



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
City Hall Conference Room A, 716 SW Evergreen Avenue
Monday, March 14, 2016 5:00 – 7:00 PM

Agenda

DURAC MEMBERS

MEETING OBJECTIVES

- 16-17 Work Plan Approval

Donald Crouch, Chair

Edwin Danielson, Vice-Chair

Brad Smith

Sam Blackwell

Paul Hansen

Tom Kemper

Denys Middleton

Trish Pinkerton

Gib Stephens

David Purkey, Youth Ex Officio

PROPOSED AGENDA

TIME	ITEM
5:00 PM	CALL TO ORDER / INTRODUCTIONS
5:05 PM	I. EXECUTIVE SESSION 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. 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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.
	II. MOTIONS AS A RESULT OF EXECUTIVE SESSION
5:45 PM	III. APPROVAL OF MINUTES a. February 8, 2016 (Exhibit 1)
5:50 PM	IV. ACTION ITEMS a. 2016-17 Work Plan Discussion & Approval (Exhibit 2) b. SDC Waiver Application-recommendation (Exhibit 3)
6:15 PM	V. DISCUSSION ITEMS a. BPAC Request for bicycle parking (Exhibit 4)
6:40 PM	LIAISON COMMENTS
6:45 PM	CITIZEN COMMENTS
6:50 PM	STAFF COMMENTS
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



DRAFT

Exhibit 1

716 SW Evergreen Avenue
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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES

February 8, 2016

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

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

Youth Ex Officio: (absent: David Purkey)

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

Council Liaison: Tory Allman

Visitors: Norbert Volny

Media: Dave Morgan, *RedmondNewsToday.com*

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

CALL TO ORDER – INTRODUCTIONS

Chair Crouch called the regular session to order at 5:05 p.m. with a quorum of members (8 of 9) present.

III. APPROVAL OF MINUTES

Motion 1 (8/0/0): Mr. Kemper moved to approve the minutes from December 14, 2015.
Ms. Pinkerton seconded the motion which passed unanimously.

Motion 2 (8/0/0): Mr. Blackwell moved to approve the minutes from January 11, 2016.
Ms. Pinkerton seconded the motion which passed unanimously.

SIX-MONTH REVIEW OF 2015-2016 WORK PLAN

Mr. Arnold and Ms. Richards reviewed progress on DURAC's work plan for fiscal year 2015-2016. Projects reviewed included the redevelopment opportunity fund, housing development opportunity fund, circulation study, business medical district development, public open space, and public parking. Staff requested feedback on the current plan and direction for what to include in the 2016-2017 plan. Ms. Richards noted the City received only one response to its Request for Proposals (RFP) on the Housing Development Opportunity Fund.

DURAC members discussed the level and flexibility of funding for the Redevelopment Opportunity Fund, Housing RFP response, need for site control of Redmond Hotel property, and strategic next steps to move forward with projects scheduled for completion before June 30, 2016. Following discussion, DURAC members agreed by consensus to request staff investigate why the City received a low response to its Housing RFP, remove roadblocks to encourage a fuller RFP response, and confirm expiration of all prior contracts between the City and proposed developers of the Redmond Hotel site.

DURAC members also agreed to reappoint Mr. Crouch, Mr. Kemper, and Mr. Smith to the Redmond Hotel Subcommittee which will recommend strategic next steps, pursue site control, and study the feasibility of moving overhead utilities underground.

Ms. Richards said staff would prepare a draft 2016-2017 work plan based on today's discussion for member review at the March DURAC meeting.

Chair Crouch closed the regular session and opened the executive session at 5:40 p.m.

I. EXECUTIVE SESSION

Chair Crouch read aloud the following statement: 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. 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.

Chair Crouch closed the executive session and re-opened the regular session at 6:10 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

LARCH STREETSCAPE PROJECT UPDATE

Ms. Richards reviewed progress on this project to date. The Engineering Department is managing this project which has been delayed by a waterline issue but is now moving forward again. Issues still to be resolved included whether the street will be fully or partially closed during construction. Staff will e-mail the construction timeframe to DURAC once that has been set.

Mr. Arnold said urban renewal priorities in the City's Capital Improvements Plan during the next five years included installation of a light at the 6th Street/Kingwood Avenue intersection and streetscape improvements along Business 97 from Jackpine Avenue to Maple Avenue.

LIAISON COMMENTS

None.

CITIZEN COMMENTS

Mr. Volny summarized his interest in potential redevelopment of Redmond properties.

STAFF COMMENTS

Mr. Arnold discussed recent activity regarding the bank building on 6th Street. He announced The Bulletin planned to publish an article this week regarding the status of Redmond's pole sign program. He summarized City efforts to encourage property owner compliance with the adopted sign code, financial assistance available, and deadline for compliance before citations are issued. He is working with 10 of 20 property owners who have noncomplying pole signs.

