



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-2242

Phone **541-923-7756**
Fax 541-548-0706

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

MINUTES

September 14, 2015

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

Members Present: Chair Brad Smith, Vice-Chair Donald Crouch, Sam Blackwell, Edwin Danielson, Paul Hansen, Thomas Kemper, Trish Pinkerton, Gib Stephens (absent: *Denys Middleton*)

City Staff: Heather Richards, *Community Development Director*; Chuck Arnold, *Economic Development/Urban Renewal Project Coordinator*; Ginny McPherson, *Assist Project/Program Coordinator*; Cameron Prow, TYPE-*Write II*

Visitors: Tory Allman, *Council Liaison*; Anne Graham, *City Councilor*; Erma Hansen

Media: Dave Morgan, *Redmond News Today*

(The 3 digits after a motion title show the number of members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Vice-Chair Crouch called the regular meeting to order at 5:06 p.m. with a quorum of members (7 of 9) present.

INTRODUCTION – CHUCK ARNOLD

Ms. Richards introduced Mr. Arnold, new Economic Development/Urban Renewal Project Coordinator, and summarized his background with the Downtown Bend Business Association. She reported he was nationally renowned for his innovative ideas about downtown redevelopment.

LIAISON COMMENTS

Councilor Allman said he was happy to have Mr. Arnold on board.

CITIZEN COMMENTS

None.

A. PROFESSIONAL BUSINESS MEDICAL DISTRICT – Progress Report

Mr. Blackwell reported the subcommittee had finally, after two years, reached agreement on the first project for the Professional Business Medical District (PBMD). He presented drawings for proposed Larch Avenue Streetscape Improvements, signage details, cost estimates, and financing plans.

Ms. Richards said the PBMD is bounded by Maple Avenue (north), Greenwood Avenue (south), US Highway 97 (east), and the old Business 97 (west). Included in her PowerPoint presentation on the Master Plan and Development Strategy was an outline of the intent, background, market opportunity, goals/objectives, scope, focus areas, design elements, cost, financing to move Phase 1 forward, and construction timeline. Streetscape improvements for Phase 1 (Larch Avenue/4th Street) and Phase 2 (Kingwood Avenue/4th Street) have been estimated at \$3.6 million. Funding is expected to come from urban renewal (\$2,723,000), redevelopment

reimbursement (\$785,243), and other sources (\$90,343). Included in the plan is windfall protection for the Urban Renewal Board and performance milestones. Property owners have committed to explore an Economic Improvement District/Business Improvement District for Phase 1 maintenance which is estimated to cost \$10,000. Following DURAC review, the plans will be presented for public comment on October 21, 2015, 5:30-7 p.m., at St. Charles Medical Center-Redmond. If approved by the Urban Renewal Board on November 10, 2015, the project will go out for bid in January 2016 and construction is expected to start in March 2016. Notice of the October public meeting will be sent to all PBMD property and business owners, City Council, and DURAC.

Committee members clarified their understanding of the proposed streetscape improvements. Additional concerns included parking, construction timeline, St. Charles' commitment to constructing the northside park and deeding it to public ownership, property owner support, and effective marketing (branding) of this district.

Motion 1 (7/0/1): Mr. Crouch moved to recommend that the Urban Renewal Board continue forward with the Professional Business Medical District plan to present information to property owners in October 2015. Ms. Pinkerton seconded the motion which passed with Mr. Crouch, Mr. Danielson, Mr. Hansen, Mr. Kemper, Ms. Pinkerton, Mr. Smith, and Mr. Stephens voting in favor and Mr. Blackwell abstaining.

Vice-Chair Crouch passed control of the meeting to Chair Smith who arrived at 6:58 p.m.

B. SUBCOMMITTEE REPORTS

1. Housing: Subcommittee Chair Hansen said that, due to fundamental differences on how to proceed, members would present individual opinions. Following DURAC feedback, the subcommittee will work on a report for the October meeting.

Ms. Pinkerton supported a variety of housing types (townhomes, multi-family, multi-generational) that would be affordable by people of different income levels.

