



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, October 4, 2021, 7:00 p.m.

*****VIRTUAL MEETING*****

COVID-19 Notice: The City is suspending in-person attendance by the public for boards and commission meetings to better protect the health and safety of the community.

Non-Committee Members interested in attending this meeting may do so through Zoom:

<https://www.zoomgov.com/j/1607431521?pwd=bmt3c21mb3FXUjndGwvLzJWUXdsQT09>

Or by calling: 669-254-5252 and using **Meeting ID: 160 743 1521 and Passcode: 275952**

Contact: If you have issues accessing the remote meeting, please contact Kelly Perkins at kperkins@beavertonoregon.gov or Chase Landrey at 503-707-4553.

Per Oregon Meetings Law this meeting is being recorded and will be made available for viewing

AGENDA

7:00 – 7:05 p.m.	Rebecca	Call to Order and Introductions
7:05 – 7:10 p.m.	Rebecca	Visitor Comments
7:10 – 7:55 p.m.	Molly	Downtown Parking Management and Action Plan (DPMAP) Molly Rabinovitz will update URAC about the status of the DPMAP and engage with them about draft recommendations and next steps on the project.
7:55 – 8:10 p.m.	Chase	December Meeting Planning Chase Landrey will discuss with URAC about how best to gather, reflect, and share appreciation at the December Meeting.
8:10 – 8:25 p.m.	Chase	Urban Renewal Area Project Updates Chase will provide updates and time to ask questions about various projects in the urban renewal area.
8:25 – 8:30 p.m.	Rebecca	Approval of August 2021 Minutes

On the Calendar	
October 26, 2021	BURA Meeting 6:30 p.m.
November 1, 2021	URAC Meeting 7:00 p.m.
November 16, 2021	BURA Meeting 6:30 p.m.
December 6, 2021	URAC Meeting 7:00 p.m.

This information is available in large print or audio tape upon request. In addition, assistive listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hour advance notice. To request these services, please call 503-526-2222; voice/TDD is available at this number.



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, August 2, 2021

The Beaverton Building

VIRTUAL MEETING

MEETING MINUTES

In attendance via Zoom conference call: Oswaldo Bernal, Josh Carrillo, Andrew Ehlen, Vice-Chair Allen Kennedy, Erik Lehr, Jennifer Nye, Nathan Perley, Jerome Yoman, Scott Winter, and Staff Chase Landrey, Meghan Rasmussen, Tyler Ryerson, Megan Braunsten, Rachel Thieme, and Katie Keatamai

Excused: Chair Rebecca Cambreleng, Paula Cottrell, Paige Lerwick, and Carlyne Mukula-Achienza

Unexcused: None.

Call to Order and Introductions

Vice-Chair Allen Kennedy called the meeting to order at 07:07 pm.

Visitors and Comments: None.

Downtown Equity Strategy Update (Rachel)

- **Goal:** Downtown Equity Strategy will develop strategies and tools to prevent, minimize, and mitigate displacement, create an inclusive downtown, and update decision-making process to incorporate racial equity tools
- Community Engagement discussion
 - Proposed approach for community engagement:
 - Conduct an internal equity assessment (we are here). Need to assess and define what success looks like
 - Communicate the project and planning engagements
 - Engagement events
 - Sharing outcomes of engagement
 - Interactive engagement around specific strategy development
- Racial Equity Impact Analysis
 - BURA Equity Assessment questions:
 - Where are we on the spectrum, where would we like to land, what are the strategies we are using to progress, how are we going to communicate back to our communities?
- Defining Success
 - What have we already heard from the community? Study past engagements from past projects
 - DES Preliminary Community Engagement Review: Past engagements show people want transparent community engagement and community spaces that are diverse, among other priorities.



- Discussion Questions with Members:
 - When have we done really great community engagement? What has worked well?
 - Community events like the night market – great promotions and turn out
 - Formation of the Diversity Advisory Board. Opened the door for a lot of people that historically do not participate to get involved. Proof of what can generate from ideas—Night Market
 - Partnerships with community organizations. Groups that are already connected with diverse groups. Allows unheard voices to have impact
 - Leadership Beaverton through the Chamber — nine months of work to empower community members to get involved with the city
 - Where have we struggled or fallen short with community engagement?
 - Bring other organizations and community members, particularly younger people to the table
 - Encourages folks to think about not only things that didn't work but also ways we could do better and step up
 - Study input and reflect it into decision making process (policies)
 - Where should this project land on the Spectrum of Community Engagement to Ownership? What resonates with you?
 - What forum are you reaching out to the community with?
 - The city is not doing in person events due to the pandemic, but that may shift depending on how things go this fall. We hope to do some in person engagement. This will be an iterative process that might include multiple times and places/formats for engagement
 - Concern with virtual meetings, some lower income populations might lack computer access
 - This is also true with seniors who may not be comfortable with Zoom meetings
 - There are city processes we need to improve. Look to Planning Commission, neighborhood meetings... that have been through this process for
 - NAC meeting attendance has fallen off a cliff
 - Noticeably low participation on the planning commission

