaverton intended to result in something a little more walkable and more economically and culturally active.

"We really wanted the development community to give us their best thinking of what could be financially viable in this space, and what could be the next piece of the puzzle of our vibrant urban downtown," Twete said.

The Beaverton Urban Renewal Agency purchased the property for \$4.9 million and expects to provide some financial assistance for the project. BURA voted last week to select UD+P's plan for the site and will begin negotiating the financial details of the project this month.

"We are really thrilled to have them bring their thinking and creative energy into our community,"

Twete said of UD+P. “They really understand the market. They understand we have a lot of small and medium-sized businesses in Beaverton. We’ve put a lot of focus here on entrepreneurship and innovation, and they’re going to feed off of that.”

The UD+P proposal includes:

- More than 100,000 square feet of creative, Class A office space in a six-story cross-laminated timber (CLT) building.
- Around 17,000 square feet of second single-story building with high-ceiling “arts and innovation spaces” designed to be affordable for small businesses, arts organizations and nonprofits. The spaces will open onto a network of “maker alleys” to promote public engagement.
- Some 30,000 square feet of retail and restaurant space.

Potential tenants who expressed interest in locating in the new space as part of UD+P’s proposal include CENTRL Office, Neyborly, Eb & Bean and Good Coffee.

For UD+P and Hacker, the downtown Beaverton project will be the second time the team has paired up for a CLT or mass timber project. The District Office project in Southeast Portland, [which received a 2019 Transformer Award last month](#), is also making use of the cutting edge, highly sustainable building material.

Sarah Zahn, director of development for Portland-based UD+P, said Beaverton’s interest in developing an urban, walkable downtown neighborhood made it a good fit for UD+P, which has built its business focusing on transit-oriented urban infill projects and is now looking to widen its scope to projects outside Portland.

“The downtown Beaverton neighborhood hasn’t seen any new Class A office space in a long time and they haven’t seen anything with CLT in the core, ever,” Zahn said. “There’s really an unmet demand there.”

Zahn noted that because the land is located within a designated Opportunity Zone, UD+P will be able to fund the project through its Urban Opportunity Fund, which was launched in 2018 for investments in Opportunity Zone projects.

In addition to being highly connected to transit and located next to a new arts center and Beaverton’s City Hall, The Round, as the downtown area is known, will also be home to a 125-room Hyatt House hotel under construction, 230 apartment units recently completed nearby and a massive food cart pod.

“When we visited the site, it was a beautiful late summer day and the food cart pod was just packed, just bustling with people,” said David Keltner, principal with Hacker. “We thought that this development should really build on all the really positive energy and the specifics of that energy.”

To that end, the design proposal contains the single-story, affordable arts incubator spaces on the south end of the property with pedestrian access between them. Keltner sees it as a way to develop first-generation property designed for artists who usually end up in third- or fourth-generation spaces — dilapidated former grocery stores and the like — that are a challenge to maintain.

The “maker alleys” as they are being called will face along Canyon Road, visible to people coming into downtown.

“You’ll be able to see the energy of the place as the identity of the city,” Keltner said. “It will be a living thing that’s always changing. We’ve never done that before.”

The UD+P and Hacker proposal beat out other plans submitted to the City of Beaverton from seven of the region's biggest developers including Gerding Edlen, ScanlanKemperBard (SKB), and Trammel Crow Company.