



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, March 2, 2020**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> Floor**  
**12725 SW Millikan Way**  
**MEETING MINUTES**

**In attendance:** Chair Jennifer Nye, Andrew Ehlen, Ann Snyder, Domonic Biggi, Erik Lehr, Inessa Vitko, Nathan Perley, Paige Lerwick, Scott Winter, Paula Cottrell, Staff Liaison Tyler Ryerson, and staff Steve Regner, Janine Lambert and Chase Landrey

**Excused:** Vice-Chair Rebecca Cambreleng, Sarah Walton and Allen Kennedy

**Unexcused:**

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

Chair Jennifer Nye called the meeting to order at 7:01 pm

### **Visitors and Comments:**

Shelia Greenlaw-Fink, Community Housing Fund and BURA Board Member and Tonia Cottrell, City of Beaverton, Human Rights Advisory Commission

### **Downtown Design Project Update**

Mr. Regner gave an update and led a conversation regarding the Downtown Design Project on the Public Draft Development Code and recent and upcoming changes to the Comprehensive Plan. He distributed a summary of the public draft for the Downtown Design District Development Code and Parking Memo to Planning Commission (see hand-out for more details).

- Comprehensive Plan — higher policy document changes include:
  - Specificity for design and redevelopment
  - Focus on modal mobility
  - Focus on public spaces in addition to buildings
  - Commitment to diversity, equity, and inclusion
- Comprehensive Plan Next Steps:
  - **February 11, 2020:** City Council Approved
  - **April 7, 2020:** Comprehensive Plan Updates effective
  - **Spring:** Second Phase: Boundary changes, multi modal mixed use area, and zoning
- Comprehensive Plan Expanded Boundary (see map in presentation)
  - Allows zoning to apply to both sides of the street
  - More consistent approach in transition areas
  - Park and loop active frontage
- Comp Plan Multimodal Mixed-use Area
  - Designation for dense areas (more walkable neighborhoods)
    - Eliminates state rule requiring transportation findings for downtown zone changes
- Development Code Draft New Zoning (see map in presentation for details)
- Development Code – Design Topics include:



- Building placement (pedestrian engagement)
- Setback design (walkable surface and seating options)
- Special gateway intersections (key areas coming into downtown like City Park)
- Building massing (break up the long, tall façade to allow for more sunlight)
- Building articulation (break up with variety of roof line and materials)
- Active ground floor design on key streets (enhance pedestrian experience: windows, multiple entrances, awnings...)
- Four zones proposing to regulate by minimum level of intensity and maximum height to make areas more people orientated (refer to presentation for specs for each area):
  - Beaverton Central (two rail stations)
  - Old Town
  - Mixed-use
  - Downtown Transition
- Parking is important to a vibrant downtown but it is also expensive:
  - People are passionate about parking
  - Support those who live, work, and play downtown
  - Parking can detract from quality development and pedestrian experience
  - Parking is costly and reduces density options
  - Parking is part of a multi modal system
- Interim steps
  - Reorganizing the code (make the tables easier to read, basically put in order)
  - Regional center parking districts changes:
    - Expand district to create more opportunity for development at lower parking ratio
    - Combine districts 1-4 to bring the 135 acres to the lower parking requirement
    - Reductions in key areas within rail stations: 12 percent reduction in parking requirement if located within 1/8 of a mile radius from the rail
    - Bus proximity reduction: areas with bus stops with 15 minute headway in peak hours within 1/8 of a mile radius will get the same 12 percent reduction
    - Car sharing program: property owners who enroll in private car sharing program can build fewer spaces (provide five car sharing spaces and reduce ten spaces overall with a limit of 25 percent of required spaces)
- What we have heard:
  - Developer interviews:
    - Support in reduction of parking requirements (especially near transit)
    - Interest in ratio requirements going even lower
    - Allow private paid parking (on-street management key)
  - Planning Commission:
    - Interest in seeing larger radius for rail reduction (1/4 mile vs. 1/8 mile)
  - Business/Property Owners
    - On-street management critical for success
- Public Draft Code next steps:
  - **February 25:** Public Draft Release
  - **March:** Online Open House & Survey through March
  - **March 5:** Traffic Commission
  - **March 7 & 9 2020:** Open Houses – Main Library
  - **Spring / Summer 2020:** Adoption Hearings

## **Beaverton Central 2-acre Site (BC2) and Beaverdam West Sites Overview**

Ms. Lambert provided an overview of BURA's selected development teams and their proposals for the BC2 and Beaverdam West sites.

