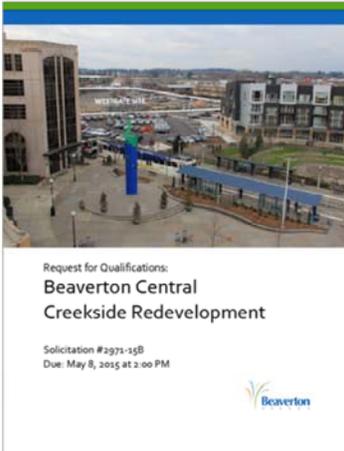


Request for Qualifications:
Beaverton Central
Creekside
Redevelopment

Non-Mandatory Pre-Proposal Meeting
Solicitation #2971-15B
April 7, 2015



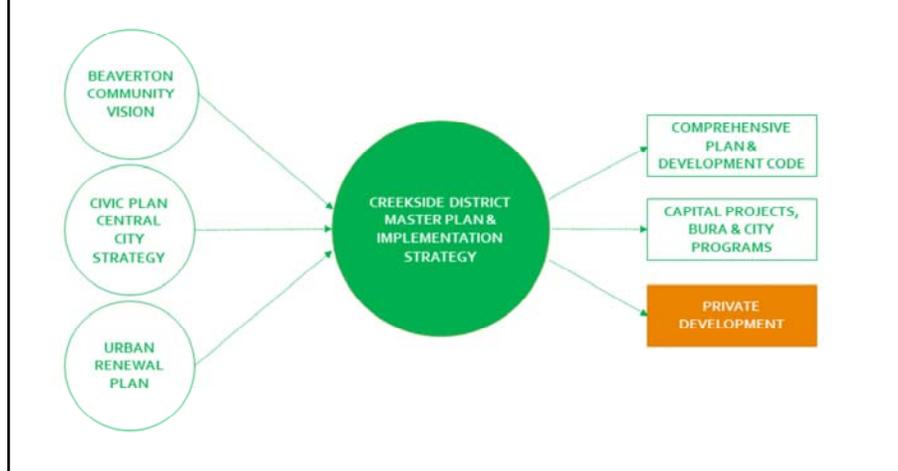
RFQ: Beaverton Central Creekside Redevelopment



Agenda

- Site Context & History
- Development Program
- Development Considerations
- Requirements and Criteria
- Resources
- Q&A
- Site Tour

Site Context & History

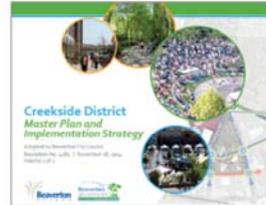


- Between 2008-2010, over 5,000 residents helped craft the Beaverton Community Vision, which emphasizes greater connectivity, economic opportunity, and environmental sustainability.
- In 2011, City Council adopted Beaverton’s Civic Plan, establishing strategies for implementing the Community Vision
- In 2011, the Central Beaverton Urban Renewal Plan was approved.
- These three documents all led to the recent Creekside District Master Plan & Implementation Strategy, which identified the investments, projects and programs needed to transform the District we are currently sitting in into the vibrant, mixed-use, transit-oriented downtown neighborhood the Vision called for.
- In turn, the Master Plan is now leading towards:
 - Updates to the Comp Plan and Development Code
 - Additions to the CIP list
 - New Programs for BURA and the City
 - And, **Private Development**

Site Context & History

Creekside District Vision

A vibrant, mixed-use, transit-oriented downtown neighborhood, where people enjoy easy access to the natural environment, safe and reliable transportation and parking systems, and opportunities for jobs, housing, and entertainment.



- That recent community-based master planning process resulted in a vision for the Creekside District...
- READ VISION
- The city is now leading initial redevelopment efforts to make the Creekside vision a reality.

Site Context & History



- The Master Plan identified the Core Redevelopment Area as the District's priority for catalytic investment in the area.
- The city therefore seeks a development partner for an approx. 4-acre publically-owned site (made up of 2 parcels) in the core of the Creekside District.
- Located along Cedar Hills Blvd, and adjacent to the Beaverton Central light rail stop, the site is currently vacant and ready for construction.

Site Context & History

- City and Metro purchased the site of the Westgate Theater in 2005, later to demolish the 5 screen movie theater.
- A competitive development solicitation followed in 2007, with no feasible development opportunity identified.



