



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

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

**In attendance:** Chair Inessa Vitko, Erik Lehr, Paula Cottrell, Vice-Chair Jennifer Nye, Timothy Collier, Ann Snyder, Domonic Biggi, and Staff Liaison Tyler Ryerson, and Staff Josh Carrillo Molly Rabinovitz and Grace Wong

**Excused:** Sarah Walton, Allen Kennedy, Cal Hamreus, Rebecca Cambreleng, and Carmela Bowns

**Unexcused:** Scott Winter

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

Chair Vitko called the meeting to order at 7:03 pm

**Visitors and Comments:** None

### **January 2019 Meeting Minutes Approval**

Ms. Snyder made a motion to approve the minutes and Mr. Collier seconded for February 1, 2019. The minutes were approved as is by all members who were in attendance for each meeting.

### **Public Records Law Overview (Ms. Wong)**

Ms. Wong gave an overview of the Oregon Public Record Laws (refer to handout for details). She distributed notebooks for all "board" members to use for note taking during member meetings. Best practices include:

- Notebook: bring notebook to each meeting. Provide a date and title of the meeting in the header of each page and take notes (optional) on that page
- If referring to a document include the page number and the titles of the document
- Retention: notes need to be retained for five years (also use for BURA Budget Committee)

### **Questions and Answers:**

What about email?

- Best to copy or go through your staff liaison
- Could also create separate email account for your position
- Mindful of violation of public meetings law, an example would be a quorum if you are talking via email/social media about BURA/URAC it could be considered a public meeting and therefore subject to public record request
- Feel free to contact Ms. Wong through Mr. Ryerson for further information



**Downtown Parking Management Update** (Ms. Rabinovitz)

Ms. Rabinovitz provided an update on the Parking Management Plan and what has happened since last URAC update:

- Existing supply and demand (including timing of the supply)
- New enforcement process
  - Code changes in October which included updating citation enforcement (no revisions in many years)
  - In January the municipal court enacted the new violations of order (fines). Financial analysis showed the cost of citations were less than the fines we were charging. We used the City of Bend's successful model to define ours. Fees are a flat rate of \$45, if you pay within two weeks the fee is \$25, goes to collections after 60 days, and if paid late the cap is \$75
  - Community service officers began proactive enforcement in January 2019 in Beaverton Central and Old Town
  - Permit process is under review. In February City Council approved a requirement for development/construction teams to submit a parking plan prior to breaking ground. With the goal to retain the two hour, on-street parking during upcoming construction
- Parking Interactive website coming soon, features include: where is parking, how long, search address, can pay citations, and much more
- Working on the Operations of the new public parking garage (have learned a lot)
  - Working with SKB to streamline parking in the area (Beaverton Central Campus)
- Working with Beaverton Downtown Association (BDA) on a shared (district) parking pilot program with existing businesses that are open during the day to be used by night businesses. So far we have three businesses on board, if goes through will gain 55 spaces. Incentives for the businesses include: recognition through BDA, community clean ups, exposure to businesses on website... Hoping to launch this month

Mr. Ryerson requested/encouraged members to spread the word about the Parking.

**Questions and Answers:**

Can private lots charge for parking?

- Could trigger land use laws if is associated with an existing business. Would need to check with Planning (land use) to be sure

Where will the parking fees go?

- Currently, General Fund
- Future, we may begin an Enterprise Fund for: improvements to existing parking lots/garages, lighting, equipment, future paid parking or other community improvements

With new enforcement will we go after existing fines?

- No, moving forward only

Consider changing the 15 minute parking on Crescent, no one uses it

- Being studied

Will you evaluate the size and spaces?

- Yes

**Public Parking Garage Presentation (Mr. Ryerson)**

Planning Commission approved the Public Parking Garage and the Patricia Reser Center for the Arts (PRCA) in February. Noted that Ms. Nye recused herself as a resident of The Lofts at the Round. Refer to presentation for more details:

- BURA owns the lot the garage will be constructed on and the city owns the lot for the PRCA
- Access to garage is off Rose Biggi (including loading) to keep Crescent Street pedestrian friendly
- Both buildings have shared space: pump room (Central Plant); recycling and trash; loading dock; electrical; bike storage (38 spaces multiple users); stairwells; elevators and janitor space
- Twenty percent of spaces will have electric vehicle (EV) stations or be EV ready
- North wall (up against property line) requires special treatment, the Planning Commission approved a Condition of Approval to mitigate the large wall. In process of selecting a "Lead Artist" for the one percent for Art (required for public buildings) which will include the north wall as well as establish an art plan for PRCA and the garage. Four artists have been interviewed. The Beaverton Arts Commission will make the final section and announce on March 13, 2019

**Questions and Answers:**

How does the retail work?

- The retail space in the garage can be broken up into one, two, or three spaces

Who owns the retail in public garage?

- BURA. Option to condoize and sale in future

Who owns retail in existing garage?

- The Falls Event Center. Currently in bankruptcy, is on the market.

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

- Marriott Hotel is open
- Keystone Pacific (Basics at 5<sup>th</sup> and Western)
- Ex Novo ribbon cutting was on Friday, March 1, 2019
- Hyatt House Hotel ground breaking in May. Will go to City Council on March 19, 2019 (changes to ownership structure)
- Karver Sandwich Bar replaced Game House Café in LaScala (Game House owner moving to Seattle)
- Raindrop Tap House at The Rise Old Town on Farmington
- Intersection improvements (including new signal) at Cedar Hills, Dawson, and Westgate in July construction will take place at night (~six months)

**Calendar Items**

<b>On the Calendar</b>	
March 19, 2019, 6 pm	BURA Board Meeting
April 1, 2019, 7 pm	URAC Meeting

The meeting was adjourned at 8:33 pm