



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

716 SW Evergreen, Redmond OR 97756
 541-923-7756
 Fax: (541) 548-0706
www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
City Hall Conference Room A, 716 SW Evergreen Avenue
Monday, November 10, 2014
5:00 – 7:00 PM

Agenda

DURAC MEMBERS	MEETING OBJECTIVES	TIME	ITEM
Brad Smith, Chair	PROPOSED AGENDA	5:00 PM	CALL TO ORDER / INTRODUCTIONS
Donald Crouch, Vice-Chair		5:05 PM	A. EXECUTIVE SESSION – REAL PROPERTY: 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. Real Property – ORS 192.660(2) (e) authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.” 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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.
Sam Blackwell			B. ADOPTION OF WORKPLAN 2014-2015
Edwin Danielson			C. CITY CENTER HOUSING STUDY
Anne Graham		5:55 PM	D. PROJECT UPDATES: 1. Mid-Town Area Wide Plan 2. Evergreen Elementary Project – New City Hall
Paul Hansen		6:05 PM	
Tom Kemper		6:40 PM	LIAISON COMMENTS
Denys Middleton		6:45 PM	CITIZEN COMMENTS
Trish Pinkerton		6:50 PM	STAFF COMMENTS
David Purkey Youth Ex-Officio		6:55 PM	DURAC COMMENTS
	7:00 PM	ADJOURN	

*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, and 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 ADA Coordinator, at least 48 hours in advance of the meeting at 541-923-7735, 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



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
 Redmond, OR 97756
 (541) 923-7721
 Fax: (541) 548-0706
www.ci.redmond.or.us

BRIEF SHEET
Center City Housing Study

Purpose:

The City Center Housing Study is intended to provide a strategy for fostering infill and higher density housing that supports the long term economic vitality of the downtown district and to provide guidance on how to disburse \$7 million of the Housing Development Opportunity Fund to promote housing.

Key Goals:

1. Eliminate blighted conditions including vacant and underutilized parcels, buildings experiencing disinvestment, and deteriorated neighborhoods.
2. Provide residents increased options to live in areas where they can conveniently access services with reduced reliance on private automobiles.
3. Provide housing products that meet the needs of well represented and underrepresented members of the community, including families, work force, and retirees.
4. Provide the area’s pedestrian oriented central business district an enhanced customer base – supporting a more vital and diverse central business core.
5. Foster higher density housing in areas of the community where it can be most efficiently served with utilities and infrastructure, including alternative modes of travel.

<i>Short Term (1-4 years)</i>	<i>Mid-Term (5-10 years)</i>	<i>Long Term (11-20 years)</i>	<i>Total</i>
75 units (15%)	175 units (35%)	250 units (50%)	500 units (100%)
<ul style="list-style-type: none"> • Multi-family development • Some infill or small project 	<ul style="list-style-type: none"> • Multi-family development • Catalyst Project • Infill and redevelopment 	<ul style="list-style-type: none"> • Infill and redevelopment of properties • Catalyst Project • Increased density 	Capture 6% of the 8,467 new unit production

Strategy Recommendations:

1. **Housing Development Assistance Program:** This program is set to help reduce the cost of development for housing in the downtown urban renewal district by providing a System Development Charges (SDC) partial pay-down incentive. The SDC Waiver Program will establish baseline standards on private development activities and provide a one-time inducement for property owners to develop housing in the district.

<i>Action:</i>	<i>Status:</i>	<i>Completion Date:</i>
Develop Program Guidelines and Policy	Underway	November 12, 2014
Create Application Process	Underway	November 12, 2014
Planning Department Review	Underway	November 18, 2014
DURAC Review	Pending	December 8, 2014
Marketing	Pending	December 9, 2014

2. Redmond Development Code Modifications: Modifying development codes within the Downtown Overlay District and the C2 CBD Commercial District would allow the development of single-family detached homes. In order to encourage the development of more housing on remaining developable parcels the following code modifications are recommended:

- Allow attached/multi-unit dwellings and single-family detached housing development on lots of 7,500 sq. ft. or greater as a conditional use in these zones.
- Reduce parking requirements within the district, such as reducing the parking space requirement for multi-family developments from 2 spaces per unit to 1.5 spaces per unit and do not require additional off-street parking for accessory dwellings where it can be demonstrated that the property already has 2 spaces for primary dwellings.

