



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, April 1, 2019**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> Floor**  
**12725 SW Millikan Way**  
**MEETING MINUTES**

**In attendance:** Chair Inessa Vitko, Vice-Chair Jennifer Nye, Scott Winter, Carmela Bowns, Sarah Walton, Allen Kennedy, Erik Lehr, Timothy Collier, and Staff Liaison Tyler Ryerson, and Staff Josh Carrillo Luke Pelz, and Jim Brink

**Excused:** Cal Hamreus, Rebecca Cambreleng, Ann Snyder, Domonic Biggi, Paula Cottrell

**Unexcused:** None

### **Call to Order and Introductions**

Chair Vitko called the meeting to order at 7:01 pm

**Visitors and Comments:** Kevin Teater, Executive Director of the Beaverton Downtown Association (BDA) and Wendy Kroger, THPRD Board Member. THPRD is interested to be a part of the parks and plazas conversation.

### **March 4, 2019 Meeting Minutes Approval**

Ms. Nye made a motion to approve the minutes and Mr. Lehr seconded for the March 4, 2019 minutes. The minutes were approved as is by all members who were in attendance for the meeting.

### **Beaverton Downtown Association (Mr. Teater)**

Mr. Ryerson introduced Mr. Teater as the new Executive Director of the Beaverton Downtown Association (BDA). Mr. Teater gave a presentation on the BDA and its impact on the positive changes to downtown Beaverton (see presentation for more details):

- BDA kicking off with new board members joining (nine new members since December 2018 and possibly one more joining soon)
- Program area (see map): located between Canyon and 5<sup>th</sup> and Stott and Lombard
- Mission: to preserve historic character of the area and improve the physical, economic, and social conditions in Old Town (connecting businesses)
- Vision: Vibrant community active all day and night (18 hrs)
- Values: We want to make it fun (community and connections, make friends)
- Using Main Street model for downtown re-vitalization:
  - Design: making the experience pleasant, comfortable, and inviting
    - CoSign Program: Funding to help business with professional signs that will attract people (creativity and art). Research shows good signs attract people
    - Program goes public in June, 2019



- Goal to raise \$145,000 (currently at \$95,000) funds from the city, sponsorships, and other grants to leverage the increase of investments going into downtown
  - Unveil end of November on Small Business Saturday
  - Focus on Restaurant Row about 54 businesses in that area. Looking to provide funding for about 10-12 signs, depending upon how much money we raise
  - Applied for the Oregon Main Street Revitalization Grant (funding for property improvements for buildings that are historic in nature or add to the historic character of the community). Seeking funding for:
    - The Nak Won building at corner of 1<sup>st</sup> and Watson. Grant will fund \$200,000 for improvements such as: better lighting, transparent windows, more vibrant exterior color, mural at main entrance, new roof, and improved façade. Will know in May
- Economic Vitality: Provide economic connections and training (partner with Chamber of Commerce) to help business be successful long-term. Two businesses that are engaging and enthusiastic (Delectable Baked Goods and Jan's Bookstore)
  - Business networking events and getting to know the local businesses
  - Shared parking initiative with businesses that close after 5 pm to share parking with businesses open after hours (Columbia Bank, Dulcederm ready to go, close to 60 new parking spaces with all potential partners). Working to leverage the existing parking (one space of surface parking costs \$10,000)
- Organizational Committee: internally focused — manage volunteers, fundraisers, grant writing, policies and by-laws for a healthy organization (Ms. Vitko has been helping with this, may become Chair)
  - The BDA budget is \$95,000. Funding: \$65,000 from City of Beaverton (\$50,000 to fund Director salary and \$15,000 to key programming)
  - Leveraging the budget to raise \$350,000 (States sources, donors, CoSign and Main Street grants)
  - Volunteer development (9 new board members and 25 new volunteers)
- Promotions Team: Events, social media, press (external communications that promote awareness of all that our downtown has to offer — we are not just car dealerships). Some recent and upcoming events:
  - Halloween Trick or Treat (idea from Melanie from Delectable Baked Goods) about 750 people turned out
  - Third Old Town Wine Walk: expecting about 400 people to taste wine in ten businesses downtown, poured from local wineries
  - Passport to Old Town May through August: people get stamps from each business they visit and potentially win something (prizes/awards are being determined)
  - Old Town Scavenger Hunt in June: focus will be on helping people learn about and discover historical Old Town (artifacts and history places ie: Ringo's was originally a post office)
  - The BURA/General Fund Storefront and Tenant Improvement investments are making a difference: Immediately after Ex Novo and Big's Chicken opened there has been a significant increase in activity (studying options to track the number of pedestrians)

