Pre-Proposal Meeting | Developer Roundtable

Request for Qualifications
Beaverton Central 2-Acre Site

September 12, 2019

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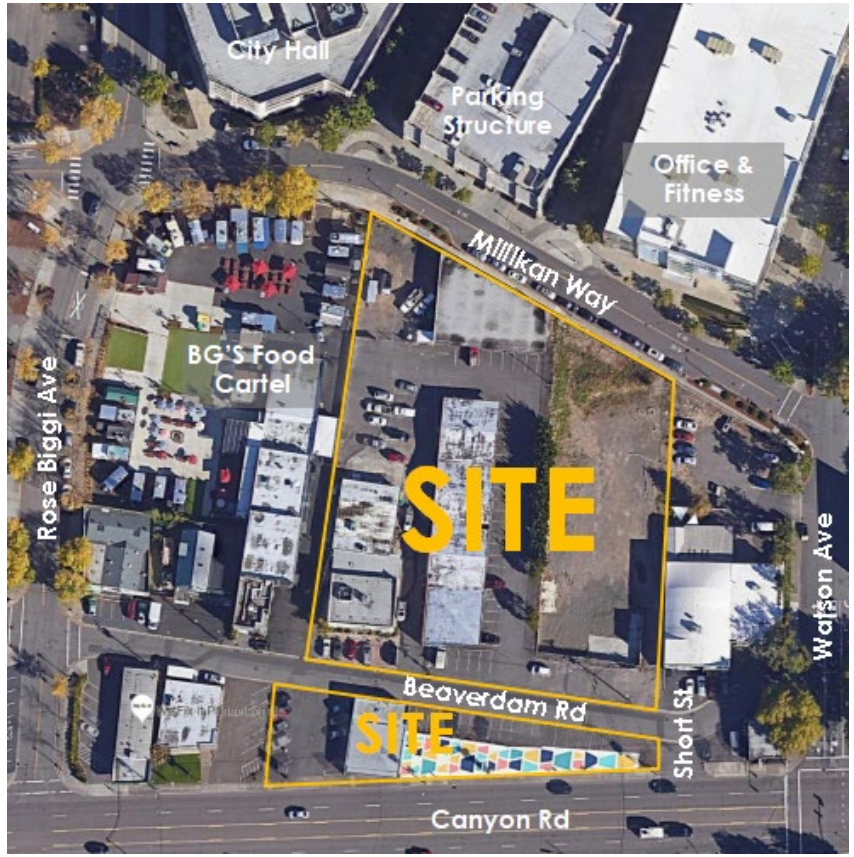
OREGON

AGENDA

1. Welcome & Area Overview
2. A Changing Downtown
3. RFQ Presentation
4. Q&A Panel
5. Site Tour



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Legend
Downtown
Site
Cedar Hills Crossing
BEAVERTON CENTRAL
Canyon Rd
Beaverton
Transit Center
Farmington Rd
OLD TOWN
Fred Meyer
217

Area awards & recognition

- **Coolest Suburbs in America 2019** – Apartmenttherapy.com
- **CRE Transformer Award to BG's Food Cartel** – Portland Business Journal
- **Best Place to Raise a Family in 2018** – Livability.com
- **Best Places to Live 2016 and 2017** – Money Magazine
- **Safest City in Pacific Northwest (2007-2014)** – CQ Press
- **Mayors' Climate Protection Award** – U.S. Conference of Mayors
- **100 Best Places to Live in America** – Money magazine
- **One of the Best Places to Raise Kids** – BusinessWeek magazine
- **Top 25 Suburbs for Retirement** – Forbes.com
- **100 Best Walking Cities in America** – Prevention magazine

A CHANGING DOWNTOWN

Peter Grimm | Scott Edwards Architecture

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THE MARY ANN

BEAVERTON FOR THE ARTS

Chris Ayzoukian, General Manager – Patricia Reser Center for the Arts

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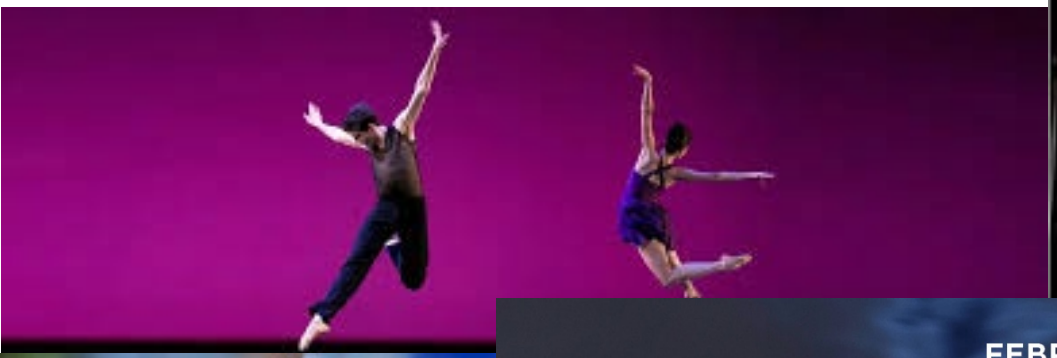
Beaverton Arts: A Catalyst for Change

