



DOWNTOWN REDMOND URBAN RENEWAL PLAN UPDATE



PREPARED FOR
Redmond Urban Renewal Agency
City of Redmond
Downtown Urban Renewal
Advisory Committee

Twelfth Amendment to the Redmond Downtown Urban Renewal Plan

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April 2011

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Executive Summary

In 1995, the City of Redmond established the Downtown Redmond Urban Renewal Area (Renewal Area) and adopted the Redmond Downtown Urban Renewal Plan (Plan). The Plan authorizes up to \$27 million in urban renewal project expenditures and is nearing its debt capacity limit (also referred to as “maximum indebtedness”). After successfully funding the US Highway 97 Reroute, the Sixth Street Reconstruction Project and Centennial Park, the Downtown Urban Renewal District is still blighted and disinvested. Storefronts are vacant. Large lots remain undeveloped. Buildings are deteriorating. New construction is focused on peripheral development and not city center development. And yet, a robust City Center is essential for economic development and attracting businesses, for long-term community health and sustainability.

In 2009, the Downtown Urban Renewal Advisory Committee (DURAC) started a process of evaluating the Downtown Urban Renewal District. With the funding authorized in the Downtown Urban Renewal Plan nearly depleted the question needed to be asked - is there still a need for Urban Renewal investment in downtown Redmond? Are there projects that, if funded, would make a difference in revitalizing downtown Redmond?

In some cases, such as in the case of downtown Redmond, many urban renewal plans begin by fixing critical infrastructure issues first and then transition into subsequent phases of focusing on how to stimulate private investment, create jobs and bring vitality back to the blighted Area. Often a first round of large infrastructure projects is followed by a second round of focused and targeted development projects that establish the positive momentum for the urban renewal area. This Amendment represents the second round of projects for the Redmond Downtown Urban Renewal Plan with a focus on public/private development projects. The findings indicate that if additional investments are made and targeted in the recommended package of projects, over \$444 million in private investment could be generated in the District over the next 20 years.

DURAC spent two years working with downtown stakeholders and community residents to evaluate whether or not there was a need to extend the Plan. A market analysis was conducted to explore development opportunities for the downtown. A parcel-by-parcel analysis was conducted to understand the extent of the blighted conditions, and a careful review of potential projects was conducted to ensure that only the best and most rewarding projects for the community were chosen to consider for a discussion to extend the Plan.

During the course of this evaluation, DURAC discovered many things, namely that:

- Redmond’s future economic success as a community depends on creating a vital and thriving downtown that attracts families, workers and the businesses that will employ them.
- Redmond is comprised of young families, yet there are not many amenities specific to families in downtown Redmond.
- Redmond does not have a very large professional job base, yet there is an expansive amount of land surrounding the hospital that is undeveloped and well positioned for a Business Park.



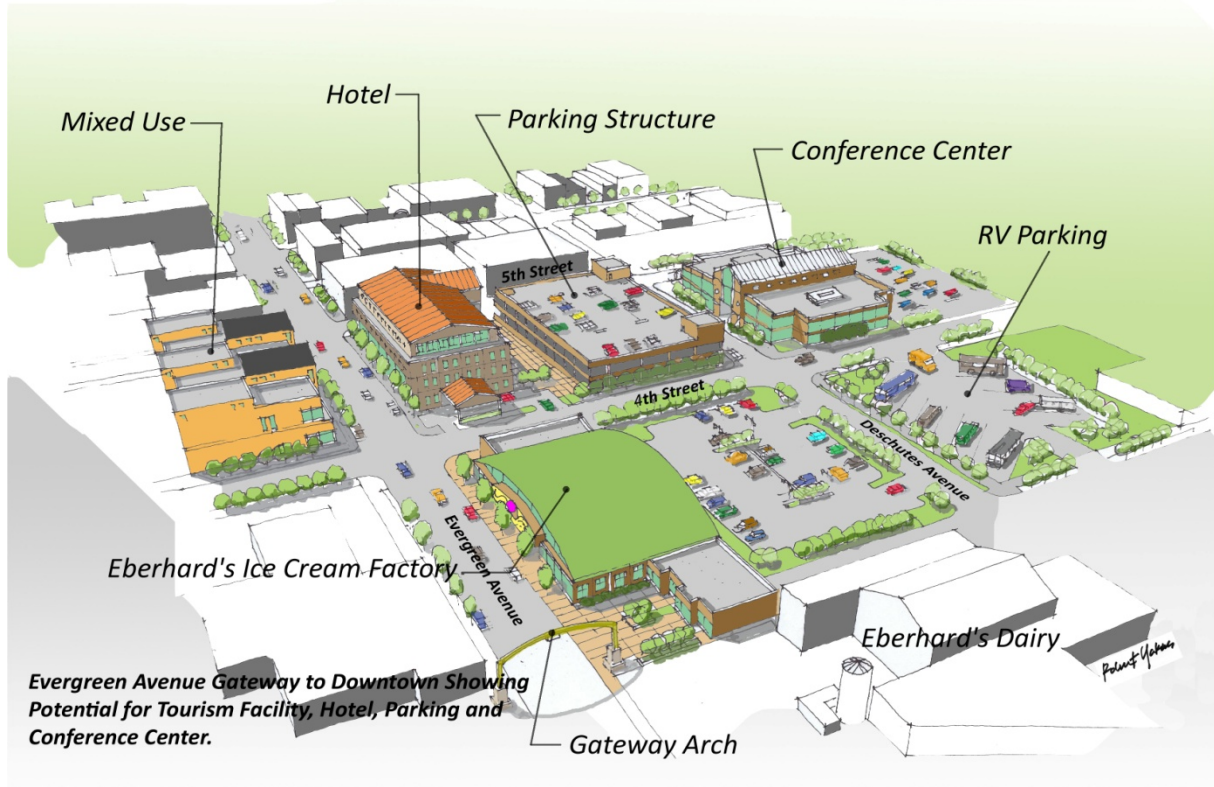
- Commercial vacancies are very high in Redmond, yet there is a strong market of consumerism that is spending money in Bend and surrounding communities.
- Redmond captures the same amount of tourism dollars as Sisters, yet it is more than ten times the size.

With those elements in mind, DURAC developed a vision to build on the current momentum of downtown Redmond and transform the City Center into a community center with amenities for families to bring the local consumer market back to downtown and to provide an outlet for Redmond families to enjoy inexpensive activities together. Projects such as a swim center, bowling alley, and potential movie theater were all planned around an expanded Centennial Park to provide a nucleus for a community center. Added to the mix is the Public Library, a new City Hall in the restored Evergreen Elementary School, and renovated Redmond Hotel.

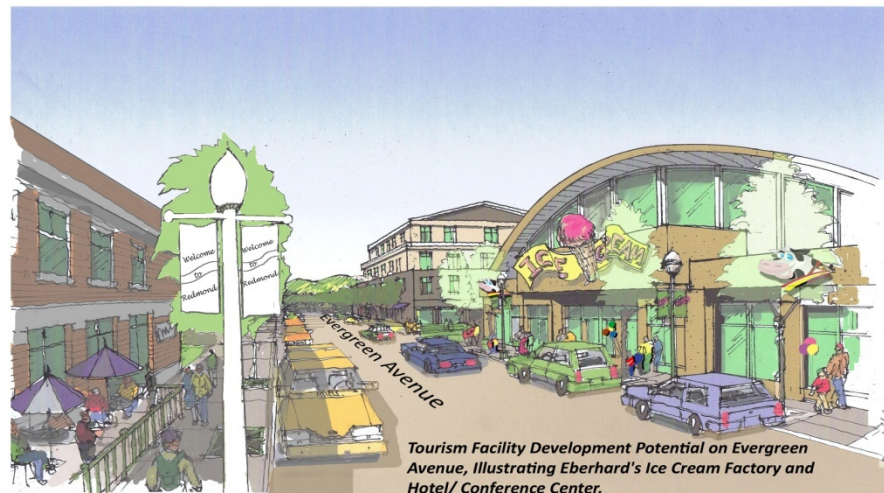


Note: The above illustration is a concept design demonstrating future potential development associated with the Plan Amendment.

To capture tourism dollars more effectively, a tourism facility with a potential ice cream factory similar to Tillamook Cheese Factory, a hotel, parking structure and conference facility was conceptually designed. Located just off the Evergreen Avenue exit from the US 97 Highway Reroute, this tourism complex would serve as a gateway for Redmond visitors and showcase Redmond to highway passers-by. The hotel and conference facility could attract small professional conventions that like to locate in City Centers without competing with the Deschutes County Fairgrounds.

