



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, July 6, 2020**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> 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, Paula Cottrell, Nathan Perley, Sarah Walton, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, and Staff Chase Landrey and Megan Braunsten

**Excused:** Domonic Biggi

**Unexcused:** None.

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

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

**Visitors and Comments:** No visitors.

### **Storefront and Tenant Improvement Grant Program Presentation and Work Session**

Beaverton Urban Renewal Agency (BURA) enters its 6<sup>th</sup> year of funding both the Storefront and Tenant Improvement Programs. Megan Braunsten, Development Project Manager, gave an overview of where the programs have been and held a discussion about where program changes make sense. Refer to presentation for details.

- Storefront and Tenant Improvement Grant Program Overview
  - FY 2019/20 Budget

	<b>Storefront</b>	<b>TI</b>
BURA	\$200,000	\$395,000
General Fund	\$125,000	\$0
<b>Total</b>	<b>\$325,000</b>	<b>\$395,000</b>

- Maximum \$35,000 per matching grant
- Two Rounds: Applications due in Fall and Spring
  - Restaurant Strategy Team continues to bring in new restaurants (restaurant applications can be submitted at any time)
- Program areas: Downtown and Allen Blvd (Storefront only) between Hall and Lombard (refer to boundary maps in presentation for more details)
- 2 Types of Grants for each Program:
  - Design Services Grants
  - Improvement Grants
- Storefront Program overview:
  - Permanent renovations that directly improve the outside of commercial buildings
  - Ms. Braunsten showed some project examples (see presentation)
  - Storefront Improvement Terms:



- Improvement Grant (Max: \$35,000)
- Level 1 Grant (up to 50% city match)
  - Minor Projects (ex: paint and new signage only)
- Level 2 Grant (up to 70% city match)
  - Major Projects (ex: new roll-up doors, awning, windows, signage, and paint)
- Tenant Improvement Program terms:
  - 100% BURA funded
  - Maximum \$35,000 per matching grant
  - New Restaurants: Rolling Application

Four Program Questions for Consideration

- 1) Proposing to increase the maximum grant amounts (to increase the impact the projects could bring; many businesses want to do more but cost prohibitive)
- 2) Proposing an increase to the architect fee (to be more aligned with standard rates)

	Current	Storefront	TI
	<b>Improvement Grant</b>		
\$ Amount	\$35,000 max	\$50,000 max	\$50,000 max
% of Grant	50% Minor Upgrades 70% Major Upgrades	50% Minor Upgrades 70% Major Upgrades	50% Minor Upgrades 70% Major Upgrades
	<b>Design Grant</b>		
\$ Amount	\$4,000-6,000	\$7,500-\$10,000	\$7,500-\$10,000
Team	Architects	Architects and Landscape Architect	Architects

Some members agreed the increase would be a good investment. No members opposed.

- 3) Geography:
  - In 2018 BURA expanded the boundary for the TI Program for new construction near The Round and 2 Catalytic Restaurant Sites (see map for details)
    - Program effective tool bring in new restaurants
  - Expansion for the entire Beaverton Central District was tabled due to active acquisition efforts and streetscape projects (BURA asked that we come back later)
    - Staff have reviewed the options and due to Beaverdam 2-Acre Site, Canyon Road project, and other activity in the area staff not recommending expansion at this time
- 4) Quality Design for Design Grant (architect fees paid in full)
  - Is it time to increase our level of expectation of design, even though it may leave business/property owners with lower budgets unable to participate and therefore potentially implementing lower-level design projects? (two samples shown, Tan Tan and Fashion Cleaners)

Members in general agreed this would be worth while to consider. No members opposed.

**Downtown Design / Equity / COVID 19**

Ms. Braunsten informed URAC members that the following items will likely impact the Storefront and Tenant Programs and that staff will come back early in 2021 for further discussion:

- The Downtown Design Project implementing new code in 2020
- Downtown Equity Strategy kicked off summer 2020
- COVID 19 is changing the landscape

### **Open Air Beaverton Recovery Pilot Program Update**

Ms. Braunsten gave an overview of the Open Air Recovery Pilot Program (solutions to allow businesses to stay open safely) and the resources available to businesses:

- Allows temporary outdoor business expansion
- Runs through October 31, 2020
- Has two components:
  - Expand services into private parking lots, and walkways
    - Requires no permit
    - Includes eight requirements
    - Applies city wide
  - Expand into public-right-of-way
    - Allows use of parking lanes, street closure, and some sidewalks
    - Requires new Open Air Permit, no fee
    - Includes requirements, terms, and conditions
    - Requires city placed traffic barriers
    - Applies to Old Town and Beaverton Central
- First Street Dining Commons will open July 8, 2020:
  - Closure of First Street from Washington to Watson closed for common dining
  - Tables, chairs, and tents appropriately spaced
  - Bring food/beverage from the surrounding area restaurants for a social distancing dining experience
- Guidelines and more information including Open Air Beaverton Pilot Program:  
<https://www.beavertonoregon.gov/openairbeaverton>

### **Site Visits**

Mr. Ryerson gave an update on the following projects (videos and images in place of seasonal on-site tours):

- The Mary Ann, 54 affordable units in downtown Beaverton near Beaverton High School (virtual ground-breaking video in June 2020)
- Hyatt House (completion December 2020)
  - Urban Design
  - Restaurant currently under review (COVID and other factors)
- Patricia Reser Center for the Arts and District Parking garage (shared images)
  - North Wall will have a required art component artist. Selected artist, Will Schlough, Seattle artist, working on meeting Planning Commission's condition of approval requirement

### **Beaverton Urban Renewal Area Project Updates and Announcements**

Mr. Landrey displayed the project spreadsheet. Refer to spreadsheet for details on updates, in bold.

### **Approval of June 1, 2020 Meeting Minutes Approval**

Mr. Lehr made a motion to approve the meeting minutes and Mr. Perley seconded for June 1, 2020. The minutes were approved as is by all members who attended the meeting.

The meeting was adjourned at 8:32 pm.