Open Air Beaverton Update (Megan)

Megan gave an update on the Open Air Beaverton (OAB) Program and 1st Street Dining Commons

- OAB History
 - Street Seats – 2019. Pilot project was a competitive process. \$25,000 grant to Milk + T. Began permanent program
 - OAB Recovery Program
 - Permit program, created from State of Emergency, by lifting enforcement of certain codes
 - Allowed temporary outdoor business expansion into Public on street parking, private parking lots, and street closures
 - Program expires with end of State of Emergency, which is assumed to be extended through Oct. 12, 2021 (current expiration is August 13, 2021)
- Parking Survey Results
 - Over 1,100 people participated
 - Over 100 business owners, 143 employees, over 800 customers
 - Yes, we want OAB & 1st street commons to continue

- OAB Future
 - Released draft guidelines
 - Permanent permit program – need to meet ADA requirements, possibly rigid structures
 - Parking requirements: public parking and private parking, new permit, amendment to development code to defer to new program. Research is being conducted for permanent development code updates
 - Will require design structure for permanent structures, amendment to municipal code to create new permit.
 - Guidelines released 7/27/21 for public comment. Public comments due on August 17
 - New guidelines
 - Year round permits with fee
 - Rigid structures (tents still being looked at on whether they are allowed)
 - On street parking permits
 - Require platforms at sidewalk height
 - Allow rigid structure
 - Will there still be tents allowed?
 - Private parking lot permits
 - Sidewalks
 - Timeline:
 - City Council on August 17
 - First reading of the ordinance on Sept. 9
 - Second reading of ordinance on Sept. 14
 - Planning commission review development code amendment on Sept. 15
 - City Council first reading of development code amendment on Oct. 5
 - City Council second reading of development code amendment and adoption on Oct. 12
 - Permanent OAB Program goes live on October 12 (State of Emergency ends)
 - Businesses to be in compliance by April 1
- 1st Street Dining Commons Next Steps
 - Closed 1st Street between Watson Ave & Washington Ave.
 - Created socially distanced outdoor space to bring food & beverages from any downtown restaurant
 - Became a destination for the community
 - Conversations around equity –bring food from home or buy some and eat together
 - City council (1st fiscal year) & BURA funded (current fiscal year)
 - Scheduled to close November 1, 2021 and reopen Spring 2022
 - What does this mean for businesses? What does this mean for projects such as the loop?
 - Exploring if should continue past the pandemic? Community survey says yes
 - Should it be year-round or seasonal?
 - Continue with tents, tables, and chairs?
 - Construct removeable structure that provide weather protection, but can be stored during the winter?
 - Full improvement towards a permanent public dining plaza (stop being a street)?
 - Will be hiring an architect to look at a small scope and see what it will look like and how much it would cost to do this?
 - Teaser Questions: to investigate what management looks like for the future.
 - What does community engagement look like?
 - What is “right size” looks like?

- What are the pros/cons to temporary vs. permanent?
- What are the pros/cons to something year-round vs seasonal?
- How would a permanent closure of this block affect current businesses, residents, customers, future development?

Q&A/Discussion

- Is there a way to look back and see how successful it has been for business' in the area?
 - A lot of businesses have answered the survey
 - Restaurants love it
 - Dentists & chiropractors love it (think they have gotten some new clients)
 - A few businesses are missing some ADA parking and have some clients who have been impacted
 - Other businesses outside of the 2-3 block want more parking
 - More restaurants have opened during the pandemic then closed
 - Of the 5-6 that closed, only 2 were due to the pandemic
- In multiple cities, these cordoned off areas, businesses tend to do really well. It seems it would be helpful to businesses to keep this up. Winter is when it might be most valuable for the businesses
- What other key questions should we be doing research on during this time?
 - What does management look like?
 - What does the right size look like?
 - What are the pros and cons to something temporary vs permanent?
 - How would a permanent (or possibly seasonal) closure of this block affect current businesses, residents, customers? Future development and investment? Other city projects?

