



Metro

## TRANSIT-ORIENTED DEVELOPMENT

# La Scala: Beaverton, Oregon



Located on the corner of 1st and Lombard, La Scala brings 44 residential units and 5,000 square feet of new retail into a new five story building within walking distance of Old Town and the Beaverton Transit Center.

La Scala's 44 units are split between one and two bedroom apartments ranging from 535 to just over 1,000 square feet. Retail fronting both 1st and Lombard Streets is dedicated to micro-restaurants that occupy the space with maximum flexibility and minimal upfront costs.

Developed by Roy Kim, La Scala sits on the northern portion of a larger property purchased by Beaverton as part of the City's redevelopment strategy. In addition to La Scala, a four story income-restricted affordable apartment building, The Barcelona, was constructed on the southern portion of the site.

### AT A GLANCE

#### Location

4725 SW Lombard Avenue

#### Status

Completed 2016

#### Total development cost

\$8,166,991

#### TOD program funding

\$300,000

#### Mixed uses

44 housing units,  
5,000 sq foot retail

#### Building

Five stories

#### Parking

10 tuck under, 10 surface

#### Site

0.4 acres

#### Density

73 dwelling units per acre

#### Increased transit ridership

14,286 annual trips

If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we've already crossed paths.

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## HIGHLIGHTS

- 44 units unregulated < 80% MFI
- Commercial space dedicated to micro-restaurants
- Pedestrian plaza and outdoor gathering space
- Pocket patios on each floor



## PUBLIC PARTNERS

**Metro** TOD program funding

**City of Beaverton** Long term ground lease

## PRIVATE PARTNERS

**Developer** Rkm Development

**Architects** Carleton Hart Architecture

**Contractor** LMC Construction Inc.

**Construction and permanent financing** Northwest Bank

