



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

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**MINUTES**

**September 12, 2016**

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

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

**Student Ex Officio:** David Purkey

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Jodi Burch, *Deputy Director of Central Services*; Keith Witcosky, *City Manager*; Troy Rayburn, *Program Assistant*; Cameron Prow, *TYPE-Write II*

**Visitors:** Garry Finley

**Media:** Dave Morgan, *RedmondNewsToday.com*

*(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 5:03 p.m. with a quorum of members (6 of 8) present.

**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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.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 5:04 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 5:32 p.m.

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

None.

**III. ACTION ITEMS**

None.

**IV. APPROVAL OF MINUTES**

A. August 8, 2016

**Motion 1** (5/0/1): Ms. Pinkerton moved to approve the minutes from August 8, 2016, as presented. Mr. Hansen seconded the motion which passed with Mr. Blackwell, Mr. Crouch, Mr. Danielson, Mr. Hansen, and Ms. Pinkerton voting in favor, none opposed, and Mr. Smith abstaining due to his absence from the August meeting.

## V. DISCUSSION ITEMS

### A. Membership Satisfaction and Terms

Chair Crouch said staff will conduct a short survey to assess members' satisfaction. Mr. Arnold noted this survey would be done annually.

Mr. Arnold presented a list of current members. Terms for voting members (Mr. Danielson, Ms. Pinkerton, Mr. Stephens, and the vacant position) and the student ex officio position (Mr. Purkey) will expire on December 31, 2016. One business/property owner is interested in applying. Members interested in serving again should contact Chair Crouch.

Committee members agreed that doing more work through subcommittees has been an effective tool and very productive now that there is more activity in the urban renewal district.

### B. BPAC/DURAC Joint Meeting – November

Mr. Arnold said the City has been working on an alternative mobility project to help fund bicycle and pedestrian improvements throughout the urban renewal district. The City's Bicycle and Pedestrian Advisory Committee (BPAC) has proposed a joint meeting with DURAC to explore areas of mutual interest. Several BPAC projects (bicycle network plan, bike racks and corrals, signage, trails) are benefitting from DURAC funding. Based on responses from surrounding property owners, the proposed bike corral in front of Green Plow Coffee Roasters is on hold to allow consideration of other sites.

Member concerns included how to weigh opinions of business owners on the pros/cons of the demonstration bike corral project. Following discussion, members recommended inviting a BPAC member to make a presentation at DURAC's November meeting.

### C. 6-Month Agenda Planning

Mr. Arnold presented proposed meeting agendas for the next six to eight months. This document will be kept updated.

Chair Crouch said the purpose was to improve members' awareness of upcoming action and discussion items. Members are welcome to propose additional topics to himself and staff.

### D. Centennial Plaza Update

Mr. Arnold presented a briefing report from Mr. Rayburn and Annie McVay, Parks Division Manager. The goal of this project is to connect the downtown commerce area with the new city hall. The City's lease with The Printing Post expires December 31, 2018. Included in the report were the project description, budget/funding, site description, zoning, initial development, internal stakeholders, external stakeholders (public outreach), and the proposed timeline/decision points to facilitate groundbreaking in spring/summer 2019.

Committee concerns included how much site control the City needed on Block 33.

Chair Crouch volunteered to represent DURAC interests on the Community Outreach and Inclusion Task Force.

### E. 736 NW 5<sup>th</sup> Street (Grant Property) – RFP for Redevelopment

Mr. Arnold presented an updated draft of the Request for Proposals for redevelopment of about two acres at 736 NW 5<sup>th</sup> Street, purchased by the Urban Renewal Agency in July 2016. Concerns discussed by the Housing Subcommittee included scoring criteria to ensure a high-quality and dense mixed-use project and NAI Cascade's proposal on how to market this RFP. The current objective is to begin construction in September 2018.

DURAC members discussed the type of project desired, developer recruitment process, scoring criteria, and marketing focus (Portland, Seattle, and the West Coast).

F. Business & Property Changes in URA Memo

Mr. Arnold provided a brief summary and color photos of new businesses (Willie Farias Cefestino Roofing, Design Company NW), property transactions (new owner of Carquest building looking for tenants), and residential improvements to 1113 SW Evergreen Avenue by Blackwell Development. He has started a dialogue with Busy Chef regarding other investments in Redmond.

**CITIZEN COMMENTS**

None.

**STAFF COMMENTS**

Mr. Witcosky announced the City expected to hire a new Community Development Director on September 16, 2016.

**DURAC COMMENTS**

Chair Crouch thanked Vice-Chair Danielson for chairing the August 2016 meeting.

Mr. Blackwell said he was contacted by a community member who was concerned about the neighborhood compatibility of a six-plex planned for the vacant corner of 8<sup>th</sup> Street/Antler Avenue.

Mr. Arnold said this project fit urban renewal criteria of increasing density in multi-family housing. He has been working with the property owner to assure the project will meet City codes and be appropriate for the neighborhood which includes other multi-family uses. The property owner has applied for a small projects grant of \$5,000 to help with needed site improvements. DURAC concerns included supporting projects that are large enough to make a difference and neighborhood compatibility. Mr. Arnold pointed out that DURAC and urban renewal staff don't get to participate in a truly meaningful way on the merits of a particular project at the same level as a neighbor would during a public hearing.

Mr. Blackwell requested an update on the Professional Business Medical District (PBMD).

Mr. Arnold said the premise of the planned streetscape improvements was "if we build it, they will come." The PBMD stakeholder committee's goal has been to create an environment that sets the table to help leverage private property investment. The proposed improvements were expected to be implemented in spring 2016 and were contingent upon a full commitment from the hospital (St. Charles Medical Center) to do a park project, so park development funds could be reallocated to streetscape improvements. His impression from talking with committee members was they wanted to regroup and keep moving forward, so the momentum of forging good relationships with property owners was not lost. PBMD stakeholders will meet again on September 12.

Mr. Blackwell said St. Charles' previous administration was a strong partner in the development process of the streetscape improvement project. He attributed the hospital's failure to follow through on its oral commitment to lack of a written agreement and a change in the hospital administration. The consensus of the stakeholders committee is that the PBMD is a marketable product, but this part of town is blighted (ugly) and lacks the infrastructure to be shovel-ready. Stakeholders are considering how to better leverage jobs and private investment in this district. He expressed frustration about the lack of visible progress after three years of work on a project that is not moving forward.

Next meeting: Monday, October 10, 2016, 5 p.m.

**ADJOURN**

With no further business, Chair Crouch adjourned the meeting at 6:36 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
\_\_\_\_ 12th \_\_\_\_ day of \_\_\_\_ December \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_ /s/ Donald Crouch \_\_\_\_\_  
Donald Crouch  
Chair

\_\_\_\_ /s/ Chuck Arnold \_\_\_\_\_  
Chuck Arnold  
Economic Development/Urban Renewal Project Manager