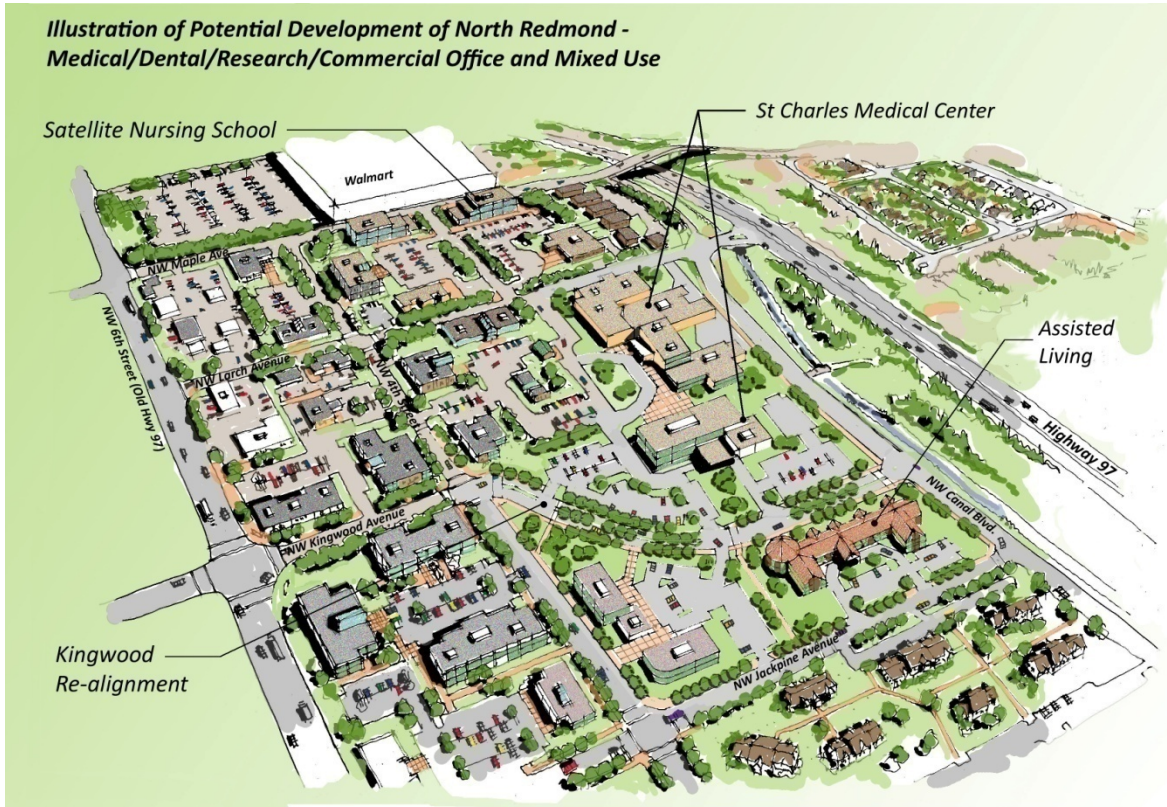


A tourism facility off of the Evergreen Avenue exit of Highway US 97 to serve as a gateway and to capture tourism dollars and tourism traffic downtown.



Note: The above illustration is a concept design demonstrating future potential development associated with the Plan Amendment.

Leveraging the location of St. Charles Hospital, and the opportunity that exists with all of the vacant land surrounding the hospital, a business park could be developed that attracts higher-paying jobs to the community. Pathways (both pedestrian and bicycle) could connect the business park to the downtown core.



Note: The above illustration is a concept design demonstrating future potential development associated with the Plan Amendment.

This Twelfth Amendment to the Redmond Downtown Urban Renewal Plan incorporates eighteen new projects into the Plan including those described above. It provides for an opportunity to leverage \$66 million dollars of projects towards \$444 million dollars of private investment over the next twenty years (present value dollar calculations).

Urban renewal is one of the only funding mechanisms in the State of Oregon that can raise funds for projects without raising taxes for the community's residents. It operates on the premise of paying for projects with tax increment funding. The tax increment is the difference between the total assessed value of an urban renewal area (Area) in a given year, and the original frozen base value. Tax revenue from the increment value is diverted from other taxing districts in the Area and invested in public and private development projects to help stimulate private investment, create jobs and reverse the downward slope of the Area. Note that urban renewal does not increase property owners' taxes, it merely redirects a portion of future taxes to pay for the urban renewal projects. The premise of urban renewal is that the new development that occurs due to the successful implementation of urban renewal projects pays for the project. The investments made with tax increment funds from the Area are expected to produce a more robust tax base, jobs and economic vitality.



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100. Introduction

The Twelfth Amendment replaces this section's text with the following.

This Downtown Redmond Urban Renewal Area Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Redmond respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the cause of blight and are intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Downtown Redmond Urban Renewal Area was originally approved by the City Council of the City of Redmond on September 12, 1995 by Ordinance No. 95-32.

The Plan has been amended since its initial adoption. A history of these Amendments appears below:

- 1st Amendment June 9, 1998, Established maximum debt of \$27,136,719
(Ordinance 98-26)

- 2nd Amendment October 27, 1998, Expanded upon activities allowed to be undertaken under
Section 700E of the Urban Renewal Plan (URD Resolution 98-55)

- 3rd Amendment November 9, 1999, Allowed acquisition through both minor and Council-approved
plan change procedures; added seven properties to list of properties to be acquired
(Ordinance 1999-30)

- 4th Amendment January 8, 2002, Replaced legal description of the Plan Area Boundary; added
maps reflecting new boundary (Ordinance No. 2002-01)

- 5th Amendment November 6, 2007, Increased fund allocation to the Property Assistance Program to
\$730,000 and modified Table 3 of the Report on the Plan.
(URD Resolution 2007-05)

- 6th Amendment February 26, 2008, Added seven additional properties to list of properties to be
acquired (URD Resolution 2008-01)

- 7th Amendment July 22, 2008, Modified Table 3 of the Report on the Plan.
(URD Resolution No. 2008-08)



- 8th Amendment September 9, 2008, Added four properties to be acquired, and modified Table 3 of the Report on the Plan (Ordinance 2008-18)
- 9th Amendment April 7, 2009. Added a project entitled Utility Improvements for \$582,729. (URD Resolution 2009-01)
- 10th Amendment April 28, 2009. Increases project budget for Public Open Space to \$3,700,000. Deletes Street Construction project for \$1,607,375. (Ordinance No. 2009-05)
- 11th Amendment April 13, 2010. Increases project budget for Property Assistance Program to \$930,000, reduces Public Parking project budget to \$610,000 and Redevelopment Opportunities project budget to \$2,700,000. (URD Resolution No. 2010-04)
- 12th Amendment (insert date of adoption). Substantial Amendment that increased the District's boundary by 102.7 acres and increased the Maximum Indebtedness from \$27,136,719 to \$120,717,081, adding 18 projects to the Plan and extending the plan expiration date to June 30, 2031.

200. Definitions

The Twelfth Amendment replaces this section's text with the following.

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Area" means the area included within the boundaries of the Redmond Downtown Urban Renewal District.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"City" means the City of Redmond, Oregon.

"City Council" means the City Council of the City of Redmond, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Deschutes, State of Oregon.

"Displaced" person or business means any person or business required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.



"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions which will govern the disposition of land to a private developer.

"District" means the area included within the boundaries of the Redmond Downtown Urban Renewal District.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Redmond Urban Renewal Area, Part Two-Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Redmond Downtown Urban Renewal Area.

"Planning Commission" means the Urban Area Planning Commission of the City of Redmond, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085(3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"State" means the State of Oregon.

"Text" means the Downtown Urban Renewal Plan for the Redmond Downtown Urban Renewal Area.

"Urban Renewal Agency" means the Urban Renewal Agency of the City of Redmond, Oregon.

"Urban Renewal Area", "Redmond Downtown Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.



300. Boundary Description

The Twelfth Amendment replaces this section's text and maps with the following.

The boundary of the Renewal Area is shown in Figure 1, below. A legal description for the project boundary is included in Attachment "A" of this Plan.

The Twelfth Amendment increases the district size from 599 acres to 701.7 acres, 19.9% larger than the original district area adopted in 1995 (585 acres). Per ORS 457.220, "no land equal to more than 20 percent of the total land area of the original plan shall be added to the urban renewal areas of a plan by amendments." This boundary amendment is compliant with the ORS 457.220.

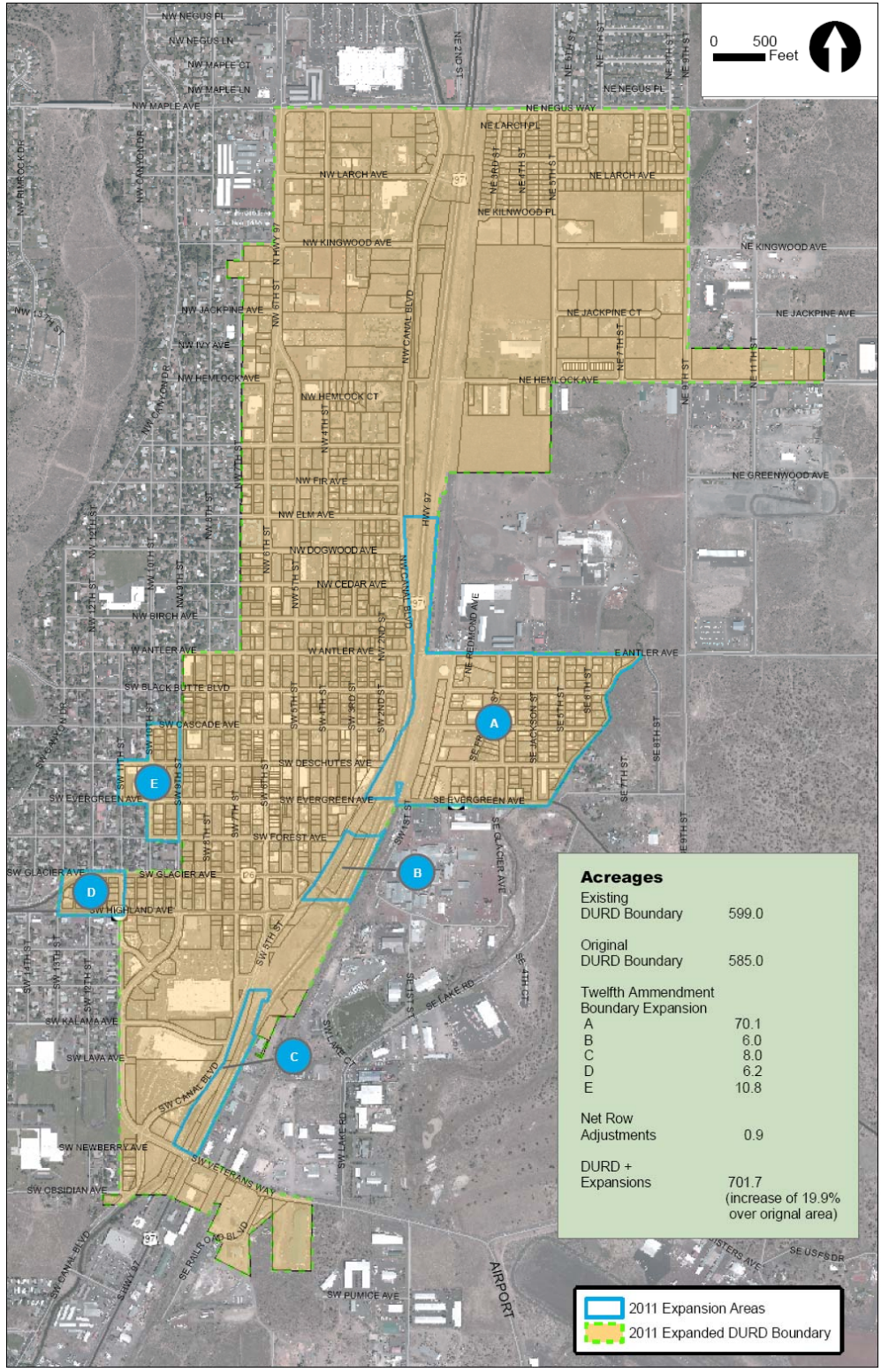
This amendment adds several areas adjacent to the existing district boundaries to the Area as described below. These areas were chosen for inclusion in the Renewal Area after a comprehensive analysis demonstrated that these contiguous areas to the existing District displayed the same blighted conditions and opportunities as the Renewal Area, and that without out targeted and focused investment, these areas would contribute to the blighted conditions of the Renewal Area.

