



BURA



BEAVERTON URBAN REDEVELOPMENT AGENCY Urban Renewal Advisory Committee (URAC)

Monday, February 1, 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 call in using the following number: (669) 254 5252 or online through ZoomGov:

www.zoomgov.com/j/1607431521?pwd=bmf3c21mb3FXUjJndGwvLzJWUXdsQT02. Please use the 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) 526-2492.

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 – 7:45 p.m.	Steve	Downtown Design Project Update Steve Regner, Senior Planner, will provide an update to URAC about the recently adopted Development Code and associated changes related to the Downtown Design Project .
7:45 – 8:00 p.m.	Dan	Beaverton Downtown Loop Project Update Dan Turk, Project Manager, will present an update to URAC on progress with advisory and community engagement plans for The Loop street improvement project .
8:00 – 8:15 p.m.	Tyler	2020 Finances and Budget Process Walkthrough Tyler Ryerson, Senior Development Project Manager, will walk through BURA’s Annual Financial Report and the upcoming budget process for BURA in 2021.
8:15 – 8:25 p.m.	Chase	Urban Renewal Area Project Updates Chase and Tyler will provide updates and new info for projects in the urban renewal area.
8:25 – 8:30 p.m.	Rebecca	Approval of October 2021 Minutes

On the Calendar	
February 23, 2021	BURA Meeting 6:30 p.m.
March 1, 2021	URAC Meeting 7:00 p.m.
March 16, 2021	BURA Meeting 5:00 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.

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 fall 2021. https://prca.beavertonoregon.gov	Under Construction
Parking Garage (Lot 2 of The Round)	The 350 space and 7,000 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 spring 2021 . https://www.beavertonoregon.gov/2340/Construction-at-Beaverton-Central	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 opening early 2022.	Under Construction
Hyatt House Hotel	Construction of the 125-room, restaurant and amenitized business class hotel with Supreme Bright Beaverton began on July 15, 2019. Construction continues during the pandemic with primary work being conducted internally to the building. Temporary occupancy was issued on January 13, 2021 . The General Contractor, Deacon, still expects the project to be completed in Winter 2021 .	Under Construction
BC2 Site	The City is temporarily parking fleet vehicles and relocated SKB tenant parking, prior to construction start of the BC2 Site development. BESThq continues under their leaseback with the current agreement through December 2020, but has requested to stay through April 2021 which can be accomodated. 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). Due to Covid-19 related impacts, but with work progressing with the developer, at the October 27, 2020 meeting, BURA extended the Exclusive Negotiation Agreement (ENA) through June 2021 and DDA negotiations are commencing.	Pre-Development

Project/Program/Activities	Status	Timeline
Beaverdam West Site	BURA closed escrow on five properties at SW Beaverdam Rd and SW Rose Biggi Ave in January 2020. An Invitation to Bid was issued for the demolition of the vacant structures was released to select firms and LOI was the selected contractor. Demolition work is in progress. Just after purchase of the properties, BURA entered into a monthly rental agreement through December 2020 with Carey Custom Floors & Remodeling and reduced March rent and waived rent for April and May. Following the BC2 Site solicitation, in February 2020, BURA executed an Exclusive Negotiation Agreement (ENA) with Related Northwest and Rembold for the City of Beaverton and BURA owned properties on the site and is currently working with the developers on next steps with some slowing due to Covid-19. At the October 27, 2020 meeting, BURA extended the Exclusive Negotiation Agreement (ENA) to March 1, 2021 to determine site and project viability.	Pre-Development
BURA Programs & Initiatives		
COVID-19 Housing Program Response	Housing Program staff administered roughly \$413,000 in CAREs stimulus funding through the federal government through the CDBG program. Funds are set aside for rent assistance and meal assistance. Staff also used FY1920 unspent CDBG funds for additional rent assistance, for an additional \$200,000 in rent assistance funds. An additional \$400,000 in general funds have been allocated for rent assistance, distributed to Community Action for referrals from culturally specific organizations (\$200,000), and three grants for rent assistance administered directly through culturally specific organizations have been allocated (organizations are APANO \$50,000, Centro Cultural \$50,000, and the Muslim Educational Trust \$100,000). Staff have also entered into a contract with Worksystems to offer a hotline for unemployment assistance, unemployment insurance info, SNAP benefit info, job hunting support, and support applying for low income Trimet fare. On September 11, 2020, HUD allocated additional CAREs Act, CDBG-CV3 funding in the amount of \$672,374 . The epidemic 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. There are several options being analyzed in order to maximize the limited funds received. Funding recommendations will go through public notification and hearing requirements, followed by City Council approval which will be sought in early 2021. Finally, staff have launched a hotline and email for questions about the Moratorium on Evictions. Go to www.beavertonoregon.gov/evictionmoratorium for more information.	Immediate

