



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, April 3, 2017**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> Floor**  
**12725 SW Millikan Way**  
**MEETING MINUTES**

**In attendance:** Timothy Collier, Carmela Bowns, Domonic Biggi, Allen Kennedy, Scott Winter, Sarah Walton, Shelia Greenlaw-Fink, Andrew Kugler, Staff Liaison Tyler Ryerson, Josh Carrillo, and Megan Braunsten

**Excused:** Lorraine Clarno, Ann Snyder, Chair Inessa Vitko, and Jennifer Nye

**Unexcused:** None.

**Public:** None.

### **Call to Order and Introductions**

Mr. Winter called the meeting to order at 7:03 p.m.

### **Visitors and Comments**

None.

### **Restaurant Strategy**

Ms. Braunsten gave an overview of the status of Beaverton's Restaurant Strategy. The city contracted with Leland Consulting to develop a restaurant strategy for Downtown Beaverton with the goal to create the premier restaurant destination in Washington County. The following is a brief overview (see handout for more details).

Why the focus on restaurants:

- Workforce retention and attraction.
- Business climate.
- Residents.
- Economic Development (great restaurants bring new business and new people).

Beaverton has three districts in downtown (Beaverton Central, Broadway, and Old Town). The study indicates to focus on just one district to bring in now (Old Town).

- Old Town district is ready.
- More opportunities for expansion.
- Approachable scale.
- Easy access to surrounding areas.



Next steps:

- Recruit restaurants that meet the criteria (focus on fast casual: breweries and tap rooms and wine bars).
- Cultivate current spaces (hired Scott Edwards Architecture to perform test cases on three specific sites—how to convert existing building to be restaurant ready).
- Promote old town (premier destination).
- Parking (there is enough parking within two blocks). Identify and promote the parking (new parking manager).
  - Parking map in draft (to be used by restaurants).
  - Valet parking is also being discussed.

Existing opportunities (State registered historical buildings):

- Masonic Lodge is interested in potentially moving the activities to the top floor and convert main floor to a potential brew pub. Status to date:
  - Architect test case restaurant ready.
  - Applied for Oregon Main Street grant from State of Oregon.
  - Opportunities for outdoor seating (lacking in Beaverton).
- Cady building prime space corner of Farmington and Watson.
  - Three (former Mattress store) to four spaces open or open soon.
  - Test case for restaurant ready.

Comments:

- Market area as bike friendly.
- Consider potential gentrification (SRO housing at Cady building, increased rents...).
- Would like to see an emphasis on incenting cultural groups.
- There are a lot of active seniors, be sure to target them as well as millennials.

### **Storefront and Tenant Improvement Programs Update**

Ms. Braunsten provided an annual update and gave an overview of the Storefront and Tenant Improvement revitalization programs (refer to hand-out for more details).

**Storefront Improvement** (two annual competitive rounds) for exterior improvements to commercial buildings. Two types of grants:

- Design Services Grants: 100 percent city of Beaverton funded.
- Improvement Grants: maximum \$35,000 per matching (50-70 percent) grant.
- City has been offering this program for ten years. In FY15-16 program was moved from Community Development Block Grant to BURA/General Funds and has demonstrated steady growth/success (see charts in hand-out for details).

### **Recent changes to Storefront Program:**

- Mixed-use with residential: updated to allow for improvements on entire building when 50 percent or more is commercial use.
- Create a cap of \$50,000 for businesses at specific locations for five-year period.
  - Spreads resources.
  - Brings larger phased projects.

**Projects completed or in-progress include:**

- Ickabod's
- Allen Market (Phase I-outside URA)
- Thomas Family Dentistry (three businesses)
- Best Chiropractic
- Global Art of Dance (formerly Chang and Murphy)
- Giovanni's
- The Leaf Building (multiple tenants)
- SDRI
- McBride Optometry

**Comment:** Consider ways to help businesses that don't want to move forward with awnings (they can make or break the business).

**Tenant Improvement** (two annual competitive rounds) for interior improvements to food and beverage businesses. Two types of grants:

- Improvement Grants: maximum \$25,000 per matching (50 percent) grant.
- Program has demonstrated success since it began in FY15-15 (see charts in hand-out for details).

**Projects completed or in-progress include:**

- Broadway Salon
- Big O's
- Ickabod's

**Comment:** Need to convince restaurants that outdoor seating should be available at all times.

**Recent changes to Tenant Improvement Program:**

- Flexible opportunity grants for new restaurants (open application).
- Increase matching grant to 70 percent.
- Create a cap of \$50,000 for businesses at specific locations for five-year period.

**Program Guideline Proposed Changes:**

- Allow chain (franchise vs chain) restaurants (Allen Blvd has a lot of chains) on Storefront program.
- Add design services grant to Tenant Improvement program.

**Comments:**

- Franchise (good chance locally owned) and could use some assistance.
- Chains have the resources and typically maintain buildings.
- If already using all funding concentrate on locally owned.
- Maybe offer reduced incentives to the chains.
- Bonus points to businesses that support the community and culture.
- Consider where the profits go and how we justify funding if profits go outside the area?
- Consider restricting the tenant improvement design service grant to dining area, the atmosphere is what brings people back.

### **BURA Five Year Action Plan Update**

Mr. Carillo discussed proposed modifications from the June 2016 adopted BURA Five Year Action Plan (refer to handout for details). He then asked URAC members what their overall impression of the content was and if they thought the report is moving in the right direction (less text more visuals)? Comments included:

- Improve infographics to be easy to identify (some are difficult to decipher).
- Spread the header across both pages.
- Present the spotlights all together rather than sprinkling throughout.
- Consider using up/down arrows for the numbers in the budget section (green for increase, red for decrease — makes it easy to read).

### **Beaverton Project Updates and Announcements**

Mr. Ryerson gave a brief update of the BURA Development projects within the Urban Renewal Area. Project overview included: (refer to handout for details).

- Beaverton Center for the Arts: Special City Council meeting, Monday, April 17, 2017, 6 p.m. to move project to next level.
- Rembold Westgate mixed-use ground breaking scheduled, May 3, 2017 10 a.m. – 12 p.m.
- The Rise Old Town is complete. Plans for a grand opening event in early June.
- LaScala, micro-restaurants has available space.
- Biggi Food Cart Pod: Submitted land use application. Mr. Biggi reported the project is moving forward, meetings are underway (continue to work out the unknowns). Secured permit today.

### **March 6, 2017, Meeting Minutes Approval**

Ms. Bowns made a motion and Mr. Kennedy seconded to approve the minutes. The minutes from March 6, 2017 are approved as is.

### **Calendar Items**

<b>On the Calendar</b>	
April 25, 2017	BURA Board Meeting 6:30 p.m.
May 1, 2017	URAC Meeting, 7:00 p.m.
May 16, 2017	BURA Budget Committee Meeting 6:00 p.m.

The meeting was adjourned at 8:37 p.m.