Storefront and Tenant Improvement Grants Update (Katie)

Katie provided updates about the Storefront and Tenant Improvement Grant Programs

- Overview: 2 kinds of grants – Storefront (SF): exterior of building. Tenant (TI): interior of building. Can get both simultaneously. 2 application rounds, spring and fall
 - Design grants—reimagining space with architect (30%)
 - Improvement—they have the plan, and we get started on the project (70%)
 - Up to \$50,000
 - Changes to the programs include (already implemented):
 - Know our value, embed an equity mindset, reduce our footprint, reach out & partner
 - Raising awareness of the program through promotional banners/signs on projects while under construction (currently at Loyal Legion and Bakery blocks)
 - Create a simple and clear online application form
 - New grant documents that clearly communicate the grantee's commitment and the role of city staff
 - Engaging representatives from our permitting divisions in these programs
 - Future updates (some will need formal approval):
 - Accept applications on a rolling basis – proposed implementation for Jan. 1, 2022
 - We currently allow new restaurants to apply for TI grants on a rolling basis
 - Construction timelines are sensitive for other businesses (off-season, CPA, etc.)
 - New scoring criteria & Grant award tiers. Total scores will place an application into an award tier. Allows for businesses to be evaluated in a more equitable manner. Criteria will be informed by the downtown equity strategy, restaurant strategy,

climate action plan, and more. Total scores will place application into an award tier. Applicants will qualify for an award for a match of 50%, 60%, or 70%

- Program Unification – proposed Implementation before June 30, 2023
- Up-Front Reimbursement – proposed implementation before June 30, 2023
 - Currently we require that grantees pay up front for project expenses. A partial up-front reimbursement option will better align the program with the city's stated equity objectives and follows in the footsteps of other existing grant programs
- Inclusive Architectural & Branding Services – proposed implementation before June 30, 2022
 - With our next architect RFP, grow our base of on-call architects to include firms with staff that speak Spanish, Korean, and other popular languages in Beaverton. Develop a process to assist grantees in obtaining graphic design services (either through a referral program or an expansion of the design grant program to encourage more holistic projects)
- Questions for consideration:
 - What are some attributes of a successful renovation project from your perspective (what should we prioritize in our new score card criteria)?
 - What are your thoughts on BURA funds supporting interior renovations for businesses that are not restaurants?
 - Should it be a priority to assist businesses in re-branding in order to encourage more contemporary visual signage in Downtown?

Q&A/Discussion

- No discussion due to time restraints. Tyler will send out questions to URAC members
 - During this implementation time we welcome your suggestions/ideas

BURA 10-Year Anniversary (Chase)

Chase presented ideas for the upcoming 10-year anniversary of the urban redevelopment agency, in November.

- Urban Renewal Plan was approved in 2011. This year is the 10-year anniversary of BURA
- Not just buildings that have been built but also the stories of people and lives that have been changed
 - Scott Winter was on the community advisory committee at the time – thank you for your long involvement. Want to celebrate everyone in the months to come
- Will market at upcoming events

Chase asked URAC members to send ideas for how to market and celebrate this milestone.

Project Updates: (Chase & Tyler)

Chase and Tyler gave a brief update on the area projects and new information on projects. Chase will send out when complete.

- Three major new property purchases
 - Beaverdam west area (Cedar Hills & Millikan) Closing Sept. 30
 - 2-acres near the Beaverton Transit Center
 - Old Buffet Palace – will be fenced off and development considered soon
- COVID Housing program
 - Over 1040 affected by COVID have been assisted with emergency rental programs
- Loyal Legion on Watson and Canyon – Opening in late August, early September
- Shared Downtown Parking plan. Update coming at next URAC meeting

- Two-year parking pilot work with people to educate them about parking downtown – following parking rules, enforcement. Contracts executing now/soon
- Restaurant week planning is kicking off
- Millikan way extension engagement will be going on during the winter/early next year
- Construction has started on Western Ave. Lane improvements, street scaping, adding a bike lane
- Library fountain improvements – Lighting, jet components, new splash pad, opportunities for music. Expected opening later this summer. [Library Fountain Improvements](#)

Hoping to give shorter updates in the future so we will have more time for questions

Approval of June 07, 2021 Meeting Minutes

Erik made a motion to approve the meeting minutes from June and Nathan seconded. Meeting minutes were approved by all members in attendance.

Not meeting in September. Next meeting is October 4th.

The meeting was adjourned at 8:31 pm.

Chat from the virtual meeting

19:01:17 From Megan Braunsten, CDD Staff to Chase Landrey (He, Him) City of Beaverton(Direct Message) : Can you please remind me of the order tonight? The agenda Kelly sent won't open. Thanks!

19:03:10 From Chase Landrey (He, Him) City of Beaverton to Megan Braunsten, CDD Staff(Direct Message) : just sent

19:23:35 From Rachel Thieme (she/her) to Everyone : When have we done really great community engagement? What has worked well?

