



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

Monday, May 7, 2018  
The Beaverton Building  
Council Chambers, 1<sup>st</sup> Floor  
12725 SW Millikan Way  
**MEETING MINUTES**

**In attendance:** Vice-Chair Jennifer Nye, Cal Hamreus, Carmela Bowns, Ann Snyder, Domonic Biggi, Scott Winter, Sarah Walton, and Lorraine Clarno and Staff Liaison Tyler Ryerson and Staff Josh Carrillo, Megan Braunsten, Janiene Lambert and Luke Pelz

**Excused:** Inessa Vitko, Allen Kennedy, Shelia Greenlaw-Fink, and Timothy Collier

**Unexcused:**

### Call to Order and Introductions

Vice-Chair Nye called the meeting to order at 7:00 p.m.

### Visitors and Comments

None.

### Western Avenue Improvement Project Update (Luke Pelz)

This was the “signature” transportation project that came from the West Five Strategy and was recently adopted by City Council. The project will improve the pedestrian / bike experience and increase additional development as well as bring transit to the area. Mr. Pelz provided a handout with project design, funding sources, and tentative public information plan details.

- **Project schedule:** Construction tentatively set to begin Summer 2021
- **Tentative funding plan:** Total of \$500,000 from BURA with the majority coming from Major Street Transportation Improvement (MSTIP) and Street Fund. Referenced handout for details
- **Public engagement plan:** Open House May 30, 2018, time TBD, probably lunch hour (employers, residents, neighborhood associations, Bike Advisory Committee...)
- Second phase of this project will take it to Beaverton Hillsdale Hwy (also came out of the West Five Strategy)
- Mr. Pelz encouraged URAC members to provide suggestions for the project at or before the Open House on May 30



**Beaverton Downtown Association (Ms. Braunsten)**

- Awarded (1 out of 6 across the nation) to participate in CoSign Program:
  - Determine geographic location (restaurant row and possibly Broadway)
  - Call to businesses, then Call for artists, then paired with sign fabricator (all local Beaverton businesses)
  - Businesses choose artist
  - Signs installed with big celebration
  - Ten signs (~\$6,000 each, fifty percent match for total of \$30,000)
  - Kick-off project March 2019

**Incentive Programs (Ms. Lambert and Ms. Braunsten)** refer to presentation for more details

- Pre-Development
  - Bringing people together for new ideas for underutilized properties
  - Property owner networking
  - Developer networking
  - Short and long term planning
  - New development and employers
- Projects update:
  - 1<sup>st</sup> and Washington (surface parking and adjacent buildings)
    - Awarded \$5,000 Design Grant and \$25,000 fifty percent Matching Grant
    - Facilitated acquisition of two properties and consolidation of surface parking for potential redevelopment
  - Gallagher (11150 SW Allen Blvd; former Reser Food Processing facility)
    - \$25,000, fifty percent Matching Grant
    - Facilitated acquisition and reinvestment, will go from industrial to creative office and fabrication space for 45-60 new employees from NW Portland
  - Holland Plaza (12220 SW Broadway)
    - Joint catalytic grants:
      - \$5,000 Storefront Design
      - \$15,000 Conceptual Site Massing and Development Feasibility
  - Placemaking Events Grant (Oldtown and Beaverton Center)
    - Fifty percent \$25,000 Matching Grant
    - Fifteen applications received, March 26, 2018—will award end of May
    - For use up to 18 months from award date. Types of events include:
      - Food
      - Cultural
      - Theater / Dance / Arts
      - Awareness
    - Raised awareness of Beaverton's events spaces, will likely bring other events

Storefront and Tenant Improvement Programs have been running for three years. By Fall 2017 the Program funded 22 improvement projects. The Spring 2018 round has resulted in 35 active projects. See handout for map of Program sites.

- Storefront Improvement metrics and questions:
  - Every dollar the city has spent has been matched by \$1.74 in private funds
  - Should Storefront continue to fund signs (tenants change and sometimes the signs are less attractive)? URAC feedback:

- Modify criteria to require reuse/recycle
- Pay up front and refund money after set number of years in business
- Consider removing it from program or allowing only for art (Who defines the art— Design Review Committee, Arts Commission...?)
  - As part of the CoSign project, could provide training to the local sign fabricators (Do you have to provide on-going training if you do it once?)
- Should we allow rolling applications for new businesses (same as Tenant Improvement)?
  - Stats for Tenant Improvement:
    - Eleven new restaurant recipients
    - Seven old restaurant recipients
  - Stats for Storefront Improvement:
    - Five new businesses recipients
    - Twenty-five old businesses recipients
  - URAC feedback:
    - Rolling for all (maybe create one larger grant that is available once or twice a year)
    - Consider reviewing every thirty days to keep the work flow achievable
- Should Tenant Improvement increase to \$35,000 from \$25,000 (currently matching nineteen percent)? Stats:
  - Average project total cost \$112,000
  - Average grant award \$21,000
  - Average grant city match 19 percent
  - Every dollar city spent equals \$4.38 in private investment. If all awards were \$35,000 ratio is \$1.00 (city) : \$2.62 (private)
  - URAC feedback:
    - Will \$10,000 help that much?
    - Funding less projects as a result?
    - Would support the increase
    - Consider selecting a certain type of business for the increased funding
    - Since restaurants have done so well maybe switch the focus to something like retail
- Should we be helping new construction vs old construction? Stats:
  - All three new LaScala restaurants waited for approved grant same for the two going in The Rise Old Town (new construction)
  - URAC feedback:
    - Just as hard going into new as existing
    - Risk for developers to include retail (good to help close that gap)
- Tenant Improvement
  - Every dollar the city has spent has been matched by \$4.38 in private funds
  - ExNova Brewing Company (non-profit) coming into Cady Building

**BURA FY2018-19 Budget / Action Plan** (Mr. Ryerson and Mr. Carrillo):

- BURA Budget Committee meeting on May 14, 2018, 6-7 p.m.
- As noted previously our Consultant has confirmed our increment is on track as projected
- Parking strategy is underway (Parking Manager Molly Rabinovitz)

**Action Plan** (main content)

- Affordable Housing
- Downtown Design Project
- Land Acquisition
- Western Avenue
- Placemaking and Incentive Programs
- Should be ready end of June 2018 (goal to get rough draft to URAC in June, will go to BURA June 19, 2018)

**Leadership Beaverton (Chamber of Commerce)**

- A nine month program community awareness and leadership program. Limited to thirty people. Applications due July 13, 2018. Refer to handout for more details or contact Ms. Clarno for more information
- City has four scholarships for Beaverton residents, contact Mr. Ryerson for more information

**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).

- Downtown Design Project is making progress, public comment / survey [www.BeavertonOregon.gov/DowntownDesign.gov](http://www.BeavertonOregon.gov/DowntownDesign.gov)
- Community Development Block Grant entitlement increased by nearly \$100,000

Do you want more detail in this BURA area update matrix?

- **Yes:** name, grant award, larger awards only (no signs)

**March 5, 2017, Meeting Minutes Approval**

Mr. Winter made a motion to approve the minutes and Ms. Clarno seconded. The minutes from March 5, 2017 were approved as is by all members who were in attendance.

**Calendar Items**

<b>On the Calendar</b>	
May 14, 2018, 6 p.m.	BURA Budget Committee Meeting
June 19, 2018, 5:30 p.m.	BURA Board Meeting
June 4, 2018, 7 p.m.	URAC Meeting

The meeting was adjourned at 8:41 p.m.