Project/Program/Activities	Status	Timeline
Community Development Block Grant Program	<p>The Analysis of Impediments to Fair Housing Choice (AI) was submitted to HUD on May 15, 2020. The AI is a document that analyzes and proposes solutions for barriers to housing choice in local communities and is required for any jurisdiction receiving HUD (Department of Housing & Urban Development) funding. You can go to the website below to view and comment on report: https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024_Planning_Efforts/community-involvement.cfm</p> <p>The Consolidated Plan, which guides how the City of Beaverton spends their CDBG funds (approximately one million dollars received every year) was also submitted to HUD on May 15, HUD returned with comments in July, and these comments have been addressed, so final approval of the plan is pending.</p> <p>CDBG subrecipients were approved by Council on May 5. Affordable home ownership funding is set aside this year for Proud Ground. Funds are also used for housing rehabilitation, microenterprise, and social services (homeless prevention and other social services). Grant agreements for FY2021 subrecipients are in the process of being adopted.</p>	On-Going
Open Air Beaverton Recovery Program	<p>The Open Air Beaverton Recovery Program, which allows outdoor businesses temporary expansion into private parking lots city-wide and public rights of way in the Old Town and Beaverton Central areas, as well as The Commons, a block in downtown closed to traffic to allow diners to obtain takeout from any downtown restaurant and have a safe outdoor space to eat, are beginning the exploration process of whether either should be ongoing after the pandemic. A public survey will go out to both businesses and customers in the next month or two and a review of potential code changes and policy decisions will be underway. In the meantime, The Commons has an updated look, with the addition of heaters, firepits and great lighting.</p>	Immediate
Storefront Improvement Grant Program	<p>Storefront projects continue to move forward, with 13 active improvement projects. In addition 1 Design grant has just kicked off along Allen Blvd. Marketing has begun for Spring, with applications due 3/12/21. The City welcomed our new Development Project Coordinator Katie Rispoli Keaotamai in January. After a couple months of onboarding, she will be the new program manager in charge of day-to-day operation for both the Storefront and Tenant Improvement grant programs. We hope to introduce her at future BURA and URAC meetings</p>	On-Going
Tenant Improvement Grant Program	<p>TI projects continue to move forward with 10 active improvement projects in permitting or construction phase. Marketing has begun for Spring, with applications due 3/12/21.</p>	On-Going