The new areas included in the District are described below:

- A. A mixed-use neighborhood to the east of Highway 97 bounded by Highway 97 on the west, Antler Avenue on the north, Evergreen Avenue on the south, and the irrigation canal on the east. This area comprises 70.1 acres.
- B. Property alongside the western frontage of the Highway 97 Reroute between Veterans Way and Evergreen Avenue. This area comprises 6.0 acres.
- C. Additional area along the western frontage of the Highway 97 Reroute toward the southern end of the Area. This area comprises 8.0 acres.
- D. The two blocks bounded by 13th Street on the east, Glacier Avenue on the north, Highland Avenue on the south, and 11th Street on the west. This area comprises 6.2 acres.
- E. The Evergreen Elementary School site and the eastern blocks immediately north and south of the property. This area comprises 10.8 acres.



Figure 1. Urban Renewal Area Boundary



Source: Deschutes County Assessor, City of Redmont GIS, Leland Consulting Group



400. Relationship to Local Objectives

The Twelfth Amendment replaces this section's text with the following.

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Redmond Comprehensive Plan, and to implement development strategies and objectives for the Redmond Urban Renewal Area. The Downtown Urban Renewal Plan relates to the following local goals and objectives:

A. City of Redmond 2020 Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Specific goals and policies found in the Redmond Comprehensive Plan which relate to this Plan are:

CHAPTER 8 – RECREATIONAL NEEDS

GOALS

1. Provide quality green spaces, natural areas, and recreation sites for passive and active recreation through public and private park land throughout the community.
2. Neighborhood park, or park site, should be provided within one-half mile of every home.
3. Establish a system of trails that are interconnected.

POLICIES

Park and recreation facilities acquisition and planning

4. A program for the acquisition and development of park and recreation facilities should be developed.

FINDINGS: Plan's Relationship to Chapter 8 – Recreational Needs

Redmond 2020 Comprehensive Plan

- *The Plan's Open Space project activity supports Recreation Goals 1 and 2 by providing for the establishment of new and expanded public open space facilities which may include but are not limited to public restrooms, active and passive recreational uses, and a plaza or public gathering spaces.*
- *The Plan's Alternative Mobility project activity supports Recreation Goal 3 by providing for the establishment and enhancement of bicycle and pedestrian routes.*



CHAPTER 9 – ECONOMIC DEVELOPMENT

GOALS

1. Expand, improve and diversity the economy of the Redmond Urban Growth Boundary area while maintaining Redmond’s quality of life.
2. Provide family wage employment opportunities for area residents.
3. Retain or create industrial, office, professional service, technology, medical, tourism, retail and other jobs through expansion and retention of existing businesses and recruitment of new businesses.
4. Improve the appearance of the community’s employment districts, particularly along Highways 97 and 126, the Downtown, central east side industrial areas, and the Airport/Fairgrounds area.
6. Provide for an attractive, interesting, and convenient downtown as a place to do business, work, shop, reside, visit, socialize, and celebrate the community.
7. Preserve our historic legacy as reflected in place names, parks, art, buildings and traditions.
9. Provide, maintain, and promote the enhancement of state of the art infrastructure, including, but not limited to, transportation systems, water, sewer, natural gas, power, telecommunications and air service to support the commercial and industrial needs of the community.

POLICIES

Commercial Development

12. General Objectives
 - a. Protect and insure the permanency of the Central Business District (CBD) as a vital economic base and to maximize customer access, exposure; and convenience.
 - b. Encourage landscaping and other forms of city beautification for the purpose of enhancing the physical character of each area, and the overall city.
 - d. Solve the problems of parking within the CBD area, and to prevent or minimize such problems in other commercial development.
 - e. Increase customer convenience and accessibility to downtown business, minimize hazardous traffic conditions and conflicts, and generally promote the downtown area.
 - f. Focus community efforts to improve the overall appearance of existing commercial areas and similar considerations encouraged to all new developments.
 - h. Establish development standards for all commercial areas, and particularly for those that are planned within mixed-use centers and in areas where commercial and industrial uses are adjacent to residential areas.
 - i. Rehabilitate or re-develop older commercial areas in order to retain their values to the community, including the Downtown and Highway 97 corridor after the highway is re-routed to a limited access corridor.



Central Business District (CBD)

20. Downtown park plazas shall be developed and/or expanded.
22. Pedestrian access to, through, and within the Central Business District should be improved by providing safe, continuous sidewalk with well marked street intersection crossings. Connections to the surrounding neighborhoods and the Dry Canyon should also be prioritized.
23. Bicycle access to, through, and within the CBD should be improved on roadways and alleyways and secure bike parking areas should be provided by businesses.
25. Sidewalk and street activity that will stimulate pedestrian activity should be encouraged.
26. The City shall consider incentives to preserve historically significant buildings in the Downtown Core.
27. Commercial development should be based on the following goals, guidelines and principles:
 - a. Separation of pedestrian and through motor vehicle traffic.
 - b. Grouping of retail opportunities conducive to pedestrian shopping movement.
 - c. Convenient, identifiable and accessible parking.
 - d. Major highway traffic should be routed around the CBD but provide convenient access to commercial areas and their parking facilities.
 - h. Improve CBD shopping environment through investment in public amenities such as pedestrian furnishings, public gathering spaces, lighting and signage.
28. The permanency of the CBD commercial area shall be protected and maintained by encouraging CBD compatible businesses as defined below to locate or expand within or adjacent to that area identified as the CBD.
 - a. Professional services
 - b. Product-oriented businesses such as grocery, variety, drugs, clothing, home furnishing, art galleries, hardware, specialty products, etc.
 - c. Service-oriented businesses such as laundry, beauty salons, barber shops, shoe repair, household repair and products, etc.
 - d. Entertainment facilities such as cafes, restaurants, brew pubs, theaters, guest lodging, and travel services.
 - e. Governmental service offices.

Housing in Downtown and Neighborhood Commercial Areas

40. The City shall encourage and provide incentives for attracting housing in the downtown core area that is consistent with the requirements, goals and objectives of the Downtown Urban Renewal District and Downtown Design Plan.
42. Housing of medium to high density should be encouraged and promoted close to and within the Central Business District and Neighborhood Commercial Centers.



FINDINGS: Plan's Relationship to Chapter 9 – Economic Development,
Redmond 2020 Comprehensive Plan

- *The Plan's Property Assistance project activity supports Economic Development Goals 4, 6, and 7 and Policies 12a, 12f, and 12i by supporting the rehabilitation and aesthetic enhancement and of commercial buildings within the District.*
- *The Plan's City Hall project activity supports Economic Development Goal 7 and Policies 26 and 28e by supporting the preservation of the former Evergreen Elementary School building and its conversion into a new City Hall.*
- *The Plan's Redevelopment Opportunity project activity supports Economic Development Goal 6 and Policies 26 and 12i by providing for Redevelopment Projects in downtown that would be attractive, interesting and convenient for work and social activities downtown, such as a family recreation center, a family entertainment facility, and the establishment of a hotel and conference center as well as redevelopment of the Historic Redmond Hotel.*
- *The Plan's Housing Development Opportunity project activity supports Economic Development Goal 6 and Policies 40 and 42 by supporting the development and rehabilitation of housing in close proximity to the Districts commercial Districts.*
- *The Plan's Industrial Opportunity Fund project activity supports Economic Development Goals 1, 2, and 3 by supporting industrial employment within the district.*
- *The Plan's Housing Development Opportunity project activity supports Economic Development Goal 6 and Policies 40 and 42 by supporting the development and rehabilitation of housing in close proximity to the Districts commercial Districts.*
- *The Plan's Circulation Study and Circulation Improvements program activities supports Economic Development Goal 9 by providing for planning and implementation of circulation improvements necessary to support the needs of commercial and industrial businesses.*
- *The Plan's Reroute Beautification program activities support Economic Development Goal 4 by providing for beautification and aesthetic enhancements along portions of the Route 97 reroute right-of-way.*
- *The Plan's Business Park Master Plan and Business/Medical Park Development program activities support Economic Development Goals 1,2, and 3, by supporting the planning and development of a new business and medical employment area within the District.*
- *The Plan's Wayfinding project activity supports Economic Development Goal 4 and Policy 27c by making it easier and more convenient for District visitors, tourists, and residents to locate parking and important destinations.*
- *The Plan's Business Support project activity supports Economic Development Goal 3 and Policy 28 by supporting the retention and expansion of local businesses.*
- *The Plan's Restaurant project activity supports Economic Development Goal 6 by encouraging the development of restaurants that enhance downtown as a place to do business, work, shop, reside, visit, and socialize.*
- *The Plan's Evergreen Streetscape project activity supports Economic Development Goal 4 by improving the appearance of Evergreen Avenue between 5th Street and the reroute of US 97.*



- *The Plan’s Public Parking program supports Economic Development Goal 9 and Policies 12d, and 27c by providing the parking infrastructure necessary to support increased commercial activity in the downtown core.*
- *The Plan’s Open Space project activity supports Economic Development Policy 20 by providing for the establishment of new and expanded public open space facilities which may include but are not limited to public restrooms, active and passive recreational uses, and a plaza or public gathering spaces.*
- *The Plan’s Alternative Mobility project activity supports Economic Development Policies 22, 23, and 25 by providing for the establishment and enhancement of bicycle and pedestrian routes.*

CHAPTER 10 - HOUSING

GOALS

2. Allow for a variety of housing options for all income levels both in existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Redmond residents.
3. Establish residential neighborhoods that are safe, convenient, and attractive places to live, which are located close to schools, parks, shopping and employment centers.
5. Provide a broad range of accessible and affordable housing.