Mr. Hansen said housing built as a result of DURAC's effort will change how Redmond looks for 50-100 years. He presented a written handout of his ideas which included a Housing Development Principles/Checklist. He recommended building two 20-unit market rate apartment projects in Year 1 and one 20-unit market rate project and one subsidized housing project in Year 2. He proposed implementing a 20% incentive to encourage developers to build upscale housing that would attract people with significant disposable income into the urban core. He urged that DURAC move soon to take advantage of the low interest rates and current wage structure.

Mr. Kemper favored high-quality, high-density housing downtown and recommended implementing incentives to attract good architectural developments on key sites.

Mr. Blackwell said the goal was to create multi-generational neighborhoods with a multi-faceted spectrum of economic capability. The challenge, as in the Professional Business Medical District, is to bridge the gap between what a tenant can afford to pay and the development cost. There are no incentive programs to attract people with larger disposable incomes who are downsizing to come to Redmond. Redmond should not become Bend's low-income housing opportunity.

Chair Smith summarized the subcommittee's four points of view: Ms. Pinkerton (variety of housing styles and cost levels), Mr. Hansen (higher-income housing in the city core), Mr. Kemper (development site control and workable incentives to get desired design

quality), and Mr. Blackwell (multi-generational and multi-income residents). Chair Smith said the key element he heard in subcommittee presentations was that whatever route was followed the projects needed to be incentivized for developers to come forward.

Ms. Richards reminded DURAC the subcommittee had been formed to answer the question: What is the jumpstart program to incentivize housing in the downtown core? She suggested key concerns of the subcommittee – site control, architectural standards, economic vitality – be addressed through proposal selection criteria.

Following discussion, DURAC members urged subcommittee members to try again to reach a unified approach and recommended letting the market drive the type of housing product.

Chair Smith asked DURAC members to e-mail their ideas to the subcommittee over the next week.

2. Family Entertainment Center: Subcommittee Chair Blackwell said the initial discussion went well and the developer seemed knowledgeable about its target market. The proposal offered sounded like a good fit but parking remains a major concern. He commented that the subcommittee is concerned about parking for all downtown needs, not just this use.

Chair Smith expressed concern about the developer's lack of long-term experience.

Ms. Richards said negotiations are continuing with this developer which is experienced in working with downtowns. The proposed project is an 18-hour high-activity generator which will make parking critical.

3. Family Recreation Center: Subcommittee Chair Danielson said the first (and only) meeting was held in July 2015. He and Ms. Richards have met with Redmond Area Park and Recreation District Executive Director Katie Hammer to explore how this project might tie into what the district is doing. He proposed the subcommittee meet, following the RAPRD board's all-day work session on long-range objectives. He is waiting to see the Mid-Town report. Other Oregon communities (Ashland, Eugene, Portland, Sherwood) are also exploring collaborative ways to meet community recreational needs.

Ms. Richards said the University of Oregon Public Budgeting class will work with RAPRD to explore financing options for its new aquatic center. YMCA has indicated interest in Redmond's recreational needs and RAPRD is aware of this dialogue.

4. Centennial Park Expansion: Ms. Richards said she did not have time to issue the Request for Proposals to fix up three homes on the former Opportunity Foundation property before she left on vacation. However, this is a priority and she is working on it.

D. APPROVAL OF MINUTES

Motion 2 (7/0/1): Mr. Crouch moved to approve the minutes from July 13, 2015. Ms. Pinkerton seconded the motion which passed with Mr. Blackwell, Mr. Crouch, Mr. Danielson, Mr. Hansen, Ms. Pinkerton, Mr. Smith, and Mr. Stephens voting in favor and Mr. Kemper abstaining due to his absence from the July meeting.

STAFF COMMENTS

Mr. Arnold said he was excited to be here. He has been introducing himself to Redmond business owners and doing a lot of listening.

Ms. Richards said Mr. Arnold will work on a number of small projects to help him learn about Redmond's issues and needs.

DURAC COMMENTS

Vice-Chair Crouch congratulated all subcommittees on their great work so far.

ADJOURN

The next meeting is scheduled for October 12, 2015, 5 p.m.

With no further business, Chair Smith adjourned the meeting at 7:09 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 9th day of November, 2015.

ATTEST:

/s/ Brad Smith
Brad Smith
Chair

/s/ Heather Richards
Heather Richards
Community Development Director