



BEAVERTON URBAN REDE VELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, June 6, 2016
The Beaverton Building
Council Chambers
12725 SW Millikan Way
MEETING MINUTES

In attendance: Chair Inessa Vitko, Sean Colletta, Jennifer Nye, Roy Kim, Carmela Bowns, Deric Weiss, Lorraine Clarno, Domonic Biggi, Ann Snyder, Shelia Greenlaw-Fink, Scott Winter and Staff Liaison Tyler Ryerson, Josh Carrillo, Cassera Phipps, and Janiene Lambert

Excused:

Unexcused: Amy Saberiyar, Calvin Hamerus

Public: Jim McCreight

Announcement

Mr. Ryerson announced that Mr. Colletta has left Pacific NW Properties. Mr. Colletta has agreed to stay on the URAC through the rest of this year.

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:03 p.m.

Visitor Comments

Mr. McCreight introduced himself as the new BURA Board Chair.

Western Avenue Employment Area Master Plan

Ms. Phipps provided an update of the project status.

Where have we been since last presented to URAC in January 2016:

- Expanded the focus area to include the Commercial areas along with the Industrial (increase opportunities)
- Entered into contract with LeLand Consulting Group (April 2016) as the lead, they are partnered with OTAK, DKS, Stantec, and John Southgate to perform technical analysis and outreach
- Data collection and formation of project committees
- Kick off meeting with advisory committees (define area and goals for this plan)
 - Steering committee (representatives from businesses, property owners, local economic development orgs, and city boards and commissions members)
 - Technical advisory committee (city staff, Metro, Department of Land Conservation and Development, ODOT, TriMet, CWS...)
- Outreach has been well received from the stakeholders



What have we heard (joint meeting with committees, drive to work and walk the area):

- Vacancy rate/asking rent per square foot (chart in presentation)
 - 2012 vacancy rate over 15% vs. 2015 below 10%
 - 2012 price per square foot \$6 vs. 2015 nearly \$8

Kick off meeting in May: Consultant team presented economic data and physical conditions (Brownfields, flood plains, and zoning designations)

- Businesses want amenities (hotel and event space, foodcarts and restaurants, and services—term micro community)
- Flexibility with zoning
- Central location is ideal (close to 217, Washington Square, downtown Beaverton and downtown Portland...)
- Fanno Creek trail not well known
- Area lacks identity/vision
- Safe connections (bike lanes, sidewalks, freight)
- Parking challenges (trucks and trailers park on street)
- Businesses have difficulty attracting qualified employees

Question: Are they property owners or do they rent? Both, about 50/50.

Next steps

- Existing conditions report (draft to committees in July 2016)
- Vision and strategy development (Fall 2016)
- Plan development and community review (Winter 2016-17)

What we will accomplish

- Concise vision and identity for the area (opportunities)
- Clarify anticipated land uses (certainty for stakeholders)
- Implement the vision (city investments and actions)

Ms. Phipps asked URAC members to provide their feedback/suggestions.

- Define lack of qualified employees
 - Workforce training
 - Area challenged with places to eat/coffee, lack of transit and sidewalks
- Buildings are out of date (costly to bring up to code)
- Improve connectivity to downtown Beaverton and closer amenities
- Can we bridge the gap to some of these boundaries with amenities? Fifth Street is a great alternative to Beaverton Hillsdale Hwy
- COB changed the code a couple of years ago to accommodate more smaller retail opportunities
- Build a framework of community (people/families need places to go)
- Are there flood plain issues? Yes, about 25% of the area is within the 100 year floodplain
 - Consider talking with THPRD (applied for a grant to re-naturalize, flooding...)
- Are the brownfields site owners participating? No, just identified
- There are several freight rail spurs in the area, only one is active. City has been advised to keep them in place, once they are gone it's hard to replace them

- Can you use development example of Hall and Nimbus (commercial uses near industrial park)? Yes
 - Existing zoning of plan area is Office Industrial (OI), Industrial (IND)
 - Commercial properties are zoned Community Service (CS)
- Economic Opportunities Analysis
 - Projected market
 - Limited supply of land (not competing with Portland or Hillsboro)
 - COB realizes the need for industrial land to attract and maintain businesses. Mr. Ryerson showed the targeted "industrial areas" on our zoning map
- Consider locating businesses by size like Hillsboro (2, 5, 10 acre)
- COB may want to take a different approach to Brownfields (more aggressive)
 - Not a lot of greenfield opportunities
- Is there a long-term reason to keep these industrial buildings? Are these businesses, particularly if they are growing, staying or will they move?
 - Consider option of leaving it as is considering the costs involved to make it more dense and more connected
- Consider use as work force training site for School districts Could be a lot of funding (State) if it became education focused

Ms. Phipps asked URAC members to submit additional feedback to her or Mr. Ryerson.