**Questions and Answers:**

Who belongs? Do you have membership fees?

- We don't have members, everyone is welcome. No fees or taxes

What do you do to keep the diversity?

- Talking with Unite Oregon about ways that we can keep our community diverse. One reason why we choose NaK Won building for the Main Street grant (diverse mix of people)

How many companies are included in the Shared Parking initiative? When will the shared parking come on-line?

- Working on the agreement now. Columbia Bank and Dulcederm are confirmed, and working with several others
- Signage that will recognize our cooperative partners
- Businesses can opt out with 30 day notice

Who holds liability?

- Property owner and is covered by existing insurance. Businesses realize increased awareness of their business from people parking there

How has the increased restaurants (Big's and Ex Novo) affecting the existing business?

- Overall, positive. Improves the perception of the district and the amount of traffic coming in. Existing businesses are quite busy. Continue to see more people coming. There may be a point when the area is saturated, not there yet
- City's restaurant strategy is working well

How are businesses selected for the CoSign grant?

- Start by calling businesses to notify them about the information session. Business buy-in is \$250 refundable deposit if the business goes through the design process and is not awarded a sign. Businesses that are awarded a sign will contribute a total of \$1,500 toward the cost of their sign, could be a barrier for some
- Businesses interested in participating will have access to City's Storefront architect to determine criteria for signs (size based on storefront size)
- Share the businesses that are interested with the artist. The artist can submit designs for any one of them and then BDA will provide to the businesses
- Businesses will get a packet of proposals to choose from
- The sign fabricators then bring everyone together to take from concept to design
- Then designs go to review panel (non-biased to Beaverton) for selection

Is there anything that can be done to remove the barriers: \$1,500 buy-in and potential cultural understanding (when promoting city programs, finding there is a lot of misunderstanding of how local government works)?

- Maybe we can use any extra money we raise from program and look into issuing scholarships
- The Call to Artist will be going to a wide range of artists. Hoping to get a good mix of diversity from that as well

Mr. Teater invites URAC members to volunteer and/or help recruit volunteers. If you have questions contact him at [Kevin@downtownbeaverton.org](mailto:Kevin@downtownbeaverton.org).

**Western Avenue and Capital Improvement Plan Updates** (Mr. Brink and Mr. Pelz)

Mr. Brink distributed the first draft FY19-20 Capital Improvement Plan (CIP). Members don't typically review first draft, usually review second draft. Projects in Urban Renewal Area of note (refer to map distributed):

**Transportation:**

- #5 Intersection alignment at Cedars Hills at Dawson and Westgate: Significant use and safety improvements
- #8 All Roads Transportation Safety (ARTS): Downtown signal improvement at the northwest corner of Cedar Hills and Hall
- #9 Hoken widening project: Connected with Canyon Road project is moving along
- #15 Canyon Road: Hoken to west side of Short

**Stormwater:**

- #1 Intersection at Millikan and 141<sup>st</sup>: increase the size of pipes to reduce flooding
- #4 Beaverton Hillsdale Hwy and #5 Watson: Water quality improvement, large vaults with many filters. Will help potential developers meet the water quality requirements without a lot of extra expense

**Water:**

- #4 Lloyd: waterline replacement
- #14 Griffith: replacement of 8" waterline
- #25 Electric: replacement of 8" waterline loop
- #31 SW Allen and #32 SW Western: Willamette Water Supply (WWSP) is impacting the Western Ave project. Disruptive to the area will be coordinating with Western Ave project

**Projects Timeline Updates:**

- Westgate at Cedars Hills & Dawson (should be complete in the next year)
- Millikan & 141<sup>st</sup> (should be complete in the next year)
- Water quality vault Watson (should be complete in the next year and a half)
- All other projects are beyond a year and a half

**Question & Answer:**

How do you prioritize projects?