Project/Program/Activities	Status	Timeline
Pre-Development Grant Program	The Pre-Development Grant Program facilitates significant redevelopment of underutilized sites throughout the Urban Renewal Area, with focus areas including downtown in the RC-OT and RC-TO 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 and placemaking grants. On June 16, 2020, BURA approved increasing the maximum standard design grant budget to \$7,500 from \$5,000 and allowing project related permit fees to be reimbursed from matching grants funds. The two latest design grants completed work in June. Program marketing efforts will resume following adoption of the Downtown Design Project code revisions.	On-Going
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, all Placemaking projects have been put on hold at this time. Instead, Placemaking efforts have continued to focus on Open Air Beaverton and the 1st Street Dining Commons.	On-Going
Bank of Beaverton Building (formerly Arthur Murray)	Construction has once again begun as the owners negotiated with tenant ChefStable for a new concept, the Loyal Legion, to go into the space. The design will be mostly unchanged save for different finishes. It will still include a full outdoor seating area, great u-shaped bar inside surrounded by booths and a great menu. The menu will be different, leaning towards German food to go along with their 99 taps. The Beaverton Loyal Legion should open this summer.	On-Hold
Downtown Parking Strategy	The City is working with FlashParking, and parking equipment installation in the Beaverton Central Garage is expected in February. The City is working with the Consultant contracted for the Downtown Parking Action Plan to develop a plan to continue the project, despite COVID-19. The Community Development and Beaverton Police Departments have established a scope for additional enforcement strategies in downtown; a request for proposal (RFP) is being reviewed internally. The RFP will also call for operations and maintenance of the District Garage.	On-going

Project/Program/Activities	Status	Timeline
Downtown Equity Strategy	<p>The Downtown Equity Strategy is an initiative to guide public investments in downtown Beaverton with a focus on racial equity. Once developed, we will have a framework for spending public resources in a manner that recognizes downtown belongs to all Beaverton residents and as such, should develop in a way that is interesting, inviting, and accessible to people of all backgrounds, centering Black, Indigenous and people of color; and in doing so, prevent, minimize, and mitigate involuntary residential and business displacement.</p> <p>The Request for Proposals (RFP) process launched in late December to find a consultant or consultant team to develop this body of work. Proposals are due February 1. For more information about the project please visit: www.beavertonoregon.gov/downtownequity</p>	Scoping
Property Management		
Broadway/East Site	<p>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 concepts for this site are on hold while focusing on 1st Street Dining Commons and other pressing initiatives.</p>	On-Hold
Economic Development		
Programs & Initiatives		
Brownfields Grant	<p>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. One Phase I assessment has been completed to date, one is underway, and four more will soon begin.</p>	On-Going
Restaurant Strategy	<p>The Restaurant Strategy Team has resumed limited restaurant recruitment efforts in downtown Beaverton, including recruitment of a restaurant tenant in the new Hyatt House Hotel in Beaverton Central. Two restaurant leases have just been signed for the former Hotbox retail location at 1st and Watson, including Sizzle Pie and Sudra. A new restaurant tenant, 1st Street Pocha, has signed a lease on 1st Street in the former Du Kuh Bee space. On Broadway Street, Binary Brewing has signed a lease for a portion of the former Beaverton Bakery space.</p>	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 will go into effect on July 1, 2021. Visit www.BeavertonOregon.gov/DowntownDesign for the latest updates and the approved code language.	On Going
Current Planning		
Kaiser Clinic at Western Ave.	The new clinic opened to patients in December 2018. Final building permit issued in October 2020	COMPLETE
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 temporary occupancy in January 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, totalling 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.	Construction Permitting and Structural Improvements
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 at the northwestern-most corner of the site that is not yet pursuing land use approval.	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. The Project Charter has been approved. Next steps include finalizing a preliminary work plan for all project phases (planning and project development, preliminary engineering, right-of-way acquisition, and construction) and issuing an RFQ for the first phase.</p>	On-going