- A destination
- Fulfilling a need for the region
- Support and enthusiasm
- Variety of attractions and events

SUSHI
RESER CENTER FOR THE ARTS

Regional Opportunities

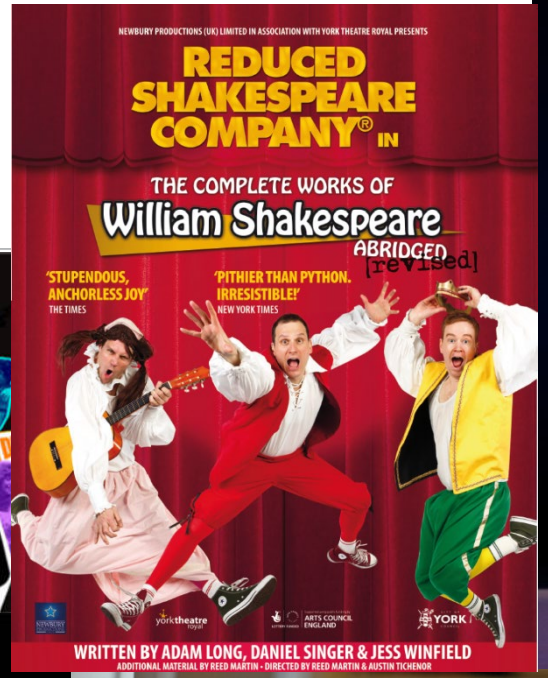


DESIGN WEEK PORTLAND

white bird dance

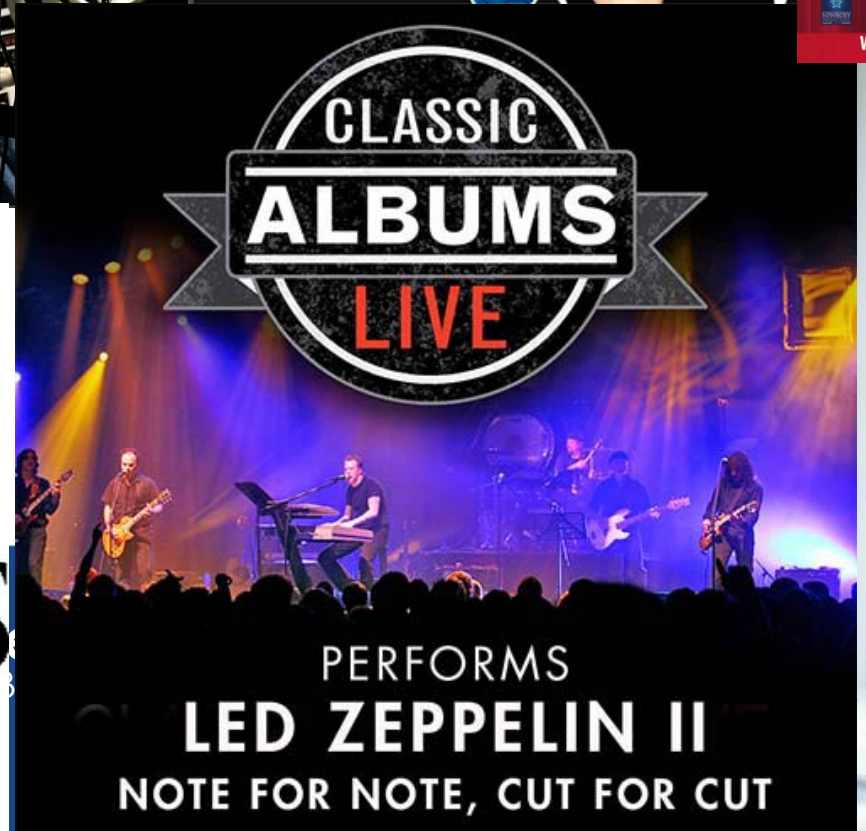
