



BEAVERTON URBAN REDEVELOPMENT AGENCY Urban Renewal Advisory Committee (URAC)

Monday, October 5, 2020 ~ 7:00 to 8:30 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 Meeting ID: 161 736 0896 Password: 565656 and link:

<https://www.zoomgov.com/j/1617360896?pwd=WDUvQ0g1dFFaMkRmMXZ2V0NiZjZozZ09> **Contact:** If you have issues accessing the remote meeting, please contact Kelly Perkins kperkins@beavertonoregon.gov or Chase Landrey (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.	Jennifer	Call to Order and Introductions
7:05 – 7:10 p.m.	Jennifer	Visitor Comments
7:10 – 7:35 p.m.	Rachel/Cadence	Downtown Equity Strategy Presentation Rachel Thieme and Cadence Petros will lead a discussion on the updated Downtown Equity Strategy Charter.
7:35 – 8:10 p.m.	Rob	Housing Options Project Presentation Rob Zoeller will introduce the Housing Options Project which is considering how to allow new housing types in the city’s residential areas. The Presentation includes the design and racial composition of existing residential neighborhoods and explore next steps for developing strategies that describe where and how new housing types may be allowed.
8:10 – 8:25 p.m.	Tyler	Beaverton Urban Renewal Area Update and Announcements
8:25 – 8:30 p.m.	Jennifer	Approval of August 3, 2020 Minutes

On the Calendar	
October 13, 2020	Special BURA Meeting 5:30 p.m.
October 27, 2020	BURA Meeting 6:30 p.m.
November 2, 2020	URAC Meeting 7:00 p.m.
November 24, 2020	BURA Meeting 6:30 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 3, 2020
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance via Zoom conference call: Chair Jennifer Nye, Vice-Chair Rebecca Cambreleng, Andrew Ehlen, Erik Lehr, Allen Kennedy, Ann Synder, Paula Cottrell, Nathan Perley, Sarah Walton, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, Staff Chase Landrey, Cadence Petros, Rachel Thieme, Dan Turk, Sara King, Jean Senechal Biggs, and Kelly Perkins

Excused: Domonic Biggi and Inessa Vitko

Unexcused: None.

Call to Order and Introductions

Chair Nye called the meeting to order at 7:04 pm

Visitors and Comments: Ashley, Intel employee. BIPOC community often do not feel their feedback is seriously welcome or will be included in decision making. Cadence offered contact information and invited Ashley to reach out for more discussion and ideas. Another comment from Ashley is included in the group discussion below.

Downtown Equity Strategy Presentation (Rachel and Cadence)

- The Downtown Equity Strategy is 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...
- This is an action-oriented strategy that will implement measures to provide the most benefits with the least negative consequences using a racial equity lens
- Proposed project geography: Urban Renewal and Allen Blvd Corridor Areas
- Project Deliverables:
 - Displacement Prevention and Mitigation Policies, Strategies, and Tools
 - Inclusive Downtown Policies, Strategies and Tools to inform our Restaurant Strategy and what amenities to include
 - Decision-Making Process:
 - Institutionalize community engagement process and a racial equity lens in downtown redevelopment & infrastructure projects
 - Ensure that we take each proposal through a racial equity analysis and that we create the most good



- Community Engagement:
 - Critical to this project; must be collaborative
 - Discussions with existing community advisory groups initially: URAC, DAB, HTAG
 - Consultant will also help direct efforts
 - Should be sustained and able to achieve community feedback quickly, if necessary

Group Discussion (*original city question, feedback and questions, city answer*):

