



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

City Hall Conference Room A, 716 SW Evergreen Avenue

Monday, December 10, 2012

5:00 – 6:00 PM

Agenda

MEETING OBJECTIVES	
DURAC MEMBERS	<ul style="list-style-type: none"> Acknowledge service of outgoing members Recommend adoption of Professional Medical District Master Plan and Development Strategy
Steven Boothroyd, Chair	
PROPOSED AGENDA	
TIME	ITEM
5:00 PM	CALL TO ORDER / INTRODUCTIONS
Donald Crouch	DISCUSSION / ACTION ITEMS
5:05 PM	A. Action Items
Robert Gomes	<ol style="list-style-type: none"> Mayor Endicott Professional Business Medical District Master Plan and Development Strategy (Exhibit 1) Approval of minutes October 8, 2012 (Exhibit 2)
Heidi Hylkema	
Ginny McPherson	
5:45 PM	LIAISON COMMENTS
Carol Nelson	
5:50 PM	CITIZEN COMMENTS
5:55 PM	STAFF COMMENTS
Brad Smith	CHAIR COMMENTS
6:00 PM	ADJOURN
Ken Streater	

*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: December 10, 2012
TO: Downtown Urban Renewal Advisory Committee
FROM: Jon Williams, Economic Development Project Manager
THROUGH: Heather Richards, Community Development Director
SUBJECT: Professional Business Medical District

Addresses Council/Agency Goals:

3. ECONOMIC DEVELOPMENT

Encourage economic development by continuing to utilize business location incentives, ensuring an adequate supply of planned industrial, commercial and residential land, and supporting workforce development programs.

- A. Work to sustain existing jobs and attract new jobs to the City of Redmond.
- c) Support the Business Medical Park Master Plan.

Report in Brief:

This Report summarizes the Redmond Professional Business Medical District Development Strategy and Master Plan (the "PBMD DSMP") as revised following DURAC's review at its August 13 meeting. Further, it requests that DURAC recommend that the Urban Renewal Board adopt the Master Plan and Development Strategy as an Appendix to the Downtown Redmond Urban Renewal Plan.

The PBMD DSMP provides a physical plan and implementation strategy for the 20-year build out of the District including new streets, trails, parks, and roads as well as 330,000 to 770,000 square feet of new development. It includes an implementation roadmap describing proposed sequencing and budgeting of public and private initiatives such as private cooperative efforts, zoning changes, public investments, and public private partnerships.

The revised PBMD DSMP allocates approximately \$9.0 MM of urban renewal funds compared to \$13.4MM as originally proposed. In addition, the revised PBMD DSMP incorporates a filter for evaluating projects and determining when it is appropriate to go forward with identified investments. This filter includes the criteria used to evaluate all projects in the downtown Redmond urban renewal District as well as criteria specific to the PBMD including private sector support, market readiness, availability of capital funds, and financial planning for ongoing maintenance.

Background:

The goal of the DSMP is to provide a framework to attract professional jobs, strengthen the city's tax base, and improve the city's quality of life through accelerated development of the area surrounding the St. Charles Redmond Medical Center. The objectives by which the DSMP seeks to achieve these goals are as follows:

1. Raise perceptions of the District through:
 - a. Excellence of services
 - b. Excellence of physical environment

c. Distinctive brand

2. Identify complementary and catalytic anchor tenants for the District
3. Respond to existing and future trends in healthcare
4. Leverage public funds through job creation and private investment
5. Create an environment that attracts professionals
6. Help existing businesses to realize greater opportunity and facilitate transition to and
7. achievement of the future vision for the District
8. Build on existing assets to create a regional destination for quality medical care
9. Establish a high standard for public improvements and private development
10. Provide easy and intuitive access to and mobility within the District
11. Clearly define preferred uses and a phasing plan enabling their establishment

The primary physical elements of the Master Plan include:

- 1.25 mile recreational loop trail through district and along canal.
- Open spaces serving the whole District at SE corner of 4th St and Kingwood Avenue and at the SW corner of 4th St and Jackpine Avenue
- Larch Avenue as a campus street with enhanced pedestrian amenities.
- Kingwood Avenue as an eventual entry to the District from Sixth Street and a relocated southbound access to and from Highway 97 featuring lush greenery, including a double row of trees on each side.
- 6th Street as a primary frontage for the District with design standards encouraging active building frontages at the sidewalk, supporting pedestrian and bicycle access.
- Mixed employment and commercial development fronting 6th Street.
- Consolidated parking lots with shade trees, a bicycle and pedestrian trail network including a
- Strategically located shared parking facilities.
- Strategically places street trees, shade and street furniture along key routes
- Extensions to Fourth Street and Jackpine Avenue.



Based on feedback received at the August 13 DURAC meeting, the revised plan also includes minor adjustments to project phasing. Specifically it is assumed that street extensions for Jackpine, 4th Street, and Hemlock and the improvements to the eastern portion of Kingwood Avenue will occur in the

third phase of the District's development (10+ years out), while the relocation the southbound access/exit for U.S. 97 prior has been moved from the third phase to the second phase (5 to 10 years). The revised project phasing is summarized below:

Phase I - Getting Ready (2012-2015)

- Establishment of a property owners' organization
- Zoning changes
- Joint marketing efforts
- Formation of local improvement districts to fund aesthetic streetscape upgrades such as landscaping, benches, and distinctive street lighting.
- Formation of a business improvement district to support marketing and enhanced services within the district.
- Installation of signage and wayfinding to brand the District and assist visitors.

Phase II – Catalytic Investments (2015-2021)

- Support for catalytic private or institutional project.
- Streetscape enhancements on 6th Street, Larch Avenue, and western Kingwood Avenue
- A 1.25 mile recreational trail
- Northern park construction and associated non-potable irrigation work
- Relocation of southbound U.S. 97 access from Larch Avenue to Kingwood Avenue

Phase III – Building Momentum (2021-2030)

- Southern park construction and associated non-potable irrigation work
- Extensions to Fourth Street, Jackpine Avenue, and Hemlock Avenue
- Streetscape enhancements on eastern portion of Kingwood Avenue
- Parking along the canal

Based on DURAC comments provided at its August 13 meeting, Staff modified the report to reduce the amount of urban renewal funds allocated specifically to BMD projects from \$13,474,000 to \$9,000,000. Savings resulted primarily from reducing urban renewal's contribution to the Third Street Trail, the North and South Parks, and streetscape improvements on 6th Street/Business 97. While the total budgets for the parks was reduced, the amount of urban renewal funds allocated to Parks increased because the full construction cost of the Parks was moved to the urban renewal budget. A comparison of the budgets is provided below.

Professional Business Medical District - Summary of Budget Modifications

	Consultant Budget July 2012	Revised Budget November 2012
Property owner's organization	\$0	\$0
Zone change	\$0	\$0
Joint marketing and recruitment	\$0	\$0
Local Improvement District (LID) Formation	\$5,000	\$5,000
Economic Improvement District (EID) Formation	\$5,000	\$5,000
Signage and wayfinding	\$109,000	\$109,000
Development gap financing	\$3,000,000	\$0
Streetscape Improvements -		\$899,000
6th Street, Larch, Kingwood	\$2,615,000	
3rd Street Trail	\$2,890,000	\$2,100,000
North Park Construction	\$1,175,000	\$1,715,000
New Streets	\$1,500,000	\$1,500,000
South Park Construction*	\$1,175,000	\$1,662,250
Highway 97 right-in right-out	\$1,000,000	\$1,000,000
Parking lots along Canal	\$0	\$0
Total	\$13,474,000	\$8,995,250

The resulting budget would draw approximately \$6,000,000 from the Business/Medical Park Development line item of the Urban Renewal Plan (100% of that line item), \$2,500,000 from the Circulation Improvements line item (71%), and \$500,000 from the Public Open Space line item (14%).

