



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, August 3, 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, Allen Kennedy, Ann Synder, Paula Cottrell, Nathan Perley, Sarah Walton, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, Staff Chase Landrey, Cadence Petros, Rachel Thieme, Dan Turk, Sara King, Jean Senechal Biggs, and Kelly Perkins

Excused: Domic Biggi and Inessa Vitko

Unexcused: None.

Call to Order and Introductions

Chair Nye called the meeting to order at 7:04 pm

Visitors and Comments: Ashley, Intel employee. BIPOC community often do not feel their feedback is seriously welcome or will be included in decision making. Cadence offered contact information and invited Ashley to reach out for more discussion and ideas. Another comment from Ashley is included in the group discussion below.

Downtown Equity Strategy Presentation (Rachel and Cadence)

- The Downtown Equity Strategy is a framework for spending public resources in a manner that recognizes downtown belongs to all Beaverton residents and as such, should develop in a way that is interesting, inviting, and accessible to people of all backgrounds, centering Black, Indigenous and people of color; and in doing so, prevent, minimize and mitigate involuntary residential and business displacement...
- This is an action-oriented strategy that will implement measures to provide the most benefits with the least negative consequences using a racial equity lens
- Proposed project geography: Urban Renewal and Allen Blvd Corridor Areas
- Project Deliverables:
 - Displacement Prevention and Mitigation Policies, Strategies, and Tools
 - Inclusive Downtown Policies, Strategies and Tools to inform our Restaurant Strategy and what amenities to include
 - Decision-Making Process:
 - Institutionalize community engagement process and a racial equity lens in downtown redevelopment & infrastructure projects
 - Ensure that we take each proposal through a racial equity analysis and that we create the most good



- Community Engagement:
 - Critical to this project; must be collaborative
 - Discussions with existing community advisory groups initially: URAC, DAB, HTAG
 - Consultant will also help direct efforts
 - Should be sustained and able to achieve community feedback quickly, if necessary

Group Discussion (*original city question, feedback and questions, city answer*):

- *What would be evidence of an inclusive downtown?*
 - **Reflect the diversity of Oregon and is accessible (the broad aspect of the citizenry; age, income, ethnicity...)**
 - **Data now and in the future to measure success**
 - Framing the right questions will inform the data to collect
 - **Has there been displacement with the current and recent development?**
 - Minor business displacement, have provided relocation assistance in most cases (non-direct)
 - Indirect displacement is the main concern. How do we keep rents affordable?
 - **Include people who visit downtown**
 - **Benchmarking other cities that have been successful and what was not successful**
 - **Focus on what you don't want to help identify what you want examples:**
 - **Cost of dining entertainment options and what is free or low cost**
 - **Everything that moves in becomes unattainable due to high cost**
 - **Visitor question: Ashley, Intel employee. Echoed including the entire citizenry**
- *Is our project scope the right way to approach this project?*
 - *Inclusive downtown*
 - **What does this mean? Better definition**
 - Taking charter to BURA and City Council this month. Will bring details in October
 - Will include strategies to cultivate inclusion of everybody who is downtown (business owners, residents, visitors)
 - *Displacement prevention and mitigation*
 - *Institutionalizing use of community engagement and racial equity analysis in downtown projects*
 - **Process to determine and monitor the scope. Include people and businesses that you involve are representative of the community**
- *Is the geography correct for this project?*
 - **Why not up to Farmington/Murray?**
 - Existing Urban Renewal Area and Allen Blvd corridor (Allen Blvd Impact Study)
 - **Extend from 6th to Murray. Small areas of vacant lots, recent demos, good walkability to downtown**
 - **Extend beyond Center Street (small area identified on map). Could be some risk for displacement with the apartments in this area. There is already some gentrification. Some addresses are in Washington County**
 - We can study the area further
- *How would URAC like to be engaged over time?*
 - **Regular updates quarterly. Presentation slides as you move forward**

Downtown Loop Design Presentation (Jean, Sara, Dan), see presentation for details