Downtown Beaverton Loop Urban Design & Transportation Plan	<p>Project initiation work has kicked off for Transportation and Urban Design Plan to reimagine SW Hall Boulevard and SW Watson Street through downtown. The project website has launched, and 5,000 nearby residents and businesses have maybe received an introductory postcard. Staff from CDD, Public Works and Mayor's Office conducted a virtual site tour with consultant team led by Walker Macy to inform existing conditions inventory and analysis. Next steps include forming project committees, reviewing applicable plans and policies, and finalizing public engagement plan.</p>	On-going
Railroad Quiet Zone	<p>Staff continue work on this project to construct safety measures to mitigate noise impacts from freight trains in downtown Beaverton. Staff are meeting with experts from the Federal Railroad Administration and ODOT's Rail Division to confirm the extent of improvements needed at the rail crossings and identify next steps, likely to include scoping for Preliminary Engineering and RFP for consultant</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. Planning begins in 2021. 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. The right of way acquisition phase on hold pending resolution of project design.</p> <p>Update: Staff continue to work with ODOT and Metro staff on project design. Advancing the project will require Council approval of project scope and funding plan, and approval of an IGA Amendment with ODOT</p>	<p>Design Phase & ROW Phase</p>
<p>Capital Improvement Plan for the Central City Urban Renewal Area</p>	<p>Last year the CIP team received direction to develop a capital improvement program pilot project for the central city urban renewal area. The URA was chosen as the location for the pilot because it includes: a mix of employment and residential land, sites that are ripe for redevelopment, areas with policy initiatives (e.g., Metro 2040 corridors, Western Ave Plan area, etc.), and includes numerous planned capital projects (transportation, water, sewer, storm).</p> <p>The pilot project provided an opportunity for staff to discuss the pros and cons of creating a formal capital improvement program for the URA and Downtown as a means to encourage new development activity. Staff is now ready to begin preliminary development of a program for the URA and Downtown, which would tentatively be included as a geographic subcategory in the city's Five-Year Capital Improvement Program and include all project types (transportation, storm, water, sewer, and civic).</p>	<p>On hold. Will commence after the new Downtown Team begins work.</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 meet the CWS hydromodification standards. Project will begin Jan 2021.</p>	<p>Begins Jan 2021</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 City anticipates that final design will be completed in February, 2021 and construction will start in the Spring of 2021. Right of way work for properties on the east side of Western Ave will be complete by March, 2021 and properties on the west side of Western Ave will be complete by June, 2021. 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.</p> <p>Milestones: FY19-20: 1-6-20: Rail spur agreement signed by property owner. 6-25-20: Land use permits finalized. 6-30-20: 90% plans received.</p>	Final Design
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. A Virtual Open House for this project was held on November 18th where Walker Macy gave an update on the project. The recording of this presentation and more information regarding this project is located here: www.beavertonoregon.gov/2421/CIP-3522---Library-Fountain-Improvement-Construction is tentatively set to start in January 2021.</p>	Under Construction
Griffith Drive 8-inch Waterline Replacement (CIP 4135)	<p><u>Project Description:</u> Construct 3100 feet of 8-inch and 12-inch waterline along complete loop of Griffith Dr.</p> <p><u>Project Justification:</u> The existing water main is made of cast iron pipe and was constructed in 1976. This water main has experienced numerous breaks in recent years. Water Operations staff have rated this waterline a top priority replacement project.</p> <p><u>Update:</u> FY 19-20: Consultant to begin design. FY 20-21: Complete design and begin construction.</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>Update:</u> Status: FY19-20: Construction of the off-street vault portion of the project. FY20-21: Complete the second phase of the storm drain design 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. Start Construction of second phase. FY21-22: Finish construction of the second phase.</p>	<p>Design Phase</p>



