



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, April 5, 2021**  
**The Beaverton Building**  
**VIRTUAL MEETING**  
**MEETING MINUTES**

**In attendance via Zoom conference call:** Jennifer Nye, Chair Rebecca Cambreleng, Vice Chair Allen Kennedy, Andrew Ehlen, Carolyn Mukula-Achienza, Erik Lehr, Jerome Yoman, Josh Carrillio, Nathan Perley, Oswaldo Bernal, Paula Cottrell, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, Staff Chase Landrey, and Kelly Perkins

**Excused:** None.

**Unexcused:** None.

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

Chair Cambreleng called the meeting to order at 07:05 pm

### **Visitors and Comments:**

Jerome Sibayan introduced himself as a candidate for Beaverton City Council in next month's special election. Introduction and background:

Thank you for your hard work, your advice and recommendation will help frame our downtown. I am the son of Pilipino immigrants who were teenagers in the Philippines during Japan's brutal occupation during World War II. I was raised in Salem and now live in the Vose neighborhood. I walk/bike downtown several times a week to shop, dine, and recreate. We share the understanding that a walkable city is a vibrant city. Like you, I am a

- Son of Pilipino immigrants
- Raised in Salem and now live in Vose neighborhood
- Travel to downtown weekly in variety of ways (bike, walk, drive)
- Community volunteer and serve or have served on many committees including:
  - Beaverton's Human Rights Advisory Committee, Severe Weather Shelter, Social Services Funding Committee, Homeplate for Youth
- Veteran, a retired lieutenant colonel and have served over 28 years

As a City Councilor I will advocate for the development of a true multimodal transportation system. I will donate all after-tax counselor compensation to local non-profits. Mr. Sibayan included his email address in the chat, which is listed at the end of these minutes.

### **Verso & Other Recent Developments Virtual Tour**

Kira Cador, President at Rembold Properties, presented a virtual site visit of the now open Verso Apartments (see presentation for more details). Virtual tour overview:

- Verso: closed on the property, purchased from the Burnside family, in March 2019, and began construction in June 2019, finished construction in December 2020, and opened in February (COVID delays, for example appliances)



- Verso Apartments is one of four properties (Rise Central; The Rise Old Town, now Westline Apartments; and The Ackerly at Timberland) Rembold Properties have developed in Beaverton since 2016
- Properties represent:
  - \$170,000,000 development in investments
  - 486 new home apartments
  - 200 senior apartments (which permanently employ about 100 people)
  - Always hiring at the Ackerly
  - 10,000 square feet of retail space
- The Rise Central: was a collaborative project with the city and consultants to create a Master Plan that would make this a long-term, sustainable project that would shape the area as walkable, approachable, dense, and include affordable low-income units
- Verso Apartments high level overview:
  - 162,000 square feet, courtyard 14,000 square feet, retail 2,700 square feet with 172 units and 121 parking spaces with 10 EV charging stations
  - Project costs totals are \$44,000,000 with \$15,000,000 of equity invested
  - Project concept urban/suburban high walk score with old town Influence
  - Unique outdoor spaces (will be parklike in time) with community courtyard
  - Indoor common spaces with game rooms, exercise rooms and large bike storage maintenance
  - Rents range from: \$1,300-\$2,300
  - Community Stewardship for Diversity, Equity, and Inclusion:
    - 18 percent subcontracts were Minority Women/Emerging Small Businesses certified or women owned or Black Indigenous, People of Color (BIPOC) businesses
    - Art commissioned by Garrison Hullinger with focus on View Master and all art was created by Darren Todd, a black artist from Portland
    - [PSU Useful Waste Initiative](#): Designed a "Hygiene Hub" and donated it to the project located at the east end of the Morrison bridge (no Beaverton location)

#### **Q&A/Discussion**

- Parking: 121 spaces uncovered, on grade, with security
- Retail: wraps 2nd and Lombard
- Any opportunity for higher-rise buildings to accommodate housing needs?

