



**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

**Redmond Fire Station, 341 Dogwood Avenue**

**Monday, April 13, 2009**

**5:00 – 6:30 PM**

**Agenda**

- Consideration of Frank and Josephine Redmond Linear Park
- Consideration of Awning Improvement Project

**DURAC MEMBERS**

Margie Dawson,  
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. December 8, 2008 Meeting Minutes - <i>Exhibit A</i>
	B. February 9, 2009 Meeting Minutes - <i>Exhibit B</i>
	DISCUSSION / ACTION ITEMS
5:05 PM	A. Consideration of Frank and Josephine Redmond Linear Park - Presentation
5:30 PM	B. Consideration of Awning Improvement Project - Presentation
	URBAN RENEWAL PLAN DISCUSSION
6:00 PM	A. Tenth Amendment to Downtown Urban Renewal Plan
6:10 PM	B. Legislative Issues - HB 3056
6:15 PM	LIAISON COMMENTS
6:20 PM	CITIZEN COMMENTS
6:25 PM	STAFF COMMENTS
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**

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**Meeting Minutes**  
Monday, December 8, 2008 5:00 PM  
**Redmond Fire Station Training Room**  
**341 Dogwood Avenue**

**ADVISORY MEMBERS PRESENT:** Chair Margie Sellers, Vice Chair Krista Beale, Craig Ladkin, Rachel Winkler, Chris Bridges  
**CITY COUNCILORS PRESENT:** Jack Nelson, Council Liaison  
**CITY STAFF PRESENT:** Interim City Manager Sharon Harris, Community Development Director Nick Lelack, Principal Economic Planner Heather Richards, Assistant Economic Planner Holly Howell  
**OTHERS PRESENT:** Steve Boothroyd (Able Construction), Carol Nelson, Tory Allman, Trish Pinkerton (Redmond Spokesman)

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

**CALL TO ORDER/INTRODUCTIONS**

A quorum being present, Chair Sellers called the meeting to order at 5:07 PM.

**STAFF COMMENTS (None)**

Principal Economic Planner Heather Richards requested Staff Comments be moved up on the agenda.

Interim City Manager Sharon Harris gave an update on personnel changes at the City: Community Development Director Nick Lelack has accepted a position with Deschutes County and he will be leaving the City of Redmond at the end of December; Ms. Richards will be assuming the role as Interim Community Development Director. Staff will be given an opportunity to regroup to ensure that City services continue. Ms. Harris further explained her own role as Interim City Manager; the position will be reviewed in January when the new City Councilors are sworn in.

The evening's meeting is an informal transitional meeting with four DURAC members leaving (Jean Wood, Sheryl Smith, Lawrence Schechter, Chris Bridges) and new members (Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater) being sworn in in January.

**DURAC CONSENT AGENDA**

**Approval of Minutes –**

**Ms. Winkler made a motion to approve the July 14, 2008; August 18, 2008; September 8, 2008; and October 13, 2008 meeting minutes as presented; Ms. Beale seconded the motion. The motion passed unanimously.**

**DISCUSSION/ACTION ITEMS**

**Review of 2008 Projects –**

**Extending the Downtown Urban Renewal District –**

Ms. Richards recapped DURAC's role and responsibilities: to serve as an advisory committee for the Urban Renewal Plan and Downtown Action Plan. She highlighted the larger projects that DURAC has undertaken in the past year: the C-2 Zone amendments, which were adopted on November 14, 2008. The final product of which addressed the height issue, which received a good deal of public input.

The reroute gateway improvements were recommended by DURAC where Evergreen intersects the reroute, and also at the Highland/Glacier - reroute intersection. DURAC also recommended the gateway triangle redesign; the implementation will take place in mid spring and be completed by the end of summer.

The DURAC public art recommendation has not yet gone before the Urban Renewal Board. The 6<sup>th</sup> Street demonstration project is well underway in-house with final construction design. Centennial Park has been recommended by DURAC for approval; a public hearing will be held on December 15, 2008 at 7 PM, with anticipated construction to begin in April 2009. Mr. Lelack encouraged DURAC members to attend the public hearing. The business development services portion of the Action Plan was addressed, and DURAC made a recommendation to amend the plan.

This year, DURAC will need to address the public parking issues. Redevelopment opportunities were reviewed in order to look at strategic acquisition of properties to implement at some point in the future. The trail park is still on track with Commissioner Evans (future City Councilor) working with the Public Works Department.

The Downtown Action Plan is anticipated to expire in two years. In order to extend the plan, the decision will need to be reached whether to increase maximum indebtedness by bringing new projects into the plan or to extend the boundaries of the district. The intent of public urban renewal funds is to bring private investment into an area to increase property values, remove blighted conditions, and create jobs. Ms. Richards recapped the tax increment financing process.