19:28:51 From Rachel Thieme (she/her) to Everyone : Where have we struggled or fallen short with community engagement?

19:38:55 From Rachel Thieme (she/her) to Everyone : rthieme@beavertonoregon.gov

20:02:09 From Megan Braunsten, CDD Staff to Everyone : mbraunsten@BeavertonOregon.gov

20:23:33 From Katie Keaotamai (she/her) to Everyone : Thank you for having me!

Katie Keaotamai

kkeaotamai@BeavertonOregon.gov

20:29:42 From Jerome Yoman, URAC to Everyone : Great about the property at Beaverton Transit Center! Big opportunity!

Project/Program/Activities	Status	Timeline
Development Division		
Projects		
Patricia Reser Center for the Arts (Lot 3 of The Round)	Ceremonial groundbreaking for the 550 seat PRCA and district parking garage occurred on November 13, 2019. Construction commenced on November 18, 2019 and has continued on through the pandemic. Topping Out Ceremony was held on September 10, 2020. The General Contractor, Skanska expects construction to be completed in winter 2021. Public opening in spring 2022. https://prca.beavertonoregon.gov	Under Construction
Parking Garage (Lot 2 of The Round)	The 350 space and over 6,000 square foot retail public parking garage is being coordinated in conjunction with the PRCA. Construction commenced on November 18, 2019 and has continued on through the pandemic. The General Contractor, Skanska expects construction to be completed in fall 2021. https://www.beavertonoregon.gov/2340/Construction-at-Beaverton-Central . Staff continues discussion with ownership and management of the retail space.	Under Construction
The Mary Ann	The Mary Ann is an affordable housing project begun construction in June 2020. REACH CDC is the developer and owner of this 54-unit project, Walsh Construction is the general contractor. Expected construction completion in fall 2021 and opening winter 2022.	Under Construction
BC2 Site	Demolition of the building is in the award stage to prepare the site for redevelopment. In February 2020, staff hosted a productive multidisciplinary charrette with City of Beaverton staff from several departments, the project architects from Hacker, and developers from UD+P on the design for the BC2 Site. A Pre-Pre-Application meeting was held in June 2020 and staff continues to work with the developer on the elements of a Disposition and Development Agreement (DDA). DDA negotiations have begun, but remain in early phases due to the Covid-19 pandemic's continued impact on the office market. The current Exclusive Negotiation Agreement (ENA) was extended in June 2021. The City is temporarily parking fleet vehicles and relocated SKB tenant parking, prior to construction start of the BC2 Site development. An assignment agreement to have the right to purchase adjacent property to facilitate development is proposed for BURA consideration at the September meeting.	Pre-Development
Beaverdam West Area	Demolition award is in progress on final buildings on the former Davis site, in coordination with the BC2 Site demo. In June 2021, BURA approved additional property acquisition of 0.98 acres at Cedar Hills/Millikan with frontage also on Beaverdam Rd with closing to occur on September 30th. Working with the Seller, early Tenant notifications and coordination have been underway ahead of closing. City staff will begin initiating conceptual design work including an outreach component to set the table for a future developer solicitation or solicitations.	Acquisition and Pre-Development
West Lombard Lot	On July 21, 2021, BURA acquired the vacant 2.03 acre lot near the Beaverton Transit Center. Development concept planning will begin as staff resources allow.	Acquisition and Pre-Development