- Public conversations about the site have been ongoing for some time.

Site Context & History

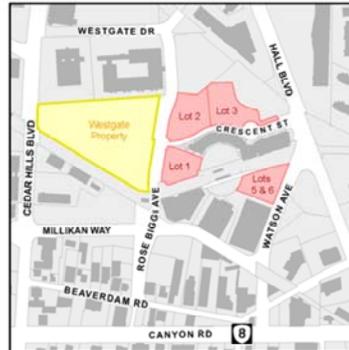
- Surrounding Uses include:
 - City Hall and The Round mixed-use development
 - Cedar Hills Crossing Shopping Center
 - Beaverton Transit Center
 - Old Town
 - Library
 - Beaverton Farmers Market



- Beaverton Transit Center is the busiest transit center in the system.

Development Program: Westgate and Surrounding Parcels

- Vibrant mix of uses
- Development feasibility
- More residential development
- Tax increment generation
- Holistic parking strategy
- Potential Arts and Culture Center
- Public open space and plazas
- Support current small and/or minority-owned businesses
- Catalyze development of nearby parcels
- Coordinated public outreach



- The Creekside MP identify Westgate as the District’s best and most catalytic development parcel, noting that it is an excellent location for transit-oriented, mixed-use development. Several site development scenarios were evaluated through the MP process, though no specific development program is recommended at this time.
- The RFQ requests respondents propose a development program with a mix of uses for the site. Responses should consider stated public goals for the site’s development, as well as the following public interests:
- READ SLIDE
- The city recognizes that development on Westgate cannot fulfill all of these interests, and seeks creative approaches to the site and, potentially, surrounding sites.

Development Considerations

- Zoning and Permitted Uses
 - Regional Center – Transit Oriented (RC-TO)
 - High density, transit-supportive, multiple-use land use pattern
 - Includes or Conditionally Permits:
 - Residential
 - Commercial
 - Office
 - Civic
 - Hotels
 - Parking Facilities



- The Creekside District Master Plan & Implementation Strategy identified a “Signature Intersection” for the district, located at Rose Biggi Ave and Crescent St. It is considered a 100% Corner in terms of having active uses/spaces on all 4 corners.

Development Considerations

- Soil Conditions
 - High water table and clay soils (See Appendix)
- Floodplain
 - NOT in the nearby 100-year floodplain
- Central Plant
 - Development is expected to utilize a district heating and cooling central plant
- Utilities are available at the site.



- We expect all infrastructure and utilities are available at the site.
- The site appears to be clean according to a 2005 Phase I report Metro helped pay for and that is available in the Appendix.

Requirements and Criteria

- Written submittal ≤ 25 pages (suggested), including:
 - Cover Letter
 - Vision for Site
 - Financial Capacity of Team
 - Financial Feasibility of Vision for Site
 - Experience with Similar Public-Private Partnerships
 - Experience of Development Team
 - References
 - Appendices (as needed)

- Staff went back and forth on whether this request should be a Request for Qualifications (RFQ) or a Request for Proposals (RFP). We decided on an RFQ in order to lower the responding development teams costs. Our decision on selecting a final candidate, however, will be based on these criteria.

Requirements and Criteria

- Submit in a Sealed Envelope:
 - 1 Signed Original
 - 4 Copies
 - CD or Jump Drive with Electronic Copy
- Submittals Due No Later Than:
 - **May 8, 2015 @ 2:00 PM**

Requirements and Criteria

- The selected Development Team will enter into an exclusive negotiation agreement (ENA) for a period of 6 months, renewable for up to two additional six-month terms for a total of 18 months.

- During the ENA period, predevelopment activities will be undertaken according to an agreed-upon work plan.

Resources

- RFQ
 - Background Information
 - Table of Possible Tools and Partners
- Appendix
 - Link to documents available in the back of the RFQ

- We have given you a lot of info in the appendices because we wanted to make sure everyone understood where the city has been going over the past 7 years prior to this solicitation being released.

