

## Cedar Hills Crossing is about to look a lot different (updated)



This rendering shows the inner portion of the redeveloped shopping center, looking north from Jenkins Road. The building on the left in the midground will house a bowling alley and the Virginia Garcia clinic, and a parking garage will sit behind it. (Courtesy C.E. John)



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**Update:** *This story has been updated to include additional information about Beaverton's transportation plans.*

One of Beaverton's largest shopping centers is about to get even bigger.

On Friday, Cedar Hills Crossing developer C.E. John Co. announced plans for a five-year, five-phase \$70 million redevelopment of the center.

The preliminary plans call for the construction of 16 new buildings totaling roughly 300,000 square feet.

The redevelopment will fill in the center's vacant lots, add at least one two-story building and potentially add rooftop parking.

The plan to densify Cedar Hills Crossing comes as Beaverton attempts to urbanize its segmented core by adding more tall buildings: The Round boasts two five-story buildings as well as a parking garage, and city officials are working to bring in [a five- to six-story hotel](#) nearby.

In an interview with The Oregonian/OregonLive on Monday, C.E. John co-president Jeff Thompson said the Vancouver company is working to bring in new restaurants and retailers, some of which have already signed pre-lease agreements.

### Cedar Hills Crossing

Cedar Hills Crossing opened in 1969 as Beaverton Mall on the site of a former airport. Since then, the Bernard family, which owns the land, has leased it to C.E. John.

The 60-acre center is bounded by Hocken Avenue, Jenkins Road, Cedar Hills Boulevard and Beaverton Creek.

Its anchors include New Seasons Market, Powell's Books, Best Buy and WinCo Foods. The center is also home to a movie theater, a bowling alley, a gym and a health clinic.

The first phase of the project will begin this week with the demolition of the buildings on the corner of Jenkins Road and Cedar Hills Boulevard that house Bugatti's, Subway, Jamba Juice and Baskin Robbins, Thompson said.

A new 25,000 square-foot building will be constructed on the corner, with spaces for fast-casual and sit-down restaurants, as well as retail shops and retail services.

Construction of this phase should be complete around spring of 2017, Thompson said. Bugatti's has permanently moved out of the center and Subway has relocated to the front of the mall, but the other tenants will reopen with the new building.

The project's next phase will start in October, Thompson said. The new 125,000 square-foot L-shaped building will sit north of Jenkins, and will house the Sunset Lanes bowling alley on the ground floor, along with retail.

The Virginia Garcia Memorial Health Center will move from its current home nearby to occupy a 36,000-square-foot space on the building's second floor, tripling the clinic's size. Medical offices will likely move into the additional spaces on the second floor, Thompson said.

Both the bowling alley and the clinic will remain open during construction of the new building.

In addition, a two-story parking garage next to the building will add about 335 spaces to the center.

This second phase should be complete around January 2018.

Thompson said the development company is still working on the project's later phases, but said each of the current tenants have a spot in the redeveloped center.

Though he declined to share Cedar Hills Crossing's average sales per square foot, he said the tenants "do very well."

"It's been a highly successful center," he said.

Thompson said he expects foot traffic to increase with the redevelopment. Though the city of Beaverton's long-term transportation plan calls for the widening of both Cedar Hills Boulevard and Walker Road, there are no immediate plans to add lanes to either road adjacent to the shopping center. (The developer plans to add bike lanes to Jenkins Road on its property, with construction slated to start this year.)

Currently, Walker Road shrinks to one lane in each direction just north of the shopping center.

The vision for the center, Thompson said, is a hybrid between a power center (a strip mall with big-box stores) and a lifestyle center (an upscale open-air mall that offers amenities like spas, restaurants and yoga studios).

Thompson said the center will cater to everyday shoppers, with a big emphasis on entertainment.

"It's not a mall anymore," Thompson said.

Though a small portion of the center functions as a traditional enclosed mall, Thompson said the current plans don't call for any changes to it at this point. C.E. John may eventually redevelop the indoor mall, he said.

For now, the company is focused on other parts of the center.

"We're building this with a long-term vision," he said. "We're spending more than most developers would on the construction, because we're viewing it as a long-term investment for the (landowners the Bernard) family."

Holly Thompson, spokeswoman for the city of Beaverton, praised the center for its track record of successful redevelopments, and said the city is excited for the latest round of changes.

"It's going to help us meet our goals to make the downtown a little more urban, a little more pedestrian-friendly," she said.

-- Anna Marum

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*Correction: A previous version of this story contained an incorrect date. Completion of the first phase is scheduled for 2017, not 2018.*

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