



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

Monday, October 3, 2022, 7:00 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 do so through Zoom:

<https://www.zoomgov.com/j/1607431521?pwd=bmt3c21mb3FXUjndGwvLzJWUXdsQT09>

Or by calling: 669-254-5252 and using **Meeting ID: 160 743 1521 and Passcode: 275952**

**Contact:** If you have issues accessing the remote meeting, please contact Kelly Perkins at [kperkins@beavertonoregon.gov](mailto:kperkins@beavertonoregon.gov) or Chase Landrey at 503-707-4553.

### AGENDA

7:00 – 7:05 p.m.	Erik	<b>Call to Order</b>
7:05 – 7:15 p.m.	Erik	<b>Questions and Communications</b>
7:15 – 7:20 p.m.	Erik	<b>Visitor Comments</b>
7:20 – 8:00 p.m.	Bianetth Jena	<b>Housing Beaverton Projects</b> Jena Hughes and Bianetth Valdez will provide an overview of the Housing Beaverton Project and engage with the committee about housing needs.
8:00 – 8:20 p.m.	Dan	<b>Millikan Way Extension</b> Dan Turk will provide an introduction to the Millikan Way Extension project.
8:20 – 8:25 p.m.	Chase	<b>Urban Renewal Area Project Updates</b> Chase Landrey will provide updates and time for questions about various projects in the urban renewal area
8:25 – 8:30 p.m.	Erik	<b>Approval of June 2022 Minutes</b>

On the Calendar	
October 25, 2022	BURA Board Meeting 6:00 p.m.
November 7, 2022	URAC Meeting 7:00 p.m.
November 29, 2022	BURA Meeting 6:00 p.m.
December 5, 2022	URAC Meeting TBD
December 13, 2022	BURA Meeting 6:00 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, June 6, 2022**  
**The Beaverton Building**  
**VIRTUAL MEETING**  
**MEETING MINUTES**

**In attendance via Zoom conference call:** Chair Erik Lehr, Vice-Chair Nathan Perley, Oswaldo Bernal, Josh Carrillo, Paige Lerwick, Scott Winter, Devon Baker, Carolyne Achienza, Rebecca Cambreleng, Staff Liaison Tyler Ryerson, and staff Chase Landrey, Kelly Perkins, Janiene Lambert, Cassera Phipps, and Trevis Smith

**Excused:**

Andrew Ehlen, Jerome Yoman, Jennifer Nye

**Unexcused:** None

**Call to Order**

Vice-Chair Perley called the meeting to order at 7:04 pm

**Visitors and Comments:** None

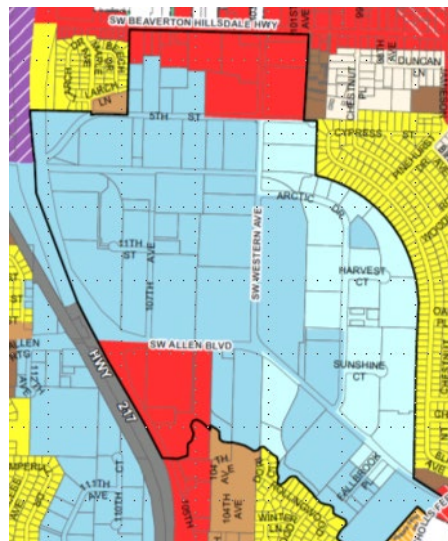
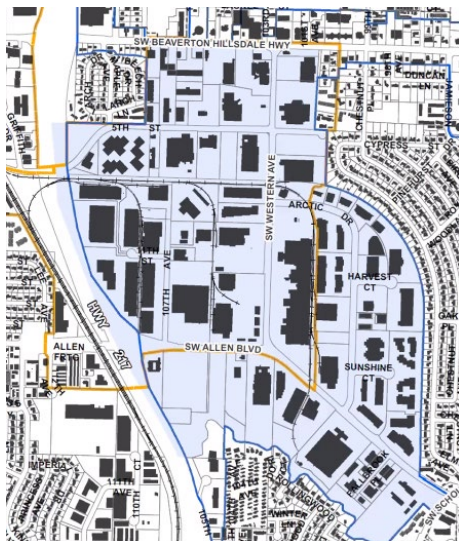
**West Five Strategy and Western Ave Improvement Update (Cassera)**




Cassera Phipps provided an overview of the West Five Strategy findings and implementation actions. Trevis Smith reported about the Western Ave Improvement Project:

**West Five Strategy:**

Project Boundary:

Zoning



-  Office
-  Industrial
-  Community Service (CS)



