



URAC Meeting Minutes
April 7, 2014



In attendance: Amy Saberiyan, Carmela Bowns Scott Winter, Jennifer Nye, Ramsay Weit, Lorraine Clarno, Roy Kim, Chair Bill Berg, Vice Chair Inessa Vitko, and Staff Liaison Tyler Ryerson

Excused: Cassandra Ulven, Domonic Biggi, and Cal Hamerus

Other: Senior Planner Robert McCracken, Associate Planner Megan Braunsten, John Fregonese and Nadine Appenbrink Fregonese & Associates, and Kevin Timmons OTAK

Chair Berg opened the meeting at 7:00 p.m. Self-introductions were made.

Creekside District Presentation by John Fregonese and Kevin Timmons. Introductory remarks by John, outlining the evening's agenda and generally where the Creekside Vision is today and what is ahead. The presentation includes powerpoint slides, which are attached to these minutes.

Kevin discussed stormwater solutions and creeks presentation and update from his previous presentation to URAC in January 2014. He expressed that there wasn't a lot of water quality solutions among this update and had more discussion surrounding water quantity solutions in the District.

The basic premise of the water quality solutions is that OTAK have identified potential regional treatment locations, LIDA options, and noted the flow splitter on Watson.

He broke down the water quantity solutions: what can we do downstream, upstream, and what can be done in the district? Kevin reminded the group of the water flow into the district through the three creeks system beyond the district's boundary. Kevin broke down conveyance improvements that could reduce the potential extent of flooding in 2-year, 10-year, 25-year and 100-year events.

One of the solutions presented that included reasonable cost estimates was to add fill to 1' above base flood, assuming \$30/cubic yard to import, place and compact soil.

A Creekside District event is being planned for this spring that will be a floodplain forum in which the City will bring property owners, developers, decision makers, agency partners and flooding experts to explore the options for creating a resilient downtown through redevelopment.

Keven also explained the vegetative corridor they are working on with the Creekside team, including Clean Water Services.

John discussed Redevelopment Scenarios and District Parking. He explained that through the preliminary results Creekside is proposing to compare three scenarios: Base Case Scenario B, Creekside Scenario C, and Revised Parking Scenario P. Maps of these concepts were presented. John compared the

District's at full build-out of buildable area (1.1 million sq ft), total development (2.17 million sq ft – excluding parking) to a pragmatic approach to parking (1.1 million sq ft), total development (1.6 million sq ft). Each scenario has assumptions for office, retail and housing units. This work is still under review. John stressed that parking is critical to the district and making the area a walkable place.

Additional maps were shown to help understand the public interventions to catalyze development. The maps included what the district looks like today, with new roadways and public spaces, retail prioritized streets, active edges and parking, pedestrian routes, parking access, and views and overlooks.

John concluded with a Preliminary Project List and opened up for discussion on URAC's role in revitalizing the district and developing the Creekside Master Plan and the City's role in parking.

Tyler provided an update on projects located in or around the Urban Renewal Area. A discussion of discussed the format of the Beaverton updates Beaverton projects.

Tyler also explained that the City has decided to wait on bringing an Urban Redevelopment Consultant on board until a new Community Development Director was hired. This will allow the Director to be a part of the overall strategy of where we would like to lead any consultant work for BURA.

Meeting was adjourned at 8:30 p.m.