



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, January 4, 2016

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

In attendance: Sean Colletta, Jennifer Nye, Roy Kim, Carmela Bowns, Deric Weiss, Amy Saberiyan, Scott Winter and Staff Liaison Tyler Ryerson

Excused: Chair Inessa Vitko, Domonic Biggi, Calvin Hamerus and Lorraine Clarno

Unexcused:

Others in Attendance: Valerie Sutton, Cassera Phipps, and Jerry Jones

Public:

Call to Order and Introductions

Vice-Chair Nye called the meeting to order at 7:06 p.m.

Visitor Comments

None.

Western Ave. Employment Area Master Plan: RFP Review (Ms. Phipps and Ms. Sutton presenting)

The City recently completed an economic opportunities analysis as part of the comprehensive plan update. The analysis identified trends and job growth and looked at the existing buildings (age, condition, how they compete, rents...). The City also completed a Buildable Lands Inventory to determine what property can be redeveloped and identify the true potential through redevelopment to increase job growth.

Ms. Phipps reviewed the project goals, general planning process, boundary, what's been done so far and the project timeline moving forward.

- When projecting over the next 20 years need more areas for employment (shortage of industrial (130 acres) and commercial (100 acres) land
- Project area mostly in BURA boundary and is in E-zone 2
- The project consists of 85 parcels 83 are office industrial and industrial and the two properties on 5th and Western are commercial (key intersection)



- Should we consider extending the boundary to include the properties north to Beaverton Hillsdale Hwy and Western Ave and the commercial properties south of Allen Blvd?
 - Freight routes (Allen, Beaverton Hillsdale...)
 - Rail spurs
- Project goals
 - Vision (increase employment)
 - Engage with key stakeholders to identify opportunities and barriers to redevelopment
 - Capital improvement (infrastructure)
 - Enhance redevelopment
- Project issues
 - Floodplain (Fanno Creek to south and Beaverton Creek along 5th St)
 - There was an EPA technical advisory forum sponsored by BURA identifying stormwater opportunities and regional stormwater facilities
 - Creates uncertainty for property owners—Work with CWS and other agencies to determine mitigation in certain areas that may reduce requirements for properties considering redevelopment
 - Use LiDAR mapping technology (study storm events) to learn more about the floodplain in the area
 - Vacant properties (Buildable Lands Inventory)
 - Low intensity development
 - Incompatible (non-industrial) uses
 - Abutting residential development (impact quality of life)
- Employment Opportunities
 - Proximity (close to 217, 1-5, Hwy 26 and downtown Beaverton)
 - Flex space
 - Urban renewal funds
 - Catalyst sites (partner with property owners)
 - Railroad spurs
- Scope of Work
 - Phase 0: Procure Consultant (informal less than \$100,000)
 - Phase 1: Project Kick-off
 - Steering committee: business owners, residents and property owners
 - Technical committee: Metro, Clean Water Services, URAC...
 - Phase 2: Existing conditions, opportunities and constraints
 - Phase 3: Vision and priorities (community workshop)
 - Phase 4: Strategy development (remove barriers to get to long term vision)
 - Phase 5 Plan development and community review
 - Phase 6: Planning Commission and City Council for adoption
 - Final adoption: March 2017
- Next steps
 - Finalize scope to issue RFP (January 2016)
 - Public involvement plan
 - Data gathering
 - Form project committees existing