Project Team:

- Sara King, Sr. Development Project Manager, Interim Project Manager
- Dan Turk, Transportation Project Manager, Project Manager
- Jean Senechal Biggs, Transportation Planning Manager

Project Background:

- Beaverton's Community Vision highlights a vibrant downtown as a top community priority
- 2016 collaboration between the Urban Land Institute (ULI) Northwest and the City of Beaverton
- Planning, real estate, and economic development experts studied how to improve connectivity in downtown
- What are the street classifications and design standards
- Public safety spaces
- Development Code update
- Invite community members to influence downtown design
- Remove development obstacles
- Update development rules to allow and encourage a vibrant downtown
- Develop action plan to identify how to achieve the Community Vision

Urban Design Framework:

- Define hierarchy of the streets (nurture and shape different character areas)
- Rethink Downtown streets
- Define Downtown through focusing activity and identifying potential gateway locations

Design Concepts:

- Prioritize pedestrian, bicycle, and transit access
- Consistent streetscape elements to aid wayfinding and identify
- Replace parking lanes and/or one street lane with wider sidewalks, bike lanes, and amenities

Project Scope:

- Project Scope done. Ready to move to Concept Planning stage which includes costs
- What will influence our options?
 - Inventory plans and policies
 - Analysis of existing conditions
 - Identify opportunities and constraints
- Community engagement plan. Important to do early and will include Downtown Equity Strategy that identify the vision, goals, and objectives that are important to the community
 - Stakeholder Advisory Committee?
 - Virtual (and in person?) outreach
 - COVID-19 challenges (how do we reach without the in-person component)
 - Outcome strong equity focus
- Design Refinement, and Plan Adoption
 - Preliminary design alternatives
 - Preferred alternative and draft plan (not enough right-of-way to get the desired results). Check against goals and objectives from community engagement
 - Plan adoption and final plan

Project Budget, Schedule:

- \$150,000 (BURA)
- Next Up:
 - August: Consultant team selection and contract negotiations (Dan and Sara with six people including BDA board member)
 - September: Consultant contract to BURA for approval
 - October: Project kick-off
- Project is expected to take 12-18 months to develop plan for City Council adoption

URAC and Community Engagement:

- Critical voice in all project phases will include all advisory committees
- Updates by team at key milestones
- Participation in engagement activities (once the workplan and schedule is developed)

First Street Dining Commons:

- Begin discussions on continuing the Open Air Program (talks with business owners, BDA, community...)
- Guidelines and more information including Open Air Beaverton Pilot Program:
<https://www.beavertonoregon.gov/openairbeaverton>

Beaverton Urban Renewal Area Project Updates and Announcements

- No September URAC meeting
- Boards and Commissions recruitment now in process
<https://www.beavertonoregon.gov/1071/Application-Process>
 - URAC term ends for: Dominic, Jennifer, Erik, and Ann
 - BURA Budget Committee (BC) term ends for: Domonic and Jennifer
- BURA discussed the City Charter on July 28, 2020. City Manager will come on board January 1, 2021 and will be an Interim position while they do a nationwide search. Rather than remove a BURA board member they decided to add an appointee. In addition two appointees will be necessary to the BURA Budget Committee, recruitment in process
<https://www.beavertonoregon.gov/2346/Ballot-Measure-34-298>
- As representative of BCCI, Erik is tasked with informing people of The Voters Forum on October 14, 2020, 7P
- Housing Options Project: The Planning Division has initiated this project to implement state law and to consider how to encourage the development of a variety of housing types in residential neighborhoods. Tyler asked members to take the survey to help inform what types of housing are important
<https://www.beavertonoregon.gov/housingoptionsproject>
- Will email the project spreadsheet tomorrow. Refer to spreadsheet for details, updates in bold

Approval of July 6, 2020 Meeting Minutes Approval

Erik made a motion to approve the meeting minutes and Nathan seconded for July 6, 2020. The minutes were approved as is by all members who attended the meeting.

The meeting was adjourned at 8:33 pm