- *What would be evidence of an inclusive downtown?*
 - **Reflect the diversity of Oregon and is accessible (the broad aspect of the citizenry; age, income, ethnicity...)**
 - **Data now and in the future to measure success**
 - Framing the right questions will inform the data to collect
 - **Has there been displacement with the current and recent development?**
 - Minor business displacement, have provided relocation assistance in most cases (non-direct)
 - Indirect displacement is the main concern. How do we keep rents affordable?
 - **Include people who visit downtown**
 - **Benchmarking other cities that have been successful and what was not successful**
 - **Focus on what you don't want to help identify what you want examples:**
 - **Cost of dining entertainment options and what is free or low cost**
 - **Everything that moves in becomes unattainable due to high cost**
 - **Visitor question: Ashley, Intel employee. Echoed including the entire citizenry**
- *Is our project scope the right way to approach this project?*
 - *Inclusive downtown*
 - **What does this mean? Better definition**
 - Taking charter to BURA and City Council this month. Will bring details in October
 - Will include strategies to cultivate inclusion of everybody who is downtown (business owners, residents, visitors)
 - *Displacement prevention and mitigation*
 - *Institutionalizing use of community engagement and racial equity analysis in downtown projects*
 - **Process to determine and monitor the scope. Include people and businesses that you involve are representative of the community**
- *Is the geography correct for this project?*
 - **Why not up to Farmington/Murray?**
 - Existing Urban Renewal Area and Allen Blvd corridor (Allen Blvd Impact Study)
 - **Extend from 6th to Murray. Small areas of vacant lots, recent demos, good walkability to downtown**
 - **Extend beyond Center Street (small area identified on map). Could be some risk for displacement with the apartments in this area. There is already some gentrification. Some addresses are in Washington County**
 - We can study the area further
- *How would URAC like to be engaged over time?*
 - **Regular updates quarterly. Presentation slides as you move forward**

Downtown Loop Design Presentation (Jean, Sara, Dan), see presentation for details

Project Team:

- Sara King, Sr. Development Project Manager, Interim Project Manager
- Dan Turk, Transportation Project Manager, Project Manager
- Jean Senechal Biggs, Transportation Planning Manager

Project Background:

- Beaverton's Community Vision highlights a vibrant downtown as a top community priority
- 2016 collaboration between the Urban Land Institute (ULI) Northwest and the City of Beaverton
- Planning, real estate, and economic development experts studied how to improve connectivity in downtown
- What are the street classifications and design standards
- Public safety spaces
- Development Code update
- Invite community members to influence downtown design
- Remove development obstacles
- Update development rules to allow and encourage a vibrant downtown
- Develop action plan to identify how to achieve the Community Vision

Urban Design Framework:

- Define hierarchy of the streets (nurture and shape different character areas)
- Rethink Downtown streets
- Define Downtown through focusing activity and identifying potential gateway locations

Design Concepts:

- Prioritize pedestrian, bicycle, and transit access
- Consistent streetscape elements to aid wayfinding and identify
- Replace parking lanes and/or one street lane with wider sidewalks, bike lanes, and amenities

Project Scope:

- Project Scope done. Ready to move to Concept Planning stage which includes costs
- What will influence our options?
 - Inventory plans and policies
 - Analysis of existing conditions
 - Identify opportunities and constraints
- Community engagement plan. Important to do early and will include Downtown Equity Strategy that identify the vision, goals, and objectives that are important to the community
 - Stakeholder Advisory Committee?
 - Virtual (and in person?) outreach
 - COVID-19 challenges (how do we reach without the in-person component)
 - Outcome strong equity focus
- Design Refinement, and Plan Adoption
 - Preliminary design alternatives
 - Preferred alternative and draft plan (not enough right-of-way to get the desired results). Check against goals and objectives from community engagement
 - Plan adoption and final plan

Project Budget, Schedule:

- \$150,000 (BURA)
- Next Up:
 - August: Consultant team selection and contract negotiations (Dan and Sara with six people including BDA board member)
 - September: Consultant contract to BURA for approval
 - October: Project kick-off
- Project is expected to take 12-18 months to develop plan for City Council adoption

URAC and Community Engagement:

- Critical voice in all project phases will include all advisory committees
- Updates by team at key milestones
- Participation in engagement activities (once the workplan and schedule is developed)

First Street Dining Commons:

- Begin discussions on continuing the Open Air Program (talks with business owners, BDA, community...)
- Guidelines and more information including Open Air Beaverton Pilot Program:
<https://www.beavertonoregon.gov/openairbeaverton>