BEAVERTON URBAN REDEVELOPMENT AGENCY Urban Renewal Advisory Committee (URAC)

Monday, October 5, 2020
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance via Zoom conference call: Vice-Chair Rebecca Cambreleng, Inessa Vitko, Andrew Ehlen, Erik Lehr, Allen Kennedy, Paula Cottrell, Nathan Perley, Sarah Walton, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, Staff Chase Landrey, Rachel Thieme, Rob Zeller, and Kelly Perkins

Excused: Chair Jennifer Nye and Domonic Biggi

Unexcused: None.

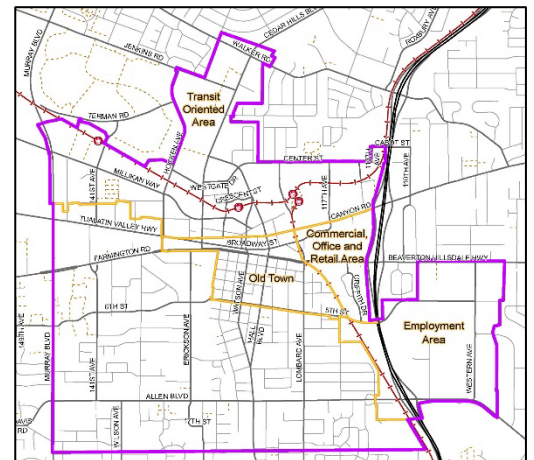
Call to Order and Introductions

Vice-Chair Cambreleng called the meeting to order at 7:04 pm

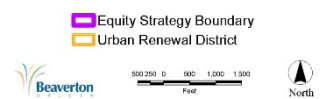
Visitors and Comments: None.

Downtown Equity Strategy Presentation (Rachel)

- Brief overview from previous update on August 3, 2020 (see minutes for details)
- Racial equity: when race can no longer be used to predict life outcomes, and life outcomes for all groups are improved (Government Alliance on Race and Equity)
- Leading with Race framework to ensure we use a racial equity lens. Need to ask/answer:
 - Who is impacted by these projects?
 - How are we engaging with the groups?
 - How are we shaping the work to proactively eliminate racial disparities?
- Three key project deliverables:
 - Displacement prevention and mitigation: develop new policies, strategies, and tools
 - Create an inclusive downtown: how to bring/keep BIPOC communities and businesses
 - Decision making processes, institutionalize community engagement process using a racial equity lens in downtown
- Updated the boundary map based on feedback from Advisory/Community Groups to include more naturally occurring affordable housing
 - Map will be updated to include the residential area around Center Street to the Washington County boarder



Downtown Equity Strategy Boundary

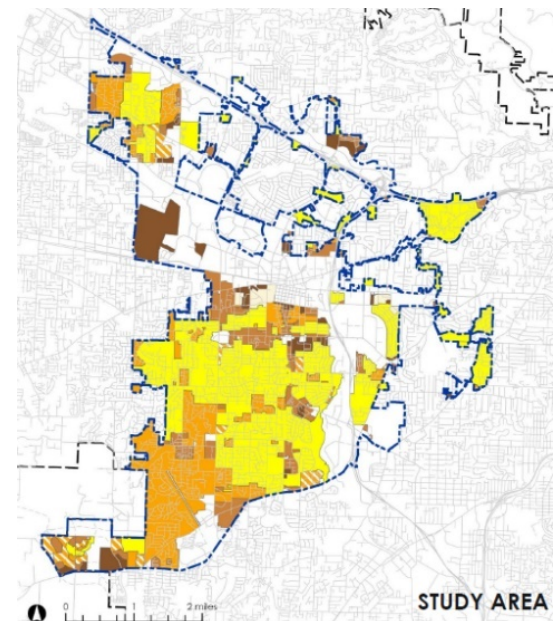


- Status to date:
 - BURA on September 22, 2020
 - Advisory/Community Groups (URAC, HTAG, HAB...)
 - Outreach to public
 - Incorporate feedback to charter to inform RFP
- Discussion with URAC
 - Is the draft charter on track? No comments
 - Is the geography correct?
 - Consider bringing the purple line down to Beaverton Hillsdale Highway
 - Who else do we need to talk to?
 - Reach out to people who are no longer here to find out why businesses left
 - Beaverton Chamber contacts with all small businesses data includes why they left
 - What additional questions should we be asking? No comments
 - Rachel encouraged members to provide additional feedback on this discussion
- Next steps:
 - Launching webpage soon
 - Confirm we have the right project through initial engagement
 - Postcard initiative
 - Supplemental budget request
 - Racial equity training for project team
 - Draft RFP
 - Prepare "equity talks" for BURA (similar to Housing Talks) with City Council