Project/Program/Activities	Status	Timeline
Former Buffet Palace Site	On July 21, 2021, BURA acquired the vacant building on a 1.62 acre site at 12570 SW Center Street. The site will be fenced and development concept planning will begin as staff resources allow.	Acquisition and Pre-Development
BURA Programs & Initiatives		
COVID-19 Housing Program Response	As the rent moratorium ended on 6/30/21 and rents are coming due, COVID continues to have a negative impact on Beaverton residents, especially low-mid income households who are challenged with paying the rent, finding a safe place to live, etc. The allocation of additional CDBG-CV funds in the amount of \$672,374 to Community Action Organization (\$462,374) and Muslim Education Trust (\$100,000) for the deployment of emergency rent and utility assistance and Family Promise (\$100,00) for Hotel Vouchers to families experiencing homelessness remains critical. Due to large amounts of money being allocated to Community Action and other non-profits, a statewide online application platform has been deployed. This online application process will help with agency capacity issues in order to assist applicants more quickly. To date 1,040 COVID affected, Beaverton residents have been assisted with emergency rental payments made directly to landlords.	Immediate
Community Development Block Grant Program	The City received a \$10,621 increase in CDBG entitlement funds from HUD in June 2021. These funds will be held for additional funding opportunities that may present themselves at a future date. Subrecipient agreements for their respective activities and funding amounts, approved by Council in May 2021 are in the process of being finalized and signed. The PY20 Consolidated Annual Performance and Evaluation Report (CAPER) is due to HUD by September 28. This report details the activities, demographics and allocation spent in the PY20(FY20-21). Monitoring of sub-recipients was recently conducted and reports were due back to each agency by the end of August, 2021	On-Going
Open Air Beaverton Recovery Program	The temporary Open Air Beaverton RECOVERY Program is due to end October 12, 2021, the same date the city's State of Emergency is currently scheduled to possibly end. It is expected the new permanent Open Air Beaverton Program will begin the same day. Draft guidelines for the new program went out for public comment were due by 8/17. City Councilors also provided feedback at the 8/17 meeting. The program will then go for 1st and 2nd readings for adoption at City Council. After the program kicks off in mid-October, businesses will have until 4/1/21 to come into compliance with the new regulations.	Immediate
1st Street Dining Commons	1st Street Dining Commons has been very successful this summer. Customers are loving the new Kids Zone and updated look, and it has been busy most weekends and regularly used during the week. The current plan, and what was approved in this year's BURA budget, was to close for the winter starting November 1st through March. With COVID numbers starting to go up, and additional restrictions possibly on the horizon, staff is reviewing if this is still the preferred plan.	Immediate+B11:D 15

Project/Program/Activities	Status	Timeline
Storefront Improvement Grant Program	<p>The application window for the Fall 2021 Storefront Improvement grant cycle closed on September 10th. The recent grant cycle implemented a brand new all-online application system, which enhances our ability to collect data on the program and grantees said simplified their application experience. 3 storefronts in Old Town requested Design Grants, and an additional 6 businesses applied for Improvements Grants. If implemented, the proposed project budgets from the Improvement Grant applications will amount to a \$423,072 collective investment from property and business owners. A grant was also issued in August to Breakside Brewery for the storefront renovation of the former Rose City Modern space (now being referred to as the 1st Street Building,) which will be divided into multiple tenant spaces for a future taproom and restaurant. More information on the programs: www.BeavertonOregon.gov/ImprovementGrants</p>	On-Going
Tenant Improvement Grant Program	<p>The application window for the Fall 2021 Tenant Improvement grant cycle closed on September 10th, utilizing the same application form as the Storefront Improvement program. 2 restaurants in Old Town applied for Improvements Grants, with project budgets potentially amounting to a \$221,912 collective investment from property and business owners. A grant was also issued in August to Breakside Brewery for tenant improvements in one portion of the former Rose City Modern space (now being referred to as the 1st Street Building,) which will result in the buildout of the new Breakside Taproom adjacent to a future walk-up bar and food cart pod on the north half of the parcel along Farmington. More information on the programs: www.BeavertonOregon.gov/ImprovementGrants</p>	On-Going
Pre-Development Grant Program	<p>The Pre-Development Grant Program facilitates significant redevelopment of underutilized sites throughout the Urban Renewal Area, with focus areas including downtown zones as well as the Office-Industrial zones. Grants help property owners, developers and businesses explore feasibility of projects that implement city policies and plans, are consistent with city growth targets and preferred uses, and maximize a property's potential. Grants include conceptual design, matching grants, catalytic design and matching grants, and placemaking grants. Marketing efforts and possible updates for the Pre-Development Grant Program are expected in FY 21-22 and will reflect budget cuts to this program.</p>	On-Going

