



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, December 7, 2015

**The Beaverton Building
Council Chambers
12725 SW Millikan Way
MEETING MINUTES**

In attendance: Sean Colletta, Jennifer Nye, Roy Kim, Carmela Bowns, Deric Weiss, Lorraine Clarno, Domic Biggi, Scott Winter, Staff Liaison Tyler Ryerson and Jahmai Cherry from The Mayor's office on behalf of the Visioning Advisory Committee

Excused: Calvin Hamerus, Chair Inessa Vitko

Unexcused: Amy Saberiyan

Others in Attendance: Shelia Greenlaw-Fink, Executive Director, Community Housing Fund

Public: Ben (Photographer)

Call to Order and Introductions

Vice-Chair Nye called the meeting to order at 7:04 p.m.

Visitor Comments: None

Beaverton Community Visioning Update—Mr. Cherry

Overview: Approximately seven years ago the City asked our citizens what they wanted the community to look like. Our last iteration (5,700 participants) focused on how much Urban Redevelopment means to our citizens and, consistent with our initial poll, it revealed that Urban Redevelopment continues to be a priority.



The City received 7,722 comments from the 5,700 participants. Using The Community Vision's five goal areas the Visioning Advisory Committee (VAC) came up with 104 actions across the City (refer to hand-out for complete list and more details). The Partnership actions the VAC identified with URAC (advice, studies, recommendations...) relating to community goal area "Vibrant Downtown" include:

- Action 62: create several unique districts (Creekside, Town square, Cedar Hills...)
- Action 63: add benches, restrooms, bike racks, fountains
- Action 64: continue to expand Storefront Improvement Program
- Action 65: create pedestrian friendly zones
- Action 66: implement parking management strategies
- Action 67: redevelop blighted properties (refurbishing or relocating of structures)
- Action 70: increase downtown housing options
- Action 79: enhancing stormwater treatment facilities and processes

Mr. Cherry gave an overview of the five community vision goal areas relating to the citizen comments and 104 actions (refer to the hand-out for complete list and more details):

- Build Community (sense of place, build Beaverton's brand, type of activities that take place...)
 - continue festivals and hold events in neighborhoods
- Provide High Quality Public Services
 - use environmental design to reduce property crime
- Improve Mobility
 - work with neighborhoods to increase parking near transit
- Vibrant Downtown
 - development of an Arts and Culture Center
- Enhance Livability
 - Quality of life (sustainability, parks and recreations, job training, walkability....)
 - Adopt strategies to prevent gentrification

The VAC is planning to go to City Council on January 12, 2016 to report on these findings and provide a sense of support from URAC. January is also the beginning of city budget review and the Departments look to these five goal areas and tie the budget directly to them whenever possible.

The City is looking at a total of 61 partners to help us achieve our goals (TriMet, ODOT, Beaverton Area Chamber of Commerce, Farmers Market...). Partnerships are not prescriptive, meant to be a way to identify what actions committees are interested in supporting.

Mr. Cherry asked for URAC feedback on areas of support (email additional comments/remarks to Mr. Ryerson by December 14, 2015).

Question and answer and discussion session:

- What are the significant new items this time around?
 - Food related, dining, food locations, Sustainability (clean water, more trails, tree preservation program)
 - Avoid gentrification (locate and use a successful model)
- Great job—very important, keep close tabs of what citizens are thinking. When was this outreach done?

- October of 2014 reached out to businesses, city events, Farmer's Market... with one question. "What would you like to see in Beaverton?"
- February-April 2015 engaged a Consultant to work through and identify the action items (three sessions with five groups consisting of residents, subject matter experts, city employees, VAC...)
- September-October 2015 performed a Community Review Process (home mailings in seven languages) another 2,000 people participated
- From there the VAC identified the actions with the most potential for success and aligned with the goals
- Currently reaching out to potential partners
- How does this compare with the last outreach?
 - People were more specific with their thoughts
 - Focus on individual neighborhoods was a big take away
 - Sustainability
- How does this apply to URAC (struggle with how it works with the specificity of a bike rack, pedestrian friendly areas...)?
 - Process of urban renewal is unique—these actions are a tool to be used to assist and inform URAC's work (there is no expectation of performance)
- Is BURA participating as a partner?
 - VAC approaching URAC first (majority of BURA is City Council)
 - URAC recommendations as passed along to BURA
- What is the alignment with the diversity, equity and inclusion plan?
 - It is comparable (gentrification, multi-cultural outreach...)
- What happens if we don't accomplish an action item?
 - VAC will check in (maybe twice a year). If no progress, just report (public updates). Each partner will identify relevant actions
- VAC found there are two major areas of focus:
 - Cultural inclusion programs
 - Urban renewal
- Is URAC's role to support BURA as a partner?
- What does it mean to be a partner? Need to identify our role
- URAC reviews a lot of the City plans/projects (part of review—check if actions/goals are met)
- Would like more clarification on URAC's role of partner (recommendations, support...)