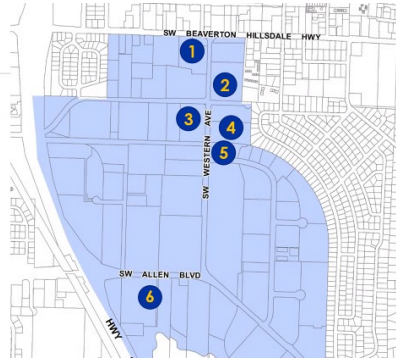
- Importance of Project and Location:
  - Home to roughly 200 businesses
  - Last large block of industrial land in the city
  - Deficient supply of employment land
  - Identified as need for planning in BURA 5-Year Action Plan and Civic Plan
- Challenges:
  - Underutilized properties
  - Flooding
  - Brownfields
  - Traffic
  - Lack of connectivity
- Opportunities:
  - Central location easy access
  - Economic development tolls
  - Competitive lease rates / flex space
  - Increase employment density
- Goals:
  - Grow economic base
  - Retain traded-sector employment
  - Protect employment lands and assets (freight options)
  - Flexible desired uses
    - Placemaking:
  - Promote the future district vision (create connections with people and places)
  - Amenities desired:
    - Hotels
    - Eating establishments (food carts too)
    - Housing
      - Connect economics and good spaces:
  - Implement near-term infrastructure improvements
  - Collaborate with external partners (ODOT, Tri-met, THPRD and Clean Water Services)
  - Multi-modal areas (sidewalks, bike lanes, trail connections...)

### **Western Avenue Improvement**

- Implementation Actions:
  - Transit Services
  - Stormwater Facility
  - Define District with Gateway Feather
  - Commercial Retail
  - Workforce Housing
  - Hotels
  - Restaurants
  - Land Acquisition

## Private Investments

1. Kaiser Medical Office
2. Modera Raleigh
3. Organic Milk Exchange
4. 5150 Western Ave
5. Arctic Remodel
6. Greenwood Inn Site



- Street Feasibility Study:
  - North-South connection
  - Improve access to industrial properties
  - Urban grid in northern commercial area
  - Shorten trips for all modes
- Proposed Road Sections (Capital Improvement Project):
  - Allen Blvd to 5<sup>th</sup> Street
  - 5<sup>th</sup> Street to Beaverton Hillsdale Hwy (BHH)
- Scope of Work:
  - Continuity for pedestrian and bicycle pathways on both sides
  - Traffic light signal improvements on Allen and 5<sup>th</sup> Ave
  - New trees, landscaping, and lighting
  - Overhead utility undergrounding
  - Significant improvements on the railroad
  - New waterline
  - Rail crossing improvements
- Schedule:

○ Notice to proceed	April 2021
○ Waterline BHH	Nov–Mar 2023
○ Substantial completion	April 2023
○ Final completion	May 2023
- Challenges:
  - Old infrastructure
  - Private utilities
  - Multiple properties (coordinating with all)
  - Extensive railroad improvements (72 hrs of continued construction)
  - Budget (inflation, supply delays, workforce shortages...)
- Construction Budget and funding sources:
  - Western Avenue Roadway Improvements
  - \$7.5M TDT, MSTIP3e, storm/sanitary utilities
  - COB 16-inch Waterline
  - \$2.4M: COB WIFIA Loan
  - WWSP 48-inch Transmission Main
  - WWSP WIFIA Loan

**General Questions and Answers:**

Is the city planning to add to the inventory of industrial-zoned land?

- The city is not currently considering adding industrial lands.

What percentage of the West Five Employment District is being allocated for industrial use versus other commercial (i.e. hotel, medical, etc.)?

- Would have to look at the overall acreage and what the existing zoning code allows. May call for code changes

Since this is a tax subsidized land; are the companies operating there fulfilling the employment numbers to make up for the tax incentives?

- On the Enterprise zone. If eligible, yes. Will get more information from Economic Development

Great vision for the area. Considering the flood plain in the area. What's happening with the stormwater in the area?

- Nothing regionally. There is a new 60-inch storm line replacing the existing 40-inch storm line

What is the land use policy around places of worship and schools? Is it commercial?

- The City has not updated code language for industrial areas as part of the West Five implementation process. Tyler suggested to bring this up with Planning Commission
- Need to look at the specific zones. Generally, places of worship are allowed in commercial, but not in the industrial areas. Educational uses are also limited in industrial zones.

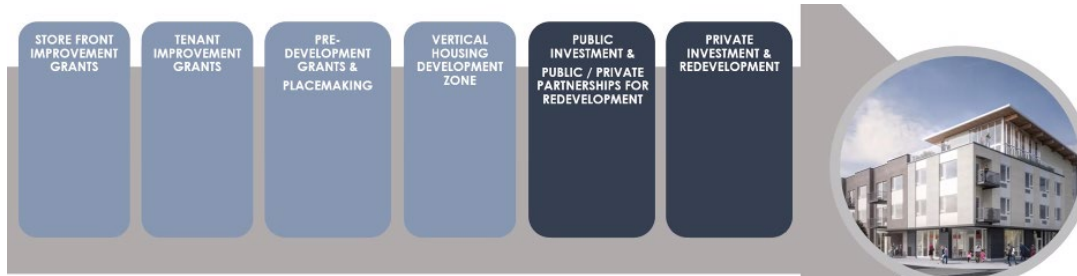
**Redevelopment Overview Discussion (Janiene)**

Janiene Lambert provided a high-level overview of BURA Redevelopment.