Touring Attractions

Supaman



Caminos Flamencos

LETTERS ALOUD



Amy Dickinson

Kevin Kwa

Many Uses

A Center for All

Lobby

Theater: Panel discussion

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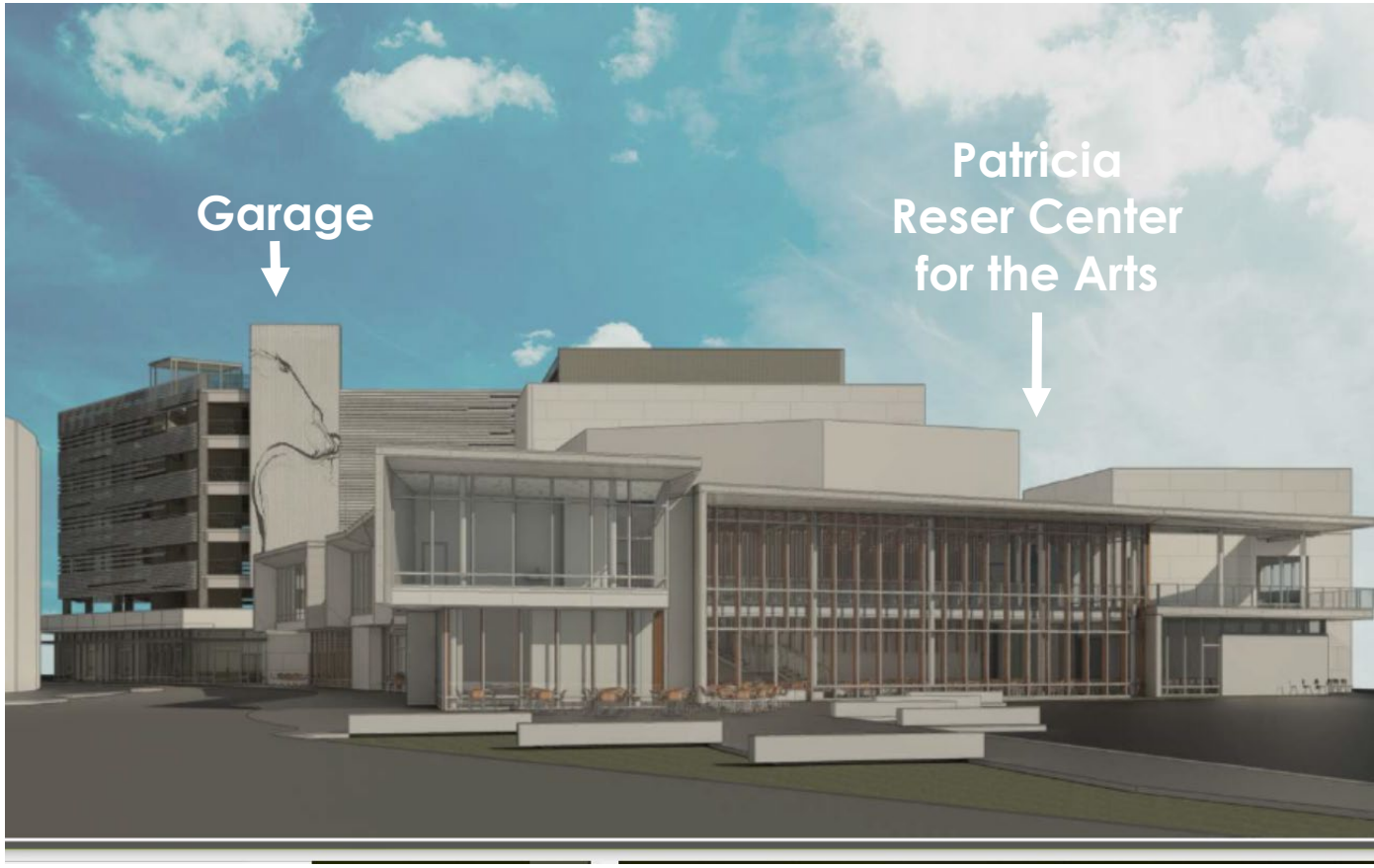
Beaverton Arts: A Catalyst for Change

