



**CITY OF REDMOND**  
Community Development Department

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## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### Minutes

Monday, June 9, 2014

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

**Advisory Members Present:** Chair Brad Smith, Sam Blackwell, Edwin Danielson, Anne Graham, Paul Hansen, Denys Middleton, Trish Pinkerton (absent: *Donald Crouch, Tom Kemper*)

**City Staff:** Heather Richards, *Community Development Director*; Gabriel Martin, *Economic Development/Urban Renewal Project Coordinator*; 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 a motion title show the number of members voting in favor/against/abstaining.)*

### **CALL TO ORDER**

Chair Smith called the meeting to order at 5 p.m. with six of nine members present, establishing a quorum. Mr. Danielson arrived at 5:43 p.m.

#### **A. MEET AND GREET**

Mr. Martin summarized his background, interests, and initial impressions of Redmond (scenic, friendly people, shorter commute to work, easy access to the outdoors).

DURAC members introduced themselves and discussed their backgrounds and interests in Redmond's economic health, especially downtown.

Chair Smith called a short break at 5:25 p.m. and reopened the meeting at 5:35 p.m.

#### **B. MIDTOWN DEVELOPMENT STRATEGY**

Ms. Richards reported that the City has received a \$90,000 brownfield grant to work with Deschutes County on a Midtown Area Plan that will lead to a redevelopment strategy for this blighted area. These funds need to be used within the next two years. She discussed (PowerPoint) challenges (unrealized potential, unimproved land), key findings from economic development studies, potential activities (market analysis, targeted marketing materials, redevelopment charrette on select properties), leveraging grant funds with urban renewal funds, and how the Downtown and Uptown development strategies were created.

DURAC concerns included best use of the grant funds, benefit of a trail network, zoning, catalyst project types (movie theater), additional funding available, potential anchor tenants, impact of Midtown activities on Downtown and Uptown, and need for active recruiting. Following discussion, DURAC members asked Ms. Richards to invite a consultant/consultant team with redevelopment experience in defining opportunities to their July or August 2014 meeting.

#### **C. PROJECT UPDATES**

1. City Center Housing Strategy: Ms. Richards reported the Redmond Urban Renewal Board passed this strategy. Council passed a development code amendment to remove the

density cap in the downtown core. Response from housing developers interested in projects for the downtown core has been encouraging.

2. Downtown Jumpstart Proposal: Ms. Richards said the City is awaiting documents from the proposer. She, City Manager Keith Witcosky, and Mr. Martin will meet on June 10 to develop a game plan. She summarized the review process and the timeline for presenting this proposal to the Urban Renewal Board on July 22. She will invite Mr. Kemper to join Mr. Crouch and Mr. Hansen on the Downtown Jumpstart Review Subcommittee. The subcommittee will need to meet before the next DURAC meeting on July 14.

Ms. Graham expressed concern about the tight timeframe not allowing sufficient time for the proposer to comply with the level of public process involved in this project. Due to her personal relationship with the proposer (Mark Bates), she will not be voting on this project.

Mr. Blackwell volunteered to serve on the Downtown Jumpstart Review Subcommittee.

Following discussion, DURAC members agreed that the Downtown Jumpstart Review Subcommittee should continue to “vet” projects associated with this program and directed the subcommittee to present its findings about Mr. Bates’ project at the next DURAC meeting on July 14.

Ms. Richards said that staff will send a calendar of decision-making points to DURAC when the City receives the proposer’s documents.

3. Wayfinding Project – Highway 97 Beautification: Ms. Richards recapped DURAC’s earlier work on this project to enhance access to downtown from US Highway 97 at Evergreen, Highland, and Glacier Avenues. She presented handouts showing sample signage products for Evergreen and the Glacier/Highland couplet and discussed style (Art Deco), materials, colors, and timeline (bidding, construction, installation). The gateway feature will include a retaining wall and a flag monument to honor Redmond’s status as one of two “flag cities.” “Welcome to Downtown” signs will be installed two blocks from the gateway feature at each entry point. If all goes as planned, installation will be complete by September 2014.

DURAC concerns included length of the gateway feature, relationship of wayfinding signage downtown to that in the Professional Business Medical District, and beautification of the Yew Avenue exit from US Highway 97.

4. Parking Signage: Ms. Richards reported that Mr. Martin will manage the bidding process for signage to the public parking lots at City Hall and on 5<sup>th</sup> Street between Forest and Evergreen Avenues. Council is expected to announce the winning bid on July 22.

Ms. Graham asked about adding the “trail of crumbs” idea for connecting parking areas with retail businesses along 6<sup>th</sup> Street to DURAC’s work plan and how that might be financed.

#### **D. APPROVAL OF MINUTES**

**Motion 1** (7/0/0): Ms. Graham moved to approve the minutes from April 14, 2014. Ms. Pinkerton seconded the motion which passed unanimously.

**LIAISON COMMENTS** (None)

**CITIZEN COMMENTS** (None)

**STAFF COMMENTS**

Ms. Richards said she was thrilled to have Mr. Martin on board.

**DURAC COMMENTS**

Chair Smith said he would be absent from the July 2014 meeting.

**ADJOURN**

The next meeting is scheduled for July 14, 2014.

With no further business, Chair Smith adjourned the meeting at 6:48 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 21st day of July, 2014.

ATTEST:

          /s/ Brad Smith            
Brad Smith, Chair

          /s/ Heather Richards            
Heather Richards, Community Development Director