- Projects are driven by a number of plans and policies including:
  - Community Vision from 2010 and updates
  - Central Beaverton Urban Renewal Plan, 2011
  - Civic Plan, Central City Strategies, 2011
  - Creekside District Master Plan, 2014
  - Downtown Design Framework, 2018

<p>CIVIC PLAN, CENTRAL CITY STRATEGY (p.2)</p> <p>"Where is downtown? A perennial question in Beaverton is, "Where is the downtown?" The multi-year Beaverton Community Visioning process, which engaged thousands of residents on a variety of citywide issues, stated a goal of creating a vibrant downtown in Beaverton. Today, Beaverton's downtown is hard to pinpoint."</p>	<p>CENTRAL BEAVERTON URBAN RENEWAL DISTRICT PLAN (p.9)</p> <p>Objective B5 "Take steps to rehabilitate or redevelop existing properties to improve the appearance and increase the value of the Urban Renewal District."</p> <p>Objective B8 "Leverage existing public transit investments to promote higher intensity and density of mixed-use development near transit stations and transit hubs."</p>
<p>CIVIC PLAN, CENTRAL CITY STRATEGY (p.44)</p> <p>"Intensifying development in the Central City will help maximize the investments that have already been made in regional transit infrastructure and ...better connect the community with natural amenities such as Beaverton Creek."</p>	<p>CREEKSIDE DISTRICT MASTER PLAN (p.74)</p> <p>Objectives for the Beaverdam Area:              "Strategic property acquisition and/or lot consolidation to incent and support redevelopment projects that contribute to District vitality."</p>
<p>CENTRAL BEAVERTON URBAN RENEWAL DISTRICT PLAN (p.9)</p> <p>Objective B3 "Encourage new investment in underused or vacant parcels."</p> <p>Objective B4 "Assist property owners and developers to create opportunities for redevelopment of key catalyst sites."</p>	<p>CREEKSIDE DISTRICT MASTER PLAN (p.74)</p> <p>Objectives for the Beaverdam Area:              "...may include an additional north/south connection between Rose Biggi and Watson, closure of Short Street access point on Canyon Rd and a partial vacation of the portion of Beaverdam Road that intersects with Canyon and Watson."</p>

- Programs Work Together:
  - Shorter Term:
    - Storefront, Tenant Improvement and Pre-Development Grants
    - Vertical Housing Development Zone
  - Longer Term:
    - Public investment and partnerships
    - Private investment and redevelopment



**Grants and Programs**

- Quicker low hanging fruit changes
- Creating a “there there”
- Limited public investment per project
- Leveraging private resources

**Infrastructure & Redevelopment**

- Longer timeframe to change
- Larger public investments early on help prove market
- Leveraging private resources
- Less subsidy as market evolves

- How: Acquisitions to facilitate private development such as the BC2 Site (Gateway opportunity) Acquisitions for Assemblage and Redevelopment such as the Beaverton Central Garage and retail space.
- Acquisitions for redevelopment pipeline
- Acquisition/disposition for adaptive reuse such as the former Bank of Beaverton Building (now Loyal Legion)

**Development Concept Planning & Outreach for BURA properties**

**Property Management / Demolition/Site Preparation**



**Policies and Guidelines:**

- Acquisition
- Disposition
- Leasing
- Tenant Reestablishment Assistance

- City acquisition policy adopted in 2018, BURA acquisition policy adopted in 2020
- BURA tenant reestablishment assistance pilot program guidelines approved in 2021. Permanent guidelines to be created for consideration after pilot concludes.
- BURA disposition policy adopted in 2022
- Developing new policies:
  1. BURA leasing policy – garage retail pilot
  2. City disposition policy
  3. City leasing policy

**Discussion Questions and Answers:**

When property (real estate) acquisition from the city was kept for a while and then sold at a profit? Is this something you could elaborate about?

- This is not prohibited but depending on the need and goal we often focus supporting uses often not yet proven in the market that benefit the community.
- Before the city sells off the properties, does it list the properties for rent, and if so, where are the properties listed?
- Yes. however, since the property is ultimately slated for redevelopment not our primary objective in many cases.

**Urban Renewal Area Project Updates:** (Chase)

Projects reviewed included (see meeting materials for more details).

**URAC July and August 2022 Meeting:**

No meeting in July. Will explore field trip options for August meeting.

**Approval of May 02, 2022 Meeting Minutes**

Erik moved for a motion to approve the meeting minutes Rebecca made a motion and Oswaldo seconded. The meeting minutes were approved by all members in attendance.

The meeting was adjourned at 8:30 pm.

**Chat from the virtual meeting** (June)

19:09:23 From Josh Carrillo to Everyone:

To confirm, the city is not planning to add to the inventory of industrial-zoned land?

19:20:37 From Josh Carrillo to Everyone:

What percentage of the West Five Employment District is being allocated for industrial use versus other commercial (i.e. hotel, medical, etc.)?

19:36:37 From Oswaldo Bernal to Everyone:

to complement that question; since this is a tax (subsidize?) land; are the companies operating there fulfilling the employment numbers to make up for the tax incentives?

19:43:43 From Oswaldo Bernal to Everyone:

Thank you Cassera and Trevis for the presentation.

19:53:43 From Cassera Phipps, City of Beaverton (she/her) to Everyone:

Thank you, everyone!

20:02:28 From Oswaldo Bernal to Everyone:

Janiene, a few meetings back I asked if the property (real estate) acquisition from the city was kept for a while and then sold at a profit? Is this something you could elaborate about?

20:18:18 From Oswaldo Bernal to Everyone:

Thank you for that answer Janiene.

20:19:00 From Carol Achienza to Everyone:

In the meantime before the city sells off the properties, does it list the properties for rent, and if so, where are the properties listed?

