



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, December 4, 2017

**The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES**

In attendance: Chair Inessa Vitko, Timothy Collier, Carmela Bowns, Allen Kennedy, Shelia Greenlaw-Fink, Ann Snyder, Jennifer Nye, Domonic Biggi, Scott Winter, Sharon Walton, and Lorraine Clarno and Staff Liaison Tyler Ryerson and Steve Regner

Excused: Cal Hamreus and Andrew Kugler

Unexcused:

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:01 p.m.

Visitors and Comments

None.

November 6, 2017, Meeting Minutes Approval

Mr. Biggi made a motion to approve the minutes and Mr. Winter seconded. The minutes from November 6, 2017 were approved as is by all members who were in attendance.

Downtown Design Project (Mr. Regner):

District planning (defining an identity for Downtown as a whole):

- Background: study a very specific area to establish an identifiable downtown and stimulate development
- Where is downtown? Two zoning districts in most of downtown area (see map)
 - Everything above Canyon is Regional Center Transit Oriented zone (higher intensity development)
 - Everything South of Canyon is Regional Center Old Town zone (celebrate and nurture the older parts of Beaverton)
- Building on past work from the Community Vision, Creekside Master Plan, BURA Five Year Action Plan, etc.
 - Vibrant Downtown
 - Placemaking
 - Stimulate Downtown Redevelopment
 - Districts and Sub-Districts
 - Gateways



- Development Code will be modified to remove development barriers (one size fits all and outdated regulations) to help catalyze new development (making sure to maintain minimum expectations)

Project Goals:

- Create Districts and Sub-Districts
- Key Gateway locations
- Street Hierarchy (restaurant, local, etc.)
- Site and Building Design (interaction with public right-of-way)

Project Outcomes:

- Urban design framework (design guide that will inform everything moving forward)
 - High level design of the specific districts
 - Where is the most intense development
 - Potential greenspaces and connectivity opportunities
- Development Code changes based on what we learn from public outreach
- Implementation Plan
 - Action items (keep all past and current work moving forward)
 - Quick Wins (low hanging fruit, achievable short term projects, etc.)
 - Long Term Implementation items (large scale over time, 5-10 years)

Project Scope:

What's in:

- Have an Urban Design Framework
- Talk about new districts
- Talk about Development Code changes
- Streetscape Hierarchy
- May change Development Review Process (study third option to allow path for special projects)
- Comprehensive Plan changes, if necessary
- Public Engagement (project will only be successful with community buy-in)

What's out:

- Acquisitions and Construction
- Detailed Streetscape Plans
- Branding or Marketing Strategy (already in place)
- Comprehensive Plan full updates (already in place)
- Comprehensive Parking Strategy (City Parking Manager in place to work on that)

Issues to Explore:

- Land Use and Urban Design (how to make it appealing)
- Areas of Special Attention (identify areas important to community and make them "special")
- Parks and Open Spaces (grant from Metro to partner with THPRD to create an urban park plan)
- Limit Development Barriers (calibrated code to allow for unique/creative projects)

Schedule:

- Planning and Introduction: Fall 2017
- Research and Analysis: Fall 2017–Winter 2018
- Urban Design Framework: Winter–Spring 2018

- Implement: Summer 2018–Winter 2019
- Public Engagement: Fall 2017–Winter 2019
 - Identify stakeholders through DAB, BCCI, VAC, BDA, NAC, URAC, etc.
 - Outreach to business and property owners
- Outreach
 - Website and email announcements
 - Online open house
 - Community meetings

Next steps

- Incorporating feedback from various boards and committees
- Finalizing engagement plan, begins in January
- Existing conditions from consultants (first draft in January, 2018)
- First Community Meeting on January 22, 2018
- Interactive Design Workshops on February 22 and 24, 2018

Questions for URAC

Is project in line with URAC and BURA goals? How can the project further these goals?

Are there any conflicts or red flags we should be aware of?

Any specific issues this project should explore?

How would URAC members like to be involved (Representative on Technical Advisory Committee (TAC) and/or Stakeholders Advisory Committee (SAC), staff updates, outreach/networking, other)?

Mr. Ryerson will email this list of questions to URAC members to provide time to respond.

Discussion:

Who are the TAC and SAC (not yet formed)?

- TAC: internal city staff and special districts such as TVF&R, ODOT, Washington County, Clean Water Services, etc. to be sure projects are feasible from the start
- SAC: external members such as BDA, property owners, developers, etc. URAC members are encouraged to join

How are you reaching the diverse cultural community (those who don't currently participate)?

- Key outreach documents will be translated into Spanish
- Meeting with Diversity Advisory Board (DAB) on Monday, December 11, 2017 to present the project and identify outreach plan?
 - Consider engaging with the local church groups

How are we avoiding gentrification? How can we engage the small business?

