

Frequently Asked Questions

Beaverdam Area Redevelopment and Curiosities Vintage June 28, 2019

BEAVERDAM AREA REDEVELOPMENT

What is the plan for the area around Beaverdam Road? Beaverdam is located near the Beaverton Central light rail station and has been planned for mixed-use, transit-oriented development since the late 1990s with the arrival of light-rail. These plans anticipate redevelopment of properties over time resulting in buildings that are more urban in character, fill most of each lot, and are multi-story (up to 120 feet in height). Redevelopment efforts began in the 1990s with The Round development.

More recently the city and private owners have been working to bring to life the Beaverton Community Vision, the city's Civic Plan and Creekside District Plan. A major focus of the city is to create a vibrant downtown and efforts include The Rise Central mixed-use housing and commercial development and Hyatt House Hotel at the former Westgate site, South Plaza at The Round, Beaverton Creek Trail (aka Crescent Connection), the Patricia Reser Center for the Arts, and a district parking garage, Rose Biggi Avenue and Westgate Drive Bridge. Other private investment, reinvestments and redevelopments include BG Food Cartel and The Round parking lots.

What is the Community Vision for downtown Beaverton and Beaverdam redevelopment?

The Community Vision and implementing actions and plans related to the area include:

- The [Beaverton Community Vision Plan](#), adopted by City Council in 2010 and updated in 2016, imagines a downtown that serves our community as the economic, social and cultural heart of Beaverton.
- The [Beaverton Civic Plan Central City Strategy](#), adopted by City Council in 2011, envisioned the realignment of Beaverdam Road to create buildable parcels between Canyon Road and Beaverdam Road.
- The [Creekside District Master Plan](#), adopted by City Council In 2014, states objectives for the Beaverdam Road area including creating developable parcels, improving mobility through creation of a better street grid and gateway development for the district.

What is the plan for redevelopment along Beaverdam Road? Beaverdam is located between Canyon Road and Millikan Way near City Hall and is envisioned to serve an important role in establishing the location of Downtown Beaverton. As a gateway from Canyon Road into Beaverton Central, the City would like the Beaverdam redevelopment to include opportunities for new housing, living-wage employment and open space.

Does the city own property on Beaverdam Road? The City, through the Beaverton Urban Redevelopment Agency (BURA), purchased two properties in the Beaverdam area in the

last two years: the former Ludeman's property where the Curiosities Vintage is located, and the Best HQ property.

Why is this set of properties considered critically important for downtown redevelopment?

The parcels total two acres, front Canyon Road and Millikan Way, and are just south of multi-story mixed-use buildings at The Round at the Beaverton Central light rail station. Their location and size make them a valuable piece in the puzzle for furthering recognition of Downtown Beaverton and ensuring multi-story development next to light rail. Goals for this property include creating new housing, living-wage employment, open space, and new connectivity.

CURIOSITIES VINTAGE

Where is Curiosities located and who owns the property? Curiosities is located at 12705 SW Beaverdam Road. In January 2018, the Beaverton Urban Redevelopment Agency (BURA) purchased the property from a willing seller with the intention to redevelop the site. Curiosities has leased the property since 2013 and has been in a month-to-month lease since 2016. BURA has continued to lease to Curiosities on a month-to-month basis while it prepares for redevelopment.

Is the building where Curiosities is located on a historic registry? No, the building is not listed on any historic register.

What is the condition of the building? The building is unreinforced masonry construction with significant deferred maintenance.

Why does Curiosities have to move? The city and BURA are moving redevelopment forward and have determined that it is now time to remove the buildings in order to support ongoing efforts. These ongoing efforts include legal obligations to provide parking in the neighborhood to people and businesses. Civic projects in the neighborhood, including the Patricia Reser Center for the Arts (PRCA) and garage, will displace parking. The city and BURA have exhausted all options within the neighborhood to secure parking spaces from private property owners to meet the obligations. The former Ludeman's property, which is slated for near-term redevelopment, is the last feasible option to meet the city and BURA's parking obligations before construction starts. Without a committed 18-month replacement location, the civic projects cannot commence construction.

What will happen to the property after the civic projects are completed? BURA is prepared to issue a Request for Qualifications (RFQ) for redevelopment of the properties that BURA owns in August 2019. The expectation is that after the civic projects are complete, redevelopment on the properties will be ready to start construction into a mix of uses such as affordable and market rate housing, urban open space and office/employment or hospitality uses.

