



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, October 7, 2019
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Chair Inessa Vitko, Carmela Bowns, Ann Snyder, Paula Cottrell, Allen Kennedy, Erik Lehr, Scott Winter, Rebecca Cambreleng, Sarah Walton, Domonic Biggi, Staff Liaison Tyler Ryerson, and Staff Steve Regner

Excused: Cal Hamreus, Vice-Chair Jennifer Nye

Unexcused: Timothy Collier

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:02 pm

Visitors and Comments:

May 6, and July 1, 2019 Meeting Minutes Approval

Ms. Cambreleng made a motion to approve the minutes and Ms. Snyder seconded for May 6, 2019 and July 1, 2019. The minutes from May 6 and July 1, 2019 were approved as is by all members who were in attendance for each meeting.

Downtown Design Project (Mr. Regner)

The Downtown Design Project has moved into drafting preliminary language for the new Downtown Development Code. Mr. Regner provided an update on the project and led an interactive exercise to explore where activity should be focused in Downtown Beaverton. The update included (see presentation for more details):

- Urban Design Framework (roadmap for the Project)
 - Shape character areas
 - Rethink streets
 - Define downtown activity
- Development Code Design Principles
 - Designing places for people
 - Mixed-use/mixed-income - 18 hour area
 - High quality design
 - Consider development context
 - Safe and comfortable connectivity
 - Preserve, enhance, and engage in nature
 - Sustainability and resiliency
 - More outdoor spaces to gather



- Development Code Draft Zoning (Summer 2019) changes being considered include:
 - Beaverton Central Core Zone
 - 120' maximum height and if development wants to exceed there are specific criteria to meet (expect development to be between one and seven stories)
 - Eliminating: drive-throughs, auto sales, auto rental (land intensive and not pedestrian or bicycle oriented)
 - Non-conforming uses can stay but will not be able to expand and if they leave they cannot come back
 - Beaverton Downtown Core (Old Town)
 - Currently maximum height on a busy street (Hall, Watson) is up to 75 feet, if not, it's 40 feet
 - Allow 65 feet and allow higher if specific criteria is met
 - Bringing area South of 5th into this zone (areas are becoming more active)
 - Cedar Hills Zone
 - Significant barriers: the creek, the rail line... reduce height to 75 feet maximum
 - Campus style development
 - Drive-throughs and auto sales not allowed (existing are fine, if they want to rebuild it would not be a drive-through)
 - Downtown Residential Zone
 - Preserve existing, relatively, affordable housing near mass transit
 - Maximum height 60-65 feet and residential only
 - Downtown Corridor Zone has been absorbed into three adjacent zones
 - Historic District will likely allow for some changes as long as it does not distract from the district
- Interactive Exercises:
 - Where are the active ground floor uses of Downtown Beaverton?
 - Teams reported their priorities to the group (see pictures for more details)
 - Everyone wanted more pipe cleaners
 - Focus on space that's not well used where you have mass transit: rail, WES, Beaverdam redevelopment, space to build parking (paid) garage with retail at ground floor and a pedestrian bridge
 - Protect Broadway, restaurant row...
 - Lot of interest in Broadway, 1st, Beaverdam, and restaurant row
 - Improved connections between Beaverton Central and Old Town
 - Theme is similar to what we have been hearing from the community and decision makers:
 - Build off of existing success along Broadway and Restaurant Row
 - Continue active uses near The Round and future PRCA
 - Use active uses to bridge existing activity areas across Canyon and Farmington
- Overview of the Active Ground Floor designated uses (see map for details) three tiers:
 - Retail/Restaurant
 - Active Commercial
 - Ground floor units that have some outdoor space
- Design Concepts for The Loop:
 - Trade out one lane of parking
 - Trade out both sides of parking
- Next steps outlined in presentation

BURA Financial Update and Action Plan Preparation (Mr. Ryerson)

Mr. Ryerson engaged discussion with URAC members regarding the BURA Financial Update and Action Plan content:

- No discussion, time constraints

Beaverton Area Projects Updates, refer to handout for details – bold indicates project updates. Mr. Ryerson distributed handout. No discussion, time restraints.

The meeting was adjourned at 8:33 pm

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