



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue

Redmond, OR 97756-2242

Phone **541-923-7721**

Fax **541-548-0706**

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, May 9, 2011

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

ADVISORY MEMBERS PRESENT: Chair Tory Allman, Krista Beale, Carol Nelson, Susan Nobles, Brad Smith, Will Van Vactor, Rachel Winkler (absent: Steven Boothroyd and Ken Streater)

CITY STAFF PRESENT: Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Mike Caccavano, *City Engineer*; Cameron Prow, TYPE-*Write II*

CITY COUNCIL LIAISON: Margie Dawson

OTHERS PRESENT: Jim Landon, *BLRB/GGL Architects*; 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 Allman called the meeting to order at 5:02 p.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Discussion/Update

2. Property Assistance Program – Color Palette

Mr. Williams said the City engaged BLRB/GGL Architects to help develop a color palette for use with the Property Assistance Program. The color palettes presented tonight were developed following an inventory of existing architectural styles and colors in the downtown area.

Mr. Landon said that the 35 palettes (4 colors per palette) were designed to fit a variety of architectural styles and to honor historic colors. National franchise colors, such as the red-and-white branding schemes used by Dairy Queen and Les Schwab, are unlikely to change. It was his understanding that applicants making selections outside the color palettes would have to get approval from DURAC.

DURAC members thanked Mr. Landon for his presentation and generally agreed that the building style dictates the color scheme. Suggestions included *using brighter colors, avoiding jarring color mixes, and expanding the green palette.*

Ms. Beale and Ms. Nobles volunteered to review the revised color palettes on DURAC's behalf.

1. 6th Street Phase II Construction Project – Design

Mr. Caccavano said the City hired Hickman Williams a couple years ago to redesign 5th and 6th Streets and is continuing to use their services. Funding for the 6th Street demonstration project

comes from the Jobs & Transportation Act, so the Oregon Department of Transportation (ODOT) is managing the bidding process. The first draft of plans is due next week which will be a little ahead of schedule. Project elements will include concrete streets, covered parking, and red crosswalks. Mid-block crosswalks will not be used due to conflicts with driveways. The section between Antler Avenue and Jackpine Avenue will look like the new part of 5th Street including curb extensions at corners and street trees. Pavement and sidewalks will be replaced and a new storm sewer line will be installed. The signal replacement project, originally scheduled for fall 2011, has been postponed in order to comply with ODOT right-of-way requirements, which means pavement will only have to be torn up once. Construction is expected to start in spring 2012 and to follow the 5th Street example of keeping one travel lane open at all times. Saving existing street trees and corner planters will be attempted but may not be possible. Corners must be ADA (Americans with Disabilities Act)-compatible. Corner wastebaskets, benches, and ornamental streetlights, and ornamental traffic signals will be included in the design, but construction will depend on the budget. The City will invite all property owners and business owners to a public meeting as soon as draft plans are available. He invited DURAC members to e-mail additional comments to him.

DURAC concerns included *pedestrian safety and connectivity to support viable business between 5th and 7th Streets, adding crosswalk warning signs, maintaining the red crosswalks downtown, and installing additional archways.*

3. Downtown Clean-Up/Spring Plantings

Mr. Williams requested volunteers to help the City beautify downtown for 2011 similar to what was done prior to the 2010 Centennial celebration. He will coordinate subcommittee efforts, provide refreshments, and phone or e-mail reminders prior to each project date.

DURAC members recommended *inviting merchants to help, giving lots of notice, suggesting that cars be parked elsewhere during the clean-up, and planting perennials.*

Suggestions for other organizations to approach included Master Gardeners, 4-H, Oregon State University Extension Service, Kiwanis, Chamber of Commerce, Rotary, and Redmond Commission for Art in Public Places.

DURAC members volunteered to serve on the following subcommittees:

- * **Centennial Park Planting** (Beale, Dawson, Nobles, Van Vactor): May 31, 4 p.m.
- * **Clean-Up** (Allman, Beale, Nelson): June 6, 2 p.m.
- * **Eastern Y Planting** (Allman, Nobles, Smith): Select a date and recruit volunteers.

B. Action Items

1. Restaurant Capital Improvement Program

Mr. Williams summarized staff research with Oregon (Portland and Pendleton) and California (Upland) communities about how to make a restaurant district successful. The goal of Redmond's program would be to attract new and repeat customers to downtown. Elements that have proven helpful include establishing a walkable area, Main Street feel, and operating criteria.

Discussion points included *district boundaries, tenant improvements, financing options* (loan collateral, property liens, default provisions), *clustering restaurants to establish/maintain a critical mass, desirable restaurant types, and source of participating restaurants.*

For the next discussion on this topic, Mr. Williams agreed to obtain a legal opinion on how tenant improvement loans can be structured, to map the existing restaurants, and to refine the proposed participation criteria.

2. Request for Proposal: Downtown Redmond Public Signage Program

Mr. Williams requested a subcommittee to work with Ms. Richards to create criteria for a Request for Proposal and to review the proposals submitted. Criteria could include sign types, design elements, and locations.

Following discussion, Mr. Smith, Vice Chair Van Vactor, and Ms. Winkler agreed to meet for four consecutive weeks starting June 16, 2011.

3. Approval of Minutes

Motion 1 (7/0/0): Ms. Winkler moved to approve the April 11, 2011, minutes as presented. Ms. Nobles seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams thanked everyone who volunteered for extra duty.

DURAC COMMENTS

Eastern Y Gateway Public Art Project: In response to Chair Allman's request for an update, Ms. Richards said that Redmond Urban Renewal Agency is managing the selection process. Deadline for artist submissions is June 17, 2011. Works of the finalists will be displayed at the Redmond Public Library (June 20-30, 2011) for "Voters' Choice." A decision should be made by July 8. DURAC will manage the flower planting.

Chair Allman acknowledged City Council passage of the 12th Amendment to the Downtown Redmond Urban Renewal Plan and commended everyone for their support. Refreshments were served.

ADJOURN

With no further business, Chair Allman adjourned the meeting at 7:29 p.m.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS 13th DAY OF June, 2011.

ATTEST:

/s/ Tory Allman
Tory Allman, Chair

/s/ Heather Richards
Heather Richards, Community Development Director