- URAC comments with Staff feedback
 - Has the city identified any additional Brownfields sites in this area?
 - There are 11 known Brownfield sites. There are likely speculative sites (sites not on the DEQ list) working with Economic Development Division to help us approach the property owners (sensitive topic)
 - State has adopted a program where a 3rd party can hold the Brownfield sites but doesn't become the owner (land bank of Brownfield sites)
 - DEQ: Perspective Purchaser Agreement, example: the City can purchase the property and because they didn't cause the problem can limit or cap the liability
 - State of Oregon just received \$7 million for brownfields funding which is dedicated to this program
 - Brownfield issue important to determine how to get the properties back into production
 - Are you considering the Greenwood Inn site?
 - Private owner has opted out of any redevelopment opportunities
 - Add brownfields to the list of issues
 - Is this exercise considered re-visioning for the district?
 - Yes. Understanding the conditions and the big picture
 - Who will receive the RFP?
 - Looking for experienced suburban industrial planning consultants, will send to a select number of consultants reaching up and down the coast
 - Consider changing the title to open it up more for production or facility to increase value (other than employment)
 - Vision exercise: What is appropriate for this area what are the common goals to get to a collective idea where we can get to the best chance for success
 - Terminology the use of the word employment land differentiates it from residential land
 - Preservation of what little industrial land the City has (industrial is a category of employment land, comes from the Regional 20/40 concept plan)
 - Important to have a good industrial base in City limits to provide employment opportunities to the residents
 - What are we asking the consultant to do?
 - Technical analysis for existing conditions
 - Outreach (facilitate with property owners and businesses)
 - Identify strategies to get us to the long-term vision
 - Transportation and infrastructure
 - Policies: Development code, land use designations, how we can leverage Urban Renewal funds
 - What is the budget?
 - \$100,000
 - What is the final product (a complete Master Plan)?
 - City will provide the existing conditions analysis and contribute to the public outreach efforts
 - Team with our Economic Development Division (established relationships, new Economic Development strategies)

URAC members agreed that it would be good to expand the Boundary in both directions. They also acknowledged this project as necessary.

URAC was asked to send additional comments to Ms. Phipps.

Beaverton Community Visioning Update

Mr. Ryerson introduced Mr. Jones as the Chair of BURA. He also distributed the responses received by URAC members and clarified the role as "partner". There will not be an action item on the list without a partner and there must be at least two partners per item, refer to hand-out for details.

Mr. Jones explained that he has been involved with the Community Visioning from the beginning and that he is here tonight to join the URAC's conversation about what actions will be recommended to BURA.

Mr. Ryerson distributed the response from the VAC regarding the expectations of partnership. See handout for details.

Mr. Ryerson also explained how each of the Departments tie the Visioning Action Plan and the Action Items directly to their budgets (budget process begins in January).

The following Visioning Action items URAC have decided to recommend as Partners to the BURA Board for their consideration on January 26th:

- Action 62 (Create Unique Districts)
- Action 64 (Storefront)
- Action 67 (Blighted Property within the urban renewal area)
- Action 70 (Increase Downtown Housing) for URAC it is not just housing but other development as well
- Action 104 (Gentrification)

With the understanding that accountability comes in the form of a partnership with others on these subject matters within the urban renewal district and that they can be modified over time.

In addition to the partnership actions above, URAC agreed the following Action items urban renewal could support, provided there is an option for support:

- Action 63 (Benches, Restrooms...)
- Action 66 (Parking Management)
- Action 79 (Stormwater)

Finally, URAC will also consider all actions when acting as advisory committee that are consistent with their Mission and the Community Visioning Plan.

Beaverton Update and Announcements

- Beaverton Central Creekside Redevelopment (refer to the City Council presentation from December 8, 2015 for more details)
 - Partner introductions (Hotel, Developers, Master Planners...)
 - Accomplishments to date (last six months)
 - ENA Rembold
 - MOU Hotel Developer O'Reilly
 - Test Fit
 - Parking Study (Rick Williams)
 - Parking Easement with SKB
 - Acquisition of Lot 2 (first BURA tax increment purchase in June)
 - Survey Soils Report
 - Lots 2/3 updates (parking garage and ACC)
 - Westgate Master Planning (Ankrom Moisan and Place)
 - Residential mixed-use (urban façade)
 - Hotel (five over two, destination restaurant, structured parking, 140-150 keys)
 - Crescent connection and street improvements
 - Gateways
 - Hotel next steps
 - DDA (Spring 2016)
 - Appraisal with Metro
 - Partition lot

December 7, 2015, Meeting Minutes Approval

Tabled, time restraints.

Calendar Items

January 26, 2016 BURA Board Meeting, 6:30 pm
February 01, 2016 URAC Meeting, 7:00 pm

The meeting was adjourned at 9:01 p.m.