



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, February 4, 2019**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> Floor**  
**12725 SW Millikan Way**  
**MEETING MINUTES**

**In attendance:** Chair Inessa Vitko, Scott Winter, Carmela Bowns, Sarah Walton, Allen Kennedy, Erik Lehr, Paula Cottrell, Timothy Collier, Ann Snyder, Domonic Biggi, and Staff Liaison Tyler Ryerson, and Staff Josh Carrillo and Steve Regner

**Excused:** Cal Hamreus, Rebecca Cambreleng, Vice-Chair Jennifer Nye

**Unexcused:** None

**Tour The Rise Central, 4 pm** (Ms. Kali Bader of Rembold Properties)  
Members toured the new mixed use apartments and ground floor retail.

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

Chair Vitko called the meeting to order at 5:01 pm

**Visitors and Comments:** Shelia Greenlaw-Fink and Mandie Ludlam

### **Election of URAC Officers:**

Mr. Collier nominated Ms. Vitko to Chair and Ms. Bowns seconded. Mr. Biggi nominated Ms. Nye for Vice-Chair and Ms. Vitko seconded. Both positions were approved unanimously.

### **Downtown Design Project Update** (Mr. Regner)

Goal of the project is to create a vibrant downtown:

- Phase 1: Urban Design Framework: Council Adopted (refer to Executive Summary handout for details)
  - Fall 2017 Planning & Introduction (Consultants SERA Architects)
  - Urban Design Principles (code changes)
  - Framework (existing activity centers)
    - Character areas
      - Core areas (The Round, The Library, Restaurant Row...)
      - Corridor areas (moving traffic through)
      - Transition areas (edges of downtown)
    - Connectivity & Mobility (The Loop with amenities attractive for multi-modal activity)
      - Key connections
      - Identify street uses
      - Pedestrians paths



- Phase 2:
  - Connectivity Designs (streets and intersections with more priority on pedestrians and cyclists)
    - Street Typology and Assignment (more multi-modal friendly)
    - Review revisions with City Council and then back to Community (open houses, on-line surveys...) probably in May
    - Downtown Commercial Street (active — possibly Broadway, First Street). Meeting with Consultants (SERA and Toole Design Group) on February 5, 2019
  - New Development Code Regulations less of one size fits all
    - Principles: What do we want the code to do? Talking with City Council February 19, 2019
    - Basic Zoning: primary land use, height and set-backs...(go to public in May)
    - Specific Approach and Structure on Development Code Regulations (targeting March 2020 for Council Adoption)
    - Focus Groups, Developers, and Architects to make sure code is aligned with development goals
  - Implementation Strategies (partnerships, programs, planned acquisitions, CIP...)

**Questions and Answers:**

What is being looked at on Millikan?

- City is exploring the idea of extending Millikan Way to Lombard to pursue better connectivity
- Determine zoning and typology considerations

Lombard is a critical area.

- Considerations with Lombard in Phase 2 will look at the entirety of the downtown area and what role Lombard will play

Explain the pedestrian focus.

- Wider sidewalks, safer intersections, benches/street seats, changes in development code that require more interesting and engaging building frontages

What is the length of the loop?

- About half a mile

Are there any concerns with public safety?

- Focus on behavioral changes: changes in street design, gateway elements (signage/art), bulb-outs at intersections, good visibility...

What feedback have you solicited with Chamber, Beaverton Downtown Association (BDA)...?

- Chamber and BDA have been involved from the beginning. Key Partnerships such as: ODOT, THPRD... How do we transition from suburban to a more urban environment?

Submit questions and feedback to Mr. Regner and sign up for mailing list at

[www.BeavertonOregon.gov/DowntownDesign](http://www.BeavertonOregon.gov/DowntownDesign)

**Beaverton Area Projects Updates**, refer to handout for details – bold indicates project updates  
**(Mr. Ryerson)**

- Marriot and Cracker Barrel project complete
- Kaiser Clinic is fully operational. Demolition of old building coming soon and will become parking
- Hyatt House will be starting after The Rise Central complete (restaurant open to public)
- PRCA and Public parking garage: Largest project the city has undertaken, fundraising for PRCA is going well
- ExNovo Grand Opening Monday, February 11, 2019

URAC members are encouraged to bring restaurant ideas to our attention and city staff will approach them.

Mr. Carrillo distributed a new BURA Five Year Action Plan for FY 2018-19

**November and December 2018 Meeting Minutes Approval**

Ms. Snyder made a motion to approve the minutes and Mr. Collier seconded for November 5, 2018. Ms. Snyder made a motion to approve the minutes and Mr. Collier seconded for December 3, 2019. The minutes from November 5 and December 3, 2018 were approved as is by all members who were in attendance for each meeting.

**Calendar Items**

<b>On the Calendar</b>	
February 26, 2019, 6:30 pm	BURA Board Meeting
March 4, 2019, 7 pm	URAC Meeting

The meeting was adjourned at 6:01 pm