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December 7, 2016

Beaverton wants arts center to spur new development in Creekside District

By LYNN PORTER
Journal staff reporter

In 2018, the city of Beaverton, Oregon, plans to start work on a 45,000-square-foot performing arts center and parking garage in the Creekside District of downtown.

Proposals for a construction manager/general contractor are due by Dec. 29, according to a notice in the Nov. 29 DJC.

Cadence Moylan, development division manager with the city, said the community has wanted a place for local and regional arts activities for a long time.

Beaverton Center for the Arts will be next to the Beaverton Central Light Rail stop. The light rail line runs from Portland to Hillsboro.

The first floor will have a 450-seat theater with a balcony, dressing rooms, green room, cafe, meeting space, gallery and a lobby that can used for events. On the second floor will be a dance studio, classrooms, kiln and offices.

The six-story, 329-space garage will have 12,000 square feet of shops and restaurants.

The arts center is expected to cost \$46.5 million (\$26.85 million for construction), Moylan said. The garage will cost about \$15 million (\$12.58 million for construction).

Moylan said the center will host local arts events as well as festivals and concerts designed to draw visitors from outside the city.

It will also be a place for corporate gatherings, meetings and events such as nonprofit galas. Moylan said Washington County, in which Beaverton is located, has few large corporate meeting spaces.

An outdoor plaza at the center will overlook Beaverton Creek and provide access to a pedestrian and bike path, called Crescent Connection Trail, that will connect Beaverton Transit Center with the Central Light Rail stop. Walker Macy is the landscape architect on the trail, which is slated for construction in 2017.

Beaverton has about 95,000 residents and is seven miles west of Portland, in the Tualatin River Valley. Technology is a major industry, and Nike has its headquarters there.

Moylan said the city is leveraging light rail to encourage new development in Creekside. The city issued an RFQ for an urban-style hotel with about 150 rooms, and is in the process of picking a developer. Construction could begin within 18 months.

The hotel will be adjacent to two apartment buildings that Rembold Properties plans to start next spring across from the arts center complex.

Urban renewal money will pay for building the garage, and the city's portion of a lodging tax and private donations will fund the arts center. The city will operate the center and garage.

The arts center team includes Opsis Architecture, architecture, interiors and furniture; Gerding Edlen, owner's representative; The Shalleck Collaborative, theater programming and audio visual; Angelo Planning Group, land use; Pacific Habitat Services, environmental consultant; Reyes Engineering, electrical and tele/data (low voltage); Otak, civil engineering; KPFF Consulting Engineers, structural; Stantec, acoustical; Anderson Krygier, environmental graphic design; Morrison Hershfield, envelope; DCW Cost Management, estimating; and JLC Consulting, specifications.

Mackenzie is the architect and civil and structural engineer on the garage.

Place Studio is the landscape architect and PAE Consulting Engineers is the mechanical and plumbing engineer for the center and garage.



Renderings by Opsis Architecture [\[enlarge\]](#)

The arts center and garage will cost more than \$60 million. The city is picking a hotel developer and Rembold Properties plans two apartment buildings nearby.

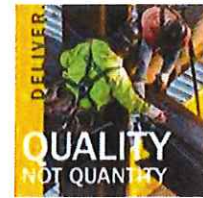
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