

Minutes to be reviewed and approved at the 08/22/2011 BCCI Meeting.

**Beaverton Committee for Citizen Involvement (BCCI)  
July 25, 2011**

**Board Members:**

Ray Bowman, At Large, Chair	Rhonda Coakley, Sexton Mountain
David Harrison, Sexton Mt, Vice Chair	Jim Persey, Greenway
Linda Kimble, Vose	Kevin Frazier, SW Beaverton
Tammy Emmert, Vose	Ramona Crocker, Greenway
Yamini Naidu, West Beaverton	Melissa Riley, Central Beaverton
Sharon Dunham, At Large	Terry Lawler, West Slope, Treasurer, Recorder
Richard Pickett, Five Oaks/Triple Creek	Bill Berg, At Large
Kent Robinson, At-Large Alternate	Ali Kavianian, South Beaverton

**City Staff:** Randy Ealy & Lani Parr

**The meeting was called to order by Ray Bowman, Chair, at 7:02 PM**

The customary personal introductions were made by everyone attending the meeting. All attendees were encouraged to sign in on the sheets provided.

**Review and Approval of the Minutes from the Previous Meeting.**

Ramona Crocker requested specific additions to page 3 of the minutes and questioned some of the conclusions presented by Celly at the June meeting, as recorded on page 4 of the minutes. Additions/corrections were added to page 5 concerning Traffic Commission work in the Sexton Mt. area. After several short comments, a **motion** was made by Jim Persey, seconded by Linda Kimble and unanimously approved to accept the meeting minutes from the June 27, 2011, BCCI Meeting with the noted changes.

**Treasurer's Report.**

Terry Lawler, BCCI Treasurer, informed the Board that as of today, July 25, 2011 the balance in BCCI bank account stands at \$669.22. Jim Persey questioned the status of the Chase account, and the Treasurer stated that a report would be forthcoming at the August meeting. The Board accepted the Treasurer's report.

**City Report.**

Mr. Randy Ealy, Assistant to the Mayor, noted that the Beaverton Urban Renewal Agency (BURA) was meeting concurrently with the BCCI meeting and had agreed to forward the \$150 million Urban Renewal District to the voters for their consideration at the election on Nov 8, 2011. The ballot title has been challenged in Circuit Court by Henry Kane, and the court's decision is due in a couple weeks. BURA has suggested teaming up with BCCI to hold 3 forums to be located throughout the City for the voters to be informed on the Urban Renewal District, financing, improvements, etc. These are envisioned as 'big events' similar to the Urban Poultry Forum with attendance by staff, elected officials, practitioners from other jurisdictions, service districts, etc. Further discussion on BCCI's participation in this will occur at the August meeting.

Randy reviewed the staff requirement to remain neutral on the outcome of the BURA, but that members of City Council may voice opinions on the District in public.

BCCI members questioned whether they have time available to participate in the proposed forums, noting previous commitments. Lani Parr stated that the requested class on land use must be delayed past November because of staff's full schedule.

Randy continued by noting that Council member Marc San Soucie will not be in attendance this evening. He mentioned the International Sustainability Project which is underway currently. Events included classes and tours of solar facilities, and social activities.

Mr. Ealy answered a question about an event scheduled for this coming Thursday at 1<sup>st</sup> & Lombard. He described it as a celebration to tear down a building and kick off a project to erect Workforce Housing and the "Providence Project" senior housing. Not all the funding is in place yet. (Attached is more information on both of these projects.)

Mr. Ealy distributed the document entitled "Upcoming Community Events" and another entitled "City Council Tentative Future Agenda".

### **City Council Report.**

Councilor San Soucie was not in attendance.