Project/Program/Activities	Status	Timeline
Downtown Programs & Initiatives		
Downtown Team	The Downtown Team helps guide the direction and implementation of redeveloping downtown towards a more attractive, livable, concentrated, mixed-use, pedestrian, bike and transit-friendly center. The interdepartmental team coordinates critical issues in order to provide the Team's joint recommendations to department heads for decision making. Additional staff and agency partners may be included in project specific meetings, as needed. Work Groups for focus topics are established that report back to the Downtown Team. Departments are also sharing Covid-related strategies for downtown at these team meetings.	On-Going
Downtown Team: Placemaking Work Group	Due to the COVID-19 crisis, most placemaking efforts over the past year have focused on Open Air Beaverton and the 1st Street Dining Commons. With new acquisitions, however, staff are starting to discuss placemaking for BURA owned properties pre-construction.	On-Going
Bank of Beaverton Building (formerly Arthur Murray)	The Loyal Legion construction is going well and by the end of September we will all be able to enjoy 99 local taps, and wonderful German food either inside or in their expansive outdoor patio area.	Under Construction
Downtown Parking Management and Action Plan	The City has kicked off the Downtown Parking Management and Action Plan. The City released an online survey for 6 weeks and received over 1,100 responses in English, Spanish, and Korea. City Staff, along with the Parking Consultant, conducted in-person engagement activities in early July, successfully meeting with focus groups and downtown businesses. Draft recommendations, based on community feedback, are in the works, and a second round of community and stakeholder engagement to discuss draft recommendations is planned for fall 2021.	Active
Beaverton Central Garage Parking Access and Revenue Control System (PARCS)	Parking equipment installation in the Beaverton Central Garage is planned for October 2021 . This system will provide access and payment options to all garage users. Training sessions for various users and stakeholders will begin in Fall 2021.	Under Construction / Expected Completion Fall 2021
Downtown Parking Compliance and Garage Operations and Maintenance	This is a two-year pilot program. A cross-department selection committee identified a top proposer, and the contract was approved by BURA in June 2021. After full contract execution, the pilot program is expected to have a 90-day ramp up, with community engagement, after contract execution. Kick off is expected in winter 2021.	Expected Kick Off Fall 2021
Downtown Equity Strategy	The Downtown Equity Strategy is an initiative to guide public investments in downtown Beaverton with a focus on racial equity. This month, the team has analyzed past engagements to better understand past community feedback and is now refining its community engagement planning.	Scoping

Project/Program/Activities	Status	Timeline
Downtown Beaverton Parks and Open Space Framework Plan	In partnership with THPRD, and as an addition to the Downtown Urban Framework Plan, develop a framework plan for the general type, location and size of new parks, open space and natural area spaces in downtown Beaverton. This will include an implementation strategy and will be adopted by both City and THPRD. An RFP for a design team was issued in August 2021 and proposals are due mid-September. The project is anticipated to start in mid-late November 2021.	Request for Proposals
Property Management		
Broadway/East Site	In January 2020, BURA closed escrow on the vacant lot at SW Broadway/East. This small but visible site along the Broadway strip is a long term hold opportunity. Staff was working with a potential placemaking related interim lessee, prior to the Covid-19 outbreak. Placemaking concept considerations are resuming with staff researching site development requirements triggered by changes to the site.	On-Going
Beaverdam Rd. Area	Demolition of two BURA-owned buildings along Beaverdam Rd are planned to begin in September 2021.	On-Going
Economic Development		
Programs & Initiatives		
Brownfields Grant	Environmental cleanup work on the Public Safety Center has been completed. The 2019 Community-Wide Assessment grant (\$200,000 Hazardous, \$100,000 Petroleum) has an EPA-approved work plan, and City Council approved Stantec as the primary consultant on February 4, 2020. Our goal is to focus these assessment dollars on the downtown core of Beaverton and to maximize the impact of urban renewal and Opportunity Zone investments on properties with real or perceived environmental contamination. Five Phase I assessments have been completed to date, with subsequent Phase II assessments underway on several of these sites.	On-Going
Restaurant Strategy	The Restaurant Strategy Team continues to support incoming restaurants with permitting and construction through streamlined communication with regulatory staff. Beaverton Restaurant Week is underway, running from September 23 – October 3, and once again in close partnership with the Beaverton Downtown Association. https://downtownbeaverton.org/events	On-Going

Project/Program/Activities	Status	Timeline
Planning Division		
Long Range Planning		
Downtown Design Project	The Downtown Design Project is implementing the Community Vision for a vibrant downtown by removing obstacles to development and promoting quality design. The City Council approved the Development Code changes at a November 17, 2020 public hearing. The majority of the code went into effect on January 8, 2021. Provisions that regulate ground-floor uses on key streets went into effect on July 1, 2021. Visit www.BeavertonOregon.gov/DowntownDesign for the latest updates and the approved code language.	Complete
Current Planning		
Verso Project (2nd & Lombard)	The Verso project is a Rembold mixed-use development project located on 2nd and Lombard. It will have 172 apartment units, approximately 2,650 square feet of retail on the ground floor, 124 parking stalls and total gross square feet of roughly 160,000. There is a mix of unit types with 45 studios, 72 one-bedrooms and 40 two-bedrooms. The project will consist of an extensive lobby and gathering spaces within the east wing of the building that will appeal to residents who want to work, play and interact in new ways in the building. The project broke ground in summer 2019 and is expected to receive Final Occupancy once the plat map is recorded in summer 2021	Under Construction
Keystone Pacific	Renovation and expansion of a vacant manufacturing building at the southwest corner of SW 5th Street and SW Western Avenue. The new use will be a food manufacturing plant, with ancillary office, retail and test kitchens, totaling 115,220 square feet. Demolition and structural improvements to the existing warehouse began in late 2018. Planning Commission approved the project on May 22, 2019. Due to shifting market forces, including effects from the COVID-19 pandemic, the applicants are evaluating a different program and building design. New land use applications to modify the original approval are expected to be submitted sometime in 2021.	Redesign
Cedar Hills Crossing (all phases)	This project is a five-year, five-phase \$70 million redevelopment of Cedar Hills Crossing. Multi-tenant building housing a new bowling alley and two medical clinics, and parking garage, as well as two standalone restaurants north of SW Jenkins is complete. Land use approval was granted for Lot 2 (north side of Jenkins Road adjacent to parking garage) for a commercial building approximately 6,800 square in size. Land use approval has also been granted for Lot 4 (southwest corner of Cedar Hills Boulevard and Walker Road), for three new commercial buildings totaling approximately 22,000 square feet. There is one remaining phase on Walker Road (Phase 5) at the northwestern-most corner of the site that has recently submitted an application for a two lot partition.	Under Construction