Beaverton Urban Renewal Area Project Updates and Announcements

- No September URAC meeting
- Boards and Commissions recruitment now in process
<https://www.beavertonoregon.gov/1071/Application-Process>
 - URAC term ends for: Dominic, Jennifer, Erik, and Ann
 - BURA Budget Committee (BC) term ends for: Domonic and Jennifer
- BURA discussed the City Charter on July 28, 2020. City Manager will come on board January 1, 2021 and will be an Interim position while they do a nationwide search. Rather than remove a BURA board member they decided to add an appointee. In addition two appointees will be necessary to the BURA Budget Committee, recruitment in process
<https://www.beavertonoregon.gov/2346/Ballot-Measure-34-298>
- As representative of BCCI, Erik is tasked with informing people of The Voters Forum on October 14, 2020, 7P
- Housing Options Project: The Planning Division has initiated this project to implement state law and to consider how to encourage the development of a variety of housing types in residential neighborhoods. Tyler asked members to take the survey to help inform what types of housing are important
<https://www.beavertonoregon.gov/housingoptionsproject>
- Will email the project spreadsheet tomorrow. Refer to spreadsheet for details, updates in bold

Approval of July 6, 2020 Meeting Minutes Approval

Erik made a motion to approve the meeting minutes and Nathan seconded for July 6, 2020. The minutes were approved as is by all members who attended the meeting.

The meeting was adjourned at 8:33 pm

DOWNTOWN EQUITY STRATEGY



Community Development Department

PROJECT CHARTER

Prepared by: Rachel Thieme and Cadence Petros
09/10/2020

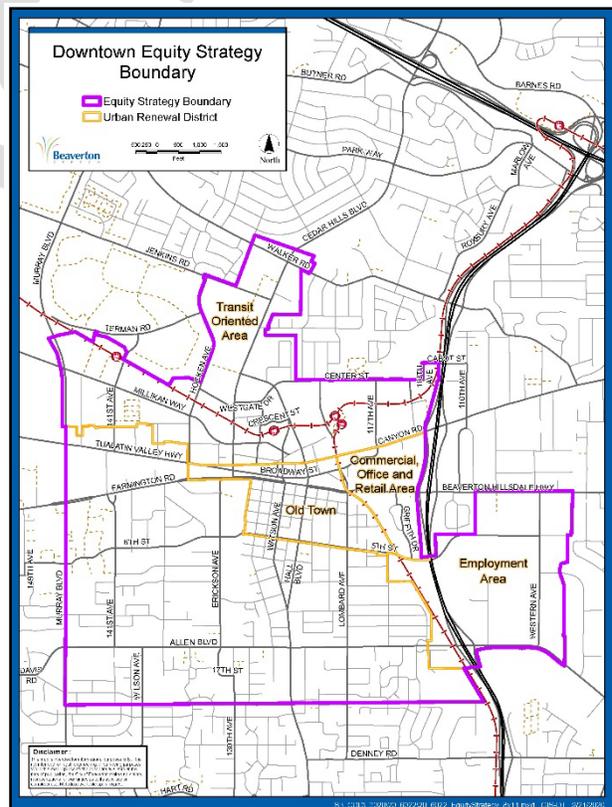
Project Description

The Downtown Equity Strategy is 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. Planning efforts, urban renewal, public infrastructure, and redevelopment activities can bring about significant positive change which could not be possible without these interventions. We also know that historically, negative consequences often result from redevelopment activities, disproportionately for people of color and low-income residents and business owners. This is an action-oriented strategy that will implement measures to provide the most benefits with the least negative consequences using a racial equity lens.

The geographic area for this project includes the Central Beaverton Urban Renewal Area, with special focus on the downtown area, as well as south of Old Town and the Allen Blvd corridor area, as the primary potentially impacted area outside the Urban Renewal Area due to development pressures and resulting rising costs.

Opportunity/Problem Statement

The Beaverton Urban Redevelopment Agency (BURA) is poised to change Beaverton's downtown for generations through significant investments in



public infrastructure, private development and other city programs/activities. This downtown equity strategy is needed to guide these investments and other city initiatives to ensure that downtown Beaverton is an inclusive place for racially diverse communities, and that involuntary displacement as a result of these investments is prevented, minimized and mitigated. Displacement can refer to demolition of homes or businesses, rising housing costs and commercial rents that price out existing residents and businesses, and cultural displacement that occurs through changes in the aspects of a neighborhood that have provided people of color with a sense of belonging and connection – including businesses, community institutions and other amenities.

Implementation of the downtown equity strategy will help all Beaverton residents benefit from these changes. It will also help the city thoughtfully navigate decision-making to avoid unintended negative consequences for areas within and adjacent to the Urban Renewal Area. Community engagement will be central to this project and we expect to collaborate with existing community advisory groups at each stage of the project.