Finally, the revised Strategy includes additional guidelines for investing urban renewal funds in Professional Business Medical District projects. These guidelines supplement the adopted urban renewal investment criteria. The guidelines are as follows:

- **Private sector support:** *While many of the investments will be in the public realm, it is essential that there be demonstrated private sector readiness to invest simultaneously. This can be demonstrated through joint funding for infrastructure (e.g., through a local improvement district, formation of a property owners association, or direct contributions to project funding) or through public-private partnerships that link public infrastructure to adjacent development on private property.*
- **Market readiness:** *"Build it and they will come" is rarely a viable economic development strategy. The City shall monitor market conditions carefully to ensure that investments are not made until market conditions are supportive of business and employment growth in the district. This may mean slowing down or accelerating the timeline and phasing of projects.*
- **Availability of funds:** *The urban renewal funding identified in the Master Plan comes from the Downtown Urban Renewal District. As such, the availability of this funding is contingent on tax increment growth within the overall urban renewal district. The timing and scale of public investments in the Master Plan area must be calibrated to the tax increment revenue stream of the urban renewal district and reflect priorities and obligations to fund investments in the downtown core and other areas within the district.*
- **Ongoing maintenance:** *Urban renewal can fund the up-front capital investments in streetscapes, open spaces, and trails, but is typically prohibited from funding ongoing maintenance of those facilities. Prior to making capital investments, each project should have a funding plan in place that identifies the public and private revenue sources that will pay for ongoing maintenance of those facilities.*

Discussion:

Staff is seeking DURAC final comments on the revised document and a decision as to whether to recommend the document to the Urban Renewal Board for adoption as an appendix to the Downtown Redmond Urban Renewal Plan. In particular, we seek feedback on the following items:

- Comments regarding to the budget, timing, and investment criteria.
- Comments regarding revised document as a whole.
- Guidance as to whether to recommend the Professional Business Medical District Master Plan and Development Strategy to the Urban Renewal Board for adoption as an appendix to the Downtown Redmond Urban Renewal Plan.

Fiscal Impact:

Adoption of the Professional Business Medical District Master Plan and Development Strategy will not commit the Agency or the City to expend any funds.

Alternative Courses of Action:

1. Move that DURAC recommend that the Urban Board adopt the Professional Business Medical District Master Plan and Development Strategy as an appendix to the Downtown Redmond Urban Renewal Plan.
2. Request more information; or
3. Decline at this time to recommend that the Urban Board adopt the Professional Business Medical District Master Plan and Development Strategy.

Recommendation/Suggested Motion:

“I move that DURAC recommend that the Urban Board adopt the Professional Business Medical District Master Plan and Development Strategy as an appendix to the Downtown Redmond Urban Renewal Plan.”

Respectfully submitted,

Jon Williams
Economic Development Project Manager



DRAFT

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, October 8, 2012

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

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

City Staff: Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Bill Duerden, *Public Works Director*; 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 6:35 p.m. with a quorum present.

DISCUSSION AND ACTION ITEMS

A. Action Items

2. Urban Renewal Participation in Construction of Homestead Trail

Ms. Richards reported that the Public Works Department has received a \$125,000 grant to construct a six-foot gravel path along the Pilot Butte Canal. Much of this path runs through the Downtown Urban Renewal District. DURD has an opportunity to leverage funding and extend this pathway south from Evergreen Avenue to Veterans Way.

Mr. Williams presented his staff report (PowerPoint). The segment of the Homestead Trail between Maple and Evergreen Avenues fits with the City's long-term plan to extend a trail from Smith Rock to Ridgeview High School and the south Redmond city limits. The medical district master plan process envisioned separate trail facilities for pedestrians and cyclists, but the City is considering a multi-modal facility. Cost estimates are preliminary. Staff needs to determine if alternate mobility funds in the urban renewal budget and \$30,000 in the City Parks budget could be used for this project. Should the urban renewal agency move in this direction?