### **Land Use Subcommittee Report.**

Jim Persey, Sub-committee Chair, informed the Board that there are no new text amendments on the horizon. Mr. Persey commented on the Fanno Creek Committee, whose website is [www.fannocrossinghall.org](http://www.fannocrossinghall.org). The group is charged with developing a recommendation to address the safety conflicts with the Fanno Trail crossing at Hall St. A ten page summary of the meeting can be found at the website. More meetings will be held to develop a proposed recommendation by April 2012, which will be presented to the Beaverton Traffic Commission and ultimately the City Council. Jim mentioned the need to update BCCI's by-laws for a number of reasons. For example, the Treasurer's position is term-limited, current by-laws do not address voting responsibilities and whether At-Large and at-large alternates can hold office. The Land Use Committee will discuss proposed changes and lead a discussion at the August meeting. Proposed changes can be finalized in September's meeting, with the first vote in October and the final decision in November. Lani will e-mail by-laws to members for their review. Ultimately the City Attorney must review the draft and new language.

### **Neighborhood Involvement Subcommittee Report.**

Sharon Dunham updated the membership on the survey developed by the subcommittee and beta-tested on a number of people (including BCCI members). Sharon and Kent have a final meeting to complete survey prior to collation and distribution to a wider audience. Discussion followed about ensuring that BCCI does not impose any changes on Neighborhood Groups who do not want to change their reference from NAC's to another name suggested by the survey. The Neighborhood Involvement Committee's meeting schedule will be updated and distributed by Jason Wachs.

### **New Initiatives Subcommittee Report.**

Franziska Edwards was unable to attend this evening so David Harrison presented the Subcommittee's update. The group proposed to use the successful 'Urban Poultry Forum' format on 3 NAC-based forums to educate the public on the Urban Renewal Program this fall, prior to the

November election. David described the Subcommittee's recommendations to hold 3 forums, each with the same format, at 7pm in the evening, and the locations and dates of each forum chosen to optimize NAC regular meeting times and at locations throughout the City. In addition, the format proposes using NAC leaders to emcee the forum with assistance from staff to provide talking points to NAC leaders. These forums would receive major support from the Neighborhood Program, the New Initiatives Committee and hopefully NAC Chairs. Members were encouraged to contact Lani with comments and questions. Next Steps: Lani will discuss format and marketing materials at the August meeting.

### **Updates of Events & Opportunities.**

#### **Voters Forum.**

Jim Persey discussed the fall 2011 Voter's Forum. The optimal evening for a fall 2011 Voter's Forum falls on the same night as the October BCCI meeting. Kent Robinson made a motion and Kevin Frazier seconded to move the BCCI meeting to one week earlier on October 17, same time and place. Unanimous concurrence was received by voice vote. Jim continued by requesting volunteers to form a committee to discuss who to invite, the format of the forum, etc. Yamini Naidu, Jim Persey and Kevin Frazier are on the committee. Lani agreed to invite Eric Schmidt to serve as moderator of the Forum.

#### **Recycling Day:**

Jim Persey distributed 3 items: a 07-26-11 memorandum to NAC Chairs with the final tally of workers per shift from this summer's Recycling Day event. The second item was a "Recap of Shifts and Earnings" with five different BCCI deductions ranging from \$500 to \$1,000, and the resulting NAC payment per shift under each scenario. Jim Persey recommended that BCCI withhold \$1,000 to add to the committee's treasury, and Sharon Dunham seconded the motion. The committee supported the motion unanimously. The third item distributed was a summary of the event prepared by Joanna Dyer, including survey responses and the relative amount of recycled items, compared to 2010.

### **Issues, Concerns, Events & Opportunities.**

Ray Bowman informed the committee of a site visit to Valley Catholic School (at Murray and TV Highway) he attended with Yamini Naidu, Jason Wachs and Victor to determine whether the site would be a better venue for the Green Summit held this year at the library. Ray concluded that although the setting was great, the site provided some other considerations. The group will meet again prior to finalizing any recommendation for the 2012 forum.

Ray noted that John Valley from Senator Merkley's office will attend the August meeting to update the group on federal activities and to obtain feedback to provide to the Senator.