Development Opportunity Strategies (DOS) Pilot Program

Ms. Lambert gave a brief overview of the existing program and discussed the proposed changes for the program (offer conceptual feasibility/design services similar to the Storefront Improvement program)

- Food Cart Competition (\$25,000 matching grant) applications are due Friday, June 10, 2016 (only allocation of DOS funds (general fund portion) to date for this year)
- Existing barriers (candidates may desire assistance with figuring out where to start, requirement of 50% match)
- Storefront projects are proving very successful with design services component (six out of eight improvement projects resulted)
- Propose addition of \$25,000 from BURA for DOS conceptual design (requesting an additional \$25,000 from general fund) to create up to ten design projects at \$5,000 max each for in conceptual site design to help spark next level of investment.

Discussion/Q&A

- Is the conceptual design matching? No, fully funded (like Storefront's Design Services). Other predevelopment DOS services remain at the 50% match.
- Does it include architectural? Yes (site massing, development feasibility...)
- Competitive bids makes it less appealing for developers (need to make decisions quickly and developers often have go-to consultants)
 - Could lower the threshold to allow faster process
- Does it require submitting RFP for design services consultants or can the existing Storefront consultants do the work?
 - Yes. It is a different scope of work
- Do we have target properties?

- Using the building land inventory to identify businesses that are being underutilized
 - Mayor's Roundtable platform targeted the Urban Renewal Area and most in attendance were consultants (just a few property owners)
- Need to remain aware of anti-displacement
- No match and no guarantee they will do the work?
 - Yes, for the design services. Storefront's design services has been successful. Ended up with over \$200,000 this year (\$200,000 private investment)
- Is there interest in the program? Yes, having conversations with property owners
- Is it worth it to the property owner? How are you going to get their interest (could be very expensive)?
 - Goal to pair property owners with developers (show property owners the value of understanding the zoning that is in place to allow higher/better uses)
 - Match parties where there is interest
- How do we know they won't just sell?
 - URA has long term landowners who may welcome this tool. Also, smaller landowners who may be interested to do something and just need a bit of help
- Important to show the property and land owners the benefit and that COB is willing to help them grow
 - Businesses that want to expand may not have the expertise or experience to know what to do or where to even begin, conceptual design is a tool that can assist getting them through that first tier of project
- Look at opportunities that don't impact the budget
- Look into the competitive bid (speed up the process for the 2nd tier)

BURA Five Year Action Plan Update

Mr. Carrillo distributed the updated five year action plan and highlighted the improvements/changes:

- Added the GIS map for Creekside and Old town (better describes the district)
- Reformatted the budget layout (BURA recommendation)
- BURA also made some minor recommendations which are also incorporated

BURA Budget Committee Update

Mr. Ryerson announced that Ms. Nye was nominated and served as Chair and Mr. Winter as Vice Chair. He also reported on the highlights of the budget (~\$6,000,000 for next year) including:

- Incentives programs (page 13) Storefront/Tenant Improvement/DOS Programs increase by \$200,000 (last year \$150,000) not including general fund
- Joint investment: predevelopment assistance, development financing, land acquisition and management and a new line item of affordable housing
 - Affordable housing funding for \$200,000 (City Council is also doing the same with the city budget)
 - Land acquisition and management (managing the lands we own and acquire)

- Placemaking and Public art (Crescent connection trail) looking at a matching grant with NEA (target date summer of 2016)
- Transportation/Infrastructure improvements (parking)
- Overhead and Professional Services
 - Parking Manager (improve and manage public parking Old town and Creekside district)

The BURA Budget committee approved the budget and it will go to The BURA Board and City Council on June 21st. URAC members did not have any comments to the budget.

Beaverton Updates and Announcements

Mr. Ryerson went over the updates since URAC's last meeting. Refer to handout for details (bold reflects updates).

- Mr. Ryerson has invited the Planning Commission to attend an upcoming URAC meeting
- Cedar Hills Crossing south side of Jenkins was approved, the north side phase is still in process (does not include the entire block, halfway to Walker)
- Transient Lodge Tax (TLT) hearing on June 7th on (city looking to increase TLT)
- Beaverton Central Creekside Redevelopment (BCCR) presentation to City Council on June 14th
- Beaverton Center for the Arts (BCA) presentation to City Council June 21st
- Roundtable on Housing to City Council on June 28th
- Restaurant Strategy is underway (consultant on board)
- Alternative bike network slight delay as some improvements on east side on Broadway of Hall (similar to Watson and Hall)

April 4, 2016, Meeting Minutes Approval

All members in attendance of April's meeting approved the meeting minutes from April 4, 2016.

Calendar Items

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|----------------|-----------------------------------|
| July 21, 2016 | BURA Board Meeting, 5:30 p.m. |
| July 2015 | URAC Meeting, holiday, no meeting |
| July 26, 2016 | BURA Board Meeting, 6:30 p.m. |
| August 1, 2016 | URAC Meeting, 7 p.m. |

The meeting was adjourned at 8:32 p.m.