- Civic Plan, based around other projects, upcoming development, grant projects, systems replacements (age out)

What is the difference between a Five Year CIP and a Ten Year CIP?

- Currently the plans have been a roadmap out for five years. Recently, there has been desire from City Council to go out ten years. There will be a ten year plan in 2020:
  - Pros: allows to think further out, transportation projects have lots of hoops which take a long time to work through
  - Cons: Utility projects change more rapidly so to plan out ten years would be difficult and would likely not hit the mark

How many of these projects are BURA funded?

- Western Ave

Where does the funding come from for non BURA funded?

- Transportation Development Tax (TDT) funded a county funding source, paid through new development fees
- Major Street Transportation Program (MSTP): portion of property taxes to Washington County
- City Street Fund: gas tax, Washington County vehicle registration fees
- WWSP: have typically paid for roadway improvements created by the disruption the projects cause
- Stormwater: ~\$2 single family fee per month
- Water Quality: fees typically paid through utility billing
- Water Capacity: typically paid through development fees

**Western Avenue:**

- Total cost is \$4,500,000 (funding sources mentioned above)
- Expecting construction to start Spring 2020 and be complete in a year (depends on the WWSP project)
- Project came from the West Five Employment District Strategy, adopted by City Council in 2017
- Industrial/Commercial area east of 217 & BH Hwy

Current project details:

- From 5<sup>th</sup> Street to Allen Blvd: Currently four lane road with no center turn lane or bike turn lanes and poor lighting

Improvements (refer to handout for details):

- Design is complete, in Land Use process now
- Two travel lanes (north & south) with a middle turn lane with a planted median to prevent crashes (mostly fender benders)
- Cycle track (the concrete is raised and painted to make more visible and provide protection)
- Western and Allen (improvements for pedestrian crossing, three way stop, ADA enhancements, new turn lanes on Western going south)
- Western and Arctic: Center turn lane and striping on Arctic
- Western and 5<sup>th</sup>: Adding turn lanes all around to help with traffic flow
- Bike lane on West side of Western to BH with new Kaiser Clinic
- Existing pathway along the wet area will be removed
- Improvements along the Western frontage of Basics
- Removal of slip lane will free up some right-of-way, looking at possible Gateway feature

**Beaverton Area Projects Updates**, refer to handout for details – bold indicates project updates  
**(Mr. Ryerson)**

- Downtown Design Project: Open House on June 22 showcasing the Conceptual Design
- Kaiser Clinic is complete, demo of the old building to increase parking
- Cedar Hiss Crossing: North end phase coming soon. New restaurant Wild Fin, Washington owned company
- Rembold new Verso Project at 2<sup>nd</sup> & Lombard: 172 units with retail. Exit only onto Lombard? Mr. Ryerson will look into that

- Keystone Pacific: Basics is going to Planning Commission in May. Chair Vitko inquired about the 4' adjustment for height. Mr. Ryerson will get information to Chair Vitko
- Hyatt House Hotel: groundbreaking on May 22, 2019
- The Rise Central opening any day now, all affordable units are rented
- Storefront and Tenant Improvement Spring applications have been reviewed. The panel will be making decision soon
- CDBG annual Action Plan open for review, see link on project sheet
- Downtown Team Placemaking temporary art panels on Millikan have been replaced, weather/wind issue
- Draft scenarios are being discussed for Beaverdam properties
- Karver Sandwich shop will open April 2, 2019 in LaScala
- Restaurant Strategy launched grants for social media

The meeting was adjourned at 8:32 pm