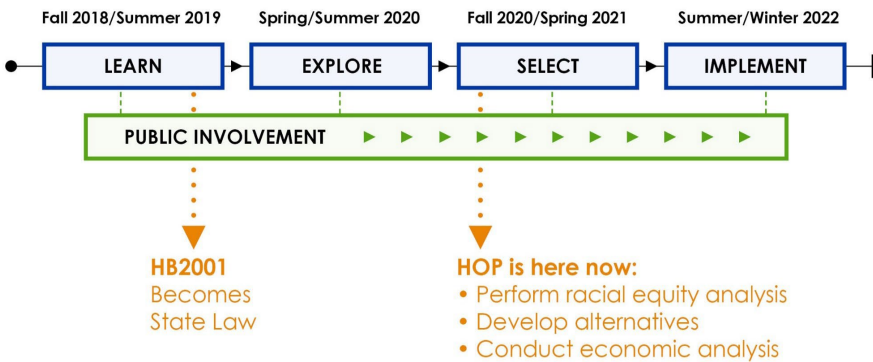
Housing Options Project (Rob)

Racial Equity and Neighborhood Patterns, see presentation for more details:

- Housing Options Project (HOP) one of the projects the city is working on to meet the goals of our Housing 5 Year Action Plan
- Project Purpose: consider where and how additional housing types can be allowed in residential neighborhoods, including:
 - Duplexes
 - Triplexes
 - Quadplexes
 - Cottage clusters
 - Town houses
 - Accessory dwelling units
- Project Goals:
 - Allow more diverse housing types and sizes
 - Support more aging in place options
 - Promote flexibility for property owners
 - Assist affordability by allowing more and smaller units
 - Improve homeownership opportunities
 - Advance racial equity
- Advance Racial Equity: make housing practices more equitable by:
 - Allowing housing types that meet the needs of large families and multigeneration families across neighborhoods in Beaverton
 - Create opportunities to live in neighborhood of choice
 - Minimizing residential displacement



- Project Outcomes:
 - Strategy for where and how to allow additional housing types (as listed above)
 - Development code updates
 - Implementation plan for next steps
- Project Schedule (around 30 public engagement/involvement to date):



- House Bill 2001 (State Housing Law)
 - House Bill 2001 (HB2001) in 2019 Oregon updated housing law to allow “middle housing”:
 - Duplexes, triplexes, quadplexes, cottage clusters, and town houses
 - Allows on every lot where single-family homes are allowed (duplexes)
 - Allows in areas where single-family homes are (all other middle housing types)
 - Noted: Tiny Homes not included in the State law, city could allow (code changes)

- HB2001: Draft Approaches - State's five potential pathways to allow middle housing:

Approach

- Minimum Compliance
- Model Code
- Performance Metrics
- Master Plans
- Alternate Siting or Design Standards

Difference in each approach

- Minimum lot sizes (no scaling)
- All housing types all everywhere
- Percentage thresholds for each type
- Minimum density
- In development - pathway for design standards

- Racial Equity Analysis (early stages, HOP started in 2018 while it has been a goal but we began racial equity work ~2 months ago, better if you start at beginning of project)
- Racial Equity Steps using the Government Alliance Racial Equity (GARE) toolkit:

Step

- Step 1: Desired Results and Outcomes
- Step 2: Data
- Step 3: Community Engagement
- Step 4: Analyses and Strategies
- Step 5: Implementation
- Step 6: Accountability

Status

- Draft
- identified missing data to retrieve
- in progress
- in progress (dependent on State rules)
- pending
- pending

- Leading with Race (regional look at data) for a sense of the vast diversity in Beaverton
 - Central and East Beaverton: 1 in 3 are people of color
 - West Beaverton and Aloha 1 of 2 are people of color
 - Noted: the city is using the census blocks to gather data