Policies

2. The City shall encourage rehabilitation and maintenance of housing in existing neighborhoods to preserve the housing stock and increase the availability of safe and sanitary living units.

FINDINGS: Plan’s Relationship to Chapter 10 – Housing, Redmond 2020 Comprehensive Plan

- *The Plan’s Housing Development Opportunity project activity supports Housing Goals 2, 3 and 5 and Policy 2 by supporting the development and rehabilitation of a range of housing within the District.*
- *The Plan’s Open Space project activity supports Housing Goal 3 by providing for the establishment of new and expanded public open space facilities to serve local residents.*

CHAPTER 12 - TRANSPORTATION

GOALS

2. Enhance east/west circulation.
4. Increase the use of alternative travel modes through improved safety and service



Objectives:

- a. Provide additional sidewalks and improve existing sidewalk pavement for pedestrian safety and access.
- b. Provide additional bicycle routes and plan regular maintenance of existing routes for bicycle safety and access (per Redmond Bicycle Master Plan)
- c. Provide pedestrian and bicycle access, especially when direct motor vehicle access is not possible.

POLICIES

Transportation System Management

- 5. The City may require a traffic study prepared by a qualified professional Traffic Engineers to determine access, circulation and other transportation requirements.

Pedestrian and Bicycle Systems

- 12. The City and County shall develop safe and convenient bicycle and pedestrian circulation to major activity centers, including the downtown, schools, shopping areas, community centers, parks, open space and other public gathering spots.

Street Systems

- 33. Circulation and decreased congestion in the Central Business District (CBD) should be improved by providing traffic with alternative routes to and from the CBD.
- 34. The City shall improve east-west and north-south traffic patterns in the central part of the community.

**FINDINGS: Plan’s Relationship to Chapter 12 – Transportation,
Redmond 2020 Comprehensive Plan**

- *The Plan’s Circulation Study and Circulation Improvement program activities supports Transportation Goal 2 and Policies 5, 33, and 34 by supporting the planning and implementation of circulation improvements necessary to support new development.*
- *The Plan’s Alternative Mobility project activity supports Transportation Goal 4 and Policy 12 by providing for the establishment of new and enhanced bicycle and pedestrian routes.*



The Plan also supports the following Community Vision objectives outlined in the ***Comprehensive Plan Addendum*** adopted by the City Council on May 22, 2001.

Urban Form and Community Design

6. The downtown business area and all residential areas are connected with pedestrian and bicycle paths to the Redmond Canyon.
7. Distinctive gateway features are developed at the four highway entrances.
10. The historic design of downtown is maintained.
12. The canal system is used as open space with public access for bicyclists and pedestrians.
14. The Urban Renewal District has been used in developing a downtown plan.
15. Utilities are retrofitted to be underground throughout the city, but particularly in the downtown neighborhood.
16. Shielded decorative street lighting is installed in both commercial and residential neighborhoods.
19. Design standards have been strengthened for all commercial and industrial buildings improving their appearance and their neighborhoods.

Transportation

23. Off street parking is provided near downtown.
24. Downtown is pedestrian and shopper friendly due to improved parking and multi-transport type facilities.
28. The Bikeway Master Plan has been fully implemented.
36. Good access exists from the alternate Highway 97 route to downtown.

Commercial and Industrial Lands, Development & Jobs Commercial

55. The downtown core is lively, has outdoor café seating and pedestrian walking is the norm.
56. The historic character of the downtown core has been maintained and enhanced through historic renovation and restoration.

Housing and Neighborhoods

66. Incentives are in place to promote infill residential development which increases density.

The 'Old Fairgrounds' Site on Highland Avenue

93. Critical street connections (re 9th Street) to the 'old' fairgrounds have been maintained providing through traffic circulation and access.
94. Open green space exists on the 'old' fair grounds site.



B. Urban Renewal Objectives

An Urban Renewal Advisory Committee (The Downtown Urban Renewal Committee) was appointed by the Redmond City Council in the early 1990s to develop the Renewal Plan for the Redmond Renewal Project. The Committee produced the following list of renewal project objectives for this Plan in 1995:

1. Maintain the vitality of Redmond's downtown core.
2. Provide sufficient parking to meet downtown needs.
3. Make productive use of downtown land.
4. Create opportunities for new development within the Renewal Area.
5. Relieve traffic problems and improve pedestrian safety.
6. Provide new public amenities and open spaces in the downtown.
7. Implement goals and objectives of Redmond's Comprehensive Plan.

In 2010, the Urban Renewal Advisory Committee (The Downtown Urban Renewal Advisory Committee) reviewed and evaluated the original Plan's objectives from 1995 and found them to still be true for the Downtown Urban Renewal District.

FINDINGS: Project's Relationship to Urban Renewal Plan Objectives.

The following project activities support Urban Renewal Objective 1 of maintaining the vitality of Redmond's downtown core by rehabilitating the historic buildings, building a community center around Centennial Park with a restored Redmond Union High School as the new City Hall/Civic Center, a new Family Entertainment Center, Family Recreation Center and Hotel/Conference Facility, stimulating housing, providing business support programs, incentivizing restaurants for nightlife vitality, increasing public parking inventory, and connecting the downtown core to other pathway systems in the community.

- ❖ *Property Assistance Programs*
- ❖ *City Hall*
- ❖ *Redevelopment Opportunity Fund*
- ❖ *Housing Development Opportunity Fund*
- ❖ *Wayfinding*
- ❖ *Business Support Programs*
- ❖ *Restaurant Program*
- ❖ *Open Space*
- ❖ *Public Parking*
- ❖ *Alternative Mobility Project*



The following project activity supports Urban Renewal Objective 2 of providing sufficient parking to meet downtown needs by adding more public parking facilities to the current inventory with planned off-street surface parking facilities, as well as a future parking structure:

- ❖ *Public Parking*

The following project activities support Urban Renewal Objective 3 of making productive use of downtown land by incentivizing redevelopment of land that is utilized at a lower than productive ration as well as by incentivizing new construction projects on vacant land, and by encouraging adaptive reuse of abandoned historic properties in the downtown core:

- ❖ *Property Assistance Programs*
- ❖ *City Hall*
- ❖ *Redevelopment Opportunity Fund*
- ❖ *Housing Development Opportunity Fund*

The following program activities support Urban Renewal Objective 4 of creating opportunities for new development in the Renewal Area by establishing funds which will be used to incent private development on vacant or underutilized properties for commercial, industrial and housing development, as well as public facility development:

- ❖ *Redevelopment Opportunity Fund*
- ❖ *Business Park Master Plan*
- ❖ *Business/Medical Park Development*
- ❖ *Industrial Opportunity Fund*
- ❖ *Circulation Study*
- ❖ *Circulation Improvements*
- ❖ *Public Parking*

The following program activities support Urban Renewal Objective 5 of relieving traffic problems and improving pedestrian safety, by studying the issue and then investing in improvements for both traffic and pedestrian/bicycle facilities:

- ❖ *Alternative mobility project*
- ❖ *Circulation Study*
- ❖ *Circulation Improvements*

The following program activities support Urban Renewal Objective 6 of providing new public amenities and open spaces downtown by investing in open space where needed and providing leverage funds for a new Family Recreation Center, Family Entertainment Center and new City Hall:

- ❖ *Open Space*
- ❖ *City Hall*
- ❖ *Redevelopment Opportunity Fund*



The following program activities support Urban Renewal Objective 7 of implementing the goals and objectives of Redmond's Comprehensive Plan (Please see discussion in Section 400 (A)).

- ❖ *Property Assistance Programs*
- ❖ *City Hall*
- ❖ *Redevelopment Opportunity Fund*
- ❖ *Circulation Study*
- ❖ *Reroute Beautification Study*
- ❖ *Business Park Master Plan*
- ❖ *Housing Development Opportunity Fund*
- ❖ *Wayfinding*
- ❖ *Business Support Programs*
- ❖ *Restaurant Program*
- ❖ *Alternative Mobility Project*
- ❖ *Pole Sign Program*
- ❖ *Open Space*
- ❖ *Industrial Opportunity Fund*
- ❖ *Circulation Improvements*
- ❖ *Public Parking*

500. Proposed Land Uses

The Twelfth Amendment replaces this section's text with the following.