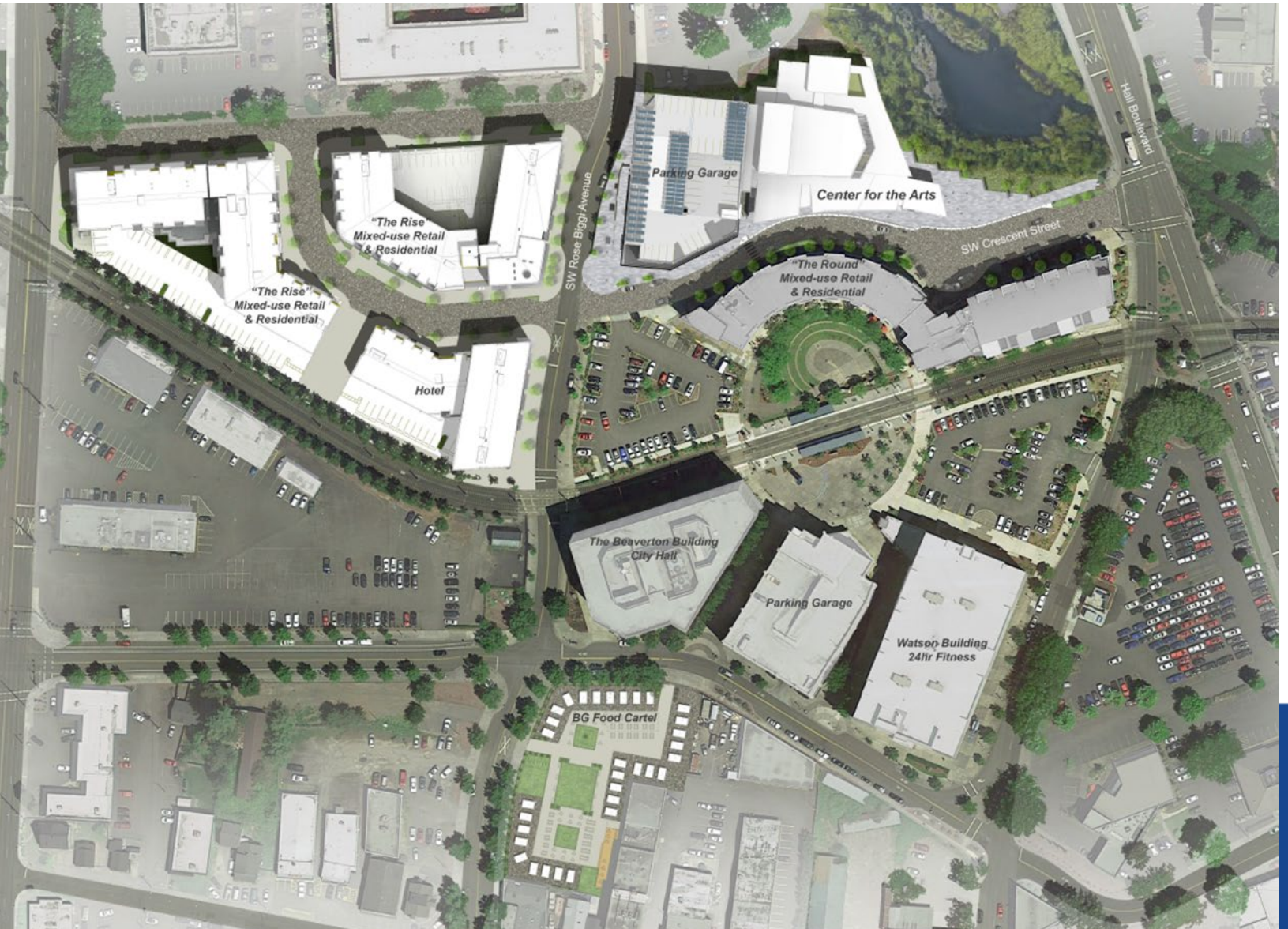
- Activating the downtown core with thousands of visitors annually.
- Building community and vibrancy.
- Construction start Nov 2019
- Soft opening late spring/early summer 2021, grand opening fall 2021.



PATRICIA RESER CENTER FOR THE ARTS

Business Resources and Innovation at Beaverton Central

Mike Williams, Economic Development Division Manager



OTBC

IMPACT Beaverton

BESThq
Relationship. Empowerment. Inclusion.

HTC
healthtech
collaborative

ADELANTE MUJERES

Children's Cancer Therapy Development Institute

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BEAVERTON FOR INNOVATION

Steve Morris, Oregon Technology Business Center

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What is OTBC?

- City-sponsored, non-profit startup incubator providing expert coaching & mentoring, workshops, networking opportunities and shared office space to help startups succeed
- Supports innovation & entrepreneurship as a key Ec Dev strategy
- Notable alumni
  - Lumencor
  - eWind
  - Puralytics
  - Sonivate
  - NaCa Fermentation
  - Membean
  - SheerID

Beaverton Startup Challenge

- 5 startups per year in 2016, 2017, 2018, 2019
- $25K investment; OTBC residency
- Mentoring; workshops; networking
- West Side Startup Fund: City of Beaverton plus 21 angel investors

Challenge By the Numbers - 2016 through 2019

- $200,000 investment dollars from the City
- $315,000 investor match, total of $515,000
- $20M+ raised by Challenge companies
- 97 people employed
- $9M revenue forecast for 2019
- 2x return in 15 months for one 'exit' (acquisition)

OTBC - Beaverton Economic Multiplier Impact

- Employee and facility growth
  - 2x growth at Biggi Plaza (3 companies leased their own space)
  - Additional office space leases by Liquid Wire, Membean, Lumencor, eWind