- Intentional strategies to protect the small businesses
- Use the NAC's, Central Beaverton has a new NAC chair (very enthusiastic about growing the constituency)
- Develop informational flyer/brochure. BCCI has offered door to door outreach to help spread the word

- Bring the BDA on board. City is working closely with BDA Ms. Thieme (CDD) is the city's liaison with BDA. Meeting with BDA on December 6, 2017 to coordinate how they can be involved

How are you reaching our senior residents?

- Present at Elsie Stuhr Center and key representative advisory committees (Aging in Place, etc.)

Are we looking at successful examples from other cities/jurisdictions?

- Design consultants have experience with other, similar urban areas

Placemaking?

- The Downtown Team has established a Placemaking WorkGroup Team to plan for placemaking. Ms. Lambert will propose to use \$25,000 of Pre-Development Grant funds for a specific location (possibly near Biggi Food Cartel) in the near future.

Are you formalizing the sub-districts?

- Each district will have specific development rules (Arts district, Historic district, etc.)

How will you coordinate with developers on these special projects to be sure the process is smooth?

- The TAC will make efforts to maintain connections (liaison, pre-app, etc.)
 - Ms. Fox serves as Community Development's liaison for large project
- Consider using the medical model (navigator, specialists, etc.)

How will you align the areas beyond the boarder (Canyon Road) that don't currently match the district?

- As projects come in, and we know what direction we are headed, we can inform and guide the public about what is coming. We will be sensitive and flexible whenever possible. However, until the code is modified we can't enforce

What is the downtown team?

- Will get Ms. Lambert to give an overview when she comes to talk about Placemaking

Brainstorm Ideas for Content and Design for the BURA FY2018-19 Five Year Action Plan (Mr. Ryerson):

In preparation for updating the Five Year Action Plan staff would like URAC's feedback on content and design elements. Priorities and Projects to consider include:

- Anti-displacement
- Western Ave (West Five complete)
 - ODOT improvements to Hwy 217: What happens when ODOT starts thinking about how it connects to Allen Blvd (which then feeds to Western Ave)? Could speed rate of project and better serve West Five
- Cedar Hills Crossing
- Projects in Old Town (successful Storefront and Tenant improvements). Continue path?
- Streetscape improvements (holding off until Downtown Design Project guidelines in place)
- Utility undergrounding (on hold, unexpected and expensive). Potential CIP projects
- Westgate

- City of Beaverton (5/9ths) and Metro (4/9ths) co-owned the land. To move project forward the city bought Metro out (as part of the agreement, Metro would invest the money in Beaverton, discussions currently underway)
- City issued RFP and selected Rembold as the developer (The Rise Central). Residual appraisal shows the project is negative. Project partially BURA funded (gifted land and paid SDCs for the 15 affordable units). \$4,000,000 in SDCs for entire development
- Rembold will develop the infrastructure (more expensive for the city to do and would take longer)
- Hotelier in place \$150,000 BURA funds for SDC assistance (negative residual appraisal)
- Is there proof utility undergrounding is safer/better (power outages, accidents, etc.)?
 - Mr. Ryerson will look into it
- Affordable housing is a priority (~\$200,000 BURA budget annually, can be used for land acquisition, SDC assistance, etc.)

The following items were discussed as important:

- BURA Parking Garage (BCA components, rehearsal space and storage, are estimated \$1,000,000)
- Electric charging stations for: cars/bikes/wheel chairs
- Old Town parking garage (48 percent of BURA is dedicated to parking/infrastructure)
 - New Parking Manager, Molly Rabinovitz is gathering data and doing due diligence
 - Restaurant Strategy is working; parking could become bigger issue
- Affordable Housing
- Grant Programs (great way to revitalize downtown)
- SDC and Transportation fee relief options or more affordable (urban renewal strategy does not match up)
- Walkable, healthy community
- Active Transportation Plan (use to see where BURA funding makes sense)
- Anti-displacement strategy (engage non-traditional community/outreach)
- Parking for bikes including electric bikes
- Western Avenue
- Allen Blvd (outside of boundary, but what can be done? There is an option to expand the boundary—requires public approval)
- Improvement of Food Cart Pod on Western Avenue (relocate to make more visible and improve storefront)
- Farmer's Market health (growing, is space becoming too small?)
 - Protect, fix, relocate (how to keep it successful?)

URAC members are encouraged to provide additional feedback to Mr. Ryerson by January 23, 2018.

Feedback on style and design of existing report:

- Stay with existing design, in good shape. Recommend reducing number of pages

Beaverton Update and Announcements (Mr. Ryerson)

Mr. Ryerson distributed the BURA Area Projects updates and briefly overviewed status on select projects. Refer to handout for a detailed list of BURA projects (project updates are highlighted in bold).

Mr. Ryerson noted the Canyon Road open house, Monday, December 11, 2017 5-7 p.m., TBB, Council Chambers.

Calendar Items

On the Calendar	
December 2017	No BURA meeting in December
No January meeting	URAC Meeting
January 23, 2018	BURA Board Meeting 6:30 p.m.
February 5, 2018	URAC Meeting, 7:00 p.m.

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