Was Curiosities only provided 60-day notice? No. City staff first met with Travis Diskin, owner of Curiosities Vintage, in September 2017 about its intent to purchase the property to redevelop the site and discuss how the City could help Curiosities find a new location. In this

and subsequent meetings for the past 21 months, discussions were clear that the monthly rental was an interim tenancy prior to redevelopment. Curiosities has been on a month-to-month lease since March 2016, prior to BURA ownership starting in January 2018, which allows both parties the mutual right to terminate with 30-day notice. Following nearly two years of discussions regarding the interim use of the property, 60-day notice was delivered to Mr. Diskin on June 20, 2019.

Is Curiosities entitled to relocation benefits? No, BURA is only required to provide 30-day notice. However, following BURA's market rate purchase in January 2018, it allowed Curiosities to remain renting month-to-month at a subsidized rate (less than market rate and less than its original lease rate from 2013-2016) during the interim holding period prior to redevelopment. The tenant was made aware of the interim tenancy and was compensated with the low rent, in an effort to assist with transition to a new space.

TEMPORARY PARKING

What are the near-term needs for this property? The property will be used to meet legally-obligated parking needs for The Round during upcoming construction of the Patricia Reser Center for the Arts (PRCA) and new district public parking garage. Demolition will also prepare the site for near term redevelopment and support short-term parking relocation needs.

What happens if temporary parking during upcoming construction at The Round isn't provided? The city and BURA have a legal obligation to provide parking to those who will be displaced from existing surface parking lots during construction of the PRCA and public parking garage. If temporary parking is not provided, it will not be possible to build these projects at The Round. Temporary parking is a key component of beginning construction and bringing the vision to life.

Who will use the temporary parking? There are multiple users who will be temporarily displaced during construction, including but not limited to: visitors to and tenants of Beaverton Central businesses, residential tenants and owners, and city employees.

Why can't the City use other parking in the area? The majority of the parking in Beaverton Central is private parking, including the existing parking garage at The Round. The city has been working with multiple property owners in the area to secure existing, underutilized parking for temporary use, with some success. The city does not have the right to use private parking without approval or to compel property owners to share their parking. The city only has control over public parking.

What other parking management strategies are on the horizon? The city is working on a multi-faceted, long-term parking strategy that includes enforcement, time-limit management, additional parking with the new district garage, and more accessible parking information. The Beaverton Downtown Association (BDA) is also partnering with local businesses on an After Hours Public Parking Program, which allows for visitors to use private parking lots in Old Town during non-business hours. For more information, visit [Downtown Parking](#).

GENERAL INFORMATION

What is the city doing to maintain downtown Beaverton's history and charm? The city and BURA invest in Storefront Improvement and Tenant Improvement grants to support Beaverton's historic core. A few recent examples of this work include Ickabod's, Big O's Pizza, the Cady Building (Ex Novo Brewing), Dr. Mason Building, and Big's Chicken.

In addition, safety, transportation and pedestrian improvements will support Beaverton's goals to create a more walkable and accessible downtown.

What is the city doing to support small businesses in the area, including small businesses displaced by redevelopment activities? The city has offered staff and program resources directly to Curiosities Vintage and is open to assisting vendors with their transition as well. The city provides assistance to community businesses and startups through funding of several programs, with an emphasis on businesses owned by immigrants and people of color. These programs include the city's Community Development Block Grant program, as well as funding for the Beaverton Chamber's Impact Beaverton program and the Oregon Technology Business Center.

The city is also developing a business continuity strategy to work with any business in the Beaverton Central area that would like assistance with their marketing toolkit during construction of projects in Beaverton Central. The plan will also include a communications effort to inform businesses about construction activities and timing, so they can then relay that information to their customers and employees.

What is the Downtown Design Project and why is it important? The [Downtown Design Project](#) seeks to support the community's vision for a vibrant downtown by working to create a recognizable, lively, walkable and mixed-use downtown. A major focus is to update downtown development rules to remove obstacles to desired development, update site and building design rules, and foster enhanced connectivity. Phase 1 was completed in fall 2018 and Phase 2 will be completed early 2020. The Beaverdam redevelopment will further the goals in the Downtown Design Project.

How does the community provide feedback on this topic? Community members may provide public comment at regularly scheduled BURA or city council meetings and contact the Mayor's Office or Community Development Department via phone or email.