The Downtown Urban Renewal Plan was first created in 1995 to implement the goals and the seven objectives of the Redmond Comprehensive Plan. The blighted conditions at the time of implementation were then reviewed via a map: deteriorated, vacant buildings, truck traffic, etc. Mr. Lelack also showed the current district boundaries.

The set of objectives in the plan need to relate to the comprehensive plan objectives: to maintain vitality, sufficient parking, productive use of land, opportunities for renewal, traffic and safety, etc. There were originally 12 projects proposed and two were added in the next year. A cost analysis was created at that time, in 1995, and then estimated out to account for inflation, which determined the maximum indebtedness.

Ms. Richards recapped the pros and cons of extending maximum indebtedness and what happens when a plan expires. A district's boundaries can be expanded by 20 percent. There are approximately 100 acres available to add to the boundary. Ms. Richards clarified that Evergreen School is not included in the current district boundary, and the school will be vacated by the school district in the next few years.

The visions of the 1995 plan were reviewed and a preliminary discussion took place to compare the visions based on the original conditions of the district to the accomplishments and future goals of the current DURAC. The statutes have evolved since the inception of the 1995 plan and the changes are more arduous.

Mr. Lelack and Ms. Richards gave examples of bonding for projects and the analysis needed to determine priority projects, the second priority of which was to address parking. Ms. Richards gave an example of properties that are on the market but the current fire flow in the area is not supported and

has inadequate capacity, which would be a suitable project for urban renewal funds. There was discussion about LIDs (Local Improvement Districts) and BIDs (Business Improvement Districts). Mr. Lelack suggested focusing on one community-based amenity, to respond to redevelopment opportunities, and to provide incentives for business recruitment.

The future work plan for DURAC is to discuss the goals, consider whether to bring in outside sources for an evaluation, and to review other cities going through the same process.

**LIASION COMMENTS** (None)

**CITIZEN COMMENTS**

Mr. Ladkin and others wished Mr. Lelack the best of luck in his future endeavors and thanked Mr. Lelack for everything that he has done for the City of Redmond in his position as Planning Director and Community Development Director.

Mr. Boothroyd gave an update on a recent project, Diego's in Downtown Redmond.

**STAFF COMMENTS**

Ms. Richards is arranging a meeting for the new DURAC members. She invited incumbent DURAC members to participate in any training sessions. There will be many training sessions available in the next few months because of the turnover in various City organizations and committees.

At the January 2009 meeting, DURAC will elect a new chair and vice chair.

**ADJOURN**

Chair Sellers adjourned the meeting at approximately 6:23 PM.

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

ATTEST:

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

\_\_\_\_\_  
Heather Richards, Interim Community Development  
Director/Principal Economic Planner



**DRAFT**

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**Meeting Minutes**  
Monday, February 9, 2009 5:00 PM  
**Redmond Fire Station Training Room**  
**341 Dogwood Avenue**

**ADVISORY MEMBERS PRESENT:** Chair Margie Dawson, Vice Chair Krista Beale, Marty McNamee, Craig Ladkin, Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater

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

**CITY STAFF PRESENT:** City Controller Luis Lopez, Interim City Manager Sharon Harris, City Engineer Mike Caccavano, Interim Community Development Director/Principal Economic Planner Heather Richards

**OTHERS PRESENT:** Eric Sande (Redmond Chamber of Commerce), Trish Pinkerton (Redmond Spokesman), Brad Smith (Paulina Springs Books)

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

**CALL TO ORDER/INTRODUCTIONS**

A quorum being present, Chair Dawson called the meeting to order at 5:00 PM.

**DURAC CONSENT AGENDA**

**Approval of Minutes –**

**Mr. Allman made a motion to approve the January 12, 2009 minutes as presented; (Unidentified Male Voice) seconded the motion. The motion passed unanimously.**

**STAFF COMMENTS**

The staff comments agenda item was moved up on the agenda because Mr. Lopez and Ms. Harris are present to answer questions.

Ms. Harris expressed support for the 6<sup>th</sup> Street Demonstration Project, which is scheduled for City Council consideration Tuesday, February 10, 2009 at 6:45 AM. DURAC members are encouraged to attend the meeting. Interim Community Development Director/Principal Economic Planner Heather Richards recapped the history of the 6<sup>th</sup> Street Demonstration Project process. The concerns that have been previously raised are parking, trees, and accessibility issues. Staff has been working with the Engineering Department creating financial scenarios, and Staff is ready to present to City Council. The time frame and start date are major concerns to create the least amount of impact to the downtown businesses. There was discussion about the length of time of construction and best guess was 60 days, although the City will work with the contractor to maintain business access to the fullest extent possible. It is difficult to determine the time frame because the scope of the project has not been determined. A public hearing will be held tentatively on March 24, 2009 in the evening with a goal date to begin construction in the fall. Ms. Harris said that the demonstration is on the City Council agenda in order to get more direction for staff.

