



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

716 SW Evergreen, Redmond OR 97756
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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
City Hall Conference Room A, 716 SW Evergreen Avenue
Monday, April 9, 2012
5:00 – 6:30 PM

Agenda

MEETING OBJECTIVES		TIME	ITEM
DURAC MEMBERS	Tory Allman, Chair	5:00 PM	CALL TO ORDER / INTRODUCTIONS
			DISCUSSION / ACTION ITEMS
Steven Boothroyd, Vice-Chair	Robert Gomes	5:05 PM	A. Action Items
		5:30 PM	1. Solicitation of bids and qualifications for downtown parking study (Exhibit 1)
Ginny McPherson	Carol Nelson		2. Modifications to Rehabilitation Loan Program and related Minor Amendment to Downtown Redmond Urban Renewal Plan (Exhibit 2)
			B. Discussion / Update
Brad Smith	Ken Streater		1. April 4 Professional Business/Medical District Meeting
			2. Update on New Historic Redmond Hotel Study
Rachel Winkler	Will Van Vactor		C. Approval of Minutes
		5:45 PM	a. February 13, 2012 (Exhibit 3)
		5:50 PM	b. March 12, 2012 (Exhibit 4)
		5:55 PM	LIAISON COMMENTS
			CITIZEN COMMENTS
			STAFF COMMENTS
			CHAIR COMMENTS
		6:00 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 Jackie Abslag 923-7763.

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

EXHIBIT 1



CITY OF REDMOND
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DATE: April 9, 2012
TO: Downtown Urban Renewal Advisory Committee
THROUGH: Heather Richards, Community Development Director
FROM: Jon Williams, Economic Development Project Manager
SUBJECT: Downtown Core Parking Study

Addresses Council Goals:

7. URBAN RENEWAL

Invest resources to encourage new business investment in designated blighted areas that will grow the job base and strengthen and diversify the tax base in that area.

B. Downtown Urban Renewal Plan: Create a readily identifiable city center that is vibrant with a mixture of offices, specialty shops, entertainment, family amenities, housing and other commercial uses.

- a) Evaluate public parking program

Report in Brief:

This report requests DURAC approval to issue solicit bids and qualifications for a study of downtown parking including a survey of parking utilization and a strategy for shared parking in the downtown core. The Downtown Redmond Urban Renewal Plan (the "Plan") authorizes \$10.7 MM for public parking. (\$10MM was authorized as part of the 12th Amendment to the Plan and approximately \$700,000 was previously allocated). The expected cost of the proposed study is approximately \$15,000 which would be drawn against the Public Parking program activity.

Background:

The most recent survey of downtown parking utilization was completed in 2003 and incorporated into the 2006 Downtown Parking Management Plan. The Management Plan concluded that parking utilization rates did not, as of 2006, justify active management of downtown parking, but suggested policies for managing parking downtown as utilization increased. The Management Plan's long term recommendations include planning for increased shared off-street parking downtown but did not specify particular locations for this parking.

Since the 2003 parking utilization survey, Redmond's downtown core has experienced significant changes. The opening of the U.S. 97 bypass has reduced vehicle traffic through the downtown core, but also encouraged the opening of new businesses catering to residents and visitors seeking a pedestrian oriented 'main street' experience. In addition, new amenities such as Centennial Park and the seasonal ice skating rink have attracted more visitors to the downtown core. At the same time, new on-street parking spaces have been striped on 5th Street while the number of spaces on 6th Street has been slightly reduced so as to accommodate enhanced pedestrian crossings.

In addition to these physical changes, the 12th Amendment to the Downtown Redmond Urban Renewal Plan and the associated Downtown Redmond Urban Renewal Development Strategy identify several

EXHIBIT 1

future projects including which will place increased demand on downtown parking resources. Some of these projects will likely require access to shared off-street parking.

At its March 12, 2012 meeting, DURAC discussed the potential value of updating the 2003 parking utilization survey and developing a long term strategy for shared parking in the downtown core. DURAC members expressed support for updating the survey and noted that having a long term shared parking plan would help ensure both the success of planned publicly supported projects and also give private developers greater confidence that parking issues would not restrict the downtown's future economic vitality. DURAC requested that staff explore the potential cost of such a study.