Ms. Richards reported the City received an application to waive SDCs (system development charges) on Housing Works' Cook Crossing project. Mr. Crouch and Ms. Pinkerton volunteered to serve on the subcommittee that will review this proposal and make a recommendation to the Urban Renewal Board.

Ms. Richards asked if DURAC wanted to hold an open house in 2016 as has been done in past years. Following discussion, members agreed the idea had merit, discussed potential topics, and recommended the open house be scheduled for April or May 2016.

DURAC COMMENTS

Mr. Kemper received confirmation from DURAC to continue researching potential sites for parking lots.

Mr. Smith announced the birth of a granddaughter and reported his younger son recently returned from a visit to North Korea.

Mr. Blackwell recommended the Family Entertainment Center Subcommittee hold another meeting.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:45 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this _____ day of _____, 2016.

ATTEST:

Donald Crouch
Chair

Heather Richards
Community Development Director



Project:	Long Range Time Frame:	UR FY Cost:	Description/Status	Priority:	Milestones:	Staff Assignment	Timeframe
Redevelopment Opportunity Fund	2012-2028	\$2,515,500	Program, policies and underwriting documents in place.	High	<u>Midtown Development Plan</u>	Heather Richards	
					Implement plan elements	Chuck Arnold	6/30/17
					<u>Redmond Hotel</u>	Chuck Arnold	
					Identify obstacles to sale or redevelopment Seek new operator Renovation begins Hotel reopens		8/1/16 12/31/16 3/1/17 12/31/17
Housing Development Opportunity Fund	2014-2031	\$500,000	Market programs to generate projects.	High	<u>Family Entertainment Center</u>	Heather Richards	
					Planning complete Construction begins		9/30/16 1/31/17
Circulation Study	2011-2018	\$300,000	Comprehensive & coordinated study that will explore access across Hwy 97, conversion of 5 th & 6 th Street to two-way, bicycle & pedestrian improvements, etc. Launch w/ City TSP	High	<u>Family Recreation Center</u>	Ginny McPherson	
					Partnership dialogue Investigate funding structures Pursue site control		7/1/16 9/30/16 3/30/17
Business Medical District Development	2014-2020	\$1,360,000	Plan completed. First public improvement project headed to construction. Implement funding mechanism for maintenance. Develop trail connectivity.	High	Broker contract to gain site control Develop marketing strategy Secure sites	Chuck Arnold Chuck Arnold Chuck Arnold	Completed 7/1/16 12/31/16
Public Open Space	2019-2025	\$25,000	Expand existing parks/acquire and develop new parks in park-deficient areas	Low	Develop RFP for consultant Begin study work-12 month timeline Study work completed	Chuck Arnold Chuck Arnold Chuck Arnold	4/1/16 7/1/16 6/30/17
Public Parking	2016-2031	5,800,000	Expand off-street public parking opportunities. Utilization and need study was completed in 2012. Develop 150 new surface stalls and a Parking Structure.	High	Larch Avenue/4 th Street Improvement Project-construction Discuss & enact Economic Improvement District Homestead Canal Trail-develop alignment, Maple-Dogwood	Heather Richards Chuck Arnold Mike Caccavano	8/31/16 7/1/16 12/31/16
					Centennial Park expansion, land control Locate Opportunities for Eastside Park & Medical District Park Complete agreement with St. Charles for PBMD park	Heather Richards Chuck Arnold Heather Richards	6/30/18 Completed 6/30/16
					Parking Structure planning Parking Structure construction begins Parking Structure complete	Chuck Arnold Chuck Arnold Chuck Arnold	9/30/16 1/31/17 12/31/17



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STAFF REPORT

DATE: March 14, 2016
TO: Downtown Urban Renewal Advisory Committee Members
THROUGH: Keith Witcosky, City Manager
THROUGH: Heather Richards, Community Development Director
FROM: Chuck Arnold, ED/UR Program Coordinator
SUBJECT: Approval of Housing Systems Development Charge Waiver Program funding for Cook Crossing

Addresses Council Goals:

4. ECONOMIC DEVELOPMENT: Develop and maintain an environment that promotes and supports a strong, healthy and diverse economic base.

9. URBAN RENEWAL: Invest resources to encourage new business investment in designated blighted areas that will grow the job base and strengthen and diversify the tax base in that area.

Report in Brief:

Consideration of a \$150,000 Systems Development Charge (SDC) buydown through the Housing SDC Waiver Program for Cook Crossing, 1250 SW Veterans Way.

Background:

The Housing SDC Waiver Program is one of the tools that the Redmond Urban Renewal Agency uses to implement the Housing Development Opportunity Fund identified in the Redmond Downtown Urban Renewal Plan as being key to downtown revitalization by bringing new residents, investment, and creating an 18-24 hour environment in the downtown urban renewal district. The Housing SDC Waiver Program promotes the development of new affordable, high density housing investments within the Downtown Urban Renewal District. The program approves the reduction of SDC fees to qualified developers or projects during the building permitting process. These SDC fees are then paid by the Redmond Urban Renewal Agency to the City of Redmond through a buy-down program. Applications are evaluated internally by staff for compliance with the program's objectives, financial risk, and district gain.

