



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

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

In attendance via Zoom conference call: Chair Jennifer Nye, Vice-Chair Rebecca Cambreleng, Andrew Ehlen, Erik Lehr, Inessa Vitko, Allen Kennedy, Ann Synder, Nathan Perley, Sarah Walton, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, and Staff Chase Landrey

Excused: Domic Biggi and Paula Cottrell

Unexcused: None.

Call to Order and Introductions

Chair Nye called the meeting to order at 7:05 pm

Visitors and Comments: Keith Vitko, Beaverton resident and TriMet employee

Annual Document Draft Presentation and Work Session

Mr. Landrey reviewed the draft version of the Annual Document and lead URAC through a work session on the document. (see presentation for more details):

- Top Level Goals (feedback from URAC/BURA):
 - Combine Annual Report and 5 Year Plan Document to around 16 pages
 - Create for a general audience
 - Read and absorb quickly (less text and more pictures) with resources to dive deeper (website links to more details)
 - Pipeline view to tell the narrative of the work over time
- Design flow and information:
 - Introductions from Mayor and BURA chair and more background on Urban Development and BURA history
 - Pages side by side have relevant information
 - Project accomplishment and data
 - Projects and Programs
 - Five-year pipeline and five-year forecast (match with funding)
 - Glossary of definitions and links, metrics and methodology
 - Final page with a map showcasing projects
- Design layout draft document review comments:
 - Metrics and glossary are good
 - Move the accomplishments, projects/programs earlier and move background and goals down (maybe into an appendix)
 - Like the side by side
 - Like the chart, include call out lines, some of the colors are too similar to each other
 - Color scheme and fonts, feedback included:
 - Like the font choice



- The brown makes it look dark (1 person)
- The color pallet makes it more serious and professional (2 people)
- Be mindful of too much contrast (dark background with white text)
- Check for ADA compliance
- Introduce the map first and incorporate the color pallet
- Under page number, rotate the title 180 degrees
- Too much text, more white space (time-line format)

Send additional comments/feedback to Mr. Landrey.

- New recommended metrics overview:
 - A. Change in total assessed valuation, in dollars (**unchanged**)
 - B. Change in total number of housing units(**unchanged**)
 - C. Change in total number of regulated affordable housing units (**unchanged**)
 - D. Change in total frontage of storefront businesses(**updated**)
 - From square “footage” to “frontage” to highlight how pedestrian experience
 - E. Change in total number of food and drink establishments (**unchanged**)
 - F. Change in total number of businesses owned by people of color (**new**)
 - To understand how UR is affecting people of color and inform decisions
 - G. Change in ratio of vehicle to transit/pedestrian/bicycle traffic (**new**)
 - To show how our pedestrian and transit numbers are increasing and if we are achieving our goals to increase those numbers
- Metrics removed:
 - Investment in the area (numbers obtained from permit system, accuracy issues, looking for better way to track)
- **Activity:** How best to use metrics to understand and decide how we make decisions. What are the top two metrics?:
 - A lot of A's and B's and A's and C's
 - Discussion on why these metrics are important:
 - Understanding how many people are living in the area
 - Make sure people can afford to live in the area
 - Other metrics are critical to identify where there is success and decline
 - Diversity: C and F are important
 - Livability, walkability, density, successful housing (look at how the community moves through the area)
- **Activity:** What are the top two metrics that will help us show the community our success?:
 - E's, F's and a couple of D's: If you had only one to choose which one?
 - E: what defines the health of the downtown
 - E: if we want to get people's attention
 - E: include the “type” of business would be helpful
- BURA Feedback included:
 - Diversity in rental rates available important
 - More info about businesses owned by people of color
 - Find best way to track density
- Future and other potential metrics include (numbers are difficult to get just now):
 - Change in off-street parking supply and utilization
 - Change in average floor area ratio
 - Change in average commercial rent rates
 - Change in commercial rental occupancy rates

- What is the best name for this document? Feedback included:
 - Read This
 - Future of Beaverton
 - Vision and Values Statement (something with the word "Vision")
 - Not sure including the word Vision is good (takes away from our Beaverton Vision document)
 - Moving Beaverton Forward (something active and forward thinking)

Send additional suggestions to clandrey@beavertonoregon.gov.

BURA Budget Update

Mr. Ryerson provided an update on the FY20/21 Budget:

- BURA Budget Committee met last week via MS Teams; Ms. Vitko chaired the meeting
- The Committee approved a budget that represents an increase of \$17,800,000 from FY19/20:
 - Special Revenue Bond for \$80,000,000 went out to the market on Friday, May 29, 2020 (next bond in 2026):
 - Portion going to the shortfall for the Public Safety Center
 - Portion tying in the TLT for the Patricia Reeser Center for the Arts (PRCA)
 - Other projects the city is considering
 - \$55,000,000 for BURA
 - Pay off line-of-credit
 - Finish the district parking garage
 - ~\$7,000,000 for debt service
 - Land acquisition
 - \$3,000,000 for materials and services for projects such as:
 - Affordable housing
 - Storefront/Tenant Improvement grants
 - Streetscape enhancements
 - The Loop
 - The Quiet Zone (reduce the amount of heavy rail horn activity in specific areas downtown)
- Budget Amendment:
 - Increase staff to help fund three new FTE
 - Land acquisition increase from \$4,000,000 to \$10,000,000
- BURA Board scheduled to have a hearing and make a recommendation to City Council on June 16, 2020
- Q and A:
 - Any cuts based on lost revenue?
 - General Fund yes. BURA no (stress test showed assessed value stable). Can view through Granicus, March 24, 2020 at:
<https://www.beavertonoregon.gov/535/Meeting-Agendas-Minutes>

Beaverton Urban Renewal Area Project Updates and Announcements

Mr. Ryerson displayed the project spreadsheet. Projects that he discussed in more detail included:

- Affordable housing project (54 units) at 1st and Main hoping to begin construction this June (possible ground-breaking ceremony)
- Pilot project Open Air Beaverton: Sara King leading effort to help restaurants expand into the right-of-way and parking lanes. Target dates: mid-June through October

- Storefront/Tenant Improvement Spring Round being implemented

Approval of March 2, 2020 and May 4, 2020 Meeting Minutes Approval

Mr. Lehr made a motion to approve the meeting minutes and Ms. Cambreleng seconded for March 2, 2020 and May 4, 2020. The minutes were approved as is by all members who attended each meeting.

The meeting was adjourned at 8:35 pm

draft