Since March, staff has spoken with representatives from David Evans & Associates, which prepared the 2006 parking strategy, as well as with an independent consultant. Based on these conversations, staff believes that the primary tasks of updating the 2003 parking utilization study and preparing a strategy for locating shared parking could be completed for \$15,000 or less. Given that it seems likely that the desired work could be completed for a reasonable cost, Staff seeks approval to solicit bids and qualifications for the following scope of work:

- 1) Update to 2003 parking utilization survey; and
- 2) Evaluation of the number and location of shared parking spaces needed to support planned urban renewal projects and future private development in the downtown core.

Discussion

Prior to drafting the request for bids and qualifications, staff requests DURAC guidance on the following items:

- Proposed budget
- Scope of work
- Committee members to evaluate qualifications and bids

Fiscal Impact:

The anticipated cost of this study, if awarded, is approximately \$15,000 which would be drawn against the Public Parking program activity of the Downtown Redmond Urban Renewal Plan.

Alternative Courses of Action:

- 1) Approve the solicitation of bids and qualifications for an update to the 2003 parking utilization strategy and evaluation of the number and location of shared parking spaces needed to support future development in the downtown core.
- 2) Request more information; or
- 3) Decline to approve the proposed solicitation of bids and qualifications.

Recommendation/Suggested Motions:

"I move to approve the solicitation of bids and qualifications for an update to the 2003 parking utilization strategy and evaluation of the number and location of shared parking spaces needed to support future development in the downtown core."

EXHIBIT 1



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DATE: April 9, 2012
TO: Downtown Urban Renewal Advisory Committee
THROUGH: Heather Richards, Community Development Director
FROM: Jon Williams, Economic Development Project Manager
SUBJECT: Property Assistance Program/Rehabilitation Loan Program Criteria

Addresses Council Goals:

7. URBAN RENEWAL

Invest resources to encourage new business investment in designated blighted areas that will grow the job base and strengthen and diversify the tax base in that area.

B. Create a readily identifiable city center core that is vibrant with a mixture of offices, specialty shops, entertainment, housing and other commercial uses.

a) Redevelopment Opportunities.

1) Assume an active role in redevelopment opportunities, supporting “tipping point” or catalyst projects that will help fuel additional investment within the downtown core.

2) Form partnerships and make investments that stimulate high quality development projects.

Report in Brief:

The Downtown Redmond Urban Renewal Plan (the “Plan”) authorizes \$3,350,000 for the Property Assistance Program. The Property Assistance Program has been in place since 2007 and is intended to support the “renovation, preservation, and rehabilitation of existing commercial properties in the downtown core area.” Currently, the Property Assistance Program is used to fund four active programs: the Façade Rehabilitation and Renovation Grant, the Small Projects Improvement Grant, the Pole Sign Removal and Replacement Program, and the Rehabilitation Loan.

This Report proposes modifications to the Rehabilitation Loan to increase its utilization, reduce the Agency’s financial risk, and to more closely tailor the Loan program to the goals of the Plan. In addition, this Report proposes a Minor Amendment to the Plan to expand the Property Assistance Program to cover commercial properties within the Downtown Urban Renewal District.

Background:

The Rehabilitation Loan was established in 2007 to help owners of property within the Downtown Design Overlay District meet the Architectural Design Standards of the Downtown Action Plan. The Loan program was later augmented with Façade Rehabilitation/Renovation Grant, and Small Projects Improvements Grant. Currently, the Agency offers a one-time loan of up to \$50,000 for restoration work in compliance with the 2006 Downtown Action Plan Architectural Design Standards. The loan has a staggered interest rate of 0% for the first 2 years; 2% for years 3 to 5; and 4% for 6 to 10 years. Loans cannot exceed 20% of project value.

EXHIBIT 2

In managing the Loan program, Staff has observed lower than anticipated utilization of the program and difficulty in securing timely repayment of loans. In addition, there has been a question as to whether the program could be more effectively tailored to address the Plan goals of promoting economic development and eliminating blight.

In November 2011, DURAC discussed potential changes to increase utilization of the program, ensure repayment of loans, and better support the Plan's goals. Based on direction from DURAC and further research, staff proposes the following terms for the Rehabilitation Loan.

