



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

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

**September 9, 2019**

Redmond City Hall – Room 207, 411 SW 9<sup>th</sup> Street, Redmond, Oregon

**Advisory Members Present:** Chair Donald Crouch, Vice-Chair Kathryn Osborne, Jen Barcus, Edwin Danielson, Meghan Gassner (*absent: Neal Cross, Liz Goodrich, Cheriee Perrine, Alayna Weimer*)

**Youth Ex Officio:** *Olivia Duff absent*

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Program Manager*; Scott Woodford, *Senior Planner*; Tarin Denney, *Program Assistant*; Cameron Prow, *TYPE-Write II*

**Visitors:** Krisanna Clark-Endicott, *City Council Liaison*

**Media:** None

*(Agenda items appear in discussion order. The 3 digits after a motion title show the number of committee members voting in favor/opposed/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Chair Crouch called the regular meeting of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:04 p.m., Monday, September 9, 2019, with a quorum present (5 of 9 members).

**I. APPROVAL OF MINUTES**

A. August 12, 2019

Ms. Prow requested correcting Agenda Item I.A. to replace “Mr. Neal” with “Mr. Cross.”

**Motion 1** (5/0/0): Ms. Osborne moved to approve the minutes from August 12, 2019, as amended. Ms. Gassner seconded the motion which passed unanimously.

**II. DISCUSSION ITEMS**

B. Former City Hall Redevelopment Subcommittee Update

Members: Mr. Cross, Ms. Barcus, Ms. Gassner, Ms. Goodrich, Ms. Duff

Ms. Barcus summarized discussion and conclusions at the last subcommittee meeting about the parking lot layout at the old city hall site (716 SW Evergreen Avenue). Subcommittee members favored a design to maximize the number of spaces while retaining nice aesthetics. *Next step:* Obtain actual cost estimates for DURAC.

DURAC concerns included number of spaces in each design concept. Mr. Arnold said the proposed design would add 30-40 spaces to the current 80 spaces.

Mr. Arnold reported a contact by someone interested in redeveloping the old city hall site.

C. Agenda Planning

Mr. Arnold presented the proposed Meeting Topics Schedule for October 2019 through September 2020. The Urban Renewal Agency (URA) was expecting two new loan applications: (1) High Desert Music Hall and (2) an office suite development and a mortgage business in the current Redmond Spokesman building which is up for sale. A URA plan amendment will be needed for the Evergreen Avenue/4<sup>th</sup> Street acquisition (see Agenda Item III.A below) and for the 5<sup>th</sup> Street/Greenwood Avenue acquisition by Housing Works.

III. **ACTION ITEMS**

A. Evergreen & 4<sup>th</sup> Property Acquisition

Mr. Arnold presented the staff report and discussed (PowerPoint) the layout concept, project costs, fiscal impact, process, and timeline. *Project goal:* Add 30-40 stalls to the off-street parking inventory at a key entry point to downtown. *Advantages:* Provide alternative parking for the New Redmond Hotel and increase marketability of surrounding buildings.

DURAC concerns included property access and circulation, impact of the proposed configuration on street maintenance during winter weather (snowplowing), and construction efficiency (combining this project with redeveloping the old city hall site as a parking lot).

**Motion 2** (5/0/0): Ms. Osborne moved to recommend the URA Board authorize the City Manager to execute the purchase of Tax Lot 151316AA10300 for the development of a public parking lot. Ms. Barcus seconded the motion which passed unanimously.

II. **DISCUSSION ITEMS** (continued)

A. Redmond 2040 Comp Plan

Mr. Woodford outlined the Redmond comprehensive (comp) plan update process and conducted a “community conversation” to identify DURAC concerns about what Redmond should or could look like in 2040.