- Neighborhood findings (HB2001 will have the most impact on single-family housing):
 - Single-family detached zoning are significantly white (84 percent)
 - Latinos are four times more likely to live in multifamily housing
 - Communities of color that are Black, multiracial or identify as "some other race alone" are less likely to live in single-family detached zoning, when compared to Asians, Native American, and Native Hawaiian or Pacific Islanders
- Who owns and who rents (housing tenure)?
 - People who live in these neighborhoods are more likely to own, providing long-term financial security, opportunity to build equity, and share wealth with future generations
 - Detached single-family neighborhoods provide more ownership opportunities and multifamily rental opportunities
 - White people own 90 percent of housing in neighborhoods zoned for detached single-family homes and 87 percent of rentals in these neighborhoods
 - Black and Latino householders, and people that identify as "some other race", are more likely to live in rental housing in multifamily neighborhoods than Asians, Native Americans, and Native Hawaiian or Pacific Islanders
- Race and Design Standards (early stages of learning curve):
 - Beginning in the twentieth century many people were leaving cities to the suburbs
 - Design standards for suburban neighborhoods were often a direct response to urban stereotypes, at the time, and how they could avoid the conditions happening in cities
 - Suburban neighborhoods -- racial implications:
 - Minimum lot size (expensive and prohibitive)
 - Minimum setbacks (privacy and safety)
 - No garden in front yard (limits options for growing food)
 - No fence (no need for clothes lines)
- Neighborhood Patterns Development Eras studied three time periods (before 1964, 1965–1984, and 1985–2004):
 - 1946: First zoning ordinance, all types allowed in residential districts
 - 1960: Four new zoning districts established (marks the beginning of separation):
 - Two zones for detached single-family homes
 - Multifamily housing fewer locations
 - Observations:
 - As you look at development from east to west houses get bigger, lot sizes get smaller, and neighborhoods become less diverse (racial groups and housing types)
 - Prompted us to look closer at how development patterns might perpetuate present day trends such as racial segregation
 - 1978: Eight new zones created, five reserved for detached single-family
 - 1980: Single-family detached becomes prevalent
 - Location Matters:
 - Homes built in 1965–1984 were mostly white higher income and wealth. Children have improved outcomes in adulthood
 - Increasing housing options in these areas could improve educational/professional outcomes for a wider range of children

- Public Feedback Themes:
 - More multi-generational living options
 - More accessible homes
 - More homeownership opportunities
 - More homes near transit and shopping
 - Concern for loss of trees and open space
 - Design compatibility
 - More parking
 - Less parking
- Multicultural Engagement Themes:
 - More housing types to accommodate larger families
 - More housing types with common rooms or community areas
 - More housing near schools, parks, houses of worship
 - More parking (multiple jobs)
 - Housing affordability, accessible, and multigenerational
- Additional Outreach (based on disparities, population, and research findings) for:
 - Latino, Black or African American, Native American, Middle Eastern and North African, Filipino, Vietnamese, Native Hawaiian and Pacific Island, and people who have mostly mobility challenges
- Next Steps:
 - Continue racial equity analysis
 - City Council next couple of weeks for direction
 - Develop alternative strategies
 - Perform economic analysis
- Discussion and Feedback:
- How much flexibility does the city have?
 - Limited. HB2001: State will lay down minimum compliance we can propose additions which will need approval from the State
- Does the code allow for people to live above or below their shops?
 - This code is residential only. Most of the areas with shops are commercial. There are commercial mixed-use codes
- How much growth can the existing “planned community” (grocery, gas, shopping centers...) withstand?
 - With increased density we could support more density for services. One has to go first
- Any concern around liability for potential loss of value on existing homes with new code?
 - Have heard the concern expressed have also heard property values could increase
- Consideration for reducing development fees such as system development charges for more affordable options?
 - Have been hearing this for a while. Has not been a part of this project, may come later
- What about infrastructure (utilities)?
 - In the State law—if a city feels like they don't have the adequate infrastructure they could submit a request for extension. The request must include an Action Plan that outlines what needs to be done and how long it will take to get there. It also says a city doesn't need to account for additional infrastructure
- Beaverton is already known for our challenging traffic conditions. Consider addressing any upcoming infrastructure issues in front of changes
 - Minneapolis changed zoning code a few years ago and didn't see significant change. Mass development as a result of these changes is unlikely

- Are there any opportunities for Beaverton to help potential homeowners purchase homes?
 - Yes. Affordable housing program works with homeowners and lending institutions
 - Community Development Block Grant partners with Proud Ground to increase the number of affordable homeownership units in the city
 - Condoize options
- When comparing to Minneapolis consider the growth rate in Beaverton is likely higher

Tyler thanked Rachel and Rob for reporting on these important projects.