A. Land Use Plan

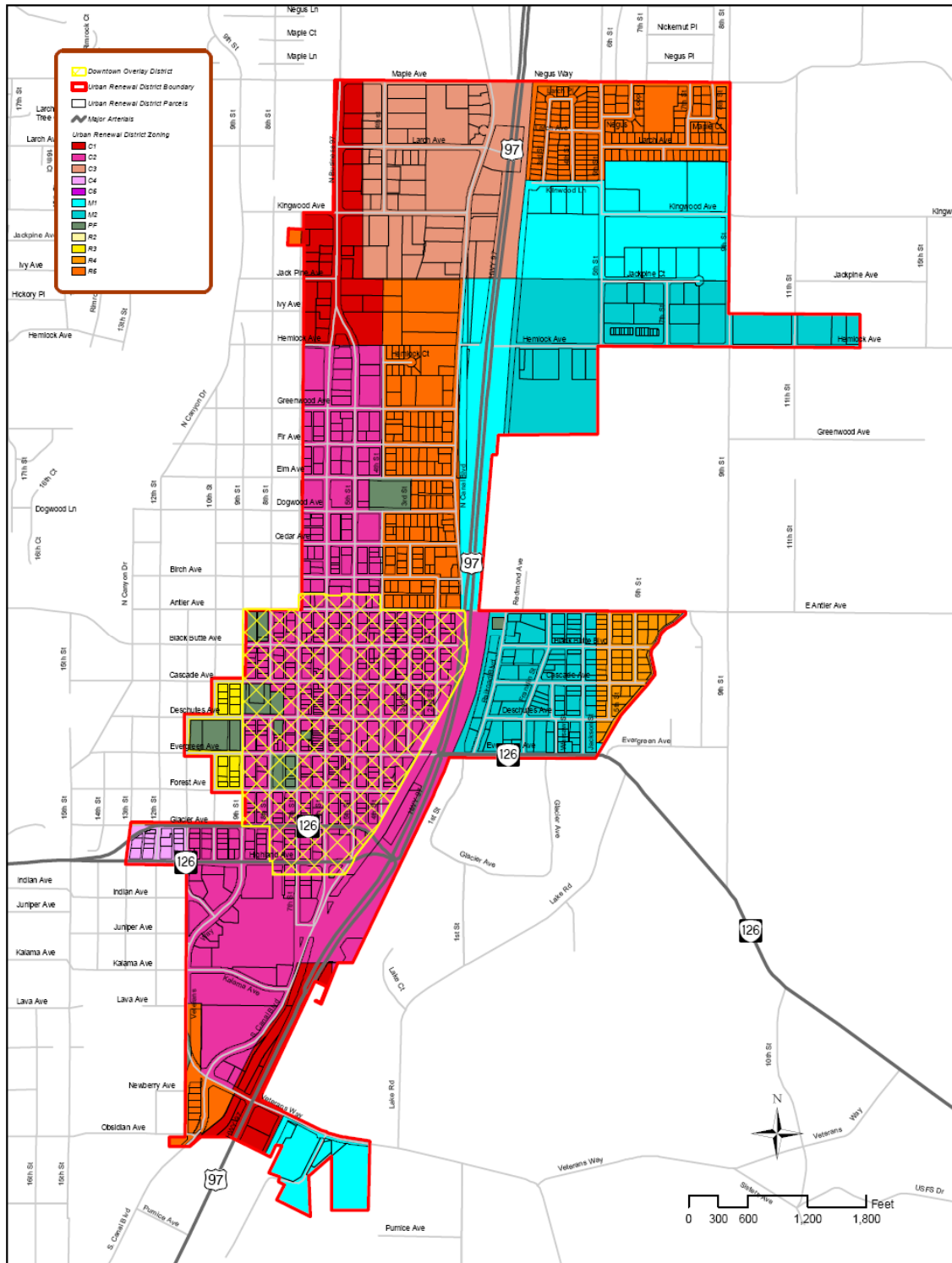
Figure 2 on the following page, the "Comprehensive Plan and Zoning Map" describes the locations of the principal land use classifications which are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Redmond Urban Area Comprehensive Plan (also known as the Redmond 2020 Comprehensive Plan). The land use classifications are described below.

The Land Use Plan consists of the Comprehensive Plan and Zoning Map (Figure 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the Redmond 2020 Comprehensive Plan and the Redmond Development Code, and with their implementing ordinances and policies.

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Redmond 2020 Comprehensive Plan, the Redmond Development Code, Zoning Provisions, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.



Figure 2: Comprehensive Plan and Zoning Map



Source: City of Redmond



The Comprehensive Plan designations and Zoning Districts applicable to the Renewal Area are:

Limited Residential R-3: The purpose of this district/zone is to provide medium density residential neighborhoods with a mix of single family residences, duplexes and some conditionally permitted multi-family residential development.

General Residential R-4: The purpose of this district/zone is to provide high density residential neighborhoods with a mix of single family residences, duplexes and some conditionally permitted multi-family residential development. Limited commercial uses such as offices are also conditionally permitted where compatible with surrounding development.

High Density Residential R-5: This district/zone is intended to provide high density residential neighborhoods with an emphasis on multi-family development and smaller lot single family and duplex developments. Limited commercial uses such as offices are also conditionally permitted where compatible with surrounding development.

Strip Service Commercial Zone C-1: The C-1 district/zone is intended to create and preserve areas suitable for commercial uses and services primarily oriented to automobile traffic, requiring extensive outdoor display and storage, and support of the central business district or principal downtown shopping area. In general, this zone shall be applied to those areas already existing and desirable to retain and for those areas that, because of new and/or changing traffic patterns, should be developed for such purpose. In addition, this zone allows for high density residential development in these areas where such development will not adversely affect commercial development in the zone as a whole.

Central Business District Commercial (CBD) C-2: The CBD C-2 district/zone is intended to create and preserve areas suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area for the City. The zone is applied to the town center already existing and desirable to retain, and to abutting and adjacent areas necessary to serve population growth. Permitted uses include but are not limited to office and professional services, retail trade, service commercial uses, entertainment, government, financial and business services, parking lots, hotels and motels.

Special-Service Commercial C-3: The C-3 district/zone is intended to create and preserve areas suitable for special commercial uses and services and compatible non-commercial uses, and on a broad basis to serve as a center for emergency services such as medical-health care for the City. Permitted uses include medical clinics and offices, hospitals, retirement homes, multifamily dwelling complexes limited to the elderly and government uses. The zone should also encourage the location of uses which provide close and easy access for that sector of the population which is in most need of such services such as the elderly and maintain the quiet and low-intensity use atmosphere deemed preferential for such uses.

Limited Service Commercial C-4: The C-4 district/zone is intended to retain the general character of the limited strip type commercial that presently exists, and to provide for a lower intensity of heavily auto-oriented business at the west entry to the City. Maintaining an attractive appearance for the western entry to the City is a primary objective of this zone. Permitted uses include offices, retail trade, services,



entertainment, government uses, financial and business services, parking, nurseries and supply stores, motels and other visitor-servicing uses.

Downtown Overlay District DOD: The purpose of the DOD overlay zone is to create and preserve areas within the C-2 Central Business District Zone that is vibrant and pedestrian-friendly where people can shop, work and play in a traditional downtown setting. In general, this district will encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping and entertainment uses and increase in the density and intensity of development.

Light Industrial M-1: The M-1 district/zone is intended to provide for uses such as light manufacturing, research, transportation facilities and similar activities which have a limited impact on surrounding properties and are compatible with clean and non-polluting industries. Office space and limited commercial activity supporting light industrial uses are also permitted.

Heavy Industrial M-2: The M-2 district/zone is intended to provide for uses which have a pronounced impact on the urban environment due to noise, smoke, air and other emissions, or because of traffic and other operating characteristics associated with these uses. Uses permitted in the M-1 zone are also permitted in the Heavy Industrial designation.

Public Facilities PF: The PF district/zone is intended to provide for public facility uses such as wastewater treatment facilities, water storage reservoirs, well sites, public schools, and Public Works Administration facilities.

Park: The Park district/zone is to provide for public park uses such as playgrounds, ball fields and open space.

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area.

Redevelopers, as defined in this Plan, shall comply with the Redeveloper's Obligations, Section 800 of this Plan.

600. Outline of Development

The Twelfth Amendment replaces this section's text with the following.

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Downtown Redmond Urban Renewal Area. Large vacant sites and low utilization ratios of properties, deteriorated and substandard buildings/improvements, significant building vacancies, inadequate and incomplete street and sidewalk systems, inefficient and unsafe traffic conditions, lack of public open space, lack of public amenities and insufficient public parking have been identified as issues contributing to depressed conditions and values in the Redmond Downtown Renewal Area. The conditions also pose a constraint to future development called for in the Comprehensive Plan. Project activities to treat these conditions include:



- a. Acquisition and development of property for additional off-street public parking in the downtown core area.
- b. Project activities to improve the visual appearance of the downtown area, and provide a safer, more attractive pedestrian environment in the downtown, including:
 - Construction of sidewalks, landscaping, signage, bike racks, restrooms, and other streetscape improvements.
 - Street lighting improvements.
 - Gateway improvements.
 - Bicycle system circulation improvements.
 - Undergrounding of utilities.
 - Acquisition and construction of public open space areas, including but not limited to parks, plazas and other public gathering spaces with a range of active and passive recreational facilities.
 - Beautification of the US 97 Reroute.
- c. A traffic circulation study to examine traffic access and circulation conditions throughout the Renewal Area and to identify and prioritize improvements needed to strengthen multimodal access, circulation and safety. The Plan also includes a fund to implement access and circulation improvements as well as an alternative mobility project to support the construction and or/repair of sidewalks and bicycle facilities and improve bicycle and pedestrian access and connectivity throughout the Area.
- d. A business park master plan to identify and explore opportunities for urban renewal to support the development of a new business park or parks in the Renewal Area through strategic investments in public infrastructure and capital facilities, targeted acquisition and disposition of land, and other eligible project activities.
- e. Rehabilitation and renovation of properties in the Renewal Area.
- f. New housing, commercial and industrial development on vacant sites.
- g. Business support programs to fill vacant storefronts.
- h. Family amenities to attract local consumer market.
- i. Street and sidewalk improvements to improve multimodal safety and circulation.
- j. Acquisition and disposition of land for public improvements, rights-of-way, utility improvements, and private development.
- k. Administration and coordination of development in the Renewal Area.

Section 700 provides further description of each urban renewal project to be undertaken within the Urban Renewal Area.



700. Description of Projects to be Undertaken

The Twelfth Amendment adds the following text.

Twelfth Amendment to the Downtown Urban Renewal Plan: This information is pertinent to the Twelfth Amendment to the Downtown Urban Renewal Plan and is reflective of the existing conditions of the Renewal Area in 2010 and the expanded boundary proposed by the Twelfth Amendment.

