



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

Monday, January 05, 2015

**The Beaverton Building  
Council Chambers  
12725 SW Millikan Way  
MEETING MINUTES**



**In attendance:** Chair Bill Berg, Cal Hamerus, Carmela Bowns, Deric Weiss, Domonic Biggi, Inessa Vitko, Sean Colletta, Jennifer Nye, Lorraine Clairno, Ramsay Weit, Scott Winter, and Staff Liaison Tyler Ryerson.

**Excused:** Amy Saberiyan

**Not present:** Roy Kim

**Other in Attendance:** John Southgate, Consultant

**Public:**

Chair Berg called the meeting to order at 700 p.m. Self-introductions were made.

### **5-Year BURA Action Plan**

Mr. Ryerson introduced John Southgate, the BURA Consultant for the Five-Year BURA Action Plan. John worked at PDC for many years then moved to the City of Hillsboro as Economic Development Director and now is a private consultant. Mr. Southgate brings urban renewal experience of PDC and smaller town Hillsboro that is equal to Beaverton's size, along with knowledge and understanding of the communities to BURA. John is here to guide URAC and BURA Board while we work to finalize the Action Plan. A draft version of the Plan was attached to our meeting agenda.

Mr. Southgate explained the Five-Year Action Plan will help provide solid direction in the early years of the life in this Urban Renewal District. He sees his charge on this project as helping BURA articulate your vision with limited funds.

Schedule:

- The goal is to have an Action Plan approved by URAC and adopted by BURA by March 2015.

Mr. Southgate addressed URAC's comments and questions:

- Explained acronym ROI means Return on Investment.
- Introduction is downtown heavy. Mr. Southgate will address.

- Clarification regarding section “accepting sub areas will not be knit together”. Chair Berg clarified due to likely limited funds in urban renewal (at least for the first five years) the focus should be on specific sub areas rather than trying to knit them together (example connecting Creekside district to the Historical Downtown (challenging and resource intensive to go across two major hwy's and a railroad in order to connect them together easily). Focus instead (at least in the beginning) working inside the sub area.
- It was clarified in the “Incentive programs” tenant “assistance” should read tenant “improvements” and will be changed in the Plan.
- URAC’s CAC book was referenced; projections for 2012–2015 priority projects list—there is only one area the City has not addressed.\* The original urban renewal plan outreach had a good community engagement plan. Both of these could be used as templates.
- It was recognized Beaverton has a reputation as having a challenging development process (Hillsboro is a much different process). This committee could use its collective resources and knowledge to help change that perception especially with relation to internal policy changes.

\*BURA wins were acknowledged—URAC 2012–2015 goals: we would see a Creekside Master Plan, Wayfinding Plan, Canyon Road, Parking District Plan, Sidewalk infill (beginning), Small Area Plan for the Industrial Area East of 217 (the one project we have not hit), Rose Biggi extension (underway), Broadway Streetscape (underway), Development of Incentive programs (the City has a lot more tools in the toolbox), Sanitary Sewer in Allen Blvd (underway). This is proof to the community that the City of Beaverton and BURA is doing what it said it would do and we should be talking about it.

- The cost of structured parking is a major driver for projects in Beaverton. We need to focus on ways to remove or minimize that burden. Also maximize its use by using for housing at night and weekends and office during the business day.
- SDC fees are another major hurdle in getting people to develop in downtown Beaverton. If we could find a way to off-set those fees it would help.
- Be clear this is gap financing. Mr. Southgate confirmed he is approaching it as gap financing.
- On the public engagement piece, consider changing up an annual event to less elaborate events over time (less staff effort, more likely get new attendees). Tie into current events i.e.; Farmers Market, Library events, State of the City, Your City Newsletter... Use the project groundbreaking to celebrate and get positive media exposure. Use the Visioning Committee events—we could have a booth at these events.
- Why not have signs up in the areas we are working on “project brought to you by”. Thereby informing the public we are producing what the citizens asked for.
- Keep in mind the CIP (valuable gap funding) needs to be tied back to these projects.
- East of 217 is characterized as underperforming. The area is filling up quickly—maybe we don’t look at re-defining that area.

Mr. Southgate will incorporate the comments and be back for our next meeting, February 2, 2015.

### **Beaverton Update, Announcement and Annual Financial Report**

Mr. Ryerson provided the following Updates/Announcements:

- Rose Biggi extension scheduled for completion in April 2015. We should have a “progress sign”.
- Old Town, construction started at Community Partners for Affordable Housing. Mr. Kim has not started construction on his half he but is expecting to start in the next couple of months.
- New Franklin Tucker Apartments are under full construction.
- Rembold at First and Angel have submitted their Land Use application.
- We are expecting 2<sup>nd</sup> and Lombard to come in for Land Use.
- The Comprehensive Plan (housing survey was distributed and we are getting thousands back) processing data.
- Creekside second Volume is in production—supporting documents and memos that tie back to the Master Plan.
- URAC is invited to the State of the City address, Wednesday, January 14, 2015 5:30-7:30 pm, ACMA - Arts and Communications Magnet Academy.
- Boards and Commissions dinner, Jan. 16, at Embassy Suites, social hour 6:15pm dinner starts at 7pm., please make your reservations

Ms. Bowns gave the following update on the Brownfields EPA Assessment Grant—\$400,000 grant which began in September 2014. Hoping for a large turnout) at two upcoming events:

- Public Open House, Monday, March 9, 2015, Library
  - Property and Business Owner Forum, City Hall, Tuesday, March 31, 2015, Council Chambers
- For more information visit [www.beavertonoregon.gov/brownfields](http://www.beavertonoregon.gov/brownfields)

Updates on Annual Financial Report:

- A monthly financial statement or something similar was requested to be distrusted to URAC.
- Mr. Ryerson read the annual financial report.

### **Approval of November 3, 2015 Minutes**

No minutes for November (technical difficulties with recording).

### **Calendar Items**

February 2, 2015: Next URAC Meeting

January 13, 2015: BURA Board Meeting

The meeting was adjourned at 8:30 p.m.