#### **Hyatt House Hotel Virtual Site Visit**

Ash Patel, Vice President at Canterbury Group, presented a virtual site visit of the now open [Hyatt House Hotel](#)

- Hotel Developer, Canterbury Group came in when the original hotel developer did not pan out and proposed and designed:
  - Upscale extended stay hotel that could facilitate and accommodate demand from local traveling business community (hospitals, corporations...), and the performing arts center coming on-line next year
  - 125 Guest rooms mostly one bedroom and studio with kitchens
  - Q&A/Discussion
- Where are the extended stay people coming from? Actively recruiting Hospitals, large businesses... will leverage the location and the walkability to amenities (New Seasons, Food

Cart Pod, Reser Center...) and the one-hundred percent corner at Crescent and Rose Biggi reserved for retail space

- Parking ratio to rooms: Limited service parking 39 surface grade to ~125 room. Anticipate use of light rail
- Conference/Meeting space: Public small gathering space is available adjacent to retail and outdoor space on second floor terrace

### **Restaurant Strategy Update**

Megan Braunsten, Development Project Manager, and part of the Restaurant Strategy team gave an update about the new businesses coming to Downtown Beaverton: ([see presentation for more details](#)):

- Restaurant Strategy goal to make Old Town the premiere restaurant destination on the Westside has been implemented and achieved. When initiative began, staff was cold calling and today they are calling us:
  - Thirty-three new restaurants since 2017
  - During COVID more restaurants have opened (8) than closed (5) and only one of those were 100 percent due to COVID-19. Restaurants currently under construction:
    - 1st Street Pocha
    - Binary Brewing
    - Chez Stevens (French bistro)
    - Clover & Booch (kombucha bar) (NOW OPEN)
    - Hyatt House Hotel Bar (NOW OPEN)
    - K-Town Korean BBQ
    - Loyal Legion
    - Rough Draft (burgers)
    - SeeSee Coffee Company
    - Sizzle Pie
    - Sudra (plant-based Indian)
    - Yubbi Sushi
    - PLUS 2 Sales Pending for:
      - Breakside BrewPub
      - Breakside Food Cart Plaza
      - Recruitment includes offering incentives through matching grants from the Storefront and Tenant Improvement Program which uses General Fund and Urban Renewal Funds which have been a major factor to our recruitment success

What's next:

- Support the growth in restaurant capacity, in areas such as parking and pedestrian safety
- Study temporary Open Air Beaverton and 1<sup>st</sup> Street Dining Commons programs for success and potential to make permanent
- Parking: some parking spaces might be removed to create more outdoor dining space
- Encourage business employees to use under-utilized parking
  - Parking Plan: coming soon
- Dining Commons, very popular, achieved through temporary permits. How do we make it permanent?
- Supporting an inclusive downtown:
  - Goal to ensure we support an inclusive downtown and City: Are we currently serving everyone in the community? If not, what do we need to change?
  - Review grant programs to define changes necessary to achieve our goals

- Sneak peak of two current businesses that recently completed major renovations:
  - Mo Cha Tea House
  - Tan Tan

### **Q&A/Discussion**

- How many of the new restaurants are minority (BIPOC) owned? If not many; are there plans to change that?
  - Unsure of the twelve listed here, but an unofficial inventory shows the BIPOC business ownership in Old Town is a little higher than the BIPOC representation of Beaverton residents. What we don't know is whether these businesses are serving the BIPOC community and if not, what do we need to change to make it more inclusive (will be tied to the Downtown Equity Strategy specifically)
- How is diversity and equity measured: using ratios and percentages of the population to measure equity as it relates to ownership of restaurants fails to consider the smaller but equally important populations of the BIPOC as its easy to validate distribution and miss out on the bigger picture of variety? Could cause many to shy away from moving to Beaverton.
  - We are looking for opportunities for BIPOC businesses and residents to make sure they are and able to join this market if they want
- How do brand new, market rate apartments tie into "Inclusive Downtown" how do we keep the affordability? Question was deferred to a later time as it was outside of the topic of this presentation
- Will there be a shift in focus beyond Beaverton Central Transit Oriented Area?
  - The Restaurant Strategy team intends to maintain focus in Old Town to help foster the new restaurant district, but also include a shift to recruitment for Beaverton Central commercial spaces to help make sure this district has the right business mix.
  - Boundaries to the programs, however, have not changed
  - Allen Blvd. is also important and currently part of the Storefront program as it includes General Funds as it is outside of the urban renewal area. The Tenant Improvement Program, on the other hand, is solely funded through urban renewal, and has therefore not expanded to Allen Blvd.
- Central Station Taps House in Beaverton Central is open
- How does the plan deal with turnover in restaurants and encourage mass transit?
  - Grant program funds go for permanent upgrades only, so they will be available for a quick turnover should a restaurant leave
  - Accessible mass transit is part of our promotional materials
- What are the efforts around safe and pleasant transition to get people from abundant parking in Beaverton Central to Restaurant Row? For example, pedestrian bridges. Is The Loop project discussing this?
  - Update on The Loop scheduled for BURA Board/City Council, April 27, 2021
  - Parking Action Plan is underway, City Council tomorrow night, April 6, 2021
  - Plan for parking structure in the future