- BC2 Site Overview (Creekside Master Plan identified area for redevelopment, p. 74):
  - Five lots, 2.02 acres total
  - Mid-block property currently adjacent to BG Food Cartel
  - RC-TO Zoning (120 foot max height)
  - Canyon Road and Millikan Way major frontages
  - Beaverdam Road bisects site
- RFQ issued in August, criteria included:
  - Urban mixed-use district (arts, innovation, an entrepreneurship)
  - Maximize density
  - Vacate Beaverdam Road (create new north/south connectivity)
  - Support livable, equitable, sustainable and include community
  - Provide a sense of arrival from Canyon Road
  - Arts and innovation hub
  - Public plaza
  - Urban form parking (underground not requirement)
  - Tax increment generation
- RFQ Summary:
  - Eight Responses received (**top four interviewed**)
    - **Gerding Edlen (ZGF Architects)**
    - Green Light Development / Innovative Housing, Inc. (Salazar Architects)
    - High Street Residential / Canterbury Hotel Group (GBD Architects)
    - Holland Partner Group (IBI)
    - **Rembold / Related (Holst)**
    - ScanlanKemperBard (SKB) (SERA Architects)
    - **Urban Development + Partners (Hacker)**
    - **Wood Partners (YBA Architects)**
  - **Recommended Team:** Urban Development + Partners: Hacker, proposed development includes (see presentation for more details):
    - Two large creative office buildings, six stories along Millikan Way
    - Creating lower density arts an innovation hub towards Canyon Road
    - Focus on CLT structure buildings (mass timber and sustainable buildings)
    - Ground floor retail, restaurant and active space with spillage out onto public plazas
      - Maker Alleys for affordable spaces for artists and entrepreneurs
    - Parking proposed mostly underground (monetized) with some on-street
  - Beaverdam West Site Overview (Creekside Master Plan identified area for redevelopment, p. 74):
    - 6 Lots, 1.28 acres (1 lot city owned, 5 lots BURA closed escrow 1/6/2020)
    - Key corner frontages (SW Millikan Way and Rose Biggi Ave)
    - RC-TO Zone (120 feet maximum height)
    - Creating a new experience on Millikan and from Watson to Cedar Hills with Beaverdam West and BC2 redevelopments
  - **Recommended Team:** Related Northwest and Rembold with operating partners: Engage, Chefstable, Stone Soup, Common, and Kin (BURA approved an Exclusive Negotiation

Agreement in January 2010). Proposed development responding to the BC2 Site RFQ which may differ some includes (see presentation for more details):

- o Three buildings totaling 248,900 square foot
- o 7-story 150 unit, 86,400 square foot mixed-use co-living housing building developed by Rembold
- o 4-story, 42' height, 45,100 square foot 50 unit co-generational affordable housing developed by Related. Both housing buildings run north/south with some frontage and a public plaza along Millikan
- o 117,400 square foot office building and ground floor retail
- o One or two phases
- o Maker Alley runs north/south between housing
- o New north/south road
  - o Draft Timelines, subject to change:

BC2 (Phase 1, if phased):	Beaverdam West:
ENAs expires June 1, 2020	ENAs expires Dec. 1, 2020
Execute DDA before June 1	Execute DDA before Dec. 1
Est. construction start fall 2021	Est. construction start fall 2021
Est. completion winter 2022	Est. completion mid-2023

### Pre-Development Grant Program

Ms. Lambert provided an overview of BURA's Pre-Development Grant Program which facilitates redevelopment of underutilized sites throughout the Urban Renewal District.

- Focus on gaining employment, gaining higher density residential, and pushing the market
- Conceptual Design & Feasibility Grants: \$5,000 (no match for applicants) working with selected architects and consultants
- For catalytic sites, feasibility studies and conceptual designs up to \$15,000 (no match for applicants)
- Level 1 Matching Grants: up to \$25,000 (match 50/50)
  - o Level 2 Matching Grants for catalytic sites: maximum to \$75,000 for large scale, highly catalytic and difficult sites
- Placemaking Grant: annually, if desired, use one matching grant up to \$25,000
- 24 grants completed or in progress with six interested leads:
  - o Design & Catalytic Design Grants: **10**
  - o Placemaking Grants: **4**. Projects include:
    - o Street Seat Pilot Program, located outside of Milk+T
    - o Food Cart Pod
    - o Placemaking Events (Adapt and Restaurant Row near Library)
    - o This fiscal year looking at options including artistic lighting in the restaurant row area
  - o Level 1 Matching Grants: **7**. Projects include:
    - o The Mary Ann affordable housing project (REACH)
    - o Gallagher Designs: Industrial/Office adaptive reuse of vacant Reser's facility, is now their office head-quarters where all employees work
      - o Create experiences for businesses
    - o Mixed-use infill at 1<sup>st</sup> and Washington partnered with Pre-development grant program and the Storefront/Tenant Improvement program:
      - o Help developer understand what could be done with assembled properties concept for max density (former Peddler's Pack site which is now Big's Chicken) with phasing opportunities

- Level 2 Catalytic Matching Grants: **3**
  - BC2 and Beaverdam West projects are receiving these grants

Ms. Lambert ended by giving an overview of the Pre-Development Grant Program budget:

- Launched in 2015 with \$50,000 from General Fund (GF) and \$50,000 BURA
- Today roughly: \$75,000 from GF and \$75,000 BURA
- This year: \$50,000 and \$30,000 (includes roll-over funds) for GF and \$75,000 from BURA

### **BURA Updates**

Mr. Ryerson provided an update on the following items (not included on agenda):

- Tuesday, February 25, 2020 the BURA Board discussed the BURA Financial Plan (watch via Granicus for more details)
  - \$150,000,000 maximum indebtedness from 2011-2041 (30 year plan)
  - District projections show we could borrow up to \$60,000,000 next June (pay off the garage, new land acquisition, policy improvements... dollar goes further today than it will in future)
  - March 2020 taking a consideration of a resolution to BURA Board to propose issuing a new bond in 2026-2027 (depends upon the projects that are under construction)
- City Council has put forth an amendment to the City Charter for a City Manager form of Government, see details: [www.beavertonoregon.gov/Proposed-Beaverton-Charter-of-2021](http://www.beavertonoregon.gov/Proposed-Beaverton-Charter-of-2021)

### **Beaverton Updates and Announcements**

Mr. Ryerson distributed the project updates, new updates are in bold.

### **February 2, 2020 Meeting Minutes Approval**

Mr. Lehr made a motion to approve the minutes and Mr. Biggi seconded for the February 2, 2020. The minutes were approved as is by all members in attendance.

The meeting was adjourned at 8:32 pm