20:29:05 From Josh Carrillo to Kelly Perkins (she, her) (Direct Message): Monday!

Project/Program/Activities	Status	Timeline
<b>Development Division</b>		
Projects		
Patricia Reser Center for the Arts (Lot 3 of The Round)	The 550 seat Patricia Reser Center for the Arts, The Reser, received temporary certificate of occupancy on February 9, 2022. Crescent Street is open. All commissioned art pieces have been installed. Final construction items are being performed, tested, commissioned as The Reser Presents Grand Opening Spring Season is in full swing. <a href="http://www.thereser.org">www.thereser.org</a> .	Open: Temporary Certificate of Occupancy
Parking Garage (Lot 2 of The Round)	The 350 space and over 6,500 square foot retail public parking garage has received temporary certificate of occupancy on January 25, 2022. The parking decks opened to the public on February 9, 2022. <b>Construction of the commercial space is in full swing. Pacific Sun was the winning bidder to do demise it into five spaces.</b> After that, the commercial space will be leased up according to the BURA informed lease up guidelines.	Open: Temporary Certificate of Occupancy
Portfolio Redevelopment Strategy for BURA Properties	Staff is drafting high-level redevelopment strategy scope of work moving BURA redevelopment properties with a plan to issue development solicitations and achieve consensus on overarching strategy and next steps. These properties are generally located within or near the Downtown Beaverton Central District, the core of which is desired to become an Arts and Innovation focused district. <b>An Arts and Innovation Strategy for this sub-area will be coordinated with the BURA Portfolio Redevelopment Strategy to achieve community goals. Initial planning and scoping is in progress.</b>	Planning/Scoping
BC2 Site	BURA and Urban Development Partners (UD+P) are currently in an Exclusive Negotiation Agreement for the development of the BC2 Site to include new office use generally consistent with the 2019 RFQ response proposal. Staff continues to work with the developer on the elements of a Disposition and Development Agreement (DDA). The Covid-19 pandemic and lasting effects continue to impact the office market including supply chain and construction costs as well as interest rates. <b>BURA acquired the Rasco properties in July 2022 which are included in the extended Exclusive Negotiation Agreement that expires November 30, 2022</b>	Acquisition and Pre-Development
Beaverdam West Site	In October 2021, additional property acquisition was performed in this superblock bringing the total property owned to 2.26 acres. Tenant Re-establishment assistance pilot program applies to this site and is in progress. Conceptual design work including an outreach component to set the table for a future developer solicitation is on hold pending the broader Redevelopment Strategy for all BURA properties.	Acquisition and Pre-Development
Lombard West Site	On July 21, 2021, BURA acquired the vacant 2.03 acre lot near the Beaverton Transit Center. Development concept planning will begin as staff resources allow.	Acquisition and Pre-Development
Former Buffet Palace Site	On July 21, 2021, BURA acquired the vacant building on a 1.62 acre site at 12570 SW Center Street. The building is fenced, the building which is in disrepair will be demolished and development concept planning will begin as staff resources allow.	Acquisition and Pre-Development



Project/Program/Activities	Status	Timeline
BURA Programs & Initiatives		
<p>COVID-19 Housing Program Response</p>	<p>In this first quarter of FY21-22, 465 Households have been served with COVID-19 response funds. This includes General Funds as well as HUD CV funds. This data does not include the various sources of funds from the the US Treasury, the American Rescue Plan Act and the State of Oregon that weren't specifically allocated to the City of Beaverton but are being used to serve all Washington County residents. City Council has recently passed an ordinance that gives Beaverton residents who have applied for rental assistance, 90 days protection from eviction (safe harbor). In an effort to increase the number of applications for assistance being processed, culturally specific and community partner agencies have been engaged with assisting Community Action in gathering intake information to hasten deployment of funds.</p>	<p>Immediate</p>
<p>Community Development Block Grant Program</p>	<p>For the first time in 7 years, HUD monitored the city's CDBG program for compliance. In addition to the city, four subrecipients were also reviewed. HUD's review identified a couple areas to correct, which staff has already done. The city received the monitoring report which contained two findings. Both were small typographical oversights which have already been corrected. All in all, a successful audit.</p> <p>The City received notice that it's FY23 (PY22) CDBG award was reduced to \$669,589, a reduction of 50,411 from the projected 720,000. Reductions in administrative spending, which is capped at 20% of the entitlement award, and public services, which is capped at 15% of the award, were reduced to stay under these amounts. The average reduction to the subrecipients' grant providing shelter services for youth (public services), was 6.875% (~2,000). The Annual Action Plan has been submitted to HUD and the City awaits its approval. Awards, which are contingent on a successful review of the required documents that are required from each applicant are currently being vetting with a contract execution target date in July.</p> <p>The City's Annual Action Plan was approved and the Grant Award for PY22 has been executed by HUD and the City Manager.</p>	<p>On-Going</p>