<i>Action:</i>	<i>Status:</i>	<i>Completion Date:</i>
Review Current Downtown Code	Underway	November 13, 2014
Modify Code Language	Pending	November 14, 2014
Planning Department Review	Pending	November 18, 2014
DURAC Review	Pending	December 8, 2014
Urban Renewal Board Approval	Pending	December 9, 2014

3. Sidewalk and Streetscape Improvement Program: Create a program for completing sidewalks, planter strip, and other streetscape improvements around major projects. This program would reduce development costs that would be the responsibility of the developer, improve connectivity for pedestrians and bikes, and generate more momentum for private development.

<i>Action:</i>	<i>Status:</i>	<i>Completion Date:</i>
Develop Program Guidelines and Policy	Underway	November 12, 2014
Create Application Process	Underway	November 12, 2014
Planning Department Review	Underway	November 18, 2014
DURAC Review	Pending	December 8, 2014
Marketing	Pending	December 9, 2014

4. Construct New Pocket Park: Construct a small neighborhood-focus park in the district. The pocket park should be 15,000 sq. ft. or bigger, provide more accessible, and enhance the overall mixed-use character and amenities in the district.

<i>Actions:</i>	<i>Status:</i>	<i>Completion Date:</i>
Establish Sub-Committee	Underway	January 2015
Land Acquisition	Pending	N/A

5. **Pilot Project:** To design and construct a pilot housing project that interventions include purchasing strategically located properties then solicit development proposals, as well as extend financing for privately initiated projects.

PUBLICLY- AND PRIVATELY-INITIATED PILOT PROJECT PROGRAMS

<i>Potential Pilot Projects</i>	<i>Anticipated Timing</i>	<i>Recommended Funding Allocation</i>	
Option 1	Downtown Property Assembly (or disposition of owned property)	Mid-Term (5 - 10 years) for first project; Long-Term (10+ years) for additional projects	\$2,500,000 total
Option 2	Midtown Property Assembly	Mid- Term (7+ years)	
Financing for Privately-Initiated Projects (Revolving Loan Fund)	Qualifying projects throughout the Center City area	Responsive to private interest	\$2,200,000

- **Action:** Site Control Sub-Committee has been established to determine site specific areas in the district to construct this pilot project – Possible new Jumpstart II proposal.

6. **Market Strategy:** The implementation of incentives and amenities needs to be effectively communicated to enhance the visibility of these efforts. This marketing effort will draw attention to the programs and benefits in order to make the area competitive with other locations.

<i>Action:</i>	<i>Status</i>	<i>Completion Date:</i>
Create an information clearing house – Information Exchange	Pending	Summer 2015
Develop professionally produced mailers	Pending	Spring 2015
Provide visible materials and online resources	Pending	Spring 2015
RFP/RFQ Process – Jumpstart II	Pending	Spring 2015
Organize a workshop with local housing developer to discuss the program	Pending	Spring 2015

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE (DURAC) – WORKPLAN 2014/15



Project:	Time Frame:	UR Project Cost:	Status	Priority:	2014/15 Focus:	2014/15 Marketing Needs:
Redevelopment Opportunity Fund	2012-2028	\$17,050,000	Program, policies and underwriting documents in place.	High	<ol style="list-style-type: none"> 1. Identify opportunity sites for land control and RFP. 2. Develop new Jumpstart Proposal II 3. Develop Mid-Town Development Plan 4. Continue to work on catalytic projects, such as Redmond Historic Hotel, Family Entertainment Center, Family Recreation Center 	<p>Identify targeted marketing strategy.</p> <p>Promote Downtown Jumpstart Program.</p>
Housing Development Opportunity Fund	2014-2031	\$7,000,000	City Center Housing Study completed and adopted. Need to develop programs and market to generate projects.	High	<ol style="list-style-type: none"> 1. Develop and implement programs. 2. Develop marketing strategy. 3. Identify opportunity sites. 	<p>Targeted marketing to housing developers.</p>
Circulation Study	2011-2012	\$135,000	Comprehensive and coordinated study that will explore access across Hwy 97, conversion of 5 th & 6 th Street to two-way, bicycle & pedestrian improvements, etc.	High	<p>Launch with City Transportation System Plan (TSP) update; developing RFQ in January; and securing consultant in February, 2015.</p>	<p>Develop community engagement strategy</p>
Business/Medical District Development	2014-2020	\$6,000,000	Plan completed. First public improvement project in design.	High	<ol style="list-style-type: none"> 1. Larch Avenue/4th Street Improvement Project; 2. EID 3. Homestead Canal Trail 	<p>Market district for development opportunities</p>
Public Open Space	2019-2025	\$3,500,000	Expand existing parks/acquire and develop new parks in park-deficient areas	High	<ol style="list-style-type: none"> 1. Centennial Park Expansion, Land Control. 2. Location Opportunities for Eastside Park and Medical District Park. 	<p>DURAC support</p>
Public Parking	2025-2031	\$610,000 – Surface \$10,000,000 -structure	150 New Surface Spaces. Assist with the funding of a parking structure project. Utilization and need study completed in 2012	High	<ol style="list-style-type: none"> 1. Possible Locations 2. Sub-Committee – Site Control/Land Acquisition Recommendations 	<p>N/A</p>

