



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, October 1, 2018
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Vice-Chair Jennifer Nye, Carmela Bowns, Allen Kennedy, Chair Inessa Vitko, Scott Winter, Sarah Walton, Ann Snyder, and Shelia Greenlaw-Fink, and Staff Liaison Tyler Ryerson, and Staff Josh Carrillo, and Megan Braunsten

Excused: Timothy Collier, Lorraine Clarno, and Domonic Biggi

Unexcused: Cal Hamreus

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:04 p.m.

Visitors and Comments: Eric Lehr, resident Five Oaks. No comments.

Tenant Improvement Boundary Discussion (Ms. Braunsten):

Discussion on whether the Tenant Improvement (TI) matching grant program should expand the boundary. TI grants are exclusive to restaurants.

Goals of the Program (more restaurants draw more businesses):

- Assist new restaurants
- Assist with updating current restaurants

Staff recommending to BURA to expand to Beaverton Central, formerly known as Creekside (currently only available in Old Town):

- Assist with new recruitment for ground floor retail on new construction (4-7 spaces near The Round)
- Support current restaurants
 - Impact from Food Cart Pod
 - Construction impact
 - New residents, work force, and Patricia Reser Center for the Arts attendees
- Considerations:
 - Other City of Beaverton Activities (how does TI effect?):
 - Beaverdam Strategy (Ludeman's and Umrien acquisitions/redevelopment opportunities)
 - Canyon Road expansion (businesses on both sides of Canyon)
 - Millikan Way extension (funding to extend to Transit Station)
 - Short-term improvements (new development could bring building demo)
- Expansion Options (refer to map in presentation):
 - The Round and Westgate and (potential catalytic grant opportunities \$100,000/year) former Hall Street Grill and former Fong Hyong Palace staff recommendation



- Millikan to Creek (Pepita's and Tai Bloom)
- Canyon to Creek (once finished businesses will need help, Canyon Road project expected to start in 2020)
- Full District

Questions and Discussion:

AS: Define the brown areas on the map.

- Millikan, Hall and Watson (Damerow Ford and the NW Beauty College)
- BG plaza two story office building
- Tai Bloom and Westgate Bar

CB: What restaurants are being impacted?

- Superbowl Teriyaki seems to have been hit the hardest (have not spoken directly with owner)
- Siam Lotus appears to be doing well
- Pepita's (had a short down turn but appear to be recovering). Have expressed interest in TI Program
- Mingo/Mio Sushi/Bogza are okay
- Have not talked to restaurants in pink area (Westgate and Tai Bloom)

AK: Where is the funding coming from? Are we taking from other programs?

- Budget is \$200,000 (should cover staff recommendation without having to ask for additional funding)
- Catalytic budget for one project. If opportunity for a second project would need to ask for additional funding
- TI/Catalytic funding breakdown:
 - \$5,000 for design services (existing restaurants)
 - \$35,000 matching grant (50-70 percent match)
 - \$100,000 for catalytic grant (matching requirements vary)

AS: When is the next expansion?

- Probably one year. Beaverdam strategy first (spring)

CB: What is the sense of success (Ickabod's for example)?

- Ickabod's has nearly doubled business (\$60,000 in SF/TI funding)

SW: What if both Chinese and Hall want to come in?

- Would come to BURA to request funding

IV/AS: Would like to see the brown area benefit. Could use the help. Ann would like brown sooner.

- Targeting for next Fiscal Year

CB: How do we justify bringing in new restaurants before helping existing that are struggling (avoid gentrification)? What is the commitment to diversity with recruitment?

- Targeting restaurants that round out the diversity of what we currently have:
 - Work with Minority and Women owned businesses
 - Outreach: send letter and go door to door in program areas including Allen Blvd
 - Program flyers translated into Spanish and Korean
 - First Korean business came in this year
 - One new Spanish business

- Recruitment strategy is to look at existing successful restaurants that have a following and bring them here (example of Big's Chicken). Have been targeting wine bars and breweries (lacking in Beaverton)

URAC members support the staff recommendation.

