



**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

**Redmond Fire Station, 341 Dogwood Avenue**

**Monday, February 9, 2009**

**5:00 – 6:30 PM**

**Agenda**

- Redevelopment Tool Kit
- Centennial Park Downtown Urban Renewal Plan Amendment
- Urban Renewal Spotlight - Lake Oswego Redevelopment Agency

**DURAC MEMBERS**

Margie Sellers  
Chair

Krista Beale  
Vice-Chair

Tory Allman

Steven Boothroyd

Craig Ladkin

Marty McNamee

Carol Nelson

Ken Streater

Rachel Winkler

MEETING OBJECTIVES

PROPOSED AGENDA

TIME	ITEM
5:00 PM	CALL TO ORDER / INTRODUCTIONS
5:02 PM	DURAC CONSENT AGENDA
	A. January 12, 2009 Meeting Minutes - <i>Exhibit B</i>
	DISCUSSION / ACTION ITEMS
5:05 PM	A. Redevelopment Tool Kit - <i>Presentation</i>
5:45 PM	B. Centennial Park Downtown Urban Renewal Plan Amendment - <i>Presentation</i>
6:15 PM	URBAN RENEWAL PLAN SPOTLIGHT
	A. Lake Oswego Redevelopment Agency
6:25 PM	LIAISON COMMENTS
6:25 PM	CITIZEN COMMENTS
6:25 PM	STAFF COMMENTS
	A. 6 <sup>th</sup> Street Demonstration Project - Scheduled for City Council consideration on Tuesday, February 10, 6:45 AM.
6:30 PM	ADJOURN

\*Please note that these documents are also available on the City's website [www.ci.redmond.or.us](http://www.ci.redmond.or.us); click on Departments, Community Development, Planning Division, DURAC (under the Urban Renewal box at the bottom). You may also request a copy at City Hall from Heather Richards 923-7756 or Sandy Manns 923-7758.

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



**DRAFT**

**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756-0100

(541) 923-7721  
Fax: (541) 548-0706  
[cdd@ci.redmond.or.us](mailto:cdd@ci.redmond.or.us)  
[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**Meeting Minutes**  
Monday, January 12, 2009 5:00 PM  
**Redmond Fire Station Training Room**  
**341 Dogwood Avenue**

**ADVISORY MEMBERS PRESENT:** Chair Margie Sellers, Vice Chair Krista Beale, Tory Allman, Steven Boothroyd, Craig Ladkin, Marty McNamee, Carol Nelson, Ken Streater, Rachel Winkler (late in attendance)

**CITY COUNCILORS PRESENT:** Camden King, Council Liaison

**CITY STAFF PRESENT:** Interim Community Development Director/Principal Economic Planner Heather Richards, Assistant Economic Planner Holly Howell

**OTHERS PRESENT:** Mayor-Elect George Endicott

*(Scribe MD's Note: These minutes were created from an audio CD recording.)*

**CALL TO ORDER/INTRODUCTIONS**

A quorum being present, Chair Sellers called the meeting to order at 5:04 PM.

Mayor Elect George Endicott welcomed the new and returning members of DURAC and thanked them for serving the community. Councilor Camden King will be the Council Liaison. Mayor Endicott encouraged open communication with the City Council.

**DURAC CONSENT AGENDA**

**Election of Officer –**

**Ms. Beale nominated Margie Sellers to continue as Chair of DURAC; Ms. McNamee seconded the nomination. After a vote, the nomination for election of Chair Sellers passed unanimously.**

**Ms. Sellers nominated Krista Beale to continue as Vice Chair of DURAC; Ms. McNamee seconded the nomination. After a vote, the nomination for election of Vice Chair Beale passed unanimously.**

The Bylaws were distributed. The responsibilities of DURAC are to review the 1995 Urban Renewal District Plan and advise on how to spend urban renewal funds and to make recommendations to City Council; to review the 2006 Downtown Action Plan, a supporting document to guide policy decisions; to recommend projects to the City; and to study and identify district needs.

**2009 Work Plan –**

Interim Community Development Director/Principal Economic Planner Heather Richards stated that the January meeting of each year is traditionally spent with the DURAC work plan to prioritize projects and to set meeting agendas. Doing so is the most efficient use of resources. The Business Development Services section has been deleted because Redmond Downtown Partnership, which previously implemented the business development services, has ceased to exist in the same capacity, and the function has been transferred in-house at the City to Ms. Howell.

Most of the projects in the Strategic Internal Polices have been completed, with the exception of adding additional staff as a parking coordinator. The Planning Projects and Code Updates section was discussed. Last year's C2 Zone discussion wrapped up many of the issues. The original plan was based on the bypass construction. A fee-in-lieu-of ordinance has been created and will need further discussion, and Ms. Richards suggested doing so at the beginning of the work plan. Ms. Richards briefly commented on parking standards and requirements, System Development Charge adjustments (i.e., in the industrial zone), the interest rate buy down, subordinate debt, and helping to encourage development and visioning Downtown properties. The Partnering, Communications, and Marketing section was briefly reviewed. The loan and grant and redesign assistance programs were recapped.

Ms. Richards suggested that every month on the agenda a different agency's similar marketing package collateral be presented to DURAC for consideration. There was discussion about public/private partnerships in order to generate incentive packages, such as a bundle of gift cards, for medium and large size development. There was a brief discussion about what the larger retailers look at as far as the criteria of bringing in development in an area. There was discussion about the rents being cheaper in Redmond and the competitive landscape is better for retailers in Redmond, although there has been no data created on these types of commercial subjects. The capital improvement projects will be a priority. There has also been prior discussion regarding extending the geographical boundaries for the urban renewal district.

**Business Development Services Contract –**

Assistant Economic Planner Holly Howell gave a history of the business development services contract since it was taken back from the Redmond Downtown Partnership. The first event and promotion of the City was working with the Redmond Chamber of Commerce in promoting the Halloween trick-or-treat night. In November, the City hosted a coffee clatter. The City then worked on a lighting program Downtown for the holidays. LED snowflakes were purchased for the poles Downtown.

Ms. Howell recapped the Shop Local campaign using Downtown Dollars. When the promotion transitioned to the City, the design was revamped and more "dollars" were distributed. The current expiration date for the printed Downtown Dollars is March 2009. The Business of the Month and the Walk the Art Beat Program are all planned to continue.

**URBAN RENEWAL PLAN SPOTLIGHT**

Due to the lateness of the hour, the Urban Renewal Plan Spotlight was deferred to the next meeting.

**LIASION COMMENTS** (None)

**CITIZEN COMMENTS** (None)

**STAFF COMMENTS** (None)

**6<sup>th</sup> Street Demonstration Project –**

Due to the lateness of the hour, a thorough discussion of the 6<sup>th</sup> Street Demonstration Project was deferred to the next meeting. There was discussion about the 5<sup>th</sup> Street and 6<sup>th</sup> Street demonstration project going before the Urban Renewal Board as a recommendation to move forward expediently. Ms. Richards said that there has been recent discussion regarding the design options. The project will be presented, with three different scenarios that address the main public issues of trees and parking, to the Urban Renewal Board on February 10, 2009 at 6:45 AM. In addition to Centennial Park, the demonstration project funds are earmarked in the urban renewal funds budget.

**ADJOURN**

Chair Sellers adjourned the meeting at approximately 6:36 PM.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY  
ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.

ATTEST:

\_\_\_\_\_  
Margie Sellers, Chair