The goal of the Downtown Urban Renewal Advisory Committee is to advise the Urban Renewal District Board (URB) regarding issues concerning the implementation of the Urban Renewal Plan and Downtown Action Plan in the City of Redmond.

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE (DURAC) – WORKPLAN 2014/15



Projects:	Time Frame:	UR Project Cost:	Status	Priority:	2014/15 Focus:	2014/15 Marketing Needs:
Utility Undergrounding	2014-2031	\$1,000,000	Alley between 6 th and 7 th , Deschutes and Evergreen Completed	High	<ol style="list-style-type: none"> Obtain cost estimate for block between 6th and 7th, Evergreen and Forest Avenues. Explore Main Street Program. Market Analysis Study for Downtown 	N/A
Business Development Services	2011-2014	\$150,000	Funding support in business development and marketing to complement the capital investment in building and infrastructure	High	<ol style="list-style-type: none"> Develop sidewalk improvement program. Identify bike infrastructure needs. Work with BPAC 	Promote efforts.
Alternative Mobility Project	2011-2031	\$2,500,000	To increase pedestrian and bicycle connectivity and access	Medium	<ol style="list-style-type: none"> Develop and evaluate program for lack of interest. 	Market Programs.
Restaurant Capital Improvement Program	2011-2014	\$150,000	Program, policies and underwriting documents established.	Medium	Review and evaluate program for requirements to improve program effectiveness	Develop a flyer or brochure to market program
Property Assistance Program	2011-2031	\$3,350,000	Underway. Successful. Property owners are submitting applications	Medium	Review guidelines and requirements to improve program effectiveness	Develop a brochure to market program. Illustrate success.
Industrial Opportunity Fund	2011-2031	\$2,000,000	Program, policies and underwriting paperwork completed.	Medium	<ol style="list-style-type: none"> Inventory industrial sites. Advertise program. 	Develop marketing materials
Wayfinding Signage	2011-2012	\$25,000	New signage program that will direct tourist to key amenities in the district. Design done.	Low	Review design plans, map locations for individual signage.	Market successful completion to maintain momentum.
Hwy 97 Re-route Beautification	2012-2013	\$500,000	US 97 Beautification Plan completed. First project completed at Evergreen exit.	Low	City Staff will prepare Bid Documents for second project, S US 97 Flag Monument for Fall 2014; Estimated Construction Date is Spring 2016	Market projects after successful installation to generate momentum and interest.

The goal of the Downtown Urban Renewal Advisory Committee is to advise the Urban Renewal District Board (URB) regarding issues concerning the implementation of the Urban Renewal Plan and Downtown Action Plan in the City of Redmond.

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE (DURAC) – WORKPLAN 2014/15



Projects:	Time Frame:	UR Project Cost:	Status	Priority:	2014/15 Focus:	2014/15 Marketing Needs:
Evergreen Streetscape Improvements	2014-2015	\$90,000	Develop a relatively low-cost capital improvement continuation of the downtown streetscape program	Low	Work with PW on timing.	Project completion will provide marketing efforts
Circulation Improvement	2012-2023	\$5,500,000	Create a fund to implement the future capital projects identified in Circulation Study	Low	Pending the results of the completion of the Circulation Study in 2015	Promote marketing strategy developed by study
City Hall	2011-2016	\$1,500,000	UR funds for site deficiencies. City General Bond will fund the rehabilitation project. City is moving forward with the project.	N/A	This has transitioned to a City focus project. DURAC and URB will need to review and evaluate site improvements.	DURAC Member on Stakeholder Advisory Committee
Business Park Master Plan	2013-2014	\$150,000	Create master plan to attract new jobs to the area and support growth and expansion of medical district	N/A	Project Completed – September 2012	N/A

The goal of the Downtown Urban Renewal Advisory Committee is to advise the Urban Renewal District Board (URB) regarding issues concerning the implementation of the Urban Renewal Plan and Downtown Action Plan in the City of Redmond.