Kevin Frazier asked the committee to be more sensitive to the fact that so much paper is generated in support of the committee's activities and he asked for ways to reduce or reuse. Lani responded that staff will continue to adjust accordingly & use email whenever possible.

Lani Parr offered copies of the Beaverton Civic Plan to any interested party. Contact her if you need a copy.

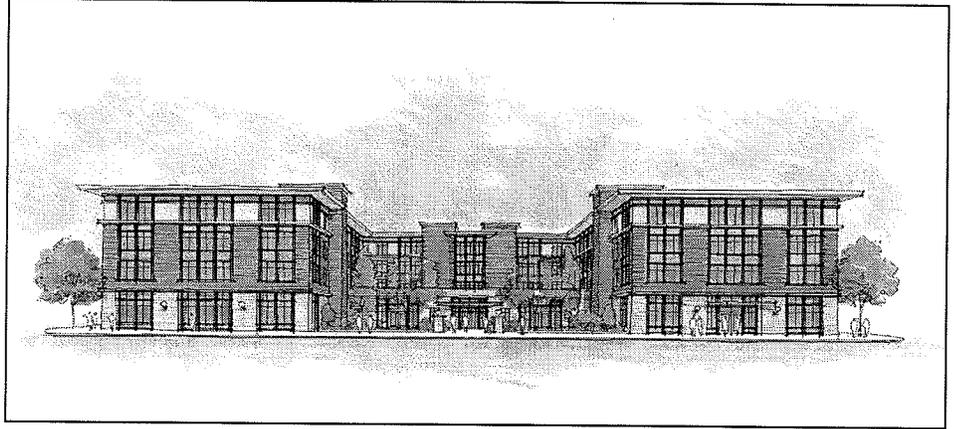
### **The meeting adjourned at 8:29PM.**

Minutes prepared by Terry Lawler.

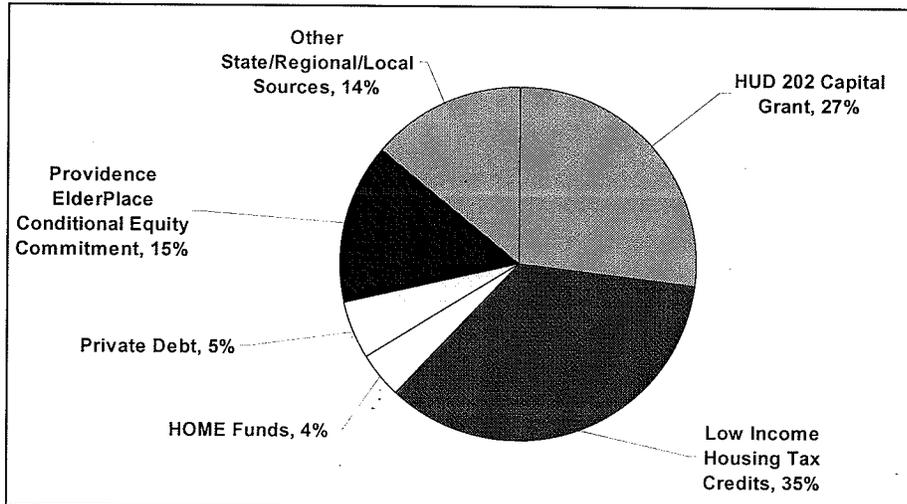
## Providence Senior Housing Project Overview

**Project Concept:** The Providence Senior Housing project seeks to activate a full city-block of Beaverton's downtown while providing affordable, independent senior housing and health services for medically fragile elderly clients.

The first floor will consist of approximately 12,000 square feet serving as an ElderPlace facility. This model of care is known as PACE (Program of All Inclusive Care for the Elderly). PACE programs keep older adults as healthy as possible in the community by providing comprehensive health care and social services.