Eligible Projects:

With regard to program eligibility, staff recommends the following modifications:

- To increase program utilization, expand the area of program eligibility from the boundaries of the Downtown Design Overlay District to include all commercial properties within the Redmond Downtown Urban Renewal District. This change will require a minor amendment for to Section 700 A of the Downtown Redmond Urban Renewal Plan.
- To ensure that projects support the goals of the Redmond Downtown Urban Renewal Plan, add a requirement that eligible projects must address blight conditions such as poor appearance or visible deterioration that discourage investment in surrounding properties **or** building vacancy or underutilization due to inadequate, degraded, or obsolete building systems.

Eligible work:

To ensure that funded work supports the Plans goals of eliminating blight and promoting economic development, Staff recommends the following definition of eligible work. Eliminated policies are ~~crossed out~~ and new language is *italicized*.

1. ~~The Project must be located inside of the Downtown Core Area as defined in the Action Plan.~~
2. Replacement, repair or alteration of building exteriors (facades) or elements such as doors, windows, porches, balconies, etc.
3. Repair or replacement of awnings, cornices or decorative details
4. Exterior painting and cleaning (major, not maintenance).
5. Masonry repair or cleaning.
6. Sign repair, replacement, installation or removal.
7. Environmental cleanup (e.g. asbestos removal).
8. ~~Seismic geotechnical stress and load analysis.~~ *Seismic retrofit.*
9. Sidewalk repair and replacement.
10. The following interior work may be eligible only if done in conjunction with and as an integral part of an overall qualifying project:
 - a. General access to building and elevator repair to access upper floors.
 - b. ADA access projects including ADA restrooms.
 - c. Building system upgrades that *increase marketability to tenants and provide energy efficiencies such as HVAC, plumbing, and electrical systems.*
 - d. *Life safety systems such as sprinkler systems.*
 - e. Major building code compliance.

Ineligible Activities:

To ensure that funds are not expended on work that is unlikely to provide long term benefits with regard to the elimination of blight or the promotion of economic development, staff recommends that the following work not be eligible. Eliminated policies are ~~crossed out~~ and new language is *italicized*.

EXHIBIT 2

1. Inappropriate cleaning (i.e. washing, scrubbing, general maintenance, etc.).
2. Property maintenance.
3. Building interiors other than those specifically ~~allowed in number 9~~ above.
4. *Tenant specific improvements.*
5. *Removable fixtures and any other personal property.*
6. Building acquisition.
7. Refinancing of existing debt. *see number 5 under "Conditions and Considerations".
8. Inventory or other working capital.
9. Administrative costs or payments to borrower.
- ~~10. Projects located outside of the Downtown Core Area.~~
11. *Third party consultant, financing, legal, or design fees including but limited to architectural fees, environmental studies, seismic studies, market analyses, appraisals, legal fees, developer fees, financing fees.*
12. *Fees paid to parties with an identity of interest with the applicant including but not limited to developer fees, contractor overhead and profit paid to a contractor with a identity of interest with the applicant.*
13. *Any predevelopment costs.*

Terms:

Staff recommends the following terms. Eliminated policies are ~~crossed out~~ and new language is *italicized*.

- Maximum amount: ~~Lesser of 20% of project costs or \$50,000.~~ *Lesser of 20% of eligible project costs or \$100,000. Properties listed as local historic landmarks may be eligible for funding of 35% of eligible costs.*
- Rate: ~~Staggered interest rate of 0% for the first 2 years; 2% for years 3 to 5; and 4% for 6 to 10 years.~~ *Wall Street Journal Prime Rate at time of loan approval. (Currently 3.25%.)*
- Term: 10-year term.
- Security: ~~Lien on property~~ *Lien on property, adequate equity in property to cover loan value, and personal guaranty.*
- Funding: *Loan funded at time that required developer match has been paid and required developer funded work is in place.*

Underwriting Review:

Prior to committing Urban Renewal Funds to a project, the Urban Renewal Agency will make a determination as to whether the project is feasible and poses an acceptable risk to the agency. In order to make this determination, the Agency will require the following items:

- **Completed loan application**
- **County Assessors Report:** This will be used to provide confirmation of property value relative to existing and proposed liens. City may, at its option, require an independent appraisal to confirm value of property.
- **Title Report:** Title report should confirm building ownership and identify all existing liens.
- **Environmental Analysis:** Phase I ESA or Transaction Screen Report meeting current ASTM standards completed in past 180 days and reflecting current site conditions.
- **Certified Personal Financial Statement with verification of balances:** This will be used for purpose of underwriting personal guaranty.
- **Construction Plans:** Copy of plans submitted for building department approval.
- **General Contractor Experience History:** The general contractor must demonstrate a track record of successfully completing similar projects and the capacity to complete the proposed project. The contractor shall provide a history of completed projects from the last 5 years with references and a financial statement indicating sufficient capitalization to complete the project.

