



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, July 8, 2013

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

Advisory Members Present: Chair Brad Smith, Vice-Chair Donald Crouch, Sam Blackwell, Edwin Danielson, Anne Graham, Paul Hansen, Denys Middleton, Trish Pinkerton (1 position vacant)

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

Visitors: Tory Allman, *Council Liaison*; Rozy Arno, *Soup 2 Nuts*; Matt Hesston; Lauran Torres; Teresa and Mike Whitney; Leslie Pugmire Hole, *Redmond Spokesman*

(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

Vice-Chair Crouch called the meeting to order at 5 p.m. with a quorum present.

Mr. Williams noted that Mayor Endicott had not yet arrived to swear in the new members, which must be done before they can vote on any motions.

When it became clear Mayor Endicott would be unable to attend, Councilor Allman administered the oath of office to new DURAC members Blackwell, Hansen, and Middleton which established a quorum.

DISCUSSION – ACTION ITEMS

A. Discussion/Update

- 1. Update Pilot Butte Canal Trail Project:** Mr. Williams said the Bicycle and Pedestrian Advisory Committee (BPAC) has developed a trail width based on standards recommended by DURAC. Public Works has contracted with a consultant to develop intersection solutions for Highland and Glacier Avenues. Signalization is currently being considered as the safest way to get people across these streets. Next steps include developing a timeline for that work and right-of-way acquisition.
- 2. Update Business Medical District:** Mr. Williams said the City is contracting with the designer who did the US Highway 97 beautification project to develop new streetscapes for Larch and Kingwood Avenues and for entry gateways in that area. The design work is expected to be done during fall 2013/winter 2014. The City will implement the design in cooperation with property owner groups as partnership opportunities arise.

DURAC concerns included *source of funding for consultant services*.

- 3. Update Center City Housing Strategy:** Mr. Williams said the consultant has presented a draft strategy to the City, which will reconvene the advisory committee on August 1. DURAC members will review the AC results and draft strategy at their next meeting.

4. **Update on Urban Renewal Plan Finance:** Mr. Williams said Community Development Director Heather Richards is waiting until the new City Manager is on board before seeking DURAC feedback on bonding for urban renewal projects.
4. **Update on Redmond Historic Hotel:** Mr. Williams said the DURAC subcommittee has recommended not pursuing any action on the hotel at this time due to a lack of strong developer interest and the owner's interest in selling this property. Funds have been allocated in the urban renewal plan but having the full amount of cash on hand to fund it depends on whether and when this project moves forward.

DURAC concerns included *budgeting urban renewal funds for this project.*

B. Action Items

1. **Downtown Parking Management:** Mr. Williams summarized the history of this issue. The City removed parking limit signs in 2008 to help *Redmond Downtown Association* (RDA) create a more customer-friendly environment. In 2011, the City received a petition from 15 merchants, and suggested employees use free parking spaces at City Hall and behind the bank instead of parking on 6th Street and side streets near neighboring businesses. Results of a downtown parking utilization study (plenty of spaces except at lunchtime) were presented to RDA in January 2013. RDA merchants felt voluntary measures were insufficient but could not agree on what strategy to implement. Time limits are seen by merchants as a burden to customers and by the City as costly to enforce. The most recent proposal is to implement a customer-only zone along 6th Street and register the license plate numbers of downtown employees and residents. Results from staff's merchant survey in June 2013 indicated support for the following ideas: regulation of parking (61%), customer-only zone (58%), customer-only zone overlay (73%), and employee license plate registry (70%). He requested DURAC feedback on regulating downtown parking, appropriate boundaries, and which mechanism/approach the City should take.

Vice-Chair Crouch invited the public to share their concerns. Comments received from Ms. Arno, Mr. Hesston, and Ms. Torres included a need for more daytime customer parking, inability or unwillingness of customers to walk very far, getting shop owners and employees off the street, Desert Song Church blocking off on-street parking, and customers going elsewhere when they can't park in front of the business they want to go to.

DURAC discussion covered *meters, enforcement cost, City Attorney's opinion of enforcement mechanisms, implementing regulations in phases, surveying the effectiveness of voluntary-compliance signs, improving tenant lighting, installing diagonal parking spaces on Deschutes and Evergreen Avenues, groundwork and timeline to implement an enforcement process, need for public parking signs, amount of parking (short/long-term) needed to support current and future business density, and need for action.*

Motion 1 (8/0/0): Ms. Graham moved that DURAC advise City Council that there is a parking problem within the defined boundaries and recommend that the City establish a customer-only parking zone with no enforcement mechanism and subsequently explore enforcement mechanisms. Ms. Pinkerton seconded the motion which passed unanimously.

Ms. Graham requested an update on the circulation study and its impact on parking density downtown and recommended that DURAC input be sought early in the process. Mr. Williams said the City has incorporated the circulation study into the Transportation System Plan update which is expected to go out for bid in late summer 2013.

2. **Downtown Jumpstart Program:** Mr. Williams said that none of the catalytic projects previously discussed for the Downtown Urban Renewal District are “ripe” to move forward. The Downtown Jumpstart Program proposes diverting \$500,000 of the \$3 million available through the Redevelopment Opportunity Revolving Loan Program to fund a competitively awarded forgivable loan. He outlined the purpose, eligibility criteria, key terms, scoring criteria, and conditions/considerations of such a loan which is intended to help move a catalytic anchor project forward.

DURAC discussion covered *use of revolving loan program to date, potential tenants of Evergreen Elementary School, how the City is marketing availability of loan programs (commercial real estate brokers, property owners, developers, Chamber of Commerce welcome packet), marketing proactively to potential businesses, type of business sought, funding, and scoring criteria.*

Motion 2 (8/0/0): Ms. Graham moved that DURAC recommend that the Downtown Urban Renewal Agency approve the forgivable loan program as proposed in Exhibit A with the changes discussed. Mr. Middleton seconded the motion which passed unanimously.

3. **Approval of Minutes**

Motion 3 (8/0/0): Mr. Crouch moved to approve the minutes from May 13, 2013, subject to correcting them to show that he called the meeting to order and adjourned it and correcting Sentence 1 of the second bulleted item on Page 1 to read: “The short-term parking spaces in front of *Soup 2 Nuts* are for dash-in customers not business owners, staff, and residents.” Ms. Graham seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor Allman commended DURAC members for good discussions and problem solving tonight.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams welcomed the new members and thanked them for their willingness to serve.

DURAC COMMENTS

Chair Smith welcomed the new members.

ADJOURN

The next meeting is scheduled for August 12, 2013.0

With no further business, Chair Smith adjourned the business meeting at 6:58 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 9th day of September, 2013.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director