Project/Program/Activities	Status	Timeline
Transportation Planning		
Program/Policy		
Millikan Way Extension: Watson to Lombard	<p>\$9.4M in Major Streets Transportation Improvement Program (MSTIP) funding has been allocated and Beaverton staff will deliver the project. An RFP to select the consultant team was issued in June. Anticipate contract award by City Council in December 2021. Public engagement activities will include a Community Advisory Committee that we will recruit in Winter 2021/2022.</p>	On-going
Downtown Beaverton Loop Urban Design & Transportation Plan	<p>Planning for the Beaverton Downtown Loop Project is well underway. The initial round of engagement activities, focused on existing conditions and identifying opportunities and constraints, has been completed. It included in-depth interviews and an outdoor community mapping exercise. The consultant team is developing urban design and transportation alternatives for the Loop based on the input received. The next round of community engagement will center around evaluation of these alternatives and is tentatively scheduled for Fall 2021. A Community Advisory Committee (CAC), with representatives from downtown businesses, community organizations, property owners, residents, and City boards and commissions, held their first meeting on March 31st and will continue to meet regularly to give input and advise city staff. The City submitted a Federal Transportation Reauthorization earmark request for \$4M to Congresswoman Bonamici to leverage BURA funds. We continue to track this request as legislation moves through Congress.</p>	On-going
Railroad Quiet Zone	<p>Earlier this year, staff met with experts from the Federal Railroad Administration and ODOT's Rail Division to identify next steps, including scoping for Preliminary Engineering and engaging with the railroads to confirm the extent of improvements needed at intersections. An RFP to select a consultant team to develop 30% plans and cost estimate is anticipated in early 2022.</p>	Scoping
TV Highway Transit and Development Project	<p>Metro is the recipient of an \$850,000 Federal Transit Administration grant to align transit improvements with community development activities and leverage private investment within the 16-mile corridor connecting Portland, Beaverton, Aloha, Hillsboro, Forest Grove and Cornelius. We expect meaningful and inclusive engagement.</p> <p>Scoping underway for Transit Study for future BRT along Canyon Road/TV Hwy. CDD staff meeting with Metro to identify needs and priorities. Metro is forming the Policy Group and Technical Group of agency staff to advise the project. Steering Committee of elected officials will form in 2022.</p> <p>More on the Metro website: https://www.oregonmetro.gov/news/metro-receives-850000-grant-federal-transit-administration</p>	Scoping

