



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, January 6, 2020
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Vice-Chair Rebecca Cambreleng, Chair Jennifer Nye, Scott Winter, Andrew Ehlen, Allen Kennedy, Erik Lehr, Paula Cottrell, Inessa Vitko, Domonic Biggi, Paige Lerwick, Sarah Walton, Staff Liaison Tyler Ryerson, and staff Chase Landrey

Excused: Ann Snyder and Nathan Perry

Unexcused:

Call to Order and Introductions

2019 Chair Vitko called the meeting to order at 7:00 pm

Visitors and Comments:

No visitors present.

Election of URAC Officers (Tyler Ryerson)

Mr. Ryerson requested nominations for Chair and Vice-Chair for calendar year 2020.

- Mr. Winter nominated Ms. Nye as Chair and all members in attendance voted in favor
- Ms. Cambreleng nominated herself as Vice-Chair and all members in attendance voted in favor

URAC Overview and Roles Responsibilities of Committee Members:

Mr. Ryerson gave an overview of urban renewal and the roles and responsibilities of URAC members in the context of the Beaverton Urban Redevelopment Agency. In addition, Mr. Ryerson went into detail on:

- Assessed values are growing as shown with all the development going on in the urban renewal district
- Special districts share the assessed value of tax increment and are important to the success of starting and implementing an urban renewal plan
- Programs that use tax-increment to improve businesses and vitality include:
 - Storefront Improvement Grants
 - Tenant Improvement Grants
 - Pre-Development Grants
- An important project coming this year is to consider measures to avoid displacement as a result of investments in the urban renewal area. Moving forward, the team will be including plans and practices, such as:
 - Community Engagement Strategies
 - Diversity, Equity and Inclusion Plan
 - The Climate Action Plan



- Other areas that use tax-increment and urban renewal funding:
 - Affordable Housing
 - Transportation Projects
 - Capital Improvement Projects
 - Parking and Parking Garages
 - Land Acquisition (confidential until escrow)
 - Streetscape Improvements
- The City relies on this committee's expertise to advise the BURA Board on programs and projects

Beaverton Updates and Announcements

New and Past Projects:

- BURA recently acquired former Curiosities site and surrounding parcels along Beaverdam between Canyon Road, Millikan Way, Rose Biggi Avenue and Watson Avenue referred to as Beaverton Central 2 Acre Site (BC2) and then parcels across Rose Biggi from the BG Food Cartel. RFQ issued for development of the BC2 Site. Eight developers responded, interviewed four and selected two top tier developers (projects are in Exclusive Negotiation Agreement stage):
 - UD+P for the BC2
 - Concept includes Office and Makers Space uses
 - Rembold / Related for the parcels across from BG Food Cartel
 - Concept includes Affordable Housing and Residential uses
- Question regarding the concept of a path along Beaverton Creek. Discussed the complexities of the alignment and review of the Creekside Master Plan
- Cedar Hills Crossing newly activated and more coming — five acres:
 - Virginia Garcia Clinic
 - Entertainment
 - Restaurants
 - Cedar Hills Park redevelopment and Walker Elementary rebuild
- Old Town:
 - During the economic downturn, the City purchased the block at 1st and 2nd at Lombard that resulted the Barcelona through an RFP (affordable housing) and LaScala apartments and ground floor mixed-use (one of first significant projects in Old Town, helping jump start redevelopment and bringing confidence to the development community)
 - The Westline formerly (The Rise Old Town)
 - Franklin Tucker Apartments near the Library (not City/BURA project)
 - New market rate apartment units across from Barcelona (Rembold "Verso" project)
 - New Korean restaurant coming into former Stars building (also located in southeast Portland and Vancouver, WA)
- Fifth and Western area:
 - West Five Plan (important employment area)
 - Basics project (no new information)
- Downtown Design Project
 - Second round of Development Code changes currently in review
- Former Arthur Murray Building (Bank of Beaverton)
 - City purchased the former Arthur Murray building and issued an RFQ to buy the building and bring in an eating and drinking establishment

- New restaurant "Plant-based restaurant and bar" coming this month for Planning Commission consideration

Five-Year Action Plan and Annual Report

Mr. Ryerson pointed out that the Action Plan or Annual Report were not updated last year. Required reporting is complete, less graphic more formal. The Action Plan and Annual Report are used for communication (vision, community input, metrics...). Mr. Landrey previewed the documents on screen and asked members for input regarding potentially combining the two. Members brainstormed potential audience and ideas about what to keep and what is missing:

- Check the analytics of the documents website (how many times opened, downloaded, time spent on webpages...). Ms. Perkins will run a report
- Audience:
 - New Investors and businesses
 - Tax payers
 - Think of an onion and opening up to different audiences
- Look at TVF&R's Annual Report
- Look to other URA's for what they are doing (have studied Prosper Portland)
- Infographics are good and use them to lead to more information
- Use different graphics that better tell the story of where you are for example, Hyatt House with light rail for sense of place
- Put on-line and have an FAQ

Please email your further suggestions.

November 18, 2019 Meeting Minutes Approval

Ms. Cambreleng made a motion to approve the minutes and Mr. Lehr seconded for the November 18, 2019. The minutes were approved as is by all members who attended.

The meeting was adjourned at 8:39 pm