This project builds upon several Council-adopted plans, including:

- Community Vision (2010; updates in 2012 and 2016)
- Central Beaverton Urban Renewal Plan (2011)
- Diversity, Equity and Inclusion (DEI) Plan (2015; update in 2019)
- Economic Development Strategic Plan (2016)
- West Five Employment District Strategy (2017)
- Beaverton Affordable Multifamily Housing Preservation and Development Study (2018)
- Allen Boulevard District Plan (2019)
- Housing Five Year Action Plan (2019)
- Downtown Design Project (2020)

See the Appendix for more details about how these plans are relevant to this project.

Project Outcomes/Deliverables

By the end of 2021, this project is expected to achieve the following:

Planning and Process Development:

- **Values:** Values of the project will need to be further defined. These are expected to be driven from previous plans, including the DEI Plan, CBURP, Community Vision, etc.

- **Goals/Objectives/Outcomes:** These will need to be defined.
- **Research:** Research into best practices and other plans will need to be conducted early in the project.
- **Community engagement:** Both to develop the strategy and principles/guidelines to inform community engagement in decision-making going forward. Community engagement is a critical piece of this effort and will be utilized throughout the project.

Strategy Development:

- **Displacement Prevention and Mitigation policies, strategies and tools:** This is expected to include deliverables for residents and businesses such as:
 - Create relocation policy and procedures
 - Implement programs to preserve low cost market rentals adjacent to downtown
 - Create and modify incentive programs to mitigate business displacement (e.g. prohibition on rent increase if storefront grant)
 - Review previously identified interventions for Allen Blvd District and define how they will be implemented; augment as necessary
- **Inclusive Downtown policies, strategies and tools:** This is expected to include deliverables such as:
 - Identify types of amenities, businesses and institutions that are interesting and inviting to communities of color; encourage those businesses and amenities in the downtown
 - Identify needs of new and existing business owners of color and develop recruitment and retention strategies to encourage and support their presence in the project area
 - Develop and fund efforts to incent construction of affordable housing in the project area (could include code changes like SDCs)
 - Develop and fund efforts to incent construction of different housing types (could include code changes like HOP)
 - Incent and facilitate small business organizing and leadership development on a district-wide level
- **Decision-making process:** Institutionalize use of specific community engagement principles and a racial equity lens prior to bringing recommendations before Council/BURA for redevelopment and public infrastructure efforts in the project area.

Implementation Tools:

- **Metrics:** Define metrics for the project and a plan for evaluating the success of these initiatives. This should include an analysis of what to measure, how to measure it and why the measurement is important. Should focus on outputs and outcomes to help define and measure true impacts from this work. We intend to utilize Results Based Accountability (RBA) with a racial equity lens. RBA is a multi-step process to ensure that

people and communities of color equitably benefit from this work. This method requires asking three critical questions: How much are we doing? How well are we doing it? Is anyone better off?

- **Staff Training:** It is critical that staff on the project team and decision-makers receive support and guidance to doing this important work. This training is expected to take place early on in the project with supplemental learning opportunities throughout the length of the project. It is expected to include:
 - Self-Examination: How does the individual embrace equity? What is one's barriers to doing so? What racism do I encounter in the world and workplace? (e.g., unconscious bias, moving towards a more inclusive way of being, etc.)
 - Substantive Tools: how to have difficult or complex conversations and create inclusive, safe spaces; informed community engagement, how to use a racial equity lens for programs and projects

Out of Scope

Actions and deliverables outside of this scope include:

- Projects that take place outside of the defined geographic area of this project
- Other equity-related initiatives unrelated to redevelopment and downtown planning

Project Roles

Project manager: Rachel Thieme, responsible for leading day-to-day project

Project sponsor: Cadence Petros, responsible for providing strategic guidance, championing direction of the project and reporting to Cheryl Twete and decision-makers

Executive sponsor: Cheryl Twete

Decision-makers: Mayor, BURA, City Council

Project team (proposed): Mike Williams, Economic Development Division (CDD)
Tyler Ryerson, Development Division (CDD)
Javier Mena, Development Division (CDD)
Emily Van Vleet, Development Division (CDD)
Chase Landrey, Development Division (CDD)
Anna Slatinsky, Planning Division (CDD)
Cassera Phipps, Planning Division (CDD)

Jena Hughes, Planning Division (CDD)
CeCe Ridder, Public Engagement (Mayor's Office)
Alexis Ball, Cultural Inclusion Program (Mayor's Office)
Rob Lowe (Finance)
Peter Livingston (City Attorney)
Geoff Hunsaker, Engineering (Public Works)
Dan Turk, Transportation Planning (CDD)
Franziska Rose, Public Engagement (Mayor's Office)
Community-based representative(s): Discuss how to include existing advisory bodies like DAB and HTAG.