OTBC - Beaverton Economic Development Leverage

City's Seed Funding:
$200,000 over 4 years

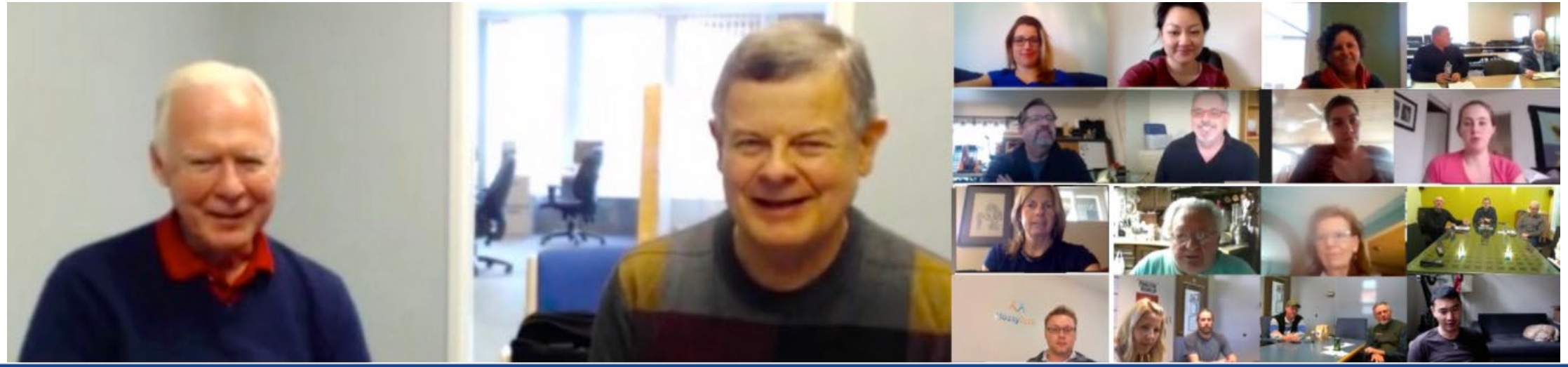
→

Follow-on Funding:
$20M+

100x Leverage!

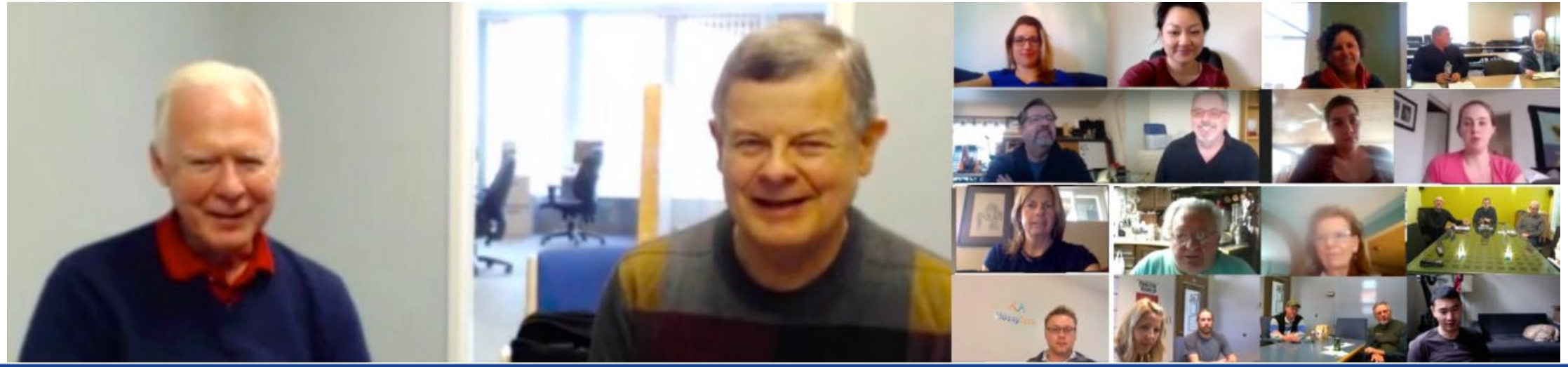
Virtual Incubation Program (VIP)

- Rural Oregon - growth companies
- Video curriculum + 6 weeks of online group mentoring
- Cost: $79
- Funding: 3-year grant from the Oregon Community Foundation



Rural Oregon Startup Challenge

- 3-year grants from Oregon Community Foundation and Ford Family Foundation
- Support from the Oregon Growth Board
- First year partners: SEDCOR, SOREDI, Umpqua Business Center, and the Umpqua Economic Development Partnership



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OTBC Companies in the News

PORTLAND BUSINESS JOURNAL

Technology · Strategies

Portland startup offers creative way to help immigrants send money

Edgar Navas of Cliqa (his mascot Blue adorns his right shoulder) pledged to keep his services free for immigrants.
CATHY CHENEY|@PORTLAND BUSINESS JOURNAL

By Malia Spencer – Staff Reporter, Portland Business Journal
Jul 18, 2019, 6:17pm EDT

Tuesday, February 12, 2019

BusinessTribune

ToolBelt: Construction gets connected

Stephanie Basalyga Tuesday, February 12, 2019

The startup, a winner in the 2019 Beaverton Startup Challenge, aims to change the way contractors and tradespeople connect for projects.

TRIBUNE PHOTO: JONATHAN HOUSE - Josh Engelbrecht, left, and Tony Arriaga, right, co-foundedToolBelt, along with Mike Norman.

