



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
Redmond City Hall, 411 SW 9th Street, Room 207
Tuesday, December 9, 2019 / 5:00 – 7:00 PM

Agenda

	TIME	ITEM
Donald Crouch, Chair 2021	5:00 PM	CALL TO ORDER / INTRODUCTIONS
Kathryn Osborne, Vice-Chair 2021	5:05 PM	I. APPROVAL OF MINUTES a. n/a
Jen Barcus 2022	5:10 PM	II. ACTION ITEMS a. None
Neal Cross 2020	6:20 PM	III. DISCUSSION ITEMS a. South Highway 97 Urban Renewal Feasibility Study (Liz/Neal/Meghan) b. Evergreen & 4 th Parking Lot Development Update (Meghan) c. Former City Hall Status (Meghan/Chuck) d. Project Updates-Hotel, Medical Building, Midtown Place (Chuck)
Edwin Danielson 2020	6:45 PM	CITIZEN COMMENTS
Liz Goodrich 2022	6:50 PM	STAFF COMMENTS
Cherree Perrine 2020	6:55 PM	DURAC COMMENTS
Vacant 2022	7:00 PM	ADJOURN – Next DURAC Meeting – Monday, January 13, 2020
Vacant 2022		
Olivia Duff, Youth Ex Officio		

*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, and DURAC (under the Urban Renewal box at the bottom). You may also request a copy at City Hall from Chuck Arnold 541-923-7761
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https://www.bendbulletin.com/localstate/redmond/affordable-housing-to-be-built-near-downtown-redmond/article_b83e00f0-153a-11ea-ac11-8fe6347745c2.html

FEATURED

Affordable housing to be built near downtown Redmond

By JACKSON HOGAN The Bulletin Dec 2, 2019 Updated 12 hrs ago



A rendering of the Midtown Place apartments, expected to open near downtown Redmond in 2021.
(Submitted photo)

A 47-unit affordable apartment complex intended for working-class families will break ground next summer just north of downtown Redmond.

Local public housing authority Housing Works is building the complex, named Midtown Place. It will be built on a patch of vacant land at the intersection of NW Fifth Street and NW Greenwood Avenue, right next to a Grocery Outlet store.

The vast majority of Midtown Place's 47 units will be two-bedroom apartments, according to Redmond city staff. Two units will be one-bedroom apartments, and four units will have three bedrooms. The building will be two stories tall and have green space with a playground on its premises.

David Brandt, executive director of Housing Works, told the Redmond Urban Renewal Agency Board at its meeting last week that the apartments are meant for families who earn about 60% of Redmond's median income.

Monthly rent at Midtown Place will be between \$900 and \$1,000, Brandt said. The apartments will cater to people with working-class jobs like bank tellers, restaurant servers and retail workers, some of whom work downtown, he said.

Brandt said affordable housing is badly needed in Redmond, where 59% of Redmond's renter households spend more than 30% of their income on rent, and two-bedroom apartment prices have nearly doubled since 2003.

Brandt also said that Midtown Place's walkable distance from downtown Redmond will help encourage those families to spend money in that area, which could boost the local economy. And because the families will spend less money on rent, they'll have more money to spend at local businesses, he added.

"It allows people to have access to downtown," Brandt said Monday. "People go out to eat, they access the stores more easily, they don't have to drive there."

Brandt said each apartment unit will have two parking spaces.

Chuck Arnold is the manager of Redmond's urban renewal program, which is tasked with reinvigorating Redmond's downtown. He said adding affordable housing in Redmond's center was a necessity, both for creating more homes and boosting downtown business.

"This will result in feet on the street, to help revitalize our downtown," he said.

Brandt said Midtown Place will try to have an urban feel, like a smaller-scale version of Housing Works' Putnam Pointe apartments in downtown Bend.

Last week, the Redmond Urban Renewal Agency Board — which is made up of the same members as the Redmond City Council — unanimously agreed to give Housing Works a \$2.97 million loan to help pay for Midtown Place’s construction.

Brandt said the rest of the project’s funding will come from state and federal tax credit programs, as well as money from the housing authority and other funding sources.

At last week’s meeting, multiple board members applauded Housing Works for building more affordable housing in Redmond.

“I really look forward to this being built, and what it’s going to help with some of the needs here. Every little bit helps,” board member Joe Centanni said.

“It certainly satisfies a need,” added Mayor George Endicott.

Brandt said construction on Midtown Place will likely start in June or July of 2020. Housing Works expects to welcome new tenants to the apartments by 2021.

