



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, April 14, 2014

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

Advisory Members Present: Chair Brad Smith, Vice-Chair Donald Crouch, Sam Blackwell, Edwin Danielson, Anne Graham, Paul Hansen, Thomas Kemper, Denys Middleton, Trish Pinkerton

City Staff: Heather Richards, *Community Development Director*; Cameron Prow, TYPE-*Write II*

Visitors: Erma Hansen

(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 Smith called the meeting to order at 5:03 p.m. with all 9 members present, establishing a quorum.

A. ACTION ITEMS

City Center Housing Study

Ms. Richards reviewed (PowerPoint) the City Center Housing Study (background, goals, primary challenges, housing targets, strategies, neighborhood definitions) and DURAC recommendations on Strategies 1-3 from the January 2014 meeting. She noted the timeliness of this discussion as a party interested in a large housing project is awaiting the City's decision on this issue. She presented the results of staff research, requested by DURAC, into minimum parking requirements of central business districts in comparable Oregon communities (Albany, Ashland, Bend, Corvallis, Grants Pass, Tualatin) and reviewed Housing Strategies 4, 5, and 6. On April 21, 2014, the Planning Commission will consider amending the C-2 zone (Central Business District) and Downtown Overlay District to encourage higher-density housing.

DURAC members discussed housing targets (number, configuration), potential higher-density housing sites, incentivizing ADUs in Neighborhood 4, short/long-term impacts of allowing residential use outright in the C-2 zone, appropriateness of residential use in the Professional Medical District, impact of allowing duplexes on 5th and 6th Streets, motivation for developers to build, City policy vs. market demand, and retaining flexibility to encourage desired housing types.

Motion 1 (9/0/0): Ms. Graham moved that DURAC recommend amending the system development charge buy-down on Strategy 1 in the City Center Housing Study to apply to Neighborhoods 3 and 4. Mr. Kemper seconded the motion which passed unanimously.

Motion 2 (9/0/0): Ms. Graham moved that DURAC recommend amending the C-2 zone to allow building of duplexes as an outright use and single-family housing as a conditional use with the restriction that neither housing product would be allowed on lots fronting 5th and 6th Streets.. Mr. Kemper seconded the motion which passed unanimously.

Motion 3 (9/0/0): Ms. Graham moved that DURAC recommend adoption of Housing Strategy 3 in the City Center Housing Study to reduce minimum parking requirements for multi-family

housing, striking out “5 or more units,” from 2 spaces to 1.5 spaces and not require additional on-street parking for accessory dwelling units. Mr. Kemper seconded the motion which passed unanimously.

Motion 4 (9/0/0): Mr. Kemper moved that DURAC recommend adopting Housing Strategies 1, 2, 3, 4, 5, and 6 in the City Center Housing Study as amended. Ms. Graham seconded the motion which passed unanimously.

B. DISCUSSION/UPDATE

1. Larry Pederson/Michele Reeves Presentations – Next Steps

DURAC members discussed points made by Mr. Pederson regarding economic development. Concerns included the City’s need to control the land to market it effectively, marketing strategies for niche vs. catalyst projects, size and type of catalytic projects, and the most effective means to explore these issues (executive session vs. subcommittees). Following discussion, DURAC members agreed to form two subcommittees. Mr. Blackwell, Mr. Hansen, Mr. Kemper, and Mr. Middleton volunteered to serve on the Parcel Aggregate Identification Subcommittee. Ms. Graham, Mr. Kemper, and Mr. Smith volunteered to serve on the Site Control Structure Subcommittee.

Ms. Richards said she would research whether advisory committees were allowed to meet in executive session and report the results to DURAC. If an executive session is not allowed, staff will schedule subcommittee meetings before the regular meeting on May 14.

2. Downtown Jumpstart Project

DURAC review of issues raised by Ms. Reeves regarding downtown development covered targeting specific retailers with long-term value, tenant contributions to value, landlord/tenant partnerships, attracting destination retailers, how to better promote downtown to developers outside Redmond, fixing the lighting, and partnering with the Redmond Commission for Art in Public Places, students, or other organizations to help make the “trail of crumbs” between parking and shopping areas more attractive. DURAC members requested a copy of Ms. Reeves’ presentation.

Ms. Richards said the City has talked with PP&L about converting overhead power lines to underground utilities.

3. Economic Development/Urban Renewal Project Program Coordinator Position

Ms. Richards reported that Gabriel Martin, currently working for Riverside County, accepted the City’s employment offer on April 11, 2014, and will start on June 23, 2014. He is currently working on a Ph.D. in tax-increment financing.

DURAC concerns included the culture shock of moving from a larger urban setting (Los Angeles area) to Redmond and the length of Mr. Martin’s tenure in this position. Mr. Middleton volunteered to help Mr. Martin become acclimated to Redmond. Chair Smith, who assisted in the interview process, said Mr. Martin presented himself as a go-getter.

4. Urban Renewal Bond Issuance

Ms. Richards reported that the City received \$13 million from the bond issuance last week. The bond must be repaid by 2031 (17 years) at an annual interest rate of about 3.7%.

C. Approval of Minutes

Motion 5 (9/0/0): Ms. Graham moved to approve the minutes from February 10 and March 10, 2014. Ms. Pinkerton seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

DURAC COMMENTS

Ms. Graham requested a status report on the Family Recreation Center. Ms. Richards responded that she is awaiting the consultant's response to DURAC's laundry list of questions. Ms. Graham recommended DURAC members see the railroad exhibit at The High Desert Museum.

ADJOURN

The next meeting is scheduled for May 12, 2014.

With no further business, Chair Smith adjourned the meeting at 7 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 9th day of June, 2014.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director