Appendix

- Beaverton Community Vision
- Beaverton Civic Plan
- Creekside District Master Plan and Implementation Strategy
 - Volume I
 - Volume 2 – Appendices (draft relevant documents to be adopted at a later date)
 - Analysis of Opportunities and Barriers to Development
 - Core Area Focus Group Memo
 - Parking Strategy Recommendations
 - Streetscape Guidelines
- City Council Roundtable: January 27, 2015 Westgate Discussion
- City Council Meeting: March 17, 2015 IGA Approval
- Intergovernmental Agreement (IGA), Metro and City of Beaverton, 2015 draft
- Title Trio (Parcel #R0057280 & R0057271), 2015

Appendix (cont.)

- Development Code
 - Zoning Specific: Chapter 20 (Note: The site is in the Regional Center-Transit Oriented zoning district. RC-TO, which starts on page LU-30)
- Beaverton Central Plant
- Hotel Market Study
- Arts and Culture Center Preliminary Business Plan
- Arts and Culture Center Site Option Study
- Record of Survey #30,124, 2005
- Geotech Report
 - Geotech Soils Report – Westgate 2007-2008
 - Geotech Report – Rose Biggi 2005
 - Pavement Design Report – Rose Biggi 2005
- Phase I and Limited Phase II Environmental Site Assessments, GeoDesign 2005
- Rose Biggi Bridge Detail

Appendix (cont.)

- As Built Drawings:
 - Cedar Hills Blvd Utility Improvements Phase 3, 2005
 - Rose Biggi (Crescent – Hall), 2013
 - Rose Biggi (Millikan – Crescent), 2007
 - The Round Utilities, 2013
- Vertical Housing Tax Exemption Program
- Affordable Housing Tax Exemption Program
- City of Beaverton Economic Development Tools
- TriMet Bus and Rail System Map

Process Timeline

May 8, 2015 (2:00 pm): Responses due

May 11-15, 2015: Evaluation of responses

May 18-22, 2015: Possible interviews

May 25, 2015: Recommendation to Council

June 2015: Council selection

June 2015: Council authorization of Exclusive
Negotiations Agreement (ENA)

July 2015: Commence ENA period

Contact

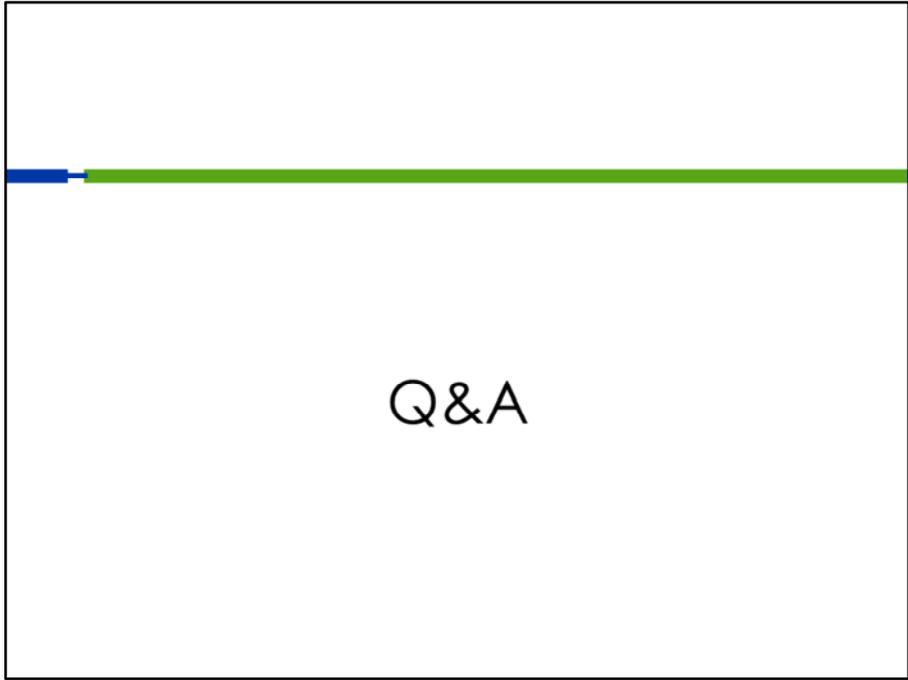
For copies of the RFQ:

<http://apps.beavertonoregon.gov/Bids/>

Terry Muralt

503-526-2229

tmuralt@BeavertonOregon.gov



Site Tour

- There are designated stops along the tour. Please ask all questions during these stops, so that all participants can hear the answers.
- Tour will return no later than 10:30am
- Room will be monitored, so feel free to leave your belongings