5 more startups land in the Beaverton Startup Challenge

SUBSCRIBER CONTENT: Dec 10, 2018, 12:08pm PST

Five startups will start next year as members of the Oregon Technology Business Center as winners of the fourth annual Beaverton Startup Challenge.

The Challenge, funded by the city of Beaverton and the Westside Startup Fund, selects a handful of early stage startups each year that have the potential to scale to national or international businesses. In addition to office space at the OTBC, the companies receive mentoring and other services, as well as a $25,000 investment.

OREGON TECHNOLOGY BUSINESS CENTER
The 2019 class of the Beaverton Startup Challenge (pictured with Beaverton Mayor Denny Doyle, at the far right) will each receive $25,000 investments.

The 2019 winners are:

Barcast uses a free streaming device that plugs into an HDMI outlet on a TV and an accompanying
to stream on the screen. Its target is bars and retailers.
an insights platform that helps business owners track different
egies.
ne apps to help people connect with legal advice on-demand

e construction industry that connects building tradespeople

al travel packages with expert hosts designed around specific

Trovatrip on Today show

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BEAVERTON FOR INNOVATION: OTBC SUMMARY

Oregon
Technology
Business
Center

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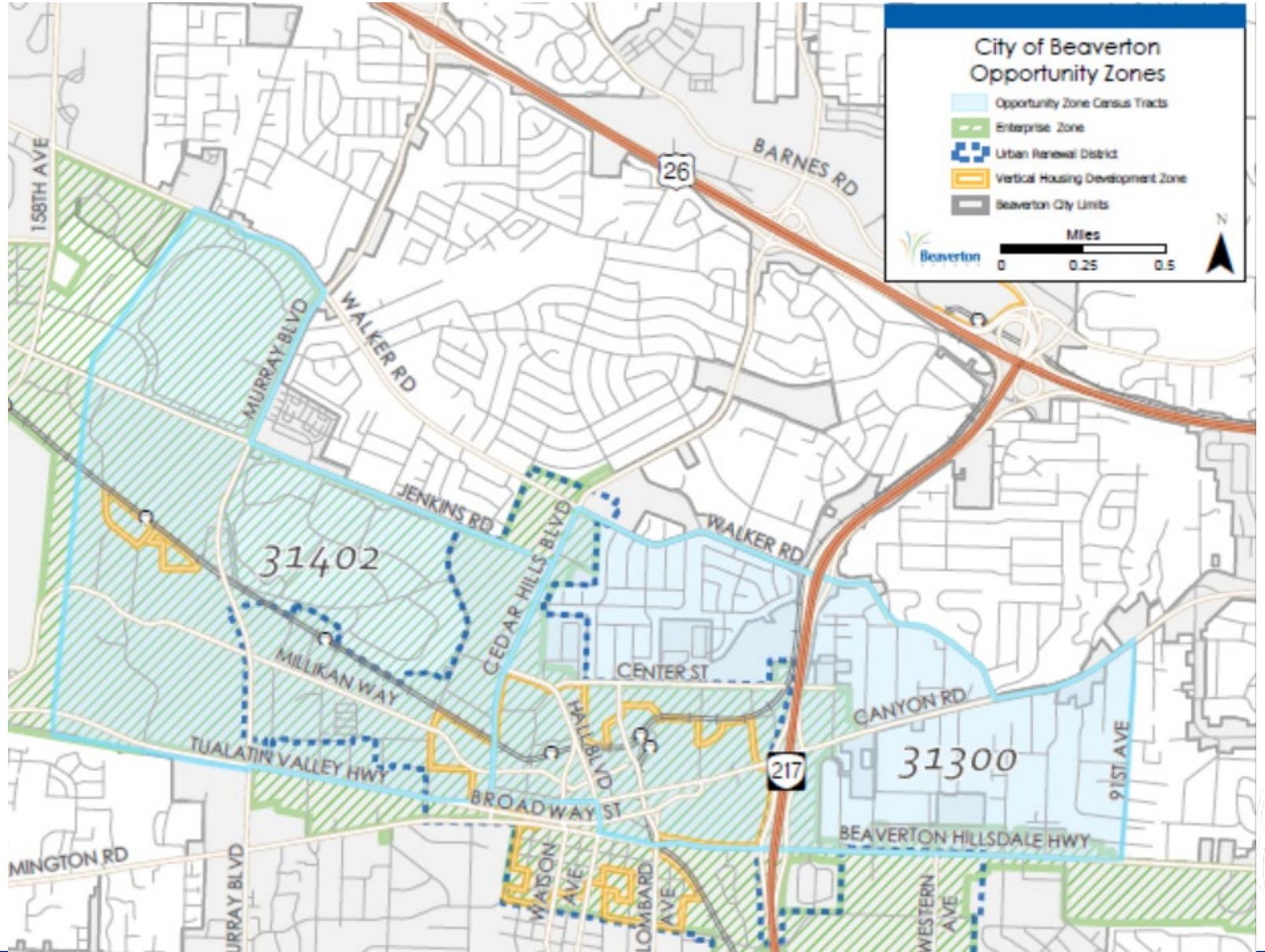
Opportunity Zones, VHDZ, Urban Renewal



Questions for Speakers?

