



**REDMOND URBAN RENEWAL AGENCY**  
**CITY OF REDMOND**  
Community Development Department

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**MINUTES**  
**July 11, 2016**

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

**Advisory Members Present:** Chair Donald Crouch, Vice-Chair Edwin Danielson, Sam Blackwell, Paul Hansen, Tom Kemper, Trish Pinkerton, Gib Stephens (*absent: Brad Smith; 1 vacancy*)

**Youth Ex Officio:** David Purkey

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Program Assistant*; Keith Witcosky, *City Manager*; Bruce Warner, *Warner Group LLC (Community Development Department advisor)*; Cameron Prow, *TYPE-Write II*

**Visitor:** Tony Allman, *Council Liaison*

**Media:** None

*(The 3 digits after a motion title show the number of members voting in favor/opposed/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Chair Crouch called the regular session to order at 5:02 p.m. with a quorum of members (7 of 8) present.

Mr. Arnold welcomed Mr. Rayburn (urban renewal programs, code enforcement, other Community Development Department areas as needed) and thanked Mr. Warner for his willingness to assist the Community Development Department during the transition to a new director.

**III. ACTION ITEMS**

A. Evergreen and 9<sup>th</sup> Street Parking

Mr. Arnold requested removal of this item from the agenda. He summarized the background of this project to add diagonal parking on 9<sup>th</sup> Street to maximize work done on the new City Hall. Due to the need for site acquisition and other considerations, staff have recommended waiting until there is a more thorough discussion about Centennial Park Phase 2.

**I. EXECUTIVE SESSION**

Chair Crouch read aloud the following statement: Oregon Law permits public bodies to meet in executive session to discuss specific matters which are not open to the public. Final actions or decisions on these matters will be made during regular session. Under the provisions of the Oregon Public Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

Chair Crouch closed the regular session and opened the executive session at 5:05 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 5:48 p.m.

**II. MOTIONS AS A RESULT OF EXECUTIVE SESSION**

None.

### III. ACTION ITEMS

#### B. Grant Property Acquisition

Mr. Arnold presented his staff report and outlined the background and review process. The proposed acquisition has been part of the urban renewal plan since adoption of the 12<sup>th</sup> Amendment (2011) and was identified as a key opportunity site in the Redmond Midtown Plan (2015). The two properties proposed for purchase at \$675,000 contain crucial attributes in the plan: availability, access, size, infrastructure, public realm, and adjacent uses. The urban renewal board will consider the proposed purchase at its meeting on July 12, 2016.

Committee concerns included the size, cost per square foot, and purchase prices considered.

**Motion 1** (7/0/0): Mr. Kemper moved to recommend the Urban Renewal Board approve the purchase of two properties (151309DA00501 and 151309DA00201) at 736 NW 5th Street, also known as the Grant Property, for the amount of \$675,000. Mr. Hansen seconded the motion which passed unanimously.

Mr. Arnold requested a DURAC member attend the next meeting of the Redmond Urban Renewal Board on July 12, 2016, 5:30 p.m. Staff will present a 16<sup>th</sup> Amendment to the Redmond Urban Renewal Plan to include the Grant property. Chair Crouch and Mr. Hansen volunteered to represent DURAC interests.

### IV. APPROVAL OF MINUTES

None. Ms. Prow said the minutes would be caught up by the August 2016 meeting.

### V. DISCUSSION ITEMS

#### A. Professional Business Medical District Update

Mr. Arnold said the property owners group has been meeting and discussing elements needed to move projects forward.

Mr. Blackwell summarized recent discussions. The Larch streetscape improvements have been postponed for a year due to leadership changes within St. Charles Medical Center, the anchor property owner in the district. St. Charles' current vision for Redmond is to improve existing services (primary care, general surgery) of a good community hospital that will also serve as a hub for the Madras and Prineville hospitals. St. Charles is currently back to its first proposal to develop the park and donate it to the City but wants the other property owners to share in the cost. The rest of the property owners are feeling frustrated by the lack of progress after 3½ years. Phases 1 and 2 were designed at the same time, so the project can move forward when funding becomes available.