Project/Program/Activities	Status	Timeline
Housing Beaverton Project	<p>The Housing Beaverton Project is designed to identify people’s housing needs and determine what actions the city can take to promote the creation of housing that meets community members’ needs.</p> <p>The project will include a Housing Needs Analysis to understand current and future housing needs in Beaverton over the next 20 years and a Housing Production Strategy that identifies priority city actions to help make that housing happen. The Housing Production Strategy will identify specific tools (policies, programs, development regulations, financial incentives, etc.) that the City will implement. The state requires the city to complete a Housing Needs Analysis and Housing Production Strategy every six years.</p> <p>The Housing Beaverton Project is using an equity approach to understand housing need beyond affordability alone, especially for those groups that have been historically underrepresented in housing and land use conversations. The project aims to understand the housing needs of all residents based on diverse lived experiences and living situations to inform what action is needed to address identified housing need. <b>We have completed summer community engagement, which included attending THPRD and City of Beaverton events to inform and engage the community about the project. We conducted a youth focus group, with the support of Boys and Girls Aid, HomePlate, and Second Home. In addition, 1:1 phone conversations were conducted with people who identify as a person with a disability. We recently conducted a feedback survey asking the community about their housing needs.</b></p>	Housing Needs Projection/Public Engagement
1st Street Dining Commons	<p><b>In August, outreach occurred about the future of The Commons - is it a use that should be in downtown, and if so, is this the right location, form, size, etc. Results of that outreach will go to BURA in September, and City Council in early October. If the results are positive for this type of use in this location, next steps this Fall will be to conduct concept analysis, including long-term and mid-term solutions, as well as review long-term management options. Additionally, in September, staff will be requesting one further extension of the contract for tent rentals, using the current vendor through winter. Then, in January, an RFP will be issued for the tent and equipment rental services, with the plan for BURA to approve the new contract in plenty of time to plan summer 2023 set-up.</b></p>	Immediate

Project/Program/Activities	Status	Timeline
Storefront Improvement Grant Program	As part of a Storefront Design grant, a new design concept for the historic Fisher Rossi Building on Broadway has been completed! With this new plan, the building will get a new color scheme on its painted elements, brick will be stabilized and restored, and ground floor retail tenants will be given assistance to become more aesthetically consistent. The Rossi Building has received an Oregon Main Street grant from the State to help execute these improvements, and intends to apply for a Storefront Improvement grant soon to partially match those funds. Major progress has also been underway at the Keils Building at the corner of Hall and Broadway, which is going through a significant transformation. Keep an eye out for exterior repainting and awning improvements happening soon, while interior work begins to prepare for two new restaurant tenants.	On-Going
Tenant Improvement Grant Program	Work is beginning at the Keils Building at Hall & Broadway, which will soon be home to a fast casual Filipino eatery and the 2nd location of Pip's Original Doughnuts & Chai (a Portland favorite)! Both are Tenant Improvement recipients, and plan to create family-friendly concepts that draw in the new foot traffic Broadway has been seeing. Nearby, Binary Brewing and Mega Bites are celebrating the completion of their Tenant Improvement projects in the Bakery Block with a grand opening on Saturday, September 24th which will have live music and tours of their brewery space behind-the-scenes. A new Tenant Improvement grant has been awarded to Pinball Wizard, which is a new concept by Sizzle Pie offering an arcade and taproom in the former Decarli dining space. Last, Mutt's Coffee is finishing their Tenant Improvement Design grant and will soon apply for an Improvement grant and building permits so they can begin construction on their new coffee shop at the corner of 4th & Angel.	On-Going
Open Air Beaverton Grant Program	There have been many lessons learned since the beginning of the OAB Grant Program, and staff is responding to adjust accordingly this fall. For example, costs for construction have been coming in much higher than anticipated due to supply chain issues facing the construction industry at this time. As a result, public-facing materials including the City's webpage and flyers have been adjusted to be more transparent about project costs, and staff has collaborated with IMPACT Beaverton and the Chamber to do on-the-ground outreach to businesses that might be interested in outdoor dining or other outdoor operating areas. In the meantime, Raindrop Tap House, Catfish Lou's & Legends Billiard Room, and Universal Coffee are preparing to submit permit applications for their new operating areas, which were designed through OAB Design Grants.	On-Going

Project/Program/Activities	Status	Timeline
<p>Reestablishment Assistance Pilot Program</p>	<p>In July 2021, the Reestablishment Assistance Pilot Program was launched providing technical and financial assistance to tenants and subtenants of the Takla and Rasco property acquisitions. Six businesses, two non-profits and two residential tenants participated in the program. BURA has allotted up to \$50,000 for each business and nonprofit, and up to \$25,000 for each residential tenant, for qualifying expenses to reestablish. <b>As of 9/9/22, all six businesses have reopened in their new locations or are in the tenant improvement phase. All businesses and residential tenants have vacated their previous properties and all but one have received final assistance payment from BURA.</b> Two nonprofits remain: Westside Service Center is still looking for space and has timeline extended to January 30, 2023. CC-TDI has an existing lease term at current space, and a signed agreement for their new location. <b>BURA has provided \$200,000 under this pilot program to date and anticipate another \$150,000 by January 2023.</b> Staff is currently conducting outreach to obtain feedback from pilot participants and drafting a report to disseminate pilot successes and lessons learned with recommendations that will inform a permanent program.</p>	<p>On-Going</p>
<p>Pre-Development Grant Program</p>	<p>The Pre-Development Grant Program facilitates significant redevelopment of underutilized sites throughout the Urban Renewal Area, with focus areas including downtown zones as well as the Office-Industrial zones. Grants help property owners, developers and businesses explore feasibility of projects that implement city policies and plans, are consistent with city growth targets and preferred uses, and maximize a property's potential. Grants include conceptual design, matching grants, catalytic design and matching grants, and placemaking grants. <b>Marketing efforts and possible updates for the Pre-Development Grant Program will reflect budget cuts to this program including no placemaking grants this FY.</b> One residential infill site feasibility grant was completed in the Old Town district and a matching grant for that site is in progress and a design and matching grant for a second Old Town infill site has been approved.</p>	<p>On-Going</p>