EXHIBIT 2

In cases where there is a related party interest between the General Contractor and the Developer, the Agency will require a separate third party construction cost review.

- **Financing commitments:** Executed commitments from other lenders or equity sources are required.

Closing Review:

After a loan commitment is made, the following items will be required as conditions of closing:

- **Executed Construction Contract and General Conditions:** An executed fixed price contract and general conditions in a form acceptable to the Urban Renewal Agency (preferably AIA Form 101-1997) with construction schedule.
- **Final Construction Drawings approved by Building Department**
- **Building permit**
- **Executed personal guaranty**
- **Executed loan agreements and financing commitments from all sources consistent with financial projections**

Discussion

Prior to drafting formal program guidelines, staff requests DURAC guidance on the following items:

- Does DURAC have comments with regard to any of the proposed changes?
- Should multifamily residential properties be included or excluded from this program?
- Should loans be reviewed by DURAC, a DURAC subcommittee, or staff? (Note that all loans in excess of \$50,000 will require Urban Renewal Board approval.)
- Does DURAC support the proposed increase in the maximum loan value from 20% to 35% for projects rehabilitating local historic landmarks?

Fiscal Impact:

The proposed criteria would have no direct financial impact.

Alternative Courses of Action:

1. Recommend the proposed modified program criteria for the Property Rehabilitation Loan and the proposed minor amendment to the Downtown Redmond Urban Renewal Plan to the Urban Renewal Board;
2. Request more information; or
3. Decline to recommend the modified program criteria for the Property Rehabilitation Loan and the proposed minor amendment to the Downtown Redmond Urban Renewal Plan to the Urban Renewal Board.

Recommendation/Suggested Motions:

I move to recommend the presented program criteria for the Property Rehabilitation Loan to the Urban Renewal Board.

I move to recommend that the Urban Renewal Board adopt a Minor Amendment to the Downtown Redmond Urban Renewal Plan to expand the boundaries of the Property Assistance Program to include commercial properties within the Downtown Redmond Urban Renewal District.

EXHIBIT 2

**DRAFT**

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, February 13, 2012

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

Advisory Members Present: Chair Tory Allman, Vice Chair Steven Boothroyd, Brad Smith, Ginny McPherson, and Ken Streater (*absent:* Carol Nelson, Rachel Winkler, Robert Gomes, and Will Van Vactor)

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

Visitors: Camden King, *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 Allman called the business meeting to order at 5:02 p.m. with a quorum present.

DISCUSSION AND ACTION ITEMS

A. Discussion/Update

1. Update on Business/Medical District Master Plan and Development Strategy

Mr. Williams said the consultants conducted a workshop with a large number of property owners in January 2012 and are preparing a report on their findings. A preliminary baseline market analysis is being reviewed by staff and the Technical Advisory Committee. Staff have met with 13 of the 35 affected property owners and talked to others at the workshop. Many owners (commercial and residential) want to continue the current use on their properties; others are interested in reinvestment opportunities. The consultants will hold a second workshop on April 4, 2012, to present three development concepts based on their findings. Workshop 2 will be open to the public and DURAC members are welcome to attend.

DURAC concerns included *cooperation among multiple landowners*.

2. Update on Wayfinding Planning

Mr. Williams said that he and Ms. Richards met with the consultant who will be designing the wayfinding system (directional signage and maps) which will be oriented for pedestrians and motorists. The consultant did an on-ground survey of the entire district. The City wants to maintain the Art Deco theme. Designs and specifications are expected to be ready for review in May 2012, with construction anticipated for late summer 2012.

