



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, October 14, 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: Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Cameron Prow, TYPE-*Write II*

Visitors: Tory Allman, *Council Liaison*; Joe Centanni, *City Councilor*; Suzanne Tarbet; Rozy Arnot and Matt Hesston, *Soup 2 Nuts*; Becca Gast, *Salon Bliss LLC*; Erma Hansen; 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 5:05 p.m. with a quorum present and passed control of the meeting to Chair Smith when he arrived at 5:06 p.m.

DISCUSSION – ACTION ITEMS

B. Action Items

- 1. Downtown Parking Management:** Mr. Williams presented (PowerPoint) his staff report and summarized the background, current challenge, prior DURAC discussions and concerns, results of research into how other Oregon communities (Albany, Gresham) handle parking, and goals. Redmond has less on-street parking downtown than other communities because there is insufficient space for angled parking. The absence of rules in Redmond has created a situation in which merchants and residents have different perceptions of acceptable parking practices. In 2009, the two-hour parking restriction signs were removed to create a more customer-friendly environment. Complaints received from downtown merchants since then indicate that a resident or employee parking in front of their businesses for long periods of time reduces customer access and visibility of the business. Currently, merchants have no formal way to resolve their parking concerns. Per legal counsel, the City can post signage without enforcement, but the signs would be advisory and not informational about City policies and codes.

Based on discussions with a Portland-based parking consultant, staff believes that a purely voluntary approach will be less effective than one reinforced by enforcement. Mr. Williams outlined the parameters of the proposed solution including boundaries, restricted vehicles, enforcement strategy, fines, and appeals process. The proposed customer-only parking zone (SW 6th Street between Cascade and Forest Avenues and Deschutes and Evergreen Avenues between 5th and 7th Streets) would cover seven block faces, which should allow the Parking Enforcement Officer to efficiently sort complaints between employee and

resident vehicles. Implementing the proposed parking program will require amendments to Redmond City Code. Effective enforcement of the customer-only parking zone is expected to require a very low level of staff resources.

Chair Smith conducted a straw poll which indicated that four DURAC members supported forwarding staff's recommendations for an enforceable parking management program.

Chair Smith invited comment from the public.

Ms. Arnot said she wanted to reiterate that the current parking situation was hurting her business. She has been observing this situation for three years. When parking is open, more people come in. Customers have reported to her that they don't stop if they can't find parking. It would be great if the customer-only signs could go up with minimal enforcement, but enforcement is needed.

Suzanne Tarbet expressed concern about tenant parking options, outreach to tenants/tenant education, and number of tenants downtown. Her efforts to discourage tenant parking in front of her business were met with hostility.

Mr. Hesston said customer parking for his business is currently being lost to tenant parking and construction activity. Six of seven streetlights in the tenant parking area don't work.

Ms. Richards said she would follow up with Public Works on the nonfunctioning lights that are City-owned. City efforts have been focused on freeing up the core area for parking which is showing the highest utilization. Some larger residential properties have dedicated parking their tenants aren't using. The City has reached out to landlords, recommending that tenants park on 5th and 7th Streets or in the public parking lots. Mr. Williams said nonresident landlords have reported difficulty in enforcing tenant parking requirements.

DURAC discussion covered signage options with/without enforcement, enforcement of 15-minute parking limits, why the City didn't implement the nonenforcement approach recommended by DURAC at its July 8, 2013, meeting, feedback from DURAC members with downtown businesses, tenants' need to feel safe, effectiveness of nonenforcement of parking rules, who is responsible for informing tenants of parking options, how to determine if the program works as intended, long-term vs. short-term parking needs, impact on the current parking inventory of more businesses and additional downtown housing, percentage of the population that is causing the problem, and timing of problem (12 noon to 1 p.m.).

Motion 1 (7/1/0): Mr. Crouch moved to recommend that DURAC recommend that Redmond City Council adopt a parking management program that is enforceable much like the one that was presented tonight. Mr. Danielson seconded the motion which passed with Mr. Blackwell, Mr. Crouch, Mr. Danielson, Mr. Hansen, Mr. Middleton, Ms. Pinkerton, and Mr. Smith voting in favor and Ms. Graham opposed.

Chair Smith invited additional public comments.

Suzanne Tarbet reiterated her concern about proactive notice of parking options to tenants.

Motion 2 (8/0/0): Mr. Smith moved to recommend that the City create a brochure to help educate tenants on where they are allowed to park and to distribute it to all property owners downtown. Mr. Middleton seconded the motion which passed unanimously.

Chair Smith called a break at 5:50 p.m., inviting everyone present to enjoy the refreshments provided by staff. He reopened discussion at 6:05 p.m.

A. Discussion/Update

1. **Bonding Opportunities:** Ms. Richards summarized (PowerPoint) financial feasibility model assumptions, bonding options (advantages and disadvantages), direction set by the Redmond Urban Renewal Board (April 30, 2013), urban renewal financials, bonding capacity, adopted urban renewal plan budget, and examples of how a \$11 million bond might be used. She stated that Council will make the policy decisions about whether the City can afford the financial risk. She requested DURAC feedback on whether the City should move forward with the adopted plan which has a bond issuance in it or amend the plan to remove unfundable projects.

DURAC concerns included finance options vs. risks, potential interest rates, best bond rates/terms, impact of downward trend in Redmond's commercial property assessed values, Redmond's economic strength to support more debt, waiting to see outcome of the forgivable loan program before exploring bonding opportunities, and projects at risk if a bond is not obtained.

Motion 3 (8/0/0): Mr. Danielson moved that DURAC recommend that Redmond City Council move forward in seeking bonding opportunities. Mr. Crouch seconded the motion which passed unanimously.

Ms. Richards stated she would convey DURAC's discussion from this meeting with Council.

C. Approval of Minutes

Motion 4 (7/0/1): Ms. Graham moved to approve the minutes from August 12 and September 9,, 2013, as presented. Ms. Pinkerton seconded the motion which passed with Mr. Blackwell, Mr. Crouch, Ms. Graham, Mr. Hansen, Mr. Middleton, Ms. Pinkerton, and Mr. Smith voting in favor and Mr. Danielson abstaining from voting due to his absence from the August and September meetings.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams reported that the City will be reviewing a rehabilitation loan application for a new tenant in the Redmond Historic Hotel who is seeking assistance with mechanical and plumbing expenses. He noted that this application was a direct result of DURAC's recommendation to update the forgivable loan program.

Mr. Blackwell, Ms. Graham, and Chair Smith volunteered to serve on the standing Application Review Committee for this type of loan.

Mr. Williams said he enjoyed working with DURAC over the last 3½ years, and appreciated the thought, passion, and ideas that were brought forward.

Ms. Richards thanked Mr. Williams for all his work with the City of Redmond over the last 3½ years. He was instrumental in the plan amendment and its success; this amendment is probably one of the most successful plan amendments in the state of Oregon. He was also instrumental in putting the policy and loan documents together for the programs so that the City can respond quickly when projects come in.