The second through fourth floors will contain up to 79 units of affordable senior housing for seniors making 60% of the median family income, or less, many of the units are expected to serve households between 30% - 50%. Residents will have access to community space within the building and will be living near transit, grocery stores, banks, the post office, social security office, City Library, farmers market and much more.



**Financing:** The project includes a myriad of financing to bring the full concept to fruition. Currently, Providence has secured a lease option from the City of Beaverton for the site (made available at \$1 per year for up to 99 years) and HOME

award of \$850,000. The next step is an application for HUD 202 funding. If this funding source is secured, the project will be highly competitive for LIHTC funding from Oregon Housing and Community Services. If all funding sources are secured according to the current project schedule, units will begin leasing in late 2013.



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# CITY of BEAVERTON

## NEWS RELEASE

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**FOR IMMEDIATE RELEASE**  
**July 21, 2011**

## **CITY OF BEAVERTON REVEALS PLANS FOR NEWLY ACQUIRED FIRST AND LOMBARD SITE**

**- Deconstruction methods highlight Beaverton's commitment to sustainability -**

**BEAVERTON, Ore.** — On July 28, Beaverton Mayor Denny Doyle, along with Metro Council President Tom Hughes and other special guests, will announce plans for the City's newly acquired parcel located at SW Lombard Avenue and SW First Street during a ceremony from 9:30 a.m. to 10:30 a.m.

The City will demonstrate its commitment to sustainable practices by disassembling one of the existing structures and reclaiming the building materials for reuse. Mayor Denny Doyle will participate in the deconstruction.

"This purchase is the first in what I hope to be several strategic property acquisitions to help facilitate redevelopment," said Mayor Doyle. "Bringing this parcel into City ownership and redeveloping it is an important step in bringing our Civic Plan to life."

In July, the City acquired a 0.84 acre site that is located close to major transit routes, existing retail and services.

As the region's population grows, Metro is encouraging cities to make good use of the limited supply of land that already has access to urban services, including roads, transit and schools.

Cities and developers around the country are realizing the long-term benefits of mixed-use neighborhoods that combine housing, employment, retail, cultural and recreational activities in a walkable environment that is well-served by transit.

The City intends to redevelop the land through a public-private partnership resulting in a multi-story, mixed-use development which would include workforce and mixed income housing. Workforce housing is designed for working households with insufficient income to secure quality housing in reasonable proximity to their workplace.

The redevelopment of this site is guided by a key strategy within the recently adopted Beaverton Civic Plan and the Beaverton Community Vision to increase the amount of quality

housing and generate additional private investment within the City's central core. Any new development on this site must be high quality, sustainable, and fit within the context of the Old Town area of the City's central core. Currently the City is soliciting responses from developers to bid through a Request for Qualifications (RFQ) process.

For more information, please visit [www.BeavertonOregon.gov/DowntownRedev](http://www.BeavertonOregon.gov/DowntownRedev).

#### **ABOUT BEAVERTON**

Beaverton enjoys one of the most diverse populations among Oregon cities. It was one of just four cities of its size recently recognized as a **"Smarter City" energy leader by the Natural Resources Defense Council** and **one of the 100 Best Places to Live in America** by *Money* magazine. In addition, Beaverton has been named **one of the safest cities in the Pacific Northwest** for three consecutive years, as one of the **best places to raise kids** by *BusinessWeek* magazine, an **All-America City finalist, one of the 100 Best Walking Cities in America** by *Prevention* magazine, the **Recycler of the Year** from the Association of Oregon Recyclers, a **Tree City USA** by the Arbor Day Foundation, a **Bronze Award Bicycle Friendly Community** designation by the League of American Bicyclists and as one of the Environmental Protection Agency's **Green Power Communities**. Most recently, the Beaverton Community Vision program was named **Public Involvement Project of the Year—Best Planning Project** by the International Association of Public Participation (IAP2) Cascade Chapter. For more information, please visit [www.beavertonoregon.gov](http://www.beavertonoregon.gov).

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