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them.

A. Property Assistance Program

The Renewal Area has numerous vacant and poorly maintained commercial buildings in need of renovation and repair. It also has a stock of older buildings, located primarily in the Downtown Core, which have good potential for restoration and creative reuses. This activity will create a fund to assist in the renovation, preservation, and rehabilitation of existing commercial properties in the downtown core area and the potential removal of auto-oriented pole signage that is not compatible with the vision for the Area as a pedestrian-oriented district.

This project activity could include grants, loans, interest rate buy downs, or other forms of assistance as required to carry out renewal plan objectives.

B. City Hall

The recent closure of Evergreen Elementary School (Old Redmond Union High School) provides an opportunity for the redevelopment and/or rehabilitation of a historic building in the heart of downtown. Given current and projected near-term and mid-term economic and real estate market conditions and the high cost associated with rehabilitating the school site to modern standards, it is likely to remain vacant and deteriorate without some form of public investment as there are no private uses that are likely to be feasible. The site is three acres with three large structures, totaling over 60,000 square feet. The main building was built in 1922 and is considered one of the most cherished historic landmarks in Redmond. Without occupation and redevelopment all three structures could deteriorate beyond repair and become a significant blighting influence on the downtown.

With the City of Redmond's need for a new City Hall and the opportunity to leverage the current City Hall's site for private redevelopment just one block off of Sixth Street, this project supports the relocation of the Redmond City Hall to the old Redmond Union High School site.

The site's proximity to Centennial Park and a range of other civic and public uses as well as its convenient walking distance to a mix of retail and commercial services uses in the historic downtown retail core, make it an ideal location for a new City Hall and Civic Center, reinforcing the opportunity to create a civic/community center in the heart of Redmond's downtown core, serving as a job base, and family attractor for a local business market opportunity.



This project activity could include the purchase of the Old Redmond Union High School property from the School District, the development of a new city hall through the rehabilitation of existing buildings, development of parking, necessary site improvements, and potentially the construction of new structures to accommodate administrative offices, community meeting space and other public facilities as needed.

C. Housing Development Opportunity Fund

Housing is key to downtown revitalization, as residents help support local merchants, bring new investment, and create an 18 to 24-hour environment. In Redmond, the vast majority of housing in the past 10 years has been built outside the Renewal Area and has been almost exclusively detached single family homes. Demographic trends indicate that there will be a growing need for smaller homes that will appeal to seniors, first-time homebuyers, downtown workers, and others. Incentives to develop new housing will support the goals of the Renewal Plan by redeveloping vacant and underutilized property, supporting new and existing retailers, and creating a more vibrant and active downtown. In the short term, due to the recession and the depressed housing market, new housing will not likely be built without financial assistance and incentives.

This project activity includes a fund for public investments to support private housing development in the Renewal Area. Assistance could take the form of gap financing (low or no interest loans), public amenities (plazas, small parks), infrastructure (sidewalks, utilities), property assembly and acquisition, and other tools.

D. Circulation Study

Under existing conditions, the District faces several access and circulation challenges, including access and circulation constraints in the northern part of the Area and the potential future loss of existing entryways/exits to Highway 97 (which will, in turn, impact the viability of existing employers such as St. Charles Hospital), access and circulation issues related to the recent Highway 97 reroute, which altered the function of 5th and 6th Streets, access and visibility to Downtown from Highway 97 and eastbound on Highway 126, and other key issues. Improving multimodal access, circulation and connectivity within and around the District is an important strategy for making the District a safer and more attractive place to live, work, shop and recreate and is a priority cited in multiple plans and studies.

This project activity includes a technical study to evaluate access and circulation options including hospital access, circulation in commercial and industrial areas in the northern part of the Area, transit, and exploration of converting one-way couplets to two-way traffic to maximize economic development opportunities.

E. Highway 97 Reroute Beautification

The Highway 97 Reroute is Redmond's gateway and front door for most visitors approaching from the north or south. Yet there is virtually no landscaping or other features along its length, leaving passers-by with little indication that they are passing the heart of the city and its primary business district. Implementing design plans that are currently being developed, this project will build various landscaping



improvements along the western edge of Highway 97 to create an attractive entry to the community that draws visitors off the highway into the City Center.

This project activity includes the design, development and installation of beautification improvements along the Highway 97 Reroute, including but not limited to landscaping, pathways, linear parks, signage, public art, etc.

F. Business Park Master Plan

The Renewal Area has a significant inventory of vacant and underutilized properties. A sizable share of these properties are concentrated in commercial and industrial zoned areas in the northern part of the Renewal Area. The market analysis shows substantial growth opportunities for health care and other professional, office and industrial employment in these areas. Yet, existing land uses in may not be compatible with future employment types and transportation and access constraints are a barrier to investment.

This project activity includes a physical master plan focused on identifying target land use types and locations of catalyst projects. The master plan will guide zoning changes, future infrastructure investments, and private development. This project also authorizes the implementation of zoning amendments and design guidelines as recommended in the master plan.

G. Wayfinding

Currently, the absence of a wayfinding program makes it challenging for visitors and residents to locate key destinations in the Renewal Area, such as civic and public amenities (e.g., Library, City Hall and Centennial Park, etc.), parking facilities, retail and restaurants in the historic core and other locations, hospital and medical facilities, and other tourist attractions.

A follow-on project to the Circulation Study, this project activity includes the implementation of an Areawide wayfinding and signage program. The program will benefit businesses and institutions by better utilizing existing parking resources and enhancing visibility and access.

H. Restaurant Capital Improvements Program

Restaurants are a critical component of a vibrant downtown and one of the uses that draw residents and out-of-town visitors downtown on a frequent basis. For small restaurateurs and entrepreneurs, however, the high cost of purchasing restaurant equipment can be a significant barrier to opening a restaurant.

This project activity will establish a program to fund the purchase of restaurant equipment, which would then be leased or sold to restaurant owners. Through public development and ownership of the equipment, the program will make it easier for prospective restaurateurs to open new businesses in the downtown.



I. Alternative Mobility Project

Significant portions of the Renewal Area lack adequate provisions for safe and convenient pedestrian and bicycle mobility. A lack of adequate sidewalks and/or bicycle facilities is a condition of blight that makes affected areas less bicycle and pedestrian friendly and less attractive as a place to live and/or work.

This project activity includes the construction and repair of sidewalks and bicycle facilities in areas where such facilities are missing or deficient. New sidewalks and bicycle facilities will improve connectivity within and between these areas and will enhance the viability of these areas for urban housing development. Further, the public construction of such facilities will make development more feasible by eliminating the cost of this infrastructure from new private projects.

J. Business/Medical Park Development

Creating economic opportunities for local residents through expansion of the Renewal Area's employment base and the creation of new job opportunities is a primary objective of the Renewal Plan and a key component of the revitalization strategy for the Area. Research conducted as a part of the urban renewal planning process has identified growth opportunities in multiple industries, including health care, administrative and professional services and other industries.

This project activity includes land acquisition and disposition, access and circulation improvements and other eligible capital improvements that will leverage the development of business parks catering to a variety of office and industrial employers.

K. Business Support Programs

There is marginal business vitality and significant vacancies in the Area. This activity will allow the Urban Renewal Agency to develop and implement key business development strategies for successfully promoting and capitalizing on market opportunities to recruit new businesses, retain existing businesses, assist businesses with expansion needs, and attract and expand downtown Redmond's customer base.

L. Industrial Opportunity Fund

In addition to expanding housing and office employment, supporting new industrial development and job creation is an important part of the revitalization strategy for the Renewal Area.

This project activity includes a fund for public investments to support industrial development in the Renewal Area. Assistance could take the form of planning and design services, gap financing (low or no interest loans), infrastructure (sidewalks, utilities), property assembly and acquisition, public amenities (plazas, small parks), and other tools.

M. Redevelopment Opportunity Fund

There is a high percentage of vacant and undeveloped or underdeveloped land in the Area, as well as inadequate convenient off-street parking. This activity will allow the Urban Renewal Agency to strategically take advantage of opportunities to stimulate redevelopment in the District, either by



partnering with a private developer or repositioning property for redevelopment, thereby creating opportunities for new development within the Renewal Area.

Multiple catalyst development opportunities have been identified for the Renewal Area. These include but are not limited to:

- Family Entertainment Project: Examples of potential projects include a movie theater, bowling alley or other family oriented destination for family entertainment.
- Family Recreation Center: Key components of such a project might include an aquatic center, a fitness center with a range of indoor and outdoor recreational and wellness facilities, and community activity spaces.
- Hotel/Conference Facility: Small to mid-size hotel with on-site conference facilities.
- Performing Arts Facility: Community performance and exhibition space for artistic and culture activities.
- Historic New Redmond Hotel renovation.

This project activity includes a fund for public investments to support development in the Renewal Area. Assistance could take the form of planning and design services, gap financing (low or no interest loans), public amenities (plazas, small parks), infrastructure (sidewalks, utilities), property assembly and acquisition, parking development and other tools.

N. Evergreen Streetscape Improvements

Evergreen Avenue is one of the primary entryways to the downtown core from Highway 97 and will possibly be the only gateway in the future given proposed changes to Highway 97 access. Under current conditions, however, the streetscape environment on this portion of Evergreen does not give visitors entering the downtown core a sense that they have “arrived.” Enhancements to the streetscape environment, including sidewalk and lighting treatments, similar to those on 5th and 6th in the historic downtown area, and a gateway treatment that clearly demarcates Evergreen as the entryway to downtown are needed to increase the visibility of this important gateway to downtown. This will help to draw visitors off the highway to downtown businesses and will help maximize the leverage of other related projects such as the hotel/conference center.

This project includes streetscape improvements and gateway treatments along Evergreen, from the Highway 97 off-ramp westward to the historic core.

