



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Redmond Fire Station, 341 Dogwood Avenue

Monday, December 14, 2009

5:00 – 6:30 PM

Agenda

		MEETING OBJECTIVES	
		<ul style="list-style-type: none"> • Centennial Park • Redevelopment Opportunities • Public Parking 	
DURAC MEMBERS		TIME	ITEM
Margie Sellers Chair		5:00 PM	CALL TO ORDER / INTRODUCTIONS
Krista Beale Vice-Chair			DISCUSSION / ACTION ITEMS
Tory Allman		5:05 PM	A. September 14, 2009 Meeting Minutes (<i>Exhibit A</i>) <i>Action Required: Approval</i>
Steven Boothroyd		5:10 PM	B. Centennial Park <ol style="list-style-type: none"> 1. Parking Lot Makeover 2. Courtyard Addition 3. Public Art / Time Capsule 4. Concession / Vendor Space
Craig Ladkin			
Marty McNamee		5:45 PM	C. Redevelopment Opportunities <ol style="list-style-type: none"> 1. 7th Street Property 2. DURD Extension
Carol Nelson		6:05 PM	LIAISON COMMENTS
Ken Streater		6:10 PM	CITIZEN COMMENTS
Rachel Winkler		6:15 PM	STAFF COMMENTS <ol style="list-style-type: none"> 1. URA Intern - Cooper Whitman 2. Year of the Volunteer 3. New Appointments / Reappointments 4. Gateway Triangle Project
		6:30 PM	ADJOURN

*Please note that these documents are also available on the City's website 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



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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, September 14, 2009 5:00 PM

Redmond Fire Station Training Room, 341 Dogwood Avenue

ADVISORY MEMBERS PRESENT: Chair Margie Dawson; Carol Nelson; Ken Streater; Craig Ladkin; Steven Boothroyd; Marty McNamee

CITY STAFF PRESENT: Interim Community Development Director Heather Richards; Public Works Director Chris Doty

CITY COUNCIL LIASION: Camden King

OTHERS PRESENT: Brad Smith; 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 Dawson called the meeting to order at 5:05 PM.

DISCUSSION/ACTION ITEMS

Downtown Streetscape Specifications Discussion

Interim Community Development Director Heather Richards distributed reference material on streetscape specifications and asked for DURAC's input: a map that shows existing conditions, a project list from the Downtown Urban Renewal Plan, and a cash flow analysis. A discussion was held at the last DURAC meeting and the material is being provided for decision-making purposes on streetscape specifications.

There is a light specified in the downtown specifications blue book. The sidewalk specifications come from a spec book created in 2003. The program has since changed because the pavers do not stand up to the traffic at the curb cuts. The new 5th Street and 6th Street design product is a better methodology in sidewalk design.

Ms. Richard's recapped the existing conditions for street lights that the Urban Renewal Agency has funded in the past. In 2002 there was a Downtown design plan which set out goals for the core area and was adopted by the Urban Renewal Agency as a guiding document. There was a lot of focus on 9th Street and Deschutes Avenue serving as a corridor to the dry canyon. Specifications were developed at that time; Ms. Richards provided those specifications for review. There was a 10-foot hard scape with trees and decorative lamps installed. From Black Butte north to the northern Y, 5 feet was called out as hard scape and 5 feet as landscaping.

In 2006 the same process was looked at through the use of a consultant. The connections to the reroute required additional improvement recommendations.

None of the specifications have been adopted yet. There is an opportunity to again revise and plan out better.

Ms. Richards handed out the Boise, Idaho street standards, which is a guiding document that is used in that area for different specifications, i.e. decorative street lighting and how they will be funded, details on sidewalks, and details on curb bulb outs. There is also an opportunity to look at improvements for sidewalk furnishings.

There was discussion about the overlay district and where improvements should focus (north/south and east/west) and how to fund any improvements, whether through urban renewal or through developers as properties develop. There was discussion about the description of "developer" as far as whether that is through ground-up projects or remodeling projects. A developer would be asked to redesign the sidewalk if developing on site. There was discussion about a landscape strip and whether to have developers install pavers since landscaping has maintenance costs and pavers can be easily removed to install conduit, etc.

There was a question about whether 5th Street and 6th Street are intended to be "like" developments.

