

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

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 building 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.

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