



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, September 10, 2012

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

Advisory Members: Chair Steven Boothroyd, Brad Smith, Donald Crouch, Ginny McPherson, Heidi Hylkema, Robert Gomes (absent: *Carol Nelson, Ken Streater*, 1 position vacant)

City Staff: Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Cameron Prow, TYPE-*Write II*

Visitors: Tory Allman, *City Councilor*; Trish Pinkerton, *Redmond Spokesman*

(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting. The three digits after the motion title show the number of members voting in favor/against/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Boothroyd called the meeting to order at 5:03 p.m. with a quorum present. Ms. Hylkema arrived at 5:04 p.m.

DISCUSSION AND ACTION ITEMS

A. Discussion/Updates

2. Downtown Circulation Study

Mr. Williams reported that the urban renewal plan set aside \$135,000 for a downtown circulation study and \$5 million for improvements. He outlined (PowerPoint) staff concerns, study goals, process, and timeline. Since implementation of the one-way 5th Street/6th Street couplet in 1950, major transportation projects have included the east/west couplet (Highland and Glacier Avenues) in 2005, Transportation System Plan (TSP) update in 2008, and Highway 97 bypass in 2009. The City plans to issue a Request for Proposals (RFP) in October 2012, select a consultant by year's end, and complete the study by summer 2013. The consultant will be expected to balance economic development and traffic engineering goals and to recommend ways to address competing priorities (throughput vs. destination trips). Included in the study will be how traffic moves between the US Highway 97 bypass and downtown, transition between Highway 126 and the 5th/6th couplet, Larch Avenue on/off access, converting the 5th/6th couplet to two-way traffic, changing the TSP-specified Central Area interchange from Evergreen Avenue to Hemlock Avenue, and bicycle and pedestrian circulation and connections.

Ms. Richards said Community Development will discuss the points raised in tonight's discussion with Public Works and the Oregon Department of Transportation before issuing the RFP.

DURAC discussion covered *impact of the US 97 bypass, downtown mobility, cyclist and pedestrian safety, connecting downtown bike paths with those in the Professional Business Medical District, consultant presentation to DURAC, center turn lanes, 5th/6th couplet function (business visibility, pedestrian safety, traffic speeds, block lengths, parking, streetlight design), hospital and fire access, and compatibility with other plans.* DURAC members agreed **by consensus** that they wanted to review the draft RFP.

Councilor Allman recommended specifying deliverables in the RFP.

1. Wayfinding Project

Ms. Richards presented color illustrations of the final designs proposed by the consultant in response to DURAC feedback. Open sign designs are needed in some areas to comply with corner visibility standards. The City's decision to partner with the high schools (assistance with engineering design and metal fabrication) cut the price in half, making it possible to fund two long planter-box retaining walls as gateway elements on the north side of Glacier Avenue and south side of Highland Avenue. Discussion is continuing about the pros and cons of vinyl versus metal lettering and the master sign location plan. She discussed fonts, common elements, service club logos, and LED lighting. The stone sign at the Eastern Y will be installed the last week of September 2012. Wayfinding signs will be installed, directing visitors to City Hall, Centennial Park, Redmond Public Library, Visitors Center, and Downtown. The parking design will be used for both on-street parking and directional signs to the parking lots.

DURAC members generally agreed that the Art Deco look will make a statement and recommended that these design elements be carried through to future City signs.

3. Property Assistance Program

Mr. Williams said that the original intent of this program was to help restore properties in the downtown core to their original condition, particularly historic properties (1920s-1940s). This program was later expanded to the entire urban renewal district to enhance the aesthetic appeal of downtown properties. He summarized requirements for and community acceptance of the Façade Improvement Grant Program, Small Projects Improvement Grant Program, Pole Sign Removal Project, and Property Rehabilitation Loan Program. Since 2006, the City has done 87 projects (about 110 storefronts), granted \$522,000, and lent another \$117,000. Value of the improvements totals \$1.6 million. He presented (PowerPoint) before-and-after photos of façade improvements (the most popular program) as well as those of projects currently underway. The Design Review Committee (Ms. Hylkema; Kristy Cross, *One Street Down Café*; Brent Grefel, *Dana Signs*) provides up to 15 hours of professional design assistance to property owners. Color palettes, adopted in 2011, have dramatically reduced the time required for each project.

DURAC members asked questions to clarify their understanding of the Property Assistance Program and expressed concern about *natural character of buildings vs. a unified look*.

Ms. Richards said that the City isn't trying to establish a theme but there are a lot of Art Deco buildings in the downtown area.

LIAISON COMMENTS

In response to Councilor Allman's request for a status report, Ms. Richards said that the Eastern Y sculpture is expected to be installed by September 24, 2012, with the Passport for the Arts event scheduled for September 29.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams reported that the Farmers Market will be running for a couple more weeks. Produce from *Rainshadow Organics* and meat from *D&D Ranch* are available after 4 p.m.

DURAC COMMENTS

Chair Boothroyd requested a status report on the vacant lot across from the Fred Meyer gas station. Mr. Williams said that property was part of the US 97 bypass beautification program. He will research and report on this at the next meeting.

Mr. Smith reported receiving a lot of positive comments this summer from visitors about the improvements downtown, which means the improvements are having the desired impact.

ADJOURN

With no further business, Chair Boothroyd/Vice Chair Streater adjourned the meeting at 18:02 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this
8th day of October, 2012.

ATTEST:

/s/ Steven Boothroyd
Steven Boothroyd, Chair

/s/ Heather Richards
Heather Richards, Community Development Director