Committee members provided feedback on the following questions:

1. **Why did you choose Redmond to be your home and/or place of business?**

- Access to views
- Accessibility (many roads)
- Affordability
- City and businesses partner on events
- Events attended mostly by locals provide opportunities to meet neighbors
- Got a job here
- Green space
- Height restrictions
- Lot size shrinking
- Lower cost of living, shorter commute to work
- Proximity to Bend and other Central Oregon destinations
- Sidewalks
- Slower pace for family, small-town feel
- Walkability
- Year-round lifestyle

2. **What is going well in Redmond?**

- Activities and places to go outside the home
- Areas enjoyed: Dry Canyon (variety of activities), Quince Park
- Attention to zoning

- Business activity and expansion – economic opportunity
- Feel safe in residential neighborhoods
- Feel safe walking downtown
- Including older residents while attracting new ones
- Parks: abundance, maintenance, updating
- Proactive, intentional planning
- Seeing action follow the parking study and other studies

**3. Looking into the future, what do you want to see in the Redmond of 2040?**

- Greater variety of house designs (more developers)
- Houses with back yards where park connections aren't close
- Housing: downward price pressure to counter price increase factors
- Increased housing inventory to improve affordability, more workforce housing
- Keep Redmond's current "look"
- Mixed uses (commercial nodes) in outlying areas
- More affordable housing options for seniors, i.e., Cook Crossing
- More large trees, fill gaps in street tree plantings
- Recreation choices: family fun center, family recreation center
- Shopping options: Trader Joe's, Whole Foods
- Stable growth, not an economic bubble-and-collapse approach
- Underground wiring

**4. What, if anything, causes you concern about the future of Redmond?**

- Don't "Bend" Redmond
- Good money management
- Infrastructure should keep pace with growth
- Manage traffic as population grows, proactively address congestion points
- Funding police services
- Recreational development – park bond levy failure
- Redmond housing is more affordable than Bend but not necessarily affordable
- School overcrowding
- Side streets covered with cars

Mr. Woodford thanked DURAC members for their input and asked that they share additional comments with Community Development.

Redmond 2040 Vision Summit #1: Thursday, October 3, 2019, 6-8 p.m.

**CITIZEN COMMENTS**

None.

**STAFF COMMENTS**

Mr. Arnold provided updates on the following projects:

- South Highway 97 Refinement Plan – Next Steps: Staff is drafting an RFP (Request for Proposals) to get a consultant to do a feasibility study about creating a new urban renewal district for the area between Yew Avenue and Highland Avenue. Council is considering a new committee to advise about safety and aesthetics.
- Funding Approved Through DURAC: In the last year-over-year period, DURAC approved \$400,000 in public investment to help leverage over \$2 million in projects.

- New Urban Renewal Position: The City has received 13 applications for a new Program Analyst position and will interview 8 candidates next week. Vice-Chair Osborne will represent DURAC on the interview committee.
- New Redmond Hotel: The rooftop bar is now open, by reservation only, and doing well. The current loan draw will exhaust the forgivable loan and start into the standard loan. The 3<sup>rd</sup> floor is 90% complete and the 2<sup>nd</sup> floor is 80% complete. The rest of the hotel will open in late fall 2019.
- 5<sup>th</sup> Street/Greenwood Avenue: Housing Works has purchased this property which resulted in returning \$600,000 to the urban renewal fund. A loan request from Housing Works is expected in early 2020.
- Central Oregon Medical Specialists Building: Loan documents will be signed within two weeks.
- Radian Weapons: Loan documents were signed last week. Part of the agreement was that the company will convert a warehouse building to a manufacturing facility.
- KTVZ: URA staff were interviewed for a segment which will air tonight (September 9, 2019).
- Becerra's: Expected to open in October 2019.

**DURAC COMMENTS**

None.

**ADJOURN**

Next DURAC meeting: October 14, 2019, 5 p.m. (2<sup>nd</sup> Monday)

With no further business, Chair Crouch adjourned the meeting at 6:21 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
 \_\_\_\_\_ 14th \_\_\_\_\_ day of \_\_\_\_\_ October \_\_\_\_\_, 2019.

ATTEST:

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

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