Next – RFQ Overview & Panel

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RFQ PRESENTATION

1. History & Context
2. Project Overview
3. Goals & Objectives
4. Evaluation Criteria
5. Funding Tools
6. Temporary Uses
7. Schedule & Next Steps

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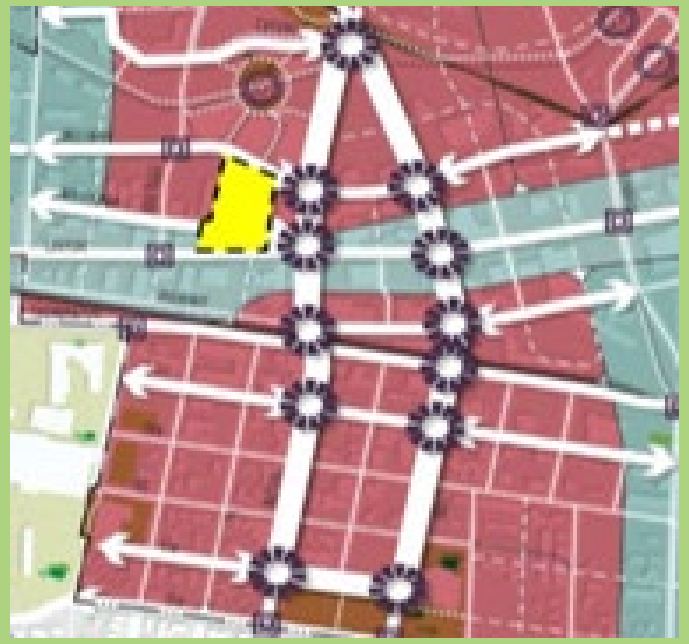
1. HISTORY

1. Community Vision, 2010
2. Central Beaverton Urban Renewal Plan, 2011
3. Civic Plan, Central City Strategies, 2011
4. **Creekside District Master Plan, 2014**
5. ULI Technical Assistance Panel, 2016
5. **Downtown Design Project, 2017-**
6. SERA Beaverdam Study, 2019

Objectives for the Beaverdam Area:
"Strategic property acquisition and/or lot consolidation to incent and support redevelopment projects that contribute to District vitality."

