



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, July 6, 2015

**The Beaverton Building
Council Chambers**

12725 SW Millikan Way

MEETING MINUTES

In attendance: Chair Inessa Vitko, Sean Colletta, Jennifer Nye, Roy Kim, Ramsay Weit, Carmela Bowns, Deric Weiss, and Staff Liaison Tyler Ryerson

Excused: Lorraine Clarno, Calvin Hamerus, Domonic Biggi and Scott Winter

Unexcused: Amy Saberiyan

Others in Attendance: Former Chair Bill Berg

Public:

Chair Vitko called the meeting to order at 7:04 p.m.

Election of URAC Vice-Chair

Mr. Ryerson announced that Chair Berg has stepped down as Chair (currently serving as staff member in Economic Development Division). Vice Chair Inessa Vitko will serve as the new acting Chair. Mr. Ryerson then turned the meeting back over to Chair Vitko. She called for volunteers for the role of Vice-Chair. Ms. Nye volunteered, Chair Inessa made a nomination, and Ms. Bowns seconded, all were in favor.

Central Beaverton URA 2015-16 Budget Approved

On June 1, 2015 the BURA Budget Committee recommended approval of the BURA budget to the BURA Board. The BURA Board approved the BURA budget on June 23, 2015 and City Council approved the City and BURA budget on the same night following the BURA meeting. On June 23, 2015 BURA also adopted the BURA Action Plan. Staff would like to update and discuss with URAC the approved budget, Action Plan, and BURA's direction for FY 2015-16.

The Adopted BURA Five Year Action Plan was distributed.

Mr. Ryerson overviewed the adopted Five Year Action Plan and approved budget beginning on page 15 of which includes a projection of \$22,885,000 through the next five years. This plan shows we are on schedule to meet but not to exceed the (voter approved) \$150 million over 30 years.



Chair Vitko commended the BURA Budget Committee on their hard work.

Mr. Weit pointed out the sources seem soft (lacks details). He also inquired about the significant increase in 2016-17 of \$25 million—Mr. Ryerson indicated that some of this funding could be for a parking garage.

Community Identity: Budget for 2015-16 and 2016-17 is low as we received a grant from Washington County Visitors Association for new wayfinding in Old Town. Expecting that to come through very soon—it will help to identify how we move forward with streetscape improvements. Broadway is currently under a streetscape improvement project (widening sidewalks, new lighting...).

Creek enhancement and trail improvement project started in July between 114th and 117th Avenues just to the east of the Creekside District.

Placemaking/public Art: conversations have begun with representatives of the Beaverton Arts Commission regarding how to use art to connect Old Town with the Creekside District.

The Five Year Action Plan will be updated each year. Staff would like to supplement the plan with a handbook. The handbook would include more details of the plan such as: roles and responsibilities, by-laws, BURA, staff, public, the detailed plan. Staff will provide a draft of this handbook for the URAC to provide feedback. The expectation is to have a final draft version ready in fall of this year.

Mr. Ryerson explained the roles and responsibilities as discussed at the May URAC meeting and that BURA will be the final decision maker. The idea is staff make recommendations to BURA based on their knowledge and the advice of URAC. It was noted this process is currently being fine-tuned.

It was noted that the categories are way ahead of other jurisdictions. How much further do we take it?

The adopted Five Year Action Plan is in the print shop now. It will be distributed and posted to the website.

Metrics for Annual Report

Associated with the Action Plan / Annual Report, staff begun discussions with the BURA Board about potential metrics that may be included through quarterly and annual reporting. Some examples of possible reporting discussed with the Board include:

- Community Engagement: Outreach
- Increase in Assessed Value—Future Tax Increment Financing Projections
- Urban Renewal Program Pie Chart (percentage breakdown of each program)
- Vision Alignment: Vibrant Downtown
- Infrastructure Improvements Built
- Job Creation and Business Retention
- Increase in Number of Housing Units and Housing Types
- Public Art, Wayfinding and Gateways Built

- Leverage of Private Funds and Non-City/BURA Funds to Meet BURA Goals
- Anti-displacement
 - Retained Small Businesses and Jobs
 - Regulated Affordable Housing Production
- Transit-Oriented Development Built

Mr. Ryerson gave an overview of the BURA Board comments:

- Stick with items that can be easily measured
 - Graphics from when the plan was adopted, general populous chart...
 - Items that cannot easily be measured keep it in as a goal
- Assessed value:
 - Look at assessed value of properties as they go up over time
 - Measure properties outside the district to compare
 - Consider conversion of surface parking
- Leveraging of funds:
 - Tiger grant
 - Blight square footage (how do we calculate what it looks like today and over time)
- Gateways and wayfinding
 - Need to expand into the city and the district

Mr. Ryerson asked the URAC members for feedback and metrics for the annual report:

- Portland just completed significant anti-displacement document
- Hillsboro example, a substantial investment being made by a non-profit. Be careful how you evaluate increment. What are the expectations of how the money will be used, what are the public expectations for TIF and how do we make those our priority?
- Public Outreach: Has not been a part of the conversation yet. Could be included in the supplement handbook
 - Tri-Met process: They have found the importance of tracking the outreach and getting actual feedback. The number of events you hold/attend isn't what's important it's about the engagement/connections; having real interactions with your citizens. Follow-up with request for feedback from that interaction
 - Messaging is important (people need to understand what Urban Renewal actually is)
 - "There is a taxing mechanism in place that serves to make Beaverton better, what would those improvements look like to you?"
 - Connectivity: How easy is it for you to get where you need/want to go?
 - Mini branding exercise
- It was clarified the term "anti-displacement" is a term of Art. There was discussion whether that sends the message of economic, racial, age... diversity

- Tie it to what you are spending money on. Annual assessment regarding \$1 M what are the expectations of what the money gets you. Anti-displacement isn't going to happen with store front program. Match up what you spend the money on with what you might get from that
- Provide Quarterly/Annual updates/reports for long-term projects: There will be a timing issue, the jobs might not come for a while, timing of how that all comes in. Could be an arduous that shows the money spent to date and what has been accomplished
- Vibrancy of place: take a count of the number of people out at various times.

Chair Vitko encouraged the members to continue thinking about ideas and to submit them to Mr. Ryerson in a timely fashion.

Beaverton Update and Announcements

Three proposals came in for the RFQ for Beaverton Central Creekside Redevelopment:

- Hines an international development company based in Houston: one building of six stories of multi-housing (240 units), leaving room for options on the remainder of the Westgate Site
- Venassa Sturgeon of TMT Development: two options
 - Four buildings of housing, surface and underground parking on Westgate with Art and Culture Center located on Lot 3 of The Round
 - Three buildings of office space
- Rembold Properties, Gerding Edlen, and True Adams (joint venture); multi-family housing, two buildings with a hotel on Westgate and a parking structure and ACC on Lot 2 (replacement resident parking) & Lot 3 (ACC). They have a letter of support from SKB for purchase of Lot 2 as well as use of some of the parking garage

The evaluation team (representation from: Council, City Attorney Office, CDD, Finance, Urban Renewal, Metro, and Beaverton Chamber of Commerce).

The evaluation team held an initial evaluation meeting and determined interviews were warranted with all three developers to answer specific questions. They then had the final evaluation meeting with the focus being on two questions:

- Do we need more information from the proposers
- Are we ready to make a recommendation to The City Council

The team concluded they were ready to make a recommendation to enter into a six month Exclusive Negotiation Agreement with the Rembold Properties and Gerding Edlen team to City Council.

Council has approved and negotiations are underway for the six month ENA with the potential to be extended. The BCCR Team held their first meeting July 9th and will meet again this week. The project has some complicated components including:

- Westgate site mixed used residential unit plus a hotel
- Parking: vertical and horizontal (cost and sharing with SKB)
- Purchase of Lot 2
- Connectivity

The Team will keep the focus around the Creekside Master Plan. Need to keep the importance of the Public Safety Building in mind as we make our way forward.

ACC and PSB are not increment producing; we will need to make a case for increment especially with the parking structure.

Broadway streetscape improvements have begun. We expect that work to be done by the end of summer.

The Barcelona project work is on-going. LaScala should be starting shortly. Franklin Tucker Apartments is almost done. 1st and Angel is expected to be breaking ground in late August.

Beaverton first Friday and last Tuesday were held last week.

McDonald's on Cedar Hills Boulevard is under construction and one can see the increased elevation to get the finished floor out of the flood plain.

The Hocken bridge over Beaverton Creek is under construction. The asphalt grindings that were on the Westgate site are now on Hocken for the bridge work.

Cedar Hills Crossing recently engaged in a pre-application conference recently for both the primary shopping center site and the north side of Jenkins as the owners are beginning to think about what they are going to do there.

The city submitted a Community Planning and Development grant to Metro for the area east side of Highway 217 (Beaverton Hillsdale corridor and Western Avenue). The idea is to determine strategies to encourage housing and job growth along the corridor while increasing intensity of industrial / office uses.

We are requesting \$150K with a total project cost of \$268K. No request for Urban Renewal yet. We put \$25K for plans and studies for FY15-16. We should hear back from Metro in August.

New Staff

- Janiene Lambert has been hired as Senior Development Project Management her main focus right now is to take over the real estate side of things
- Josh Carillo as Program Coordinator: one of Josh's duties will be assisting with urban renewal
- Alan Trunnell is our new Community Development Block Grant Project Coordinator
- Sandra Monsalve is the new Current Planning Manager

May 4, 2015, Meeting Minutes Approval

Chair Vitko carried the minutes over to next meeting as there is not an official quorum.

Calendar Items

July 2015	BURA Board Meeting Cancelled
August 3, 2015	URAC Meeting 7:00 pm
August 18, 2015	BURA Meeting 6:30 pm
September 2015	URAC Meeting Cancelled
September 22, 2015	BURA Board Meeting 6:30 pm

The meeting was adjourned at 8:26 p.m.