Mr. Ryerson will get clarification on URAC's role as a partner.

URAC to review the actions and provide responses/feedback to Mr. Ryerson by December 14, 2015.

Preliminary BURA Five Year Action Plan Update Discussion

Mr. Ryerson opened the discussion on reviewing and updating the adopted Five-Year Action Plan.

- Action Plan Strategy (p 8): began discussing the BURA Five Year Action Plan to identify VAC action items can be incorporated into the Action Plan
- Mr. Ryerson announced that the Store Front / Tenant Improvement Program recipients have been selected: Bel Aire Center, Best Chiropractic Clinic, Boriken Restaurant, Broadway Saloon, Beaverton Florist, GBU Leasing, LLC, Ickabod's, Thomas Family Dentistry, Vanek's Beaverton Shoe Repair and Peonies & Possibilities
- Reviewed the Budget of the Action Plan (p13-14):
 - FY2015-16:
 - Budgeted \$50k each for Storefront and Tenant Improvements
 - Design grants (architectural renderings in spring)
 - Improvements implemented
 - FY2016-17:
 - Store Front / Tenant Improvement Program
 - Could consider increasing the budget based on success from FY2015-16 Programs
 - Pre-development Assistance
 - Increases from \$75,000 in FY2015-16 to \$100,000 in FY2016-17
 - Land Acquisition increases from \$500,000 to \$750,000
 - BURA Board will be asked to purchase Lot 2 of The Round (about \$500K) on December 8, 2015 (negotiations underway with SKB to purchase after June 2016)
 - Gateways and Wayfinding is slated to have \$25,000 in FY2016-17 from \$0 in FY2015-16 budget
 - Signage has been installed in Old Town (funds included a grant from Washington County Visitors Association)
 - In addition FY2016-17 potential budget include allocation for:
 - Sidewalk improvements (VAC Action #65)
 - Placemaking and Public Art
 - Transportation Connectivity
 - Parking \$250,000
 - And in FY2017-18 an additional \$6 million and FY2018-19 \$4 million has been slated in the five year forecast
 - Utility upgrades \$50,000 in FY2016-17

Question and answer and discussion:

- How are the numbers for parking (\$6 million) calculated?
 - Based off what the projections for year three are and consideration as we move forward with Beaverton Central Creekside Redevelopment (BCCR)
- The BCCR team is going to City Council tomorrow night for a six-month check-in. Asking for extension of ENA Rembolds through June
- URAC member did not know the BCCR Team was going to Council
- URAC members were encouraged to watch The City Council meeting of the BCCR Team Update
- Next steps after this December 8, 2015 City Council will be broader communication back to the neighborhood and condo association — providing Council approves

- Review Goal A and D, (p 5 of the Action Plan): the foundation goals of the Urban Renewal Plan guide urban renewal.
 - The establishment of the URAC is the objective to meet Goal A
 - Goal D states, "Promote redevelopment that fits the character of the Beaverton Community Vision." Supporting of VAC actions seems to make sense

Beaverton Update and Announcements

Shelia Greenlaw-Fink has replaced Ramsey Weit at The Community Housing Fund and will begin serving on the URA Committee in January 2016.

Barcelona update: Ms. Fink announced CPAH is excited to see the project finished. Reminds people that the Community Room can be scheduled for Community events.

It was clarified that the ACC Team will also be taking the Arts and Culture Center to The City Council on December 8, 2015.

Does the BURA Board remain the same for 2016? The appointments are staggered and a re-appointment or appointment will be necessary at the beginning of 2016.

November 2, 2015, Meeting Minutes Approval

Mr. Winter made a motion to approve all outstanding minutes. Mr. Kim seconded. Those who were in attendance approved unanimously.

Calendar Items

January 4, 2016	URAC Meeting 7:00 pm
January 26, 2015	BURA Board Meeting

The meeting was adjourned at 8:40 p.m.