3. Update on New Historic Redmond Hotel Analysis

Mr. Williams said he and Ms. Richards did a walk-through of the hotel with the consultant team a few days ago. In addition to the market study, the consultants will assess the building's architectural soundness and estimate the cost of renovations including code updates. Staff will

present a recommendation to DURAC after reviewing the consultant findings, which are expected to be available in April 2012. The hotel's owner is supportive of this process.

DURAC concerns covered *level of input for DURAC and property owner and cost of analysis.*

4. Overview of Public Open House

Mr. Williams summarized key components of the presentation he'll be making at the open house including an overview of urban renewal, the old plan, and the 2012 DURAC work plan. He has received 17 RSVPs so far.

B. Action Items

1. Approve Temporary Worker Policy for Industrial Opportunity Fund

Mr. Williams reminded DURAC members that the intent of the IOF is to encourage permanent family-wage jobs. The proposed staffing eligibility rules were based on research with Redmond Economic Development, Inc. (REDI), and Express Professional Staffing, plus review of Enterprise Zone Program requirements. The proposed policy changes have no direct fiscal impact.

Motion 1 (5/0/0): Mr. Smith moved to recommend that the Urban Renewal Agency adopt the staff-proposed policies for the Industrial Opportunity Fund. Ms. McPherson seconded the motion which passed unanimously.

C. Approval of Minutes

Motion 2 (5/0/0): Mr. Streater moved that DURAC approve the minutes from January 9, 2012, as written. Vice Chair Boothroyd seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor King said that the 2012-2013 budget cycle will start on February 16, 2012. Topics recently discussed by City Council: clarifying the Council liaison role, property maintenance code enforcement, and effect of the current economy on 12th Amendment projects. Contract negotiations with the artist who will be installing an art piece at the Eastern Y gateway are moving forward.

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

CHAIR COMMENTS (None)

ADJOURN

With no further business, Chair Allman adjourned the business meeting at 5:38 p.m.

* * *

Chair Allman called the public open house on DURAC's 2012 Work Plan to order at 6 p.m. Everyone present introduced themselves and summarized their interest in Redmond's downtown. Attending were Bill Hedegaard, B. J. and Dick Gretler, Brad and Sean Evert, Campbell, Diana Barker, Don Keith, Fred and Debbie Baldwin, James and Terry Diefenderfor, Jim Woltering, Kelly Avery, Larry and Win Larson, Linda and Rob Trout, Marion Tripp, *Opportunity Foundation*, Peter and Johna Murray, Shirlee and Ron Evans, Tim and Tana Flewelling, Utah and Bonnie Sullens. The media was represented by *The Bulletin* (Eric) and *Redmond Spokesman* (Trish Pinkerton).

Mr. Williams explained the purpose and function of urban renewal and how urban renewal investments will be funded. He summarized the history of the Downtown Urban Renewal District (DURD), the vision for the newest plan (12th Amendment) adopted in 2011, DURAC's role, and DURAC's 2012 Work Plan to provide a context for citizen questions and suggestions. The goal is to establish Redmond as the

first-choice community in Central Oregon for raising a family or building a business. Projects beginning in 2012 will include converting the old Evergreen Elementary School for use by City Hall, US Highway 97 reroute beautification, and a wayfinding program. Studies to be done in 2012 will include housing, circulation, Historic New Redmond Hotel, and a Medical District Business Park Master Plan. City staff assured citizens that urban renewal investments would NOT come from increasing property taxes.

Concerns, suggestions, and comments provided by citizens included the following:

- * What will happen to the vacant land around Lowe's?
- * Left-turn lane to access St. Charles Medical Center from Highway 97 Northbound.
- * Left-turn lane to access Antler Avenue from Highway 97 Southbound.
- * Railroad crossing to avoid conflict with other traffic.
- * 5th Street – change one-way travel to two-way travel.
- * Don't raise residential property taxes.
- * Current zoning and infrastructure requirements prevent redevelopment of residential land.
- * Why was one square block, bounded by 9th and 10th Streets and Forest and Glacier Avenues, omitted from the downtown district?
- * Will existing zoning remain the same?
- * Curb bulbs make it hard for trucks pulling trailers to access downtown from Evergreen Avenue.
- * No condemnation is allowed in the urban renewal district.
- * What is going to happen to 67.7 acres on the east side of Highway 97?
- * It's great to see families enjoying the expanded Centennial Park.
- * Need a better mix of retail businesses and other tenants renting vacant space downtown.
- * What does Redmond have to do to attract new private industry to the community?

