

## THE ROUND AT BEAVERTON

### Location

12600 SW Crescent Way, Beaverton

### Project description

The Round is one of the most ambitious and challenging projects to be undertaken in a Portland-area regional center. Of the final eight-complex envisioned for the site, three mixed-use structures are now open for business. They include 64 condos, a fitness center, restaurants, and office space, all surrounding a central plaza and MAX station.

### Lessons learned

- Make sure all parties come to a sound agreement up front – and put it in writing. A Disposition and Development Agreement is essential for working through financial and timeline disagreements that may arise – and a contract protects *all* project partners.
- A bold vision can keep all eyes on the prize. From the beginning, private and public advocates of The Round envisioned a lively center that would include offices, retail, residential, a central public space and transit. Despite challenges, the appeal of this original idea continues to keep efforts focused on producing an exceptional place to live, work and play.

### Project team

Public contact: Janet Young, economic development manager, city of Beaverton, (503) 526-2456

Developer: Chérie Henry, Dorn-Platz & Co., (503) 906-7800

Architect: Group Mackenzie, (503) 224-9560, [www.groupmackenzie.com](http://www.groupmackenzie.com)

Retail tenants: Coldwell Banker, 24 Hour Fitness, Mingo and Typhoon restaurants, Open Source Development Labs, others

Leasing: Buzz Ellis, commercial broker, Doug Bean and Associates, (503) 222-5100

### Timeline

1997	Concept selected; construction begins
2002	First office building completed
2003	Crescent building tenants move in
2005	Construction continues on remaining five buildings

### Physical description

*Note: All project details given here are for the final eight-building complex, not three buildings now built.*

Site size:	6.5 acres
FAR:	unknown until project completion
Building type:	office building: steel frame; crescent building: wood frame over concrete
Number of stories:	4 and 5
Parking ratio:	1/dwelling unit. Other standards for retail and office space, plus innovative parking space sharing solutions. Forty-three percent reduction over standard Beaverton specifications.
Distance to transit:	MAX light rail runs through project
Retail area:	123,000 square feet
Office area:	336,000 square feet
Residential units:	164 units (64 completed)
DU/acre:	25 (includes office and retail site acreage)
Rental units:	0
Sale units:	164
Average sale price:	\$170,000 to \$325,000

For a complete case study on any of these higher-density, mixed-use projects, call Kelley Webb at (503) 797-1894 or send e-mail to [webbk@metro.dst.or.us](mailto:webbk@metro.dst.or.us).

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