



**CITY OF REDMOND**  
Community Development Department

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## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### Minutes

Monday, February 11, 2013

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

**Advisory Members:** Chair Brad Smith, Vice Chair Donald Crouch, Anne Graham, Edwin Danielson, Heidi Hylkema, Trish Pinkerton (absent: *Robert Gomes*; 2 positions vacant)

**City Staff:** Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Perry Brooks, *Parks Planner*; Cameron Prow, TYPE-*Write II*

**Visitors:** Tory Allman, *City Councilor*; Camden King, *City Councilor*; Solomon Kaleialoha

*(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting. The three digits after the motion title show the number of members voting in favor/against/abstaining.)*

### **CALL TO ORDER – INTRODUCTIONS**

Chair Smith called the business meeting to order at 5 p.m. with a quorum present. Everyone present introduced themselves.

### **DISCUSSION – ACTION ITEMS**

#### B. Action Items

##### **1. Property Assistance Program: Treatment of Live/Work Units**

Mr. Williams summarized the history and key elements of this program which was first implemented in the downtown area and later expanded to the entire urban renewal district. Current program rules do not cover live/work units. Part of the Mixed-Use Live/Work Zone overlaps the urban renewal district east of US Highway 97. Based on analysis of potential impacts, staff recommended allowing live/work units since the proposed policy change would not affect available funding for the Property Assistance Program.

DURAC members discussed *including live/work units and zones versus the potential dilution of the program's impact, number of properties potentially impacted, consistency of the proposed policy change with the urban renewal plan, limitations on residential properties, and needing to do more for properties east of US 97.*

**Motion 1** (6/0/0): Ms. Graham moved to amend the Property Assistance Program guidelines to include Live/Work units as eligible for Property Assistance grant programs, and to clarify that only multi-family products with four or more units are considered eligible for grant programs." Ms. Pinkerton seconded the motion which passed unanimously.

#### A. Discussion/Update

##### **1. Work Session with Presentation: 6<sup>th</sup> Street Light Display Alternatives**

Mr. Williams presented (PowerPoint) examples of lighting displays in the United States and abroad which are used to bring visitors into the downtown core.

DURAC concerns included *lighting types, construction and operational costs, value to business vitality, seasonal vs. ongoing impacts, funding, compliance with Redmond Sign Code, and input from downtown businesses.*

Ms. Graham and Chair Smith volunteered to serve on a subcommittee to develop a scope for continued staff research of this idea.

C. Approval of Minutes

**Motion 2** (6/0/0): Vice Chair Crouch moved to approve the minutes from January 14, 2013, as written. Ms. Graham seconded the motion which passed unanimously.

**LIAISON COMMENTS**

Councilor Allman requested an update on the Professional Medical Business District. Mr. Williams said that DURAC approved minor changes to the master plan and development strategy which were reflected in the staff report which went to the Urban Renewal Board. Staff will be bringing the master plan back to the Urban Renewal Board at its February 12, 2013, meeting.

**CITIZEN COMMENTS** (None)

**STAFF COMMENTS**

Mr. Williams thanked citizens waiting for the open house to begin and invited them to sign the attendance sheet and enjoy the refreshments. He encouraged DURAC members to stay for the public workshop.

**COMMISSIONER COMMENTS**

Chair Smith asked what progress had been made in filling current vacancies on DURAC. Mr. Williams said that the open-house announcement contained a statement about DURAC openings and he will insert an announcement into the next utility billing newsletter.

Ms. Graham requested a status report on the Historic Redmond Hotel Subcommittee. Mr. Williams responded that the City is still in discussions with other hotel owners. He hopes to reconvene the subcommittee in March 2013.

**ADJOURN**

With no further business, Chair Smith adjourned the business meeting at 5:40 p.m.

\* \* \*

Chair Smith opened the public open house at 6 p.m. Present were Bill and Barbara Parks, Bob Eberhard, Brad Smith, Camden King, Cameron Prow, David Foote, *A&M Ventures* (Derrri and Jeni), Dick Robertson, Don Keith, Heather Richards, Jeff Scofield, Joe Centanni, Jon Williams, Linda Trout, Mike Gorman, Paul Hansen, R. D. and Marion McMillin, R. Johnson, Sam Blackwell, Shirlee Evans, Solomon Kaleialoha, Tom Bull, Tory Allman, and Leslie Pugmire Hole, *Redmond Spokesman*.

Ms. Richards announced two openings on DURAC and introduced Chair Smith. Chair Smith introduced the other DURAC members present. Mr. Williams summarized the purpose and function of urban renewal, how urban renewal investments are funded, history of the Downtown Urban Renewal District, the vision for the newest plan (2011 amendment), strategy for transforming challenges into opportunities, target results, and the status of current and future projects. Tax-increment financing is NOT a new tax levy and urban renewal investments will not come from increasing property taxes.

Concerns, suggestions, and comments provided by citizens included the following:

- \* Façade improvement program is great!
- \* Hard to consolidate lots for smaller infill projects.

- \* Encourage accessory dwellings.
- \* Need sidewalk connections to downtown.
- \* Will the Family Recreation Center be done with Redmond Area Park and Recreation District?
- \* When will Evergreen Elementary School move forward? What is the utilization plan?
- \* Results of the downtown parking study. How would the parking inventory impact hotel plans?
- \* What specialties is the City trying to attract to the new medical district?
- \* Will there be a medical district on the south side of town?
- \* Land should be acquired for a parking structure now while land values are low.

Chair Smith thanked everyone for their feedback and closed the open house at 7:11 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this  
13th day of May, 2013.

ATTEST:

/s/ Donald Crouch  
 Brad Smith, Chair

/s/ Heather Richards  
 Heather Richards, Community Development Director