Project/Program/Activities	Status	Timeline
Downtown Programs & Initiatives		
Arts & Innovation Strategies	<b>A sub-area of the Downtown Beaverton Central District is desired to become an Arts and Innovation focused area. An Arts and Innovation Strategy for this sub-area will be coordinated with the BURA Portfolio Redevelopment Strategy. Initial planning and scoping is in progress.</b>	Planning/Scoping
Downtown Team	The Downtown Team helps guide the direction and implementation of redeveloping downtown towards a more attractive, livable, concentrated, mixed-use, pedestrian, bike and transit-friendly center. The interdepartmental team coordinates critical issues in order to provide the Team’s joint recommendations to department heads for decision making. Additional staff and agency partners may be included in project specific meetings, as needed. Work Groups for focus topics are established that report back to the Downtown Team including the Placemaking Work Group.	On-Going
Downtown Team: Placemaking Work Group	Due to the COVID-19 crisis, most placemaking efforts over the past year have focused on Open Air Beaverton and the 1st Street Dining Commons. With new acquisitions, however, staff are starting to discuss placemaking for BURA owned properties pre-construction.	On-Going
Beaverton Central Garage: Retail Space	<b>Construction to demise the commercial area into 5 spaces has begun, and is due to be completed at the end of October. Marketing for the space is underway with multiple applications received and being processed, both restaurant and retail. BURA is currently negotiated a Letter of Intent for potentially its first tenant. If successful, a lease could be coming before BURA in October for review. If you know any potential tenants for the space, please send them to <a href="http://www.BeavertonOregon.gov/BCGarageRetail">www.BeavertonOregon.gov/BCGarageRetail</a> for further information.</b>	On-Going
Downtown Parking Management and Action Plan	The City kicked off the Downtown Parking Management and Action Plan in 2020. The team is refining and editing the draft plan document and plans to bring it to BURA for feedback in fall 2022.	Draft Plan Review
Downtown Parking Compliance and Garage Operations and Maintenance	This two-year pilot program is expected to have an approximately 90-day ramp up, with community engagement. The initial kick off has focused on operations for the opening of the Beaverton Central Garage in early 2022. On-street enforcement and full operations of the program and expected in Winter 2022.	Planning
Downtown Equity Strategy	The Downtown Equity Strategy is an initiative to guide public investments in downtown Beaverton with a focus on racial equity. Draft strategies were presented to BURA and City Council at the joint work session on May 10. <b>The team has presented the draft final report to City Council and will present at BURA on September 27 to discuss recommended strategies to further stability and belonging in the project area.</b>	Active

Project/Program/Activities	Status	Timeline
Downtown Beaverton Parks and Open Space Framework Plan	In partnership with THPRD, and as an addition to the Downtown Urban Framework Plan, develop a framework plan for the general type, location and size of new parks, open space and natural area spaces in downtown Beaverton. This will include an implementation strategy and will be adopted by both City and THPRD. Engagement with select city and THPRD committees wrapped up in July and results will be posted on the project's web page as soon as possible: <a href="https://www.beavertonoregon.gov/1305/Downtown-Beaverton-Parks-and-Open-Space-">https://www.beavertonoregon.gov/1305/Downtown-Beaverton-Parks-and-Open-Space-</a>	Active
Beaverton Year-Round Shelter	<p>This stand-alone commercial building located at 11380-11390 SW Beaverton Hillsdale Highway situated within an established business area is in good condition, has 12,000 square feet of space, is centrally located near transit, and is within walking distance to food, social service agencies, and employment opportunities.</p> <p>The city expects to receive approximately \$4.5 million in state and federal funding, including American Rescue Plan funds, that will go toward site acquisition and development, including creating a clinic space for shelter residents. Once ready for use, Washington County will operate the year-round shelter.</p>	Planning
Property Management	Staff is preparing an Invitation to Bid for demolition of several BURA owned buildings this fall. More detail once a demolition schedule is available.	On-Going
<b>Economic Development</b>		
Programs & Initiatives		
Brownfields Grant	<b>The 2019 Community-Wide Assessment grant (\$200,000 Hazardous, \$100,000 Petroleum) is focusing these assessment dollars on the downtown core of Beaverton and to maximize the impact of urban renewal and Opportunity Zone investments on properties with real or perceived environmental contamination. Eight Phase I assessments have been completed to date, subsequent Phase II assessments completed on four of these sites, and a Prospective Purchaser Agreement negotiated on another site. The grant expires on September 30, 2022, and remaining funds are likely to be fully expended by that date.</b>	On-Going
Restaurant Strategy	The Restaurant Strategy Team continues to support incoming restaurants with permitting and construction through streamlined communication with regulatory staff.	On-Going