#### B. Wayfinding Update

Mr. Arnold presented a staff memo, outlining progress and a project timeline, which included a map, list of proposed sign locations, and possible sign colors. Preliminary costs are estimated at \$35,000 and more research is needed on additional costs including contractor overhead, fees, profit, mobilization, etc. The City is working to identify funding sources, such as a Travel Oregon grant and community partnerships (Redmond Chamber of Commerce, Redmond Urban Renewal Agency, Central Oregon Visitors Association). Many of the signs will be mounted on existing poles; however, detailed site plans for new poles must still be developed. This project is tentatively scheduled to go out to bid in late summer 2016.

#### C. New Business and Property Ownership

In response to DURAC's request at the June meeting, Mr. Arnold presented a summary of recent activity, including photos, in the Downtown Urban Renewal District: **New Business:** Relief Pitcher Bar & Grill (old Underdogs), 445 SW 6<sup>th</sup> Street. **Property Transaction:**

Checkers Pub property at 329 SW 6<sup>th</sup> Street purchased by Bend resident Bill Pon; business owner remains the same. **Property Improvements:** Blackwell Development, 326 SW 7<sup>th</sup> Street (purchased/moved structure from SW 9<sup>th</sup> Street, freeing old site to become part of Centennial Park Phase 2); Mike Fahlgren, 526 NW Greenwood Avenue (Baxter Auto Parts); DeAlicante, 426 NW 6<sup>th</sup> Street; and Centwise, 498 SW 6<sup>th</sup> Street.

Committee members requested including business closures in the next report and status reports on the following properties outside the urban renewal boundary (staff responses appear in parentheses):

- JoyCo (business closing in July 2016).
- New development behind Comfort Suites (new storage facility).
- New residential development behind Lowe's (48 units of low-income housing).
- New transit hub on Kalama Avenue behind Fred Meyer (in the Connect Oregon VI grant cycle; the City is awaiting final approval from the Oregon Transportation Commission, which is expected in July/August 2016. DURAC might want to request an update from Central Oregon Intergovernmental Council).
- Corner of Highways 97/26 (City's flag monument project – see Agenda Item V.D below).

D. Flag Monument Update

Mr. Arnold said some urban renewal dollars had been dedicated to this project. Steve Wilson, Public Works, is the project manager.

Mr. Witcosky said a schematic image of what will happen at the junction of Highways 97 and 26 would be displayed. He suggested getting Public Works to provide an update on the Homestead Trail, which connects to this project.

## **STAFF COMMENTS**

Redmond Street Festival: Mr. Arnold said there was never a safety issue but concerns have been raised about which streets were supposed to be closed. It is possible private citizens were moving barricades. He, Jackie Abslag (City permit staff), someone from Public Works, and Mr. Rayburn will attend the Redmond Downtown Association meeting on July 13, 2016, to determine what happened.

Cook Crossing: Mr. Arnold said work had started to build 48 units of senior rental housing. The SDC (system development charges) buy-down program has been fully executed.

Centennial Park Phase 2: Mr. Arnold said Mr. Rayburn will help lead this project. Mr. Rayburn summarized his activities since starting work last week which included a tour of the downtown core. His first tasks with this project will be to assure assessments/studies done in Phase 1 included Phase 2 and to initiate a public outreach program to determine what the community wants. He requested the name of the DURAC member working on the carousel project. Mr. Arnold said a conceptual drawing was included in the 12<sup>th</sup> Amendment to the Redmond Urban Renewal Plan. Ms. Pinkerton suggested talking with Lara Chen. Ms. Prow suggested checking with the chair or vice-chair of RCAPP (Redmond Committee for Art in Public Places). Mr. Rayburn said a project update would be provided at future meetings. DURAC concerns included the possible footprint of the extended park. Mr. Blackwell said the blue building would be moving in August to the corner of 11<sup>th</sup> Street/Evergreen Avenue. The current location of that building should be available to the Urban Renewal Agency by September 2016. DURAC members interested in joining the Centennial Park Phase 2 Subcommittee were directed to contact Mr. Arnold or Mr. Rayburn. Mr. Blackwell volunteered.

Grant property redevelopment: Mr. Arnold shared an article in The Bulletin ("City eyes land to connect downtown, medical district," Sunday, July 10, 2016). The Housing Subcommittee will be reactivated to draft a Request for Proposals (RFP) as soon as the Urban Renewal Agency acquires site control.