Consultants: TBD. It is expected that the community engagement and development of work products of this project will rely heavily on consultant work, as budget allows.

Resources

The project budget is currently \$75,000 for Fiscal Year 2020-21. This is expected to be spent on consultant work for community engagement and project deliverables (policies, strategies and tools for Displacement Mitigation and Inclusive Downtown initiatives), as well as training.

Next Steps

The planning stages of this project will begin immediately upon approval of the charter. This will include reconvening the project team, defining goals and values, conducting research and review of other plans. We will also begin to scope a consultant RFP and initiate discussions with BURA and Council.

Approval

This charter is approved by:

Signature

Date

Appendix:

This project builds upon several Council-adopted plans, which are summarized briefly below with relevant aspects for this project:

- Community Vision (2010; updates in 2012 and 2016): set core values for the city, including a vibrant downtown and creating a friendly and welcoming community.
- Central Beaverton Urban Renewal Plan (2011): identified a need for housing for a mix of incomes and authorizes funding for creation and preservation of affordable housing as well as relocation assistance for displaced people and businesses. It authorizes funding for transportation and infrastructure improvements to decrease block size, reduce traffic congestion and increase connectivity and accessibility. Identified projects include transportation connectivity and safety improvements, sidewalk infill, parking structures and utility upgrades.
- Diversity, Equity and Inclusion (DEI) Plan (2015; update in 2019): The DEI Plan was the first to introduce a racial equity lens for the City of Beaverton, and called for specific actions that will be addressed by this project, including anti-displacement, affordable housing, acknowledgement of diversity in public spaces, and creating city plans that create a livable community for all.
- Economic Development Strategic Plan (2016): calls for applying an equity lens to economic development programs, policies and procedures.
- West Five Employment District Strategy (2017): Key recommendations are to link downtown to this employment area (multi-modal access), enhance connections to nearby trails and to encourage traded-sector job growth (tends to have higher wages).
- Beaverton Affordable Multifamily Housing Preservation and Development Study (2018): an analysis of Beaverton's existing multifamily affordable housing inventory that recommended new tools to incentivize construction of new affordable housing and preservation of existing affordable housing.
- Allen Boulevard District Plan (2019): signaled that change is coming to the Allen Boulevard district and identified actions to benefit existing residents and businesses, and mitigate the burdens of change on low-income households, small businesses and communities of color in the district.
- Housing Five Year Action Plan (2019): clearly defines and incorporates a racial equity lens into this plan to serve people experiencing

homelessness, expand and preserve affordable housing and increase the housing supply.

- Downtown Design Project (2020): contained a key principle to design places for people, “including racially and ethnically diverse populations as well as historically underrepresented and underserved populations.”

DRAFT

JOIN THE Beaverton Inclusive Housing Cohort



The city is looking for community members with an interest in housing access and affordability to help shape future projects and programs.

- The cohort will meet **virtually** starting late fall, subject to delays. There may be potential for in-person meetings based on safety guidelines.
- **Time commitment:** 2-hour monthly meetings in the evening over six months (6 meetings on a weekday selected by members).
- **Stipends** (\$) available for meeting participation, dinner and childcare.
- **Language interpretation and technology support** available by request.
- **Qualifications:** Must have connection to Beaverton (live, work, school, worship, etc.), be able to attend all meetings. You will be encouraged to share what you've learned with others in your community.
- **Apply by October 15, 2020.**

To apply, follow the application link here: <http://bit.ly/BIHCapp>

For questions, one on one support or to apply by phone, leave a message at Gloria's voicemail 971-600-1516 (all languages welcome) or email gloria@uniteoregon.org and Unite Oregon staff will get back to you.

This document is available in other languages and formats by request at 971-235-5358.

可根据要求以其他语言和格式提供本文档

Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

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Этот документ доступен на других языках и форматах по запросу

Help us create
more diverse,
welcoming
neighborhoods
in Beaverton