There has been discussion with legal counsel about the different incentive offers to help businesses through the construction phase due to impact.

Mr. Smith offered comment about his impression of the impact: He would like to have construction start as soon as possible for reasons which include the economy. He expressed it is better to do construction while business is already reduced. Sixty-eight business owners have been polled and the majority would prefer construction to begin now, construction in the evening, and sidewalk integrity maintained during construction. There was discussion that construction costs might be less expensive now while the contractors are searching for work and competition for projects is greater.

## **DISCUSSION/ACTION ITEMS**

### **Redevelopment Tool Kit –**

**AND**

## **URBAN RENEWAL PLAN SPOTLIGHT**

### **Lake Oswego Redevelopment Agency –**

Ms. Richards gave a Power Point presentation combining both of the above agenda items.

There has been discussion about waiving SDCs for businesses downtown with a shopping center classification, requiring SDCs only for in-fill and buildings adding square footage. The fee-in-lieu-of-parking program was recapped, although the fee has not yet been established by DURAC for recommendation. Grant programs, buying down loan rates, interest rate buy downs, and forgiving debt have all been suggested. Public improvements are associated with large projects and may possibly be paid for with urban renewal funds.

The dynamics of the bond market have made it such that the City Hall project is not feasible at this time; the City is in a unique situation because there is an airport project that needs to be completed first. The airport bond market is very vulnerable right now. The 2006 plan required a focus on redevelopment. There is approximately \$9 million left in the urban renewal budget; the funding authority is in the property assistance program and redevelopment opportunities.

Lake Oswego's primary example to encourage investment and job creation was to do a lot of land assembly and acquisition with specific criteria, private and public partnerships, streetscape improvements, and public art. The model project included revamping 4 blocks of land, destructing all vacant buildings, with an RFP partnership wherein the City provided public parking, meeting certain design standards and high density residential with mixed use. Urban renewal paid for the sidewalk improvements. Ms. Richards showed photos of the farmers market, public parking signs, and art gallery. Lake Oswego invested in the pedestals with a rotating gallery, with the City purchasing one piece each year.

The City of Redmond has done an opportunity site analysis of properties that were positioned well for redevelopment because the land was not being utilized to its highest and best potential. A discussion ensued about properties that are currently for sale and possible development options, such as a theater or a civic center. Additionally, job creation in Redmond is a priority, which should include research and analyses to look at different opportunities such as housing, traffic, square footage of market demand, and industry options. Urban renewal should be invested with a defined expectation.

There was discussion about the money available for different projects, and Ms. Richards reviewed the internal cash flow analysis: 5<sup>th</sup> and 6<sup>th</sup> Street demonstration project and Centennial Park projects are all covered with adequate funds.

**Ms. Beale made a motion to form a committee to explore redevelopment opportunities; Ms. McNamee seconded the motion. The motion passed unanimously.**

**Centennial Park Downtown Urban Renewal Plan Amendment –**

Centennial Park is proposed at \$2.2 million construction cost, including festival street projects. The total project cost is \$3.5 million. It is proposed to go out to bid on March 13, 2009. The Downtown Urban Renewal fund needs to be amended in order to fund the project. Staff is recommending forming a separate project budget line item, allowing the plaza project to continue as is. The money is available but the funding authority is not in the plan at this time in order to award the project after it goes out to bid.

The project has gone out to site and design review which has been approved and the construction cost estimate has been approved by the City Council. The main features are a water feature for an activity generator, hardscape for revitalization opportunities such as a farmers market and vendor area, and public restrooms. As a comparison, each restroom stall is cost estimated at \$120,000. The electricity will be appropriate to support outdoor space heaters and other electrical needs. Ms. Richards recapped the urban renewal cash flow analysis.

**Mr. Ladkin made a motion that DURAC recommend to the Urban Renewal Agency to proceed with the Centennial Park project for \$3.5 million and add it to the Urban Renewal Plan; Mr. Allman seconded the motion. The motion passed unanimously.**

**LIASION COMMENTS** (None)

**CITIZEN COMMENTS**

Mr. Smith offered comment about smaller projects being more localized. Mr. Smith agreed to serve on the committee to explore redevelopment opportunities.

**ADJOURN**

Chair Dawson adjourned the meeting at approximately 6:44 PM.

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

ATTEST:

\_\_\_\_\_  
Margie Dawson, Chair

\_\_\_\_\_  
Heather Richards, Interim Community Development Director/Principal Economic Planner