



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, November 10, 2014

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

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

Student Ex Officio: David Purkey

City Staff: Heather Richards, *Community Development Director*; Gabriel Martin, *Economic Development/Urban Renewal Project Coordinator*; Cameron Prow, TYPE-*Write II*

Visitors: B. J. Gretler, 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 – INTRODUCTIONS

Chair Smith called the regular meeting to order at 5:01 p.m. with six of nine members present, establishing a quorum.

B. ADOPTION OF WORK PLAN 2014-2015

Mr. Martin presented the draft work plan for fiscal year (FY) 2014-2015, revised as requested by DURAC at its last meeting.

Motion 1 (6/0/0): Mr. Crouch moved to approve the FY 2014-2015 work plan as revised. Ms. Graham seconded the motion which passed unanimously.

C. CITY CENTER HOUSING STUDY

Mr. Martin presented a Brief Sheet and recapped the purpose, key goals, desired outcome (500 new residential units), and status of six strategy recommendations for this 2013 study. Strategies recommended included a Housing Development Assistance Program, Redmond Development Code Modifications, Sidewalk and Streetscape Improvement Program, Construct New Pocket Park, Pilot Project, and Market Strategy. More implementation information will be available at the next regular meeting. The next Site Control/Land Acquisition Subcommittee meeting will be on November 17, at which time a new map will be available.

DURAC members generally agreed that the implementation plan presented was organized in a useful fashion. Additional concerns included code issues, timing of the pilot project, setting target dates, when the Planning Department will review DURAC code recommendations, and the number of 7,500-square-foot lots available in the mid-town district.

D. PROJECT UPDATES

1. Mid-Town Areawide Plan (MTAP): Mr. Martin summarized the review process. He reported sending out flyers and pamphlets to individuals in the mid-town district. The consultant will e-mail the 12 participants and DURAC to set up the first meeting of the MTAP Citizens Advisory Committee. The MTAP-CAC will meet two or three times, followed by a focus group. A technical advisory committee representing the City of Redmond (engineering, planning, attorney), Redmond Economic Development, Inc., and others will also meet. The goal is to have a draft plan ready for review by summer 2015.
2. Evergreen Elementary Project – New City Hall: Mr. Martin summarized the process the City is following to move this project forward. He reported that Ms. Richards issued a Request for Qualifications and Request for Proposals to hire a construction management firm to design and build the project. Deadline for submission of proposals is November 22, 2014. The City will evaluate the responses based on the level of experience and type of projects done. DURAC will review staff recommendations before they are forwarded to City Council for approval. The goal is to begin construction in summer 2015. Planning for redevelopment of the current City Hall site will begin after City Hall moves to the new site.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Martin presented flyers on “Accessory Dwellings: Petite, Discreet & Affordable Homes.” The lecture, part of the Building a Better Bend series, will be held at the downtown Bend Public Library on November 11, 2014, 6:30 p.m. He thanked Chair Smith for information related to the City Center Housing Study.

Mr. Martin announced that the terms of four DURAC positions will expire on December 31, 2014. Mr. Blackwell, Mr. Crouch, Mr. Hansen, and Mr. Smith indicated their interest in continuing to serve on DURAC. Mr. Martin requested DURAC assistance in recruiting new members to fill two vacancies, one due to Ms. Graham being elected to City Council.

Tentative Agenda for Next Meeting: implementation of City Center Housing Study, subcommittee updates, Family Recreation Center plan.

DURAC COMMENTS

Family Recreation Center: Chair Smith saw the plan as conceptual to facilitate the consultants’ study of the issues involved. Ms. Graham said it overstated potential revenues and understated difficulties.

Greater Residential Density: DURAC members discussed the potential of accessory dwelling units in Redmond including minimum lot size, system development charges, parking requirements, affordability, and success in other communities.

Ms. Graham said DURAC members were the most engaged of the committees she has served on. She stated that one of her priorities as a Councilor will be to move the urban renewal plan forward.

Vice-Chair Crouch commended Ms. Graham for her participation on DURAC and her “promotion” to City Council.

Chair Smith announced his intention of taking DURAC into executive session and read aloud the following statements: 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 the 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.

Ms. Gretler left the meeting at 5:50 p.m.

Chair Smith closed the regular meeting at 5:51 p.m.

A. EXECUTIVE SESSION – REAL PROPERTY

Chair Smith opened the executive session at 5:51 p.m. and closed it at 6:54 p.m.

Chair Smith re-opened the regular meeting at 6:54 p.m. There were no motions as a result of the executive session.

ADJOURN

The next meeting is scheduled for 5 p.m., Monday, December 8, 2014.

With no further business, Chair Smith adjourned the meeting at 6:55 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 8th day of December, 2014.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director