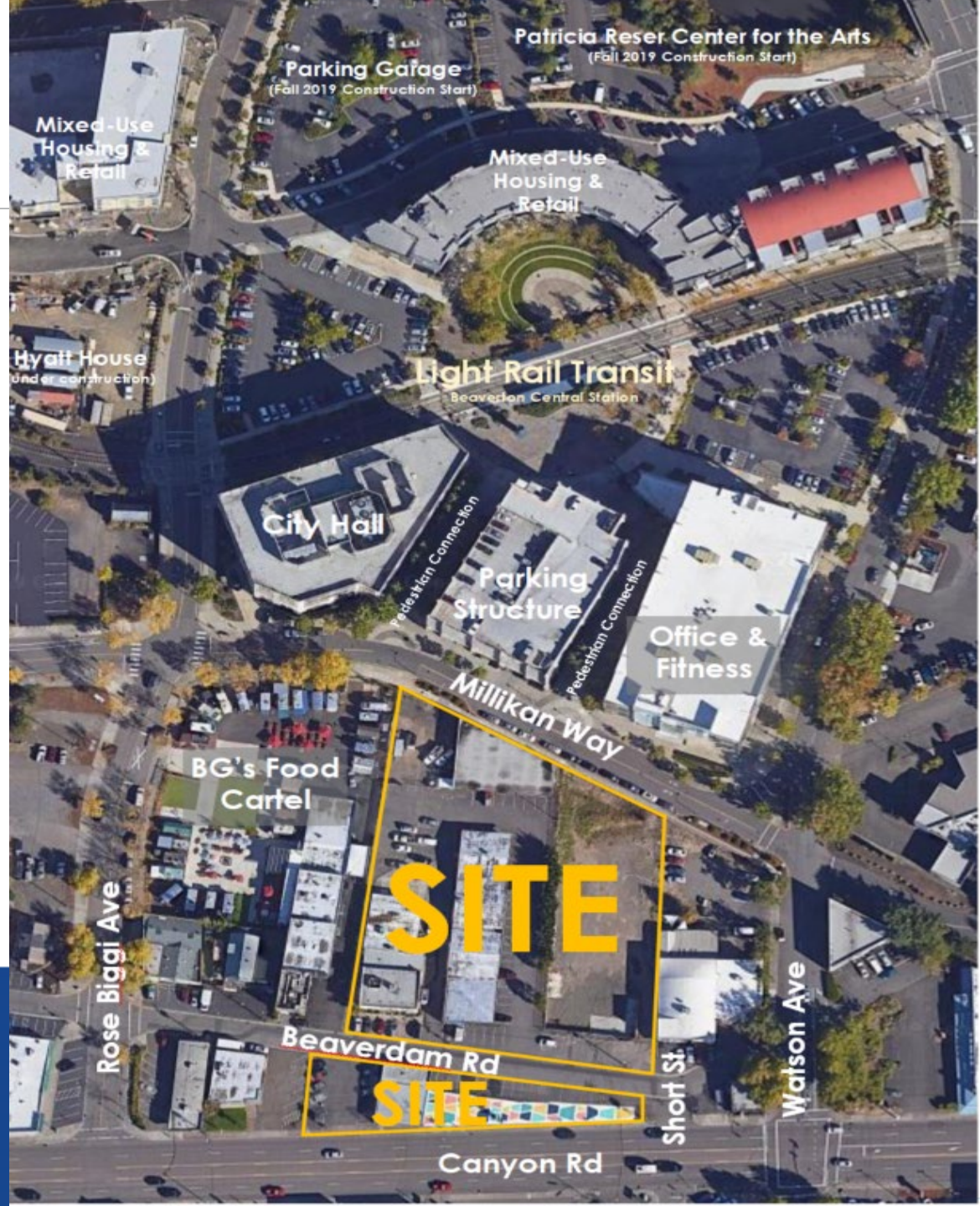
-Creekside District Master Plan, p.74

Downtown Design Framework



2. PROJECT OVERVIEW

- 5 lots owned by Beaverton Urban Redevelopment Agency ("BURA")
- 2.02 acres total
- Mid-block property
- RC-TO Zoning (120 ft height max)
- Canyon Road and Millikan Way major frontages
- Beaverdam Road changes needed



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3. DEVELOPMENT GOALS & OBJECTIVES

- **Urban mixed-use district** that advances Beaverton's profile in entrepreneurship and the arts
- **Maximize density**, active uses, consider resiliency
- **Vacate Beaverdam Road** through the property & create new north/south connectivity
  - Consider area circulation with adjacent sites
- Provide a **sense of arrival** from Canyon Road

Courtesy SERA – Beaverton Downtown Design Framework Plan

Objectives for the Beaverdam Road area:
"… may include an additional north / south connection between Rose Biggi and Watson, closure of the Short Street access point on Canyon Rd, and a partial vacation of the portion of Beaverdam Road that intersects with Canyon and Watson.

-Creekside District Master Plan, p.74

Existing Beaverdam Road

DEVELOPMENT GOALS & OBJECTIVES (continued)

- Explore an **Arts and Innovation Hub**
- Integrate **public plaza**
- Any **parking should support urban form**
- Support a livable, equitable, sustainable and inclusive community
- Tax increment generation

Promote development of community, public arts, and culture in the Urban Renewal District to provide destinations that support a vibrant center for the community.
– Central Beaverton Urban Renewal Plan

4. EVALUATION CRITERIA

- Vision for Site & Proposed Phasing (40 points)
- Financial Feasibility of Vision for Site (20 points)
- Financial Capacity of Team (10 points)
- Public-Private Partnership Experience (20 points)
- Experience of Development Team (10 points)

5. FUNDING TOOLS

- Partial Land Write Down
- Pre-Development Grant ($75,000)
- Affordable Housing BURA Funds
- Metro TOD Program
- Vertical Housing Development Zone Property Tax Abatement
- Opportunity Zone
- Enterprise Zone Property Tax Abatement
- Other Economic Development Programs & Assistance

6. Temporary Uses

- Tenant (BESThq) in lots D and E to remain until May 2020
- Lots A, B, and C are vacant and to be used for temporary parking relocation to support construction of the PRCA and Garage

7. RFQ Schedule

AUGUST
- BURA Meeting: Discuss Draft RFQ
- Release RFQ

SEPTEMBER
- Developer Roundtable

OCTOBER
- Responses Due 10/10
- Committee Evaluation
- Presentation / Interviews

NOVEMBER
- Review Committee
- BURA Meeting: Developer Selection

DECEMBER
- Negotiate ENA

JANUARY
- BURA Meeting: Approve ENA
- Commence ENA Period 6-18 months

SUMMER 2020
- Execute DDA

WINTER/ SPRING 2021
- Est. Construct. Start

Q&A Panel

Facilitated by Tyler Ryerson

- Janiene Lambert, Development
- Geoff Hunsaker, Public Works
- Anna Slatinsky, Planning
- Mike Williams, Economic Development
- Jean Senechal Biggs, Transportation Planning
- Peter Livingston, Legal

THANK YOU