O. Circulation Improvements

An efficient and well planned transportation system is a critical component of a successful employment district. Under existing conditions, parts of the Renewal Area—in particular, commercial and industrial zoned areas to the north—have poor multimodal access and internal connectivity. Improving access to underutilized property through the construction of potential new road connections and collector



streets, bicycle and pedestrian improvements, and the preservation of Highway 97 access, which has been cited as critical to the continued successful operation and planned future expansion of St. Charles Hospital, will make the Area a more attractive location for the professional and medical office employers. Improvements that improve traffic circulation, such as the signalization of key intersections, including the intersection of Highway 97 and Kingwood Avenue, will also strengthen the District's capacity to attract private investment.

This project activity will create an infrastructure investment fund to implement multimodal circulation and access improvements identified and prioritized in the districtwide Circulation Study. Potential capital investments could include but are not limited to new road connections, signalization of key intersections, access from 6th Street, preservation of Highway 97 access, bike/pedestrian improvements, and streetscape improvements and other improvements.

P. Public Open Space

The Renewal Area is deficient in open space, or other public space that can serve as a focal point for community activity in the downtown area and also provide a valuable amenity for housing.

This project activity will acquire and construct a public open space (or spaces) in the Renewal Area. Potential elements of the project may include but are not limited to public restrooms, active and passive recreational uses, and a plaza or public gathering space.

Q. Public Parking

Off-street public parking in downtown Redmond is insufficient, and not appropriately located to adequately serve commercial and public uses in the downtown area; especially the area west of Sixth Street.

This project activity includes acquisition and construction of additional off-street public parking spaces in the District as needed.

R. Renewal Program Administration, Planning & Marketing

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the Urban Renewal Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Urban Renewal Plan. Project funds may be utilized to pay for marketing materials and programs to assign in carrying out the objectives of the Renewal Plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Renewal Plan.



725. Benefit of a Public Building to Renewal Area

The Twelfth Amendment adds this section's text.

Twelfth Amendment to the Downtown Urban Renewal Plan: This information is pertinent to the Twelfth Amendment to the Downtown Urban Renewal Plan and is reflective of the existing conditions of the Renewal Area in 2010 and the expanded boundary proposed by the Twelfth Amendment.

Per ORS 457.085(2)(j), all project activities that include a public building, must serve or benefit the urban renewal area. The City Hall project activity will renovate an abandoned school site in the Renewal Area which a recent analysis shows is not financially feasible for private redevelopment due to the conditions of the historic structures on the site, the current public facility zone of the site and land value in the City of Redmond. If allowed to remain vacant, the site would deteriorate beyond repair, and not only would a beloved landmark of the community be destroyed, but the size and geographic relationship of the site to the Renewal Area would serve to exacerbate existing blighted conditions in the City Center if the site remained vacant with boarded up buildings.

The recent closure of Evergreen Elementary School (Old Redmond Union High School) provides an opportunity for the redevelopment and/or rehabilitation of a historic building in the heart of downtown. Given current and projected near-term and mid-term economic and real estate market conditions and the high cost associated with rehabilitating the school site to modern standards, it is likely to remain vacant and deteriorate without some form of public investment as there are no private uses that are likely to be feasible. The site is three acres with three large structures, totaling over 60,000 square feet. The main building was built in 1922 and is considered one of the most cherished historic landmarks in Redmond. Without occupation and redevelopment all three structures could deteriorate beyond repair and become a significant blighting influence on the downtown.

With the City of Redmond's need for a new City Hall and the opportunity to leverage the current City Hall's site for private redevelopment just one block off of Sixth Street, this project supports the relocation of the Redmond City Hall to the old Redmond Union High School site.

The site's proximity to Centennial Park and a range of other civic and public uses as well as its convenient walking distance to a mix of retail and commercial services uses in the historic downtown retail core, make it an ideal location for a new City Hall and Civic Center, reinforcing the opportunity to create a civic/community center in the heart of Redmond's downtown core, serving as a job base, and family attractor for a local business market opportunity.

750. Property Acquisition and Disposition

The Twelfth Amendment adds this section's text.

Twelfth Amendment to the Downtown Urban Renewal Plan: This information is pertinent to the Twelfth Amendment to the Downtown Urban Renewal Plan and is reflective of the existing conditions of the Renewal Area in 2010 and the expanded boundary proposed by the Twelfth Amendment.



A. Property Acquisition

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the following property acquisitions within the Urban Renewal Area. Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan. Property may be acquired for the following purposes:

1. Property to be Acquired for Public Improvements and Facilities

It is anticipated that acquisition of real property will be necessary to carry out public use objectives of this Plan. These objectives include right-of-way acquisition for streets, roads, alleys, bicycle and pedestrian ways, utility rights-of-way, and other public improvements, uses and facilities described in Section 700 A-R of this Plan. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired.

1. Property to be Acquired for Public Improvements and Facilities:

- A. Property, right-of-way acquisition for public improvements, facilities, streets, roads, alleys, bicycle and pedestrian ways, utility rights-of-way, etc., described in Section 700 A to R of this Plan that do not require the use of eminent domain will require a minor amendment to this Plan, as described in Section 1000 A1 of this Plan. City Council approval will not be required for these acquisitions.
- B. Property, right-of-way acquisition for public improvements, facilities, streets, roads, alleys, bicycle and pedestrian ways, utility rights-of-way, etc., described in Section 700 A to R of this Plan that require the use of eminent domain will require a minor amendment to this Plan, but will require Council approval of the minor amendment as described in Section 1000 B2 of this Plan.

2. Property to be Acquired for Redevelopment

Property may be acquired by the Renewal Agency for private redevelopment opportunities in accordance with the objectives and projects as described in Section 400.B and Section 700.A - R of this Plan. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired.

The type of amendment required to acquire property for Redevelopment is:

- A. Acquisition from a willing seller for Redevelopment will require a minor amendment to this Plan. City Council approval will not be required for these acquisitions.
- B. Eminent domain cannot be used to acquire property for private redevelopment.

3. Methods of Acquisition

Property for redevelopment may be acquired by gift, through purchase from a willing seller, or any other lawful method for the purpose of redevelopment. It is anticipated, however, that property to be acquired will be acquired through amicable negotiation between the Renewal Agency and the property owner.



Properties identified for acquisition by the Renewal Agency for the purposes cited in this Plan are:

Tax Map Number	Tax RLot Number
15-13-16AA	100
15-13-16AA	101
15-13-16AA	5700
15-13-16AA	5703
15-13-16AA	5704
15-13-16AA	5801
15-13-16CD	01600 (3rd Amendment to Plan)
15-13-16DB	1700 (3rd Amendment to Plan)
15-13-16DB	1701 (3rd Amendment to Plan)
15-13-16DC	503 (Partial-Rt. Of Way 3rd Amendment to Plan)
15-13-21B	1200 (Partial-Rt. Of Way 3rd Amendment to Plan)
15-13-21B	1207 (Partial-Rt. Of Way 3rd Amendment to Plan)
15-13-16CD	1400 (Partial-Rt. Of Way 3rd Amendment to Plan)
15-13-16AB	09600 (6th Amendment to Plan)
15-13-16AB	09601 (6th Amendment to Plan)
15-13-16AB	10900 (6th Amendment to Plan)
15-13-16AB	10001 (6th Amendment to Plan)
15-13-1 6AB	10800 (6th Amendment to Plan)
15-13-1 0A13	10700 (6th Amendment to Plan)
15-13-16AB	12900 (6th Amendment to Plan)
15-13-16AB	10500 (8th Amendment to Plan)
15-13-16AB	10600 (8th Amendment to Plan)
15-13-16AC	00700 (8th Amendment to Plan)
15-13-16AC	00800 (8th Amendment to Plan)

The Twelfth Amendment to the Plan anticipates acquisition of the following two properties as part of the City Hall project activity. Acquisition is anticipated to occur in 2011.

15-13-16AB	12700 (12 th Amendment to Plan)
15-13-16BA	08000 (12 th Amendment to Plan)

B. Property Disposition

The Renewal Agency is authorized to dispose of property acquired within the Renewal Area for redevelopment for uses and purposes specified in this Plan. If property is identified for purchase, the Agency proposes to commence disposition of property within three (3) years from the date of approval, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, utility and parking improvement.



2. Construction of pedestrian, bikeway, or other public facilities specified in this Plan.
3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this Plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency.

The Renewal Agency may enter into agreements to acquire land, to hold land for future development, to dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

The Twelfth Amendment to the Plan does not anticipate any properties for disposition at the time of adoption of the Amendment.

800. Redeveloper's Obligations

The Twelfth Amendment replaces this section's text with the following.

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated to the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreement as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency.
5. The Redeveloper shall not affect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted on the basis of age, race, color, religion, sex, marital status, or national origin.

900. Relocation

The Twelfth Amendment replaces this section's text with the following.

A. Properties Requiring Relocation

No specific properties associated with potential project activities have yet been identified as requiring relocation of businesses, households, or buildings. In addition, no housing units have been identified for



destruction or alternation. As a result, no relocation surveys have been conducted at this time. The Twelfth Amendment contemplates acquisition of the former Evergreen Elementary School, but as the building is currently vacant, no relocation is anticipated to be associated with this project activity.

B. Relocation Methods

In the event of any future activity involving relocation, the Renewal Agency will explore the possibility of physically moving properties, and will discuss other possible means of assisting in providing replacement housing if applicable. Prior to any actual relocation, the Renewal Agency will establish a Relocation Policy which will call for assistance to those residents and businesses displaced. Such assistance will include providing information regarding suitable locations, payment of moving expenses, and other payment as deemed necessary.

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 35.500 to 35.530 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 35.510. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced. The Redmond Renewal Agency may contract with other appropriate agencies or parties for assistance in administering its relocation program.

1000. Future Amendments

The Twelfth Amendment replaces this section's text with the following.

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant. All amendments shall be governed by state and local laws and ordinances.

A. Minor Amendments

Minor changes to the Plan shall be made by a duly approved resolution of the Agency which describes the details of the minor change. Minor changes shall include:

1. Identification of property to be acquired or any purpose set forth in Section 750 of this Plan.
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a Minor Amendment requiring Council Approval.