Chase informed URAC of the Downtown Equity Strategy contract award:

- Downtown Equity Strategy (DES) project team has selected a group of consultants, Vision Action Network (VAN) (Adelante Mujeres Apono which is the Asian Pacific American Network of Oregon Vienna Star, Coalition of Communities of Color, and Eco Northwest)
  - Strong team able to deliver wide community outreach, make sure we mitigate displacement. Will bring another update to URAC soon

### **Approval of December Meeting Minutes**

Erik made a motion to approve the meeting minutes from December and Nathan seconded. Meeting minutes were approved as is by all those in attendance at the December meeting.

The meeting was adjourned at 8:36 pm

### **Chat from the virtual meeting**

19:00:51 From Jennifer Nye to Kelly Perkins (she, her)(Direct Message) : I invited some neighbors to be our audience

19:04:54 From Kelly Perkins (she, her) to Jennifer Nye(Direct Message) : OKay

19:06:30 From Kelly Perkins (she, her) to Tyler Ryerson (he/him/his)(Direct Message) : Jennifer notified me that she invited some neighbors to the meeting.

19:06:50 From Kelly Perkins (she, her) to Chase Landrey (he/him/his) City of Beaverton(Direct Message) : Jennifer notified me that she invited some neighbors to the meeting. I sent this to TTR as well.

19:13:12 From Jerome Sibayan to Everyone : jerome@sibayan.org

19:40:59 From Kelly Perkins (she, her) to Kira(Direct Message) : Very .cool and impressive with equity in mind! Excellent job, hey to Kali and take care!

19:41:16 From Kira to Kelly Perkins (she, her)(Direct Message) : so great to"see" you

20:01:36 From Kelly Perkins (she, her) to Chase Landrey (he/him/his) City of Beaverton(Direct Message) : Stepping away for ~ 10 minutes.

20:08:26 From Oswaldo Bernal to Everyone : How many of the new restaurants are minority (BIPOC) owned? If not many; are there plans to change that?

20:12:05 From Chase Landrey (he/him/his) City of Beaverton to Everyone : Good question Oswaldo. In addition to Megan's answer, which I'm sure she'll get to in a moment, this is a statistic that we are incredibly interested in improving our tracking of. In fact, BIPOC business ownership has been selected by the BURA board as one of the new official BURA performance metrics.

20:18:02 From MaryBeth to Everyone : Can you talk about where the loop stands, especially in terms of making it a truly pedestrian friendly way to help people get across Farmington and canyon between restaurant row and the PRCA and where there is parking, which downtown lacks?

20:20:55 From Jerome Yoman to Everyone : How will the plan deal with turnover in restaurants? How about encouraging mass transit?

20:20:58 From Oswaldo Bernal to Everyone : GENTRIFICATION!!

20:31:27 From Carol Achienza to Everyone : Just a comment regarding how diversity and equity is measured: using ratios and percentages of the population to measure equity as it

relates to ownership of restaurants fails to consider the smaller but equally important populations of the BIPOC as its easy to validate distribution and miss out on the bigger picture of variety. This could actual

20:31:59 From Carol Achienza to Everyone : cause many to shy away from moving to BVT.

20:44:20 From Kelly Perkins (she, her) to Chase Landrey (he/him/his) City of Beaverton(Direct Message) : whew thanks for turning off recording!