



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, April 8, 2013

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

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

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

Visitors: Tory Allman, *Council Liaison*; Paul Hansen

(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 meeting to order at 5:05 p.m. without a quorum present.

DISCUSSION – ACTION ITEMS

A. Discussion/Update

1. **Center City Housing Study Update:** Mr. Williams said this project started in January 2013 and is expected to be completed in July 2013. He summarized the background, goals, market study, phone survey, location considerations, timeline, preliminary findings, and directions recommended by the consultant and the advisory committee. Next steps will include refining the financial analysis, getting feedback from developers on locations and product types, and strategy preparation.

DURAC concerns included *how in-migration trends for Redmond compare to other cities, housing types appropriate for Redmond, and if the single-family home direction will meet density requirements.*

2. **DURAC 5-Year Budget Discussion:** Mr. Williams reviewed the proposed project list for fiscal years 2014-2018.

Chair Smith, Ms. Graham, and Ms. Pinkerton provided their individual rankings for 11 of the potential projects on the basis of *tax-increment financing, jobs created, catalyst potential, and risk to the City.* They did not analyze the Trail/Alternative Mobility/Evergreen project since it is already underway. Also discussed were *co-locating existing businesses and government agencies, direct vs. indirect returns, and core fiscal values vs. quality of life.*

B. Action Item

1. **Downtown Core Parking Management Strategy**

Ms. Richards said the Redmond Downtown Association requested removal of the parking zone in 2008 because having one sent a negative message. Several merchants have expressed concern about employees and tenants parking all day in customer spaces. One

solution proposed is to implement a customer management zone on a complaint basis. This approach can pit neighbor against neighbor. Staff investigation and mitigation of each complaint can be time-consuming. Tenants that she has talked to about parking on 6th Street are doing so because of concerns about parking lot safety (unlit at night).

Mr. Williams said the parking study showed that 11 of the 64 spaces in the core area had people there for more than 3 hours.

DURAC suggestions included *recommending that landlords talk with their tenants and merchants with their employees about this problem, posting a sign with a polite message ("Please Customer Parking Only"), effect of enforcement vs. nonenforcement, how widespread this problem is, and how other communities protect commercial zones.*

APPROVAL OF MINUTES

Chair Smith postponed approval of the March 11, 2013, minutes due to lack of a quorum.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards requested help in recruiting new members to fill the two vacant positions. Chair Smith volunteered to talking with *Dynacore* and suggested that staff contact *Central Oregon Truck Company*.

DURAC COMMENTS

Chair Smith, Ms. Graham, and Ms. Pinkerton said they would be able to attend a meeting on April 22 if a quorum can be established on that date.

Ms. Graham asked what the policy was about replacing members who are unable to attend meetings on a regular basis. She said she spoke with Jon Stark, *Redmond Economic Development, Inc. (REDI)*, about recruiting new businesses for the Professional Business Medical District (PBMD); he suggested Medisys and another company. This question is timely as Economic Development for Central Oregon is in the process of setting its strategic plan priorities. She and Mr. Stark attended a REDI board meeting at which Mr. Stark provided a summary of the PBMD proposal and timeframe. REDI members indicated they would look at recruiting traded-sector (and possibly nontraded-sector) businesses for the PBMD, recommended sprucing up the aesthetic elements of the PBMD, and would be willing to support DURAC's request to City Council for an action plan.

ADJOURN

With no further business, Chair Smith adjourned the business meeting at 7:05 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