Project/Program/Activities	Status	Timeline
<b>Planning Division</b>		
Current Planning		
Breakside Food Cart Pod and Taphouse	Breakside Food Carts and Site Improvements received land use approval of March 10, 2022. The Storage Container Bar was approved by Planning Commission on March 23, 2022.	Construction Permitting
Modera Beaverton	The proposed project is a 5-story, 312 unit market rate apartment building with ground floor retail spaces. The project is located at Holland Plaza, at the southwest corner of SW Broadway and SW Beaverton Hillsdale Highway. <b>It received Planning Approval on July 5, 2022.</b>	<b>Construction Permitting</b>
Modera Raleigh	The proposed project is a 5-story, 270 unit market rate apartment building. The project is located at the northeast corner of SW Western and SW 5th. <b>It is set to receive Planning Approval on November 17, 2022.</b>	<b>Under Construction</b>
<b>Parking Policy and Code Project</b>	<b>The city will update Beaverton’s parking policies and development rules by June 2023 to comply with new state requirements designed to reduce emissions that contribute to climate change. The state rules will require Beaverton to remove minimum off-street parking requirements for all uses near frequent transit and remove them for specific uses – such as affordable housing, childcare facilities, and small homes – citywide. Depending on how the city implements the state’s rules, additional measures could remove minimum off-street parking requirements in even more of the city and require changes in the city’s management of on-street parking (possibly including charging for on-street parking). Project website: <a href="http://www.beavertonoregon.gov/1534/Parking-Policy-and-Code-Project">www.beavertonoregon.gov/1534/Parking-Policy-and-Code-Project</a></b>	<b>Kick-Off</b>
Cedar Hills Crossing (all phases)	This project is a five-year, five-phase \$70 million redevelopment of Cedar Hills Crossing. Multi-tenant building housing a new bowling alley and two medical clinics, and parking garage, as well as two standalone restaurants north of SW Jenkins is complete. Land use approval was granted for Lot 2 (north side of Jenkins Road adjacent to parking garage) for a commercial building approximately 6,800 square in size. Land use approval has also been granted for Lot 4 (southwest corner of Cedar Hills Boulevard and Walker Road), for three new commercial buildings totaling approximately 22,000 square feet. Land Use approval has been issued for redevelopment of the bank parcel at the NW corner of SW Jenkins and SW Cedar Hills. There is one remaining phase on Walker Road (Phase 5) at the northwestern-most corner of the site that has recently submitted an application for a two lot partition.	Under Construction

Project/Program/Activities	Status	Timeline
<b>Transportation Planning</b>		
<b>Program/Policy</b>		
Millikan Way Extension: Watson to Lombard	\$9.4M in Major Streets Transportation Improvement Program (MSTIP) funding has been allocated and Beaverton staff will deliver the project. The contract for the planning phase has been signed and this work is beginning by examining existing conditions, defining project goals and developing a community engagement plan. Public engagement activities will include a Community Advisory Committee.	On-going
Downtown Beaverton Loop Urban Design & Transportation Plan	Planning for the Beaverton Downtown Loop Project is well underway. The latest round of community engagement centered around getting feedback on design alternatives (February 2022). A preferred alternative is being developed based on this feedback and will be presented for input in June/July 2022. A Community Advisory Committee (CAC), with representatives from downtown businesses, community organizations, property owners, residents, and City boards and commissions continues to meet regularly to give feedback and advise city staff.	On-going
Railroad Quiet Zone	In early 2021, staff met with experts from the Federal Railroad Administration and ODOT's Rail Division to identify next steps, including scoping for Preliminary Engineering and engaging with the railroads to confirm the extent of improvements needed at intersections. An RFP to select a consultant team to develop 30% plans and cost estimate is our next step. Work is currently paused due to staffing. The soonest an RFP would be issued is in Fall 2022.	Scoping
TV Highway Transit and Development Project	<p>Metro and TriMet are leading planning for a future Bus Rapid Transit (BRT) project along the existing route of the Line 57 - TV Highway. Planning will continue through Summer 2023 and City Council will be asked to weigh in on the project's Locally Preferred Alternative. City staff are serving on the Technical Group and the Policy Group to advise the project team. Councilor Hartmeier-Prigg is on the Steering Committee.</p> <p>Learn more on Metro's website: <a href="https://www.oregonmetro.gov/public-projects/tualatin-valley-highway-hope-grant">https://www.oregonmetro.gov/public-projects/tualatin-valley-highway-hope-grant</a></p>	Scoping/Kick-off
<b>Engineering Division</b>		
<b>Capital Projects</b>		
Canyon Road (Hocken Ave - Short St) Improvements MTIP (CIP 3519A)	<p>The scoping team with staff from Beaverton, ODOT and Metro reviewed the entire roadway through downtown (Hocken to 117th) and identified potential improvements for a near-term pedestrian and roadway safety project. ODOT staff are updating cost estimates. The team's next step is to finalize a proposal for City Council review and input.</p> <p>Design work would begin once an MTIP amendment is approved by JPACT and an IGA amendment is approved by City Council and ODOT. Construction likely in FY 2023/24</p>	Scoping: Developing Project Scope and Cost Estimate.