Discussion:

Housing Works has been working on the Cook Crossing project since mid-2015. The project consists of new construction of 48 units of senior rental housing at 1250 SW Veterans Way and the rehabilitation of Brentwood Manor, an existing 8 unit senior rental housing complex at 1121 SW Kalama Avenue. The combined project will serve seniors at or below 50% of the area median income. Total project cost is \$12,214,991.

Cook Crossing will be a 48-unit senior housing development that will have three stories of housing over a medical clinic and community space. A request was made for Urban Renewal funding to assist in the development of the project in the form of a SDC buy down. The submitted information was analyzed by staff and a Downtown Urban Renewal Advisory Committee (DURAC) subcommittee utilizing the

following criteria-achieving the objectives of Urban Renewal, contribution to current City Council goals, meeting the intent of the Housing SDC Waiver Program, and completeness of application.

The project helps achieve four Urban Renewal Objectives defined in the Downtown Urban Renewal Plan including: maintain the vitality of Redmond's downtown core, make productive use of downtown land, create opportunities for new development within the Renewal Area, and implement goals and objectives of the Redmond's Comprehensive Plan.

The project contributes to current City Council goals-Urban Renewal and Economic Development-listed in more detail above.

The project also meets the intent of the Housing SDC Waiver Program by promoting the development of new affordable, high density housing investments within the Downtown Urban Renewal District.

Upon approval, applicant will be required to meet all Housing SDC Waiver Program guidelines, City of Redmond Development codes, and complete the City of Redmond Planning process.

Fiscal Impact:

Funds for the Housing SDC Waiver Program are authorized in the Redmond Downtown Urban Renewal Plan under the Housing Development Opportunity Fund and are currently allocated in the Redmond Urban Renewal Agency FY 15/16 budget. Total impact is \$150,000.

Alternative Courses of Action:

1. Recommend to the Urban Renewal Board to approve the \$150,000 SDC waiver for Cook Crossing, 1250 SW Veterans Way, and authorize the payment of \$150,000 from the Redmond Urban Renewal Agency to the City of Redmond to pay for the waiver.
2. Request more information; or
3. Decline to recommend to the Urban Renewal Board to approve the \$150,000 SDC waiver for Cook Crossing, 1250 SW Veterans Way, and authorize the payment of \$150,000 from the Redmond Urban Renewal Agency to the City of Redmond to pay for the waiver.

Recommendation/Suggested Motion:

"I move to Recommend to the Urban Renewal Board to approve the \$150,000 SDC waiver for Cook Crossing, 1250 SW Veterans Way, and authorize the payment of \$150,000 from the Redmond Urban Renewal Agency to the City of Redmond to pay for the waiver.

Chuck Arnold
Economic Development / Urban Renewal Program Coordinator

February 19, 2016

Chuck,

Recently, the City of Redmond Bicycle and Pedestrian Advisory Committee (BPAC) reviewed and approved a recommendation to install bike corrals in the downtown area. This request to install bike corrals in the downtown (and other parts of the community) are an action item in their 2015/16 Work Plan, which is informed by the City adopted Bicycle Refinement Plan. After touring the downtown and reviewing pertinent information about bike corrals and considering several possible locations, the BPAC's recommendation at their January 4, 2016 meeting was to place a bike corral in the mid-block area of 6th Street between Evergreen Avenue and Deschutes Avenue on a trial basis. The specific location for the bike corral was the east side of the street in the location of the existing table (requiring removal of the table to accommodate). If the bike corral was successful, then BPAC recommended that it be made permanent.

BPAC's approval was done with the knowledge that the City's Downtown Urban Renewal Advisory Committee (DURAC) would need to approve the request, as it is our understanding that DURAC originally approved and funded the streetscape improvements that included the table. Please consider this as a request to place the topic on a future DURAC agenda for discussion and advise me on any necessary information or assistance you need for that process.

Thanks for your time.

--Scott

Scott Woodford, AICP
Staff Liaison to BPAC
City of Redmond
Community Development Department

December 28, 2015

Staff Dialog on historical context between Chuck, Scott, & Heather:

Locations discussed with property owners were:

On Evergreen adjacent to Soup 2 Nuts between 6th and 7th, north side of the street.

On Deschutes adjacent to HW between 6th and 7th, south side of the street.

Both property owners agreed and are the same property owners.

Holly Howell and I were the two city staff that led the effort. Conversation occurred in 2009/10 right after the sixth street demonstration project was completed.

Might also want to think about one near Wild Ride.

The discussion revolved around putting them on the side streets adjacent to Sixth Street that had strong planned bike/ped east-west connections.

Recent parking survey reaffirmed the locations due to capacity issues on Sixth Street.

We had picked out a design for them as part of our downtown streetscape furniture design. We did not install them because PW was not supportive at the time.