Beaverton Restaurant Week (Ms. Braunsten)

Update on Beaverton's 2nd Annual Restaurant Week, September 27 through October 7, 2018:

- Nearly 40 restaurants participating, includes Food Cart Pod as just one (27 last year)
- www.beavertonoregon.gov/eats

Placemaking Artwork (Ms. Braunsten)

- Union Vintage Lighting mural on non-parking area
- Umrein and Ludeman's fences artwork by Allen Rose

BURA Metrics Update (Mr. Carrillo)

Update of key metrics findings from BURA FY17-18 Annual Report, refer to handout for details.

Some trends include:

- Growth in assessed value increased by 2.77 percent this year compared to 4.3 percent last year and 6.7 percent the year before. Trend is growth in assessed value is decreasing by about 2 percent a year
- Known private investment increase this year is \$4.3 million (does not include The Rise Central), a year ago it was \$3.5 million. Anticipate next year to be much higher ~\$30-40 million
- Private Investment in eating and drinking establishments of \$693,000 compared to last year ~\$350,000
- Total vertical parking spaces increased by about half from last year

Questions and Discussion:

SW: Where do you get the private investment numbers from?

- City's data permit system (construction requires permit). Do not include single family homes so number is conservative

Volunteer URAC Presentation to BURA

Ms. Walton volunteered to attend the BURA Board Meeting on October 23, 2018.

- Mr. Carrillo will send out an outline of topics covered and URAC members will respond

Agenda Topics for Calendar Year 2019

Staff asked URAC members for recommended topics for next year (Mr. Carrillo):

- Bring in expert on Urban Renewal and gentrification/anti-displacement discussion and options (avoid unintended consequences)
- Explore how URAC may overlap with other committees: parking, transportation/multi-modal... (common goals and priorities)
- Lessons learned from other jurisdictions strategy
 - We do this on a State level. The momentum could be increased
 - Existing collaboration with Washington County partners
 - Go ahead of time with specific questions
- Affordable housing concerns
- BOLD Program (fear of displacement)

Beaverton Updates and Announcements

Mr. Ryerson distributed the BURA Area projects matrix. Refer to handout for a detailed list of BURA projects (project updates are highlighted in bold).

- Beaverton Bakery closed last weekend. The house portion of the project is an historical building and the rear of the building aligns with the old Oregon Electric Rail right-of-way. Keep the property in mind as we move forward with new opportunities
- Grand Central Bakery is slated to go into the new fuel station area at Fred Meyer in Beaverton Town Square
- Two Downtown Design Team and Parking Summits were held last month. Community interest/feedback was good
 - Parking summit asked community three questions:
 - What is your biggest issue regarding parking?
 - What is your solution for parking?
 - Business/Property owners were asked if their staff were designated a specific parking area how would they get to the destination. This opened the conversation for shared parking (day uses versus night uses). Staff have identified 180 potential spaces for shared parking opportunities
- Westgate Hotel was approved by Planning Commission with some conditions. Expect construction to begin end of 2018
- Falls Event Center purchased the ground floor on the existing garage and condoized it. Since then they have gone into bankruptcy, space is on the market
- The 2017 Consolidated Annual Performance and Evaluation Report is open for public comment
- Octoberfest was a successful event
- LaScala retail is full and seems to be doing well
- Crescent Connection Trail is almost complete

Boards, Commissions, and Special Committees (Mr. Ryerson)

Open for applications, deadline is today, October 1, 2018. Also, if you are interested in the Budget Committee please let Mr. Ryerson know.

August 6, 2018, Meeting Minutes Approval

- The minutes from August 6, 2018 will roll over to next meeting for approval as there are not enough members who attended in August for a motion.

Calendar Items

On the Calendar	
October 23, 2018	No BURA Meeting
November 5, 2018	URAC
November 27, 2018, 7:30 p.m.	BURA Board Meeting

The meeting was adjourned at 8:36 p.m.