Beaverton Urban Renewal Area Project Updates and Announcements (refer to list for details)

- PRCA/Garage project delayed due to wildfires (minimal)
 - Hyatt House on schedule. Looking for the right restaurant for the venue
 - Beaverton Central 2-Acre development continuing to move forward
 - Beaverdam West development continuing to move forward
 - Restaurant Strategy, Restaurant Week wrapping up
 - Bank of Beaverton is back on track
 - Broadway/East Site: BURA purchased and staff looking for placemaking opportunities
 - Brownfields Grant: Phase I and II assessment funding is available
 - Downtown Design Project: City Council in November for approval
 - Downtown Beaverton Loop: Work expected to kick-off in October
 - Get Moving 2020: Look for a measure on November ballot
 - FY 2020 BURA Annual Report and 5 Year Action Plan: in for design, expect to see next month.
- Chase thanked URAC for feedback on improvements/changes to these documents

Approval of August 3, 2020 Meeting Minutes Approval

Erik made a motion to approve the meeting minutes and Paula seconded for August 3, 2020. The minutes were approved as is by all members who attended.

The meeting was adjourned at 8:30 pm

Chat from the virtual meeting

- 19:27:27 From Rachel Thieme : Thanks everyone! rthieme@beavertonoregon.gov
- 19:38:57 From Rachel Thieme : I think it's something like population of 20k would make the city have to implement
- 20:07:32 From Kelly Perkins to Inessa Vitko (Privately) : I love your new hair style :)
- 20:08:18 From Inessa Vitko to Kelly Perkins (Privately) : thanks, Kelly. It is super long. and these are my natural waves.
- 20:14:23 From Inessa Vitko : Fantastic presentations this evening by both Rob & Rachel! Thank you!!!
- 20:15:46 From Erik Lehr : Any way we can get a copy of the slides?
- 20:16:02 From Inessa Vitko : I second that request
- 20:16:23 From Rob Zoeller : Thanks everyone! I Sent Chase a copy of the slide this evening.
- 20:16:39 From NathanP : Thank you Rachel and Rob!
- 20:17:59 From Chase Landrey to Kelly Perkins (Privately) : Can you upload documents in chat?
- 20:19:50 From Kelly Perkins to Chase Landrey (Privately) : I'm not connected to the network. How about we send out via email tomorrow or in the next few days?

20:20:52 From Kelly Perkins to Rob Zoeller (Privately) : Hi Rob! Thanks for coming tonight. That was an excellent presentation!

20:21:25 From Chase Landrey to Kelly Perkins (Privately) : I can email if that works. I'm just trying to cut back on peoples emails. but if a follow up is easier, lets do that.

20:22:41 From Kelly Perkins to Chase Landrey (Privately) : Feel free to upload to chat if you have access.

20:22:55 From Rob Zoeller to Kelly Perkins (Privately) : Thank you! Glad everyone likes data. It can feel like a lot sometimes.

20:23:34 From Kelly Perkins to Rachel Thieme (Privately) : Great job with update! Thank you!

20:24:24 From Rachel Thieme to Kelly Perkins (Privately) : Thank you Kelly! I hope it's coming across clearly

20:25:25 From Chase Landrey to Kelly Perkins (Privately) : I do not. cest le vie

20:25:27 From Kelly Perkins to Rachel Thieme (Privately) : Very clear.

20:27:27 From Rob Zoeller : Downtown Design Project is on the Planning Commission for this Wed, Oct 7

20:27:40 From Chase Landrey : Thank you Rob

20:30:28 From Chase Landrey to Kelly Perkins (Privately) : We should also resend the inclusive housing cohort flyer as a followup since we didn't get to it tonight