



## Community & Economic Revitalization Committee (CERC)

### Review Community Renewal Area Request for Proposal Document and Process

**Agenda Date:** 6/1/2015  
**Agenda Item Number:** 4.B  
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**Type:** discussion **Version:** 1 **Status:** Filed

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#### **Title**

Review Community Renewal Area Request for Proposal Document and Process

#### **Recommended Action**

##### **City Manager Recommendation:**

Community and Economic Revitalization Committee (CERC) should consider feedback and input from City Council's May 16, 2015 Workshop and the community open house and review the attached updated Request for Proposal (RFP) document and provide feedback and direction to staff on desired next steps in the Community Renewal Area (CRA) process. Final review of the RFP is scheduled for the June 16, 2015 City Council agenda as an Other Business item.

#### **Report**

##### **Issue:**

The CRA Resolution adopted by City Council on February 3, 2015, directed the CERC to develop of an RFP document and process for City Council review and approval. The CERC needs to digest council and community feedback and continue to work on the RFP and process for moving the CRA forward.

##### **Staff Contact:**

Keith Stahley, Director Community Planning and Development Director 360.753.8227

##### **Presenter(s):**

Keith Stahley, Director Community Planning and Development Director

##### **Background and Analysis:**

The CERC has continued to review and provide feedback to staff and the consultant team about the draft RFP since November of 2014. The latest edition is included as **Attachment 1**. This document responds to the feedback and direction provided by City Council at the May 16, 2015 Workshop. Notes from that meeting are included as **Attachment 2** as well as a PowerPoint presentation (**Attachment 3**) that helps to graphically illustrate the results of the May 16, 2015 meeting. There is also a recording of the meeting available on the City's web page.

There was a clear consensus at the May 16, 2015 Workshop that the RFP should focus on the Water

Street area between 4<sup>th</sup> and 5<sup>th</sup> Avenue. As requested by the CERC at its April 22, 2015 meeting, staff has also continued to review the Griswold's property and will have additional information regarding that property at the June 1, 2015 CERC meeting.

The updated RFP proposes using a modified approach to the solicitation and redevelopment process, which differs from a more typical RFP on a single site. The approach would involve seeking a private partner to engage in a redevelopment project within the Water Street Redevelopment Area as well as engaging in the City's Downtown Strategy process and master planning work for areas adjoining the Water Street Redevelopment Area. The intent is that these efforts could lead to a phased redevelopment project that leverages public investment in infrastructure and open space while receiving direct feedback from a qualified developer on planning concepts and options. The City of Beaverton is using this process for a key property in their downtown and is offering a \$75,000 predevelopment fund to offset some of the costs of this process.

**Options:**

1. Hear the staff report and review the updated RFP and provide feedback and direction to staff on the next steps in the CRA process and forward a recommendation to the City Council.
2. Hear the staff report and provide feedback and refer it to a future CERC agenda for further deliberation and action.

**Financial Impact:**

The work proposed herein is within the project scope and budget.