DURAC discussed *decision timeframe, benefits to extending the Homestead Trail, trail width (6 to 12 feet), trail surface (gravel, pavement), multi-modal use, public safety, construction and maintenance costs, and route options.*

Motion 1 (5/0/0): Mr. Smith moved to recommend that the Agency explore funding construction of the Homestead Trail segment extending from Maple Avenue all the way to Veterans Way and having it paved. Mr. Crouch seconded the motion which passed unanimously.

1. Request for Proposals for Downtown Circulation Strategy

Mr. Williams recapped the study parameters outlined at the September 2012 meeting. The study is expected to cost \$135,000 and will be used to guide investment of \$5.5 million of urban renewal funds allocated to vehicular circulation improvements downtown. Areas of focus will include the 5th Street/6th Street couplet, efficient access to the hospital and medical district, access to downtown from Highways 97 and 126, central area interchange location, and multi-modal uses (bicycle, pedestrian, transit). The consultant needs to consider long-term goals for downtown revitalization, stakeholder concerns, best practices/successes, compatibility with adopted plans, existing conditions, and staff expertise. The deliverables should include a tech memo on community goals, case studies, prioritized project list (concept-level designs, preliminary cost estimates, funding strategy), and downtown circulation strategy including a map. He recommend scoring consultant proposals on effectiveness, experience in economic development and transportation planning, and capacity to meet the City's scope and budget within a reasonable timeframe. Staff would appreciate DURAC guidance before issuing an RFP.

DURAC discussion covered *consultant prospects, potential interchange locations, case study criteria* (similar size, re-route experience), *downstream results, measuring success*, and the *comprehensiveness of the RFP process so far*.

Motion 2 (5/0/0): Ms. McPherson moved that the Agency request proposals for the Downtown Circulation Strategy with a not-to-exceed cost of \$135,000. Ms. Nelson seconded the motion which passed unanimously.

B. Discussion/Update

1. Downtown Parking Study

Mr. Williams said that he will present results of the consultant's survey of parking utilization in the downtown core at the next meeting.

2. Professional Business Medical District Development Strategy

Mr. Williams said that staff will make a presentation on the final consultant's report at the next meeting and discuss how to move forward on the consultant's recommendations.

3. Downtown Housing Strategy

Mr. Williams reported that Johnson Reid (economist from Portland, Oregon) will lead the consultant team. The market research firm selected was the consultant review committee's #1 choice. A technical advisory committee (TAC) will work with the consultant to make sure that the products provided meet City expectations. The TAC will probably meet four times over six months to provide feedback on draft project deliverables.

Mr. Smith and Ms. McPherson volunteered to represent DURAC on the TAC.

C. Approval of Minutes

Motion 3 (5/0/0): Mr. Smith moved to approve the minutes from August 13 and September 10, 2012, as written, subject to correcting the September 10 minutes so that Sentence 1 under the ADJOURN heading reads: "With no further business, Chair Boothroyd adjourned the meeting at 18:02 p.m." Mr. Crouch seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards reported that the "Thoughts of Flight" sculpture has been installed at the Eastern Y. Art is intended to stimulate. Response from the public has been passionate in terms of "likes" and "dislikes." Citizens calling have also been concerned about funding. DURAC recommended four to five years ago that 0.5-1% of large capital improvement projects be set aside. Funding for this sculpture came from the \$12 million re-route of Highway 97. She explained that the artist's intent with the design and materials used was to reflect the Art Moderne style from the 1940s and Redmond's industrial heritage.

Chair Boothroyd said that several people have asked him what the words mean and then wanted to know what is going to happen on the big parcel south of the Eastern Y. Selection of this particular piece was done by citizens.

Mr. Smith commented that the outline lighting turns one sculpture into two.

DURAC COMMENTS

Ms. McPherson requested an update on wayfinding signage. Ms. Richards reported that the City has received final product designs and is working to get construction documents by December 1, 2012. She is working with the high schools to add engineering design and metal fabrication to the curriculum so students can help in the manufacturing process.

ADJOURN

With no further business, Chair Boothroyd adjourned the meeting at 7:35 p.m.

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

ATTEST:

Steven Boothroyd, Chair

Heather Richards, Community Development Director