Project/Program/Activities	Status	Timeline
Engineering Division		
Capital Projects		
<p>Canyon Road (Hocken Ave - Short St) Improvements MTIP (CIP 3519A)</p>	<p>ODOT reached the 90% design milestone in September 2020. The project is now estimated to cost \$11.2M, nearly double the project's original budget of \$5.65M. City Council held a Work Session in February 2020 to discuss design options and funding strategy, and directed staff directed to work with ODOT and Metro staff to resolve design and funding concerns.</p> <p>Update: Actively working with ODOT and Metro to identify near term and long term actions to resolve the Canyon Road project.</p> <ul style="list-style-type: none"> • Near term: Identify a buildable project focused on ped safety and obligate remaining funds (~\$2M) by 2023 • Long Term: Develop plan for transformational change with tie to past planning efforts. Be ready for a future transit project (BRT) and consider jurisdictional transfer. • Hocken railroad crossing and intersection improvements also need resolution through this process. <p>Will seek the endorsement of FHWA and present the approach to City Council for approval. Work would follow once an MTIP amendment is approved by JPACT and an IGA amendment is approved by City Council and ODOT.</p>	<p>Scoping: Chartering team for new project.</p>
<p>Downtown Stormwater Subbasin Strategy</p>	<p>Project Description: A stormwater subbasin strategy will determine a regional stormwater management approach for the downtown area. The strategy will analyze the existing basin and creeks, determine CIP projects to enhance and protect the creek, and identify how development projects can use an alternative compliance strategy to meeting hydromodification requirements.</p> <p>Status: The City is currently reviewing the draft Regional Stormwater Management Strategy report. The Strategy recommends using a combination of stream enhancement and regional stormwater detention facilities as an alternative to onsite stormwater management.</p>	<p>On-going</p>
<p>Hocken Ave (RR-TV Hwy) Widening (CIP 3408)</p>	<p>Status: The project adds a southbound vehicle lane (to ensure that traffic does not back up onto the railroad tracks), sidewalk and bike improvements, and railroad crossing signal equipment. Design is 90% complete. Right-of-way acquisition, rail order, and land use review are on hold. Waiting for resolution of issues concerning the Canyon Road Improvement Project (Hocken Avenue to Short Street). The project is included in the Canyon Road Improvement Project and is expected to begin when the Canyon Road Improvement Project begins.</p>	<p>Design Phase</p>

Project/Program/Activities	Status	Timeline
Dawson/Westgate/Cedar Hills Blvd Intersection Realignment (CIP 3321)	Status: The project realigns the Dawson Way/Westgate Drive/Cedar Hills Boulevard intersection, adds traffic signalization, and adds pedestrian and bike crossings. Right-of-way acquisition and design are in progress.	Design Phase & ROW Phase
Western Avenue (5th Street - Allen Blvd.) Improvement (CIP 3328)	<p><u>Project Description:</u> Construct a new symmetrical street design on Western Avenue from BH Highway to Allen Blvd and intersection improvements at Allen Blvd, Arctic Way, 5th Street, and BH Hwy. Design to include two travel lanes and one turn lane from Allen Blvd to 5th Street, landscaped median and buffer, street trees, separated bicycle and pedestrian pathways, access ramps, storm water drainage facilities, lighting, and traffic signal.</p> <p>The design and construction of the TVWD 48-inch waterline and City 16-inch waterline impacted the schedule by one year.</p> <p>August 13, 2019: Council approved an increase in project scope by adding a bike lane and sidewalk on the east side of Western Ave from 5th St to BH Hwy. June 25, 2020 land use permit was finalized.</p> <p>Schedule update: ROW acquisition continues and should be complete by June 2021. Final design was completed in February 2021 and project was advertised for construction in March with three contractors submitting bids. Construction to begin in May/June 2021 with completion anticipated in early 2023.</p>	Under Construction
Library Fountain Improvements	<p><u>Project Description:</u> Repair and improve fountain at Beaverton City Library.</p> <p>Update: Design by Walker Macy is complete. A new above ground equipment building will be built where the swing sets are currently located. A new swing set will be installed near the play structure under the pine trees. Funding for construction will be coming from the bond that was just passed. Construction of the new Fountain is nearly completed. The testing and commissioning phase began the week of 9/13. More information regarding this project is located here: www.beavertonoregon.gov/fountainupdates</p>	Under Construction

Project/Program/Activities	Status	Timeline
<p>4140 SW Watson Ave Stormwater Outfall to Beaverton Creek Retrofit (CIP 8135B)</p>	<p><u>Project Description:</u> Regional public stormwater treatment facility to help promote redevelopment in an area that is targeted for increased density and pedestrian connectivity according to the Central City Strategy of the Civic Plan, including portions of SW Canyon Rd.</p> <p><u>Project Justification:</u> This regional facility will collect and treat stormwater runoff from a 91.5 acre area of the Central Beaverton Urban Renewal District that will see multiple redevelopment projects and allows them to be built or redeveloped without having to provide on-site stormwater runoff treatment. As a result, the design principles outlined in the Beaverton Downtown Code could more easily occur. In addition, larger regional facilities provide efficient operations and maintenance.</p> <p><u>June Update:</u> FY19-20: Construction of the off-street vault portion of the project is completed. Project construction of the second phase rescheduled for Spring 2022. The second phase consists of the storm drain in the Watson Street Right-of-Way with expanded scope of relocation/reconstruction of: 1) approximately 135 feet of 12-inch sanitary sewer with an 18-inch sanitary sewer and realigning approximately 70 feet of 30-inch trunk sanitary sewer in Millikan Way (an activity funded by Clean Water Services), and 2) replacement of several segments of existing eight-inch water line with a new twelve-inch water line.</p>	<p>Design Phase</p>