Ms. Richards and Public Works Director Chris Doty commented that it would be difficult to piecemeal the lighting installation because of the various circuits that are required. There was discussion about the importance of pre-planning for items of this nature because that has not been done in the past and there are added costs when retrofitting for development. There was discussion about "cobra heads" lighting.

Mr. Doty led a discussion about storm water management in the event of excessive amounts of hard scape.

There was discussion about midblock pedestrian crossings if the streets become more pedestrian oriented. There was discussion about creating a downtown core that is proportionate to the size of the town.

There was discussion about the City Hall building improvements. There is a conceptual plan that City Hall is working on for the matching façade improvement plan.

Public Parking Lot Improvements

Ms. Richards led a discussion about the two public parking lots that are underused and also noncompliant in the improvements required. There is money set aside for public parking, and the question is whether the money in reserves for public parking would be better used for current public parking improvements. At this time, the landscaping consists of railroad ties and storm water is draining into the parking lot. There was a discussion about the comparison of private and public parking lots. It was decided that City Staff will formulate a cost estimate to present to DURAC with regard to public parking improvements.

Downtown Signage RFP

There was discussion about a "Welcome to Redmond" sign, way findings, and parking signs. The welcome signs are designated to be landscaped with spotlighting. The City is now using the renewed Hub logo. There is an opportunity to place a kiosk in the new Centennial Park for way finding. Ms. Richards suggested sending out an RFP to the sign companies to propose what the cost would be for sign design. Ms. Richards shared information on public parking signs in comparison to Lake Oswego's signs, standard signs, and lit signs. There was discussion about sign posts.

There are two Welcome to Redmond sign opportunity sites. The Evergreen entryway will be closed with the new improvement project.

There are rough cost estimates of \$40,000 for all the signs. A photo of the arch and the new Hub logo will be used in the RFP. Street signage might be included in the RFP in order to get a unit cost.

Façade Renovation/Rehabilitation Update

Ms. Richards gave an update on the façade renovation program. There are currently 12 projects pending and another three that have been approved. Projects have been stimulated to get moving and are stimulating larger projects.

There are currently several different programs available for business owners: free design assistance, the matching grant program, and up to \$4000 available with a 10 percent match. Other businesses are inquiring whether the façade renovation options would be expanded to include businesses outside the core area. There is approximately \$220,000 remaining in the property assistance program fund.

There was discussion about extending the eligibility area for the programs outside of the Downtown core. There was discussion about an immediate targeted façade beautification program that comes along after the road improvement projects, including the side streets, and then opening up the program to the whole district on a first come/first served basis.

Mr. Ladkin made a motion to recommend to the City Council that the façade improvement program be extended from 6th Street to Cascade to Glacier to also include 7th Street and 8th Street, encouraging applications in the next two to three months, and then opening up the option to the whole district; Mr. Streater seconded the motion. The motion passed unanimously.

URBAN RENEWAL PLAN SPOTLIGHT – Tualatin Central Urban Renewal Plan

Ms. Richards provided reference material for the Tualatin Central Urban Renewal Plan. She would recommend using it as a mirror in DURAC moving forward. In Tualatin, there was an existing downtown plan but through the process, it was decided to continue the district out longer to accomplish more projects. Tualatin developed a highest and best scenario for properties. There is also a value to budgeting out for five years the incremental revenue that was to be received. Tualatin city staff did much of the work; a consultant was used for the bonding analysis.

Conversations will begin in January 2010 on extension options because the cash flow analysis shows that in order to maximize funds for projects, it would take approximately two years of discussion.

LIAISON COMMENTS (None)

CITIZEN COMMENTS

Mr. Smith commented on the streetscape design and façade renovation program. He felt that historically there has not been development in an east to west fashion. He would encourage supporting development options from the "Y" to "Y," north and south.

STAFF COMMENTS

Centennial Park Bricks

Ms. Richards shared that phone calls have been received at the City about the option of selling bricks for the hard scape planned in the new Centennial Park. The Centennial Committee referred the idea to DURAC. There is a program management issue and a financial analysis that would be required. The bricks would be installed in the spring. There was discussion about any funds being received going back into a project for the park. City Staff is limited at this time. There was discussion about service organizations or the Chamber of Commerce handling the project. There was discussion about setting parameters and estimated cost versus profit. Ms. Richards will engage the Chamber to get feedback.

ADJOURN

Chair Dawson adjourned the meeting at approximately 6:54 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