Chair Allman thanked everyone for their feedback and adjourned the meeting at 7:18 p.m.

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

ATTEST:

Tory Allman, Chair

Heather Richards, Community Development Director

**DRAFT**

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, March 12, 2012

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

Advisory Members: Chair Tory Allman, Vice Chair Steven Boothroyd, Brad Smith, Carol Nelson, Ginny McPherson, Ken Streater (*absent:* Rachel Winkler, Robert Gomes, Will Van Vactor)

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

Visitors: Camden King, *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 Allman called the meeting to order at 5:08 p.m. with a quorum present.

DISCUSSION AND ACTION ITEMS

A. Action Items

1. RFP for US Highway 97 Beautification Project

Ms. Richards presented a memo summarizing the background of this project. The Redmond Urban Renewal Agency commissioned a concept master plan in 2011 to prioritize enhancement projects for the US Highway 97 corridor between Veterans Way and the North Interchange. Design services are needed to produce the construction plans and specifications for the bidding process. These documents will enable the City to better estimate the cost of construction which is expected to begin in fiscal year 2012-2013. Cost of design services is estimated at \$30,000.

DURAC concerns included *City Council's priority on Highway 97 beautification, weight given to local contractors, and evaluation criteria for contractor selection.*

Motion 1 (6/0/0): Vice Chair Boothroyd moved to direct staff to issue a Request for Proposal for Design Services for the Redmond Downtown Urban Renewal Plan's Highway 97 Beautification Project, based upon the 2011 US 97 Reroute Gateway Beautification Project Plan. Ms. McPherson seconded the motion which passed unanimously.

B. Discussion/Update

1. DURAC Open House – Review and Evaluation

Mr. Williams said that the open house was well attended. Visitors valued having the information and opportunity to discuss it. Phone calls following the event were generally favorable and recommended holding an annual open house.

Ms. Richards said that staff received a lot of property-specific questions.

DURAC members suggested using this year’s process as a template. Chair Allman commended staff for their presentation and responsiveness to questions.

2. Downtown Parking – Discussion

Mr. Williams summarized his research of this issue which was prompted by an October 2011 petition from several downtown merchants. He has met with the Downtown Merchants Association and the City conducted an online survey. A 2008 DURAC subcommittee recommended strategies to create a more friendly customer environment. Short-term solutions include improving signage for public parking (wayfinding project), maps directing business owners and employees to park on 5th Street and side streets between 7th and 8th Streets, and not restoring time limits. Updating the 2003 downtown parking study would be a good next move.

Ms. Richards said that a new parking study would identify current demand, provide strategic planning data, and reassure potential new businesses that sufficient parking exists to support their operations. Staff will provide an update at the April 2012 meeting.

DURAC concerns included *feedback from residential tenants, impact from increase in tenants, timing of study and benefits expected, study cost, impact of new downtown amenities (Centennial Park, ice rink, hotel), and impact of Highway 97 reroute.*

3. Urban Renewal District – Flower Planting (6th Street, Centennial Park, Eastern Y)

Mr. Williams said that plantings in 2011 took place in early June. The City provided the flowers, gloves, wheelbarrows, tools, and water bottles and coordinated the volunteers. For 2012, the City would like to plant more perennials than annuals and has hired a designer.

Bridge Church has been doing the planting on 6th Street and has now volunteered to also do the Centennial Park planting.

Ms. McPherson volunteered to manage the Eastern Y planting and will coordinate with City staff on the date.

DURAC members and staff thanked Ms. McPherson for her willingness to help.

LIAISON COMMENTS

Councilor King said that new Redmond Development Commissioners will be sworn in on March 16 and discussion will begin on RDC’s 2012 work plan.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams said that the Redmond Hotel study is moving forward. Results are expected in May 2012. There will be a public meeting of property owners in the Business Medical District on April 4, 2012.

CHAIR COMMENTS

Chair Allman reported that he will be presenting a summary of DURAC achievements for 2011 at the City Council work session on March 13.

ADJOURN

With no further business, Chair Allman adjourned the meeting at 6:05 p.m.

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

ATTEST:

Tory Allman, Chair

Heather Richards, Community Development Director