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Jackson Hogan

Reporter

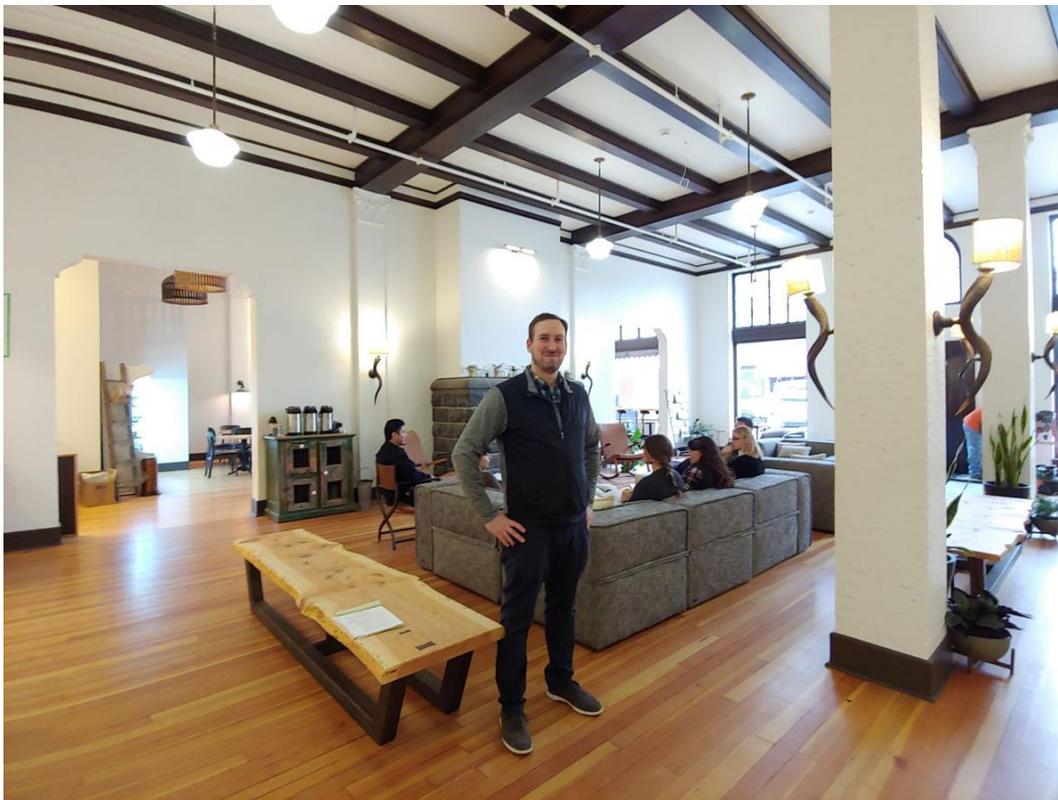
https://www.redmondspokesman.com/news/renovated-downtown-redmond-hotel-ready-for-debut/article_088f449e-12d7-11ea-8492-976740ecd236.html

FEATURED

Renovated downtown: Redmond hotel ready for debut

By Geoff Folsom Redmond Spokesman Dec 4, 2019 Updated 5 hrs ago

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Tobias Colvin, general manager of the SCP Redmond hotel, stands in the hotel's renovated lobby. As part of the \$7 million renovations, a vestibule within the lobby was removed to open up the space.

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Geoff Folsom/Spokesman

While some of the 49 guest rooms at the SCP Redmond were still being set up less than two weeks before the scheduled opening, this one was on display. The rooms feature original hardwood floors and windows.

After years of planning and millions of dollars in both private and public money, what was once the New Redmond Hotel is reopening Friday under a new name.

The renovated SCP Redmond includes 49 rooms and is four stories high, including the top level, which is made up of a rooftop bar with its own garden. The building looks vastly different than it did just over a year ago, before the renovation of its lower floor and rooms began.

The new name reflects San Juan Capistrano, California-based owner Soul Community Planet, a subsidiary of Alpha Wave Investors LLC, a private equity firm. The company has one other SCP-branded hotel, in Colorado Springs, and co-owns the Depoe Bay Inn and Salishan Resort on the Oregon Coast.

“We’re honoring the past, yet we’re trying to move forward with the new hotel, which is SCP Redmond,” Tobias Colvin, general manager of the Redmond hotel, said of the name. “We branded it SCP Redmond, not Redmond Hotel, because it’s a lot more than a hotel.”

The project was a delicate balance between creating a modern space, while working with commissions to maintain the neo-Georgian architecture, making sure the hotel stayed on historic registries. Showing off the hotel on a tour last week, Colvin said they were able to do that.