Project/Program/Activities	Status	Timeline
Downtown Stormwater Subbasin Strategy	<p>Project Description: A stormwater subbasin strategy will determine a regional stormwater management approach for the downtown area. The strategy will analyze the existing basin and creeks, determine CIP projects to enhance and protect the creek, and identify how development projects can use an alternative compliance strategy to meeting hydromodification requirements.</p> <p>Status: Project is currently on-hold during intergovernmental agreement negotiations with Clean Water Services.</p>	On-going
Hocken Ave (RR-TV Hwy) Widening (CIP 3408)	<p>Status: The project adds a southbound vehicle lane (to ensure that traffic does not back up onto the railroad tracks), sidewalk and bike improvements, and railroad crossing signal equipment. Design is 90% complete. Right-of-way acquisition, rail order, and land use review are on hold. Waiting for resolution of issues concerning the Canyon Road Improvement Project (Hocken Avenue to Short Street). The project is included in the Canyon Road Improvement Project and is expected to begin when the Canyon Road Improvement Project begins.</p>	Design Phase
Dawson/Westgate/Cedar Hills Blvd Intersection Realignment (CIP 3321)	<p>Status: The project realigns the Dawson Way/Westgate Drive/Cedar Hills Boulevard intersection, adds traffic signalization, and adds pedestrian and bike crossings. Right-of-way acquisition and design are in progress.</p>	Design Phase & ROW Phase
Western Avenue (5th Street - Allen Blvd.) Improvement (CIP 3328)	<p>Project Description: Construct a new symmetrical street design on Western Avenue from BH Highway to Allen Blvd and intersection improvements at Allen Blvd, Arctic Way, 5th Street, and BH Hwy. Design to include two travel lanes and one turn lane from Allen Blvd to 5th Street, landscaped median and buffer, street trees, separated bicycle and pedestrian pathways, access ramps, storm water drainage facilities, lighting, and traffic signal.</p> <p>The design and construction of the TVWD 48-inch waterline and City 16-inch waterline impacted the schedule by one year.</p> <p>August 13, 2019: Council approved an increase in project scope by adding a bike lane and sidewalk on the east side of Western Ave from 5th St to BH Hwy. June 25, 2020 land use permit was finalized.</p> <p>Schedule update: ROW acquisition completed in July, 2021. Construction began in June 2021 with completion anticipated in spring 2023.</p> <p><b>Status Update (September 2022): Contractor is completing installation of 48-inch Willamette Water Supply Program transmission waterline up to Beaverton Hillsdale Highway. Ditch reconstruction at south end of project is nearly complete and contractor is preparing to return to City of Beaverton 16-inch waterline construction, starting at Arctic Blvd and moving north to Beaverton Hillsdale Highway. Undergrounding of franchise utilities is nearly complete.</b></p>	Under Construction

Project/Program/Activities	Status	Timeline
<p>4140 SW Watson Ave Stormwater Outfall to Beaverton Creek Retrofit (CIP 8135B)</p>	<p><u>Project Description:</u> Regional public stormwater treatment facility to help promote redevelopment in an area that is targeted for increased density and pedestrian connectivity according to the Central City Strategy of the Civic Plan, including portions of SW Canyon Rd.</p> <p><u>Project Justification:</u> This regional facility will collect and treat stormwater runoff from a 91.5 acre area of the Central Beaverton Urban Renewal District that will see multiple redevelopment projects and allows them to be built or redeveloped without having to provide on-site stormwater runoff treatment. As a result, the design principles outlined in the Beaverton Downtown Code could more easily occur. In addition, larger regional facilities provide efficient operations and maintenance.</p> <p><u>April 20202 Update:</u> Construction of the off-street vault portion of the project (phase 1) was completed in FY 19-20. The second phase construction will bid spring 2022 and start construction in September 2022. Construction is estimated to be completed in early spring 2023.</p> <p>Phase 2 consists of the storm drain in the Watson Street Right-of-Way with expanded scope of relocation/reconstruction of: 1) approximately 135 feet of 12-inch sanitary sewer with an 18-inch sanitary sewer and realigning approximately 70 feet of 30-inch trunk sanitary sewer in Millikan Way (an activity funded by Clean Water Services), and 2) replacement of several segments of existing eight-inch water line with a new twelve-inch water line.</p>	<p>Design Phase</p>
<p>Other Agencies</p>		
<p>Transportation Projects</p>		
<p>OR 217 Auxiliary Lanes Project</p>	<p>The OR 217 Auxiliary Lanes Project is one year in and they will continue work through 2025 to improve safety and reduce bottlenecks on OR 217 and the surrounding area. <b>In early September, the project had its first of several big closures that narrowed a portion of the highway down to one lane for several days. This allowed crews to reinforce the existing shoulder to ensure it can support traffic when it becomes the future auxiliary lane. Crews have also made progress upgrading guardrails on some overpasses, installing stormwater infrastructure, and constructing retaining walls and sound walls. You will continue to see work on the future auxiliary lanes along the perimeter of the project area as well as on the new frontage road that will eventually replace the southbound SW Allen Boulevard on-ramp and SW Denney Road off-ramp.</b> Visit the project website at <a href="http://www.hwy217.org">www.hwy217.org</a> for current traffic impacts and to sign up to get advance notification of major closures.</p>	<p>Under Construction</p>