The Soul Community Planet name reflects the company’s commitment to personal wellness, social good and the environment, with 5% of profits going to charity, Colvin said. One example of the environmental commitment is that SCP donates money to plant a tree for each guest who stays.

“In the long run, we want to be a profitable company, so we can go on for years and years and years, but the profits aren’t the most important thing,” he said.

Guests will enter the building, which opened in 1928 and has been closed since 2004, into an open lobby. A large stone fireplace is still there, but gone are walls of a vestibule within the lobby. Instead, cozy seating surrounds the fireplace.

“We wanted to give it a more open feeling, so people could wander and go through the area,” Colvin said.

The fireplace is double-sided, with the other half opening to the Provisions Market, which sells coffee and other drinks, along with locally-sourced food items. It is open to the public and can be staffed 24 hours a day. The coffee stand partners with Bend's Back Porch Coffee Roasters.

"There are a lot of things you can get from China or across the country that are easy and cheap," Colvin said. "But, to get them locally, it might be a little more expensive, but it's the right thing to do."

Also downstairs is a coworking space, where people who work remotely can set up shop and also use a conference room for an additional fee. Light music will be played in the space.

"We don't want to distract you from your work, but we want to give you some ambiance," Colvin said.

The membership fee, which starts at \$100 a month, gives coworkers access to the hotel's studio, with exercise equipment including Peloton stationary bikes. The studio has relaxing features like upright hammocks and planters designed in the shape of the Three Sisters (the real ones are visible from the rooftop on a clear day). Colvin said the room can be used for TED Talk-type speeches, as well as community events.

The rooms

The hotel, located at 521 SW Sixth St., is having a \$125-per-night special on room rates for December and January. That is for all rooms, including larger suites and its 14 Peaceful rooms. After the initial special, some room rates will increase to up to \$179 per night, according to the hotel's website.

The Peaceful rooms, which will cost more than standard rooms once the special ends, are in their own wings of the two guest room floors. The Peaceful rooms eschew typical hotel distractions like televisions, radios and clocks but include their own yoga mat, meditation pillow, sound machine and essential oils and calming teas.

The guest rooms are primarily white, to show a clean look, Colvin said. They feature the original windows, looking out over downtown, and hardwood floors. The number of rooms was reduced from 70 to 49, and five types of rooms, down from the original 17.

A draw to downtown

The rooftop bar, overlooking downtown and the Cascades, opened in August but closed to prepare for the hotel opening in recent weeks. But Colvin said the rooftop will be a year-round destination, with fire pits and herbs and vegetables growing. Along with cocktails, Colvin said it also serves special non-alcoholic drinks.

“Someone who doesn’t want to drink can sit with their friends and not feel the pressure,” he said.

Food in the rooftop bar is mostly tapas and small plates, inviting guests to go for larger dinners at other downtown eateries.

The hotel will have around 20 employees to start and expand that to between 30 and 35 people by the summer busy season, Colvin said. But even though summer is its big time of year now, the hotel welcomes skiers.

“We think our brand speaks to the skiing culture,” Colvin said. “People want a place they can relax and work out and come have a drink after they ski.”

The project has been at least seven years in the making. According to Bulletin archives, the city of Redmond’s urban renewal agency helped pay for about half of SCP Redmond’s \$7 million cost. After the city initially agreed to loan \$670,000, that was increased to \$2.75 million once developers got inside and realized the scope of the project. The agreement includes a stipulation that the building remain a hotel for 30 years.

The urban renewal agency also provided another \$830,000 in a low-interest loan.

“It really was a partnership between us and the city,” Colvin said.

Had they not gotten more assistance from the city, developers could have scaled back the project to include only the rooftop bar and coworking space, according to archives.

The hotel looks to serve as a catalyst for downtown, Colvin said.

“I think there are a lot of people out there who don’t know about Sixth Street, and what you can do if you give people an option for a date night that’s close by, without having to go to Bend or Sisters,” he said. “It will take off.”

Redmond Mayor George Endicott said he’s already heard from one business that was looking at leaving downtown, but rethought that with the opening of the hotel.

“It’s an anchor facility,” he said. “You get people staying downtown. They are going to shop downtown and go to restaurants.”

Like with many historic hotels, longstanding rumors claim the hotel was haunted. Some have suggested it could be haunted by ghosts of when the original Redmond Hotel burned down in 1927, except for one problem — no one died in that blaze.

Colvin said many have worked late nights since the renovations began, and no one has reported seeing any ghosts.

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If You Go

To reserve a room at the SCP Redmond, call 541-615-8001 or visit scphotel.com/redmond