B. Minor Amendments Requiring Council Approval

Council-approved amendments to the Plan shall require only approval by the Agency by Resolution and approval by the City Council by Non-Emergency Ordinance. Council-approved amendments are:

1. Addition of a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$500,000 in second quarter 1995 dollars over the duration of the Plan. The \$500,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published quarterly by the Engineering News Record.
2. Identification of land for acquisition which requires Council approval per Section 750 of this Plan.
3. Changes or modifications to the goals and objectives of this Plan, which in the Agency's discretion, warrant Council Approval.

C. Substantial Amendments

Substantial Amendments shall require the notice, hearing and approval procedures required by ORS Chapter 457. Substantial amendments consist of:

1. Adding land to the Urban Renewal Area, except for an addition of land that totals not more than one percent (1%) of the existing area of the Urban Renewal Plan.
2. Increasing the maximum amount of indebtedness (excluding bonded indebtedness issued to refinance or fund existing bonded indebtedness) to be issued under the Plan.
3. Any amendment defined by statute to be a substantial amendment.

1100. Latest Date for Issue of Bonded Indebtedness

The Twelfth Amendment replaces this section's text with the following.

This Urban Renewal Plan calls for a division of ad valorem taxes under ORS 457.440. No bonded indebtedness shall be issued with respect to the Plan, or any project undertaken with respect to the Plan later than June 30, 2031.

1200. Financing Methods

The Twelfth Amendment replaces this section's text with the following.

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint



undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

D. Establishment of Maximum Debt

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is \$120,717,081.

1300. Citizen Participation

The Twelfth Amendment replaces this section's text with the following.

This Renewal Plan was developed under the guidance of the Redmond Urban Renewal Advisory Committee. In the course of formulating the Plan, the Committee conducted meetings on March 17th, April 4th, May 4th, June 1st, July 26th, 1995, and conducted a public workshop on the Plan in August, 1995. All meetings of the Committee were open to the public for discussion and comment.

The Redmond Planning Commission met to review the Plan on August 28th, 1995. The Redmond City Council held a public hearing on adoption of this Plan on September 12, 1995. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

The Twelfth Amendment to the Plan which amended the Maximum Indebtedness from \$27,136,719 to \$120,717,081, and amended the boundaries of the Plan to add 88 acres to the District, was developed under the guidance of the Downtown Urban Renewal Advisory Committee. In the course of formulating the Amendment to the Plan, the committee conducted meetings monthly throughout 2009 and 2010 and conducted several public workshops as well. (Please see list on the following page). All meetings of the Committee were open to the public for discussion and comment. Feedback was also solicited through public surveys, community events, phone calls and emails. The City viewed the planning effort as an opportunity for downtown businesses, property owners, residents and other stakeholders to provide guidance through a variety of forums regarding their aspirations for downtown.



TWELFTH AMENDMENT PUBLIC MEETINGS

May 10, 2010 5:00 p.m. DURAC Meeting – Selection of consultant for Downtown URA Substantial Amendment project. City of Redmond Fire Station Training Room, 341 NW Dogwood Avenue, Redmond.

May 19, 2010 6:30 PM Downtown URA Business Owner’s Meeting to discuss Downtown URA Substantial Amendment project. City of Redmond Fire Station Training Room, 341 NW Dogwood Avenue, Redmond, (all URA business owners invited by mail)

May 20, 2010 5:00 p.m. Downtown URA Property Owner’s Meeting to discuss Downtown URA Substantial Amendment project. City of Redmond Fire Station Training Room, 341 NW Dogwood Avenue, Redmond, (all URA property owners invited by mail)

June 14, 2010 5:00 p.m. DURAC Meeting- Downtown Urban Renewal District Substantial Amendment Workshop. City of Redmond Fire Station Training Room, 341 Dogwood Avenue, Redmond.

June 18, 2010 Downtown URA Property Owners’ Survey (included questions regarding top priorities for downtown) mailed to all downtown property owners

June 18, 2010 Downtown URA Business Owners’ Survey (included questions regarding top priorities for downtown) mailed to all downtown property business owners

July 12, 2010 5:00 DURAC Meeting- DURD Substantial Amendment Workshop. City of Redmond Fire Station Training Room, 341 Dogwood Avenue, Redmond.

August 9, 2010 5:00 DURAC Meeting- DURD Substantial Amendment Workshop. City of Redmond Fire Station Training Room, 341 Dogwood Avenue, Redmond.

September 1, 2010 11:00 a.m. Meeting with overlapping taxing districts to discuss Downtown URA Substantial Amendment. City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond.

September 1, 2010 6:00 p.m. Public Workshop to discuss and solicit input on preliminary project list. City Hall Conference Room A (all URA property owners invited by mail plus special notice to media), Redmond.

September 9, 7:00 AM, Joint Meeting with Deschutes County Board of Commissioners and Redmond City Council, to discuss the Redmond Urban Renewal Agency Plan Update, Redmond City Council Chambers, 777 SW Deschutes Avenue, Redmond.

November 8, 2010 5:00 p.m. DURAC Meeting- DURD Substantial Amendment Workshop. City Hall Conference Room A, 716 SW Evergreen Ave, Redmond.

December 13, 2010 5:00 p.m. DURAC Meeting- DURD Substantial Amendment, City Hall Conference Room A, 716 SW Evergreen Ave, Redmond.

January 10, 2011 5:00 p.m. DURAC Meeting – DURD Substantial Amendment, City Hall Conference Room A, 716 SW Evergreen Ave, Redmond.



January 25, 2011, 7:00 PM, Redmond Urban Renewal Agency Meeting – DURD Substantial Amendment, Redmond City Council Chambers, 777 SW Deschutes Ave, Redmond.

February 1, 2011, 7:00 p.m. Redmond Urban Area Planning Commission Workshop – Public Workshop on DURD Substantial Amendment, City Hall Conference Room A, 716 SW Evergreen Ave, Redmond.

February 9, 2011, 6:30 a.m. Redmond Area Park and Recreation District Board Meeting – Consideration of Letter of Support of the Twelfth Amendment as the governing body for the Redmond Area Park and Recreation taxing district.

February 9, 2011, 12:00 p.m., Deschutes County Public Library Board Meeting – Public Workshop on DURD Substantial Amendment.

February 23, 2011, 7:00 p.m., Public Forum, City Hall, Conference Room A, 716 SW Evergreen Ave, Redmond.

March 1, 2011, 7:00 p.m. Redmond Urban Area Planning Commission Public Hearing – Redmond City Council Chambers, 777 SW Deschutes Ave, Redmond.

March 9, 2011, 12:00 p.m., Deschutes County Public Library Board Meeting – Consideration of a Letter of Support of the Twelfth Amendment as the governing body for the Deschutes County Public Library taxing district.

March 9, 2011, 2:00 p.m. Redmond School District work session – Public Workshop on DURD Substantial Amendment.

March 9, 2011, 6:00 p.m. Central Oregon Community College Board Meeting – Public Workshop on DURD Substantial Amendment.

March 9, 2011, 7:00 p.m. Redmond School District Board Meeting – Consideration of Resolution in Support of the Twelfth Amendment as the governing body for the Redmond School District taxing district.

March 10, 2011, 7:00 a.m. Joint City Council/Board of County Commissioners Meeting – Public Workshop on DURD Substantial Amendment, City Hall Conference Room A, 716 SW Evergreen Ave, Redmond.

March 15, 2011, 5:30 p.m., High Desert Educational Service District Board Meeting – Consideration of Resolution of Support of the Twelfth Amendment as the governing body for the High Desert Educational Service taxing district.

March 17, 2011, 7:00 p.m., Public Forum, Redmond Fire Station Community Room.

March 23, 2011, 10:00 a.m. Board of County Commissioners Meeting, Deschutes County – Consideration of Resolution in Support of the Twelfth Amendment as the governing body for Deschutes County, 911, Law Enforcement and 4-H Extension taxing districts.



Attachment A: Legal Description of Urban Renewal Boundary



DESCRIPTION FOR THE
CITY OF REDMOND, LOCATED IN
SECTIONS 9, 10, 15, 16 AND 21, TOWNSHIP 15
SOUTH, RANGE 13 EAST, W.M., CITY OF REDMOND,
DESCHUTES COUNTY, OREGON, AND BEING THE
REDMOND DOWNTOWN URBAN RENEWAL DISTRICT

IN THE FOLLOWING DESCRIPTION SOME ABBREVIATIONS ARE USED:
C MEANING CENTER, N FOR NORTH, S FOR SOUTH, E FOR EAST,
W FOR WEST AND R/W MEANING RIGHT-OF-WAY.

THIS DOCUMENT IS A LEGAL DESCRIPTION OF THE REDMOND
DOWNTOWN URBAN RENEWAL DISTRICT, ENCOMPASSING AREAS
IN SECTIONS 9, 10, 15, 16 AND 21, TOWNSHIP 15 SOUTH,
RANGE 13 EAST, WILLAMETTE MERIDIAN, SAID URBAN RENEWAL
DISTRICT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF SAID SECTION 10,
THE INITIAL POINT, AS WELL AS THE POINT OF BEGINNING; THENCE
EAST ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 10,
ALSO BEING THE CENTERLINE OF NE MAPLE AVENUE - 2643 FEET TO
THE N1/4 CORNER OF SAID SECTION 10; THENCE SOUTH ALONG THE
WEST LINE OF THE NE1/4 OF SAID SECTION 10, ALSO BEING THE
CENTERLINE OF NE 9TH STREET - 2310 FEET TO THE NORTH LINE OF
THE S1/2 OF THE S1/2 OF THE SW1/4 OF SAID NE1/4; THENCE EAST
ALONG SAID NORTH LINE - 1324 FEET TO THE EAST LINE OF SAID
S1/2 S1/2 SW1/4 NE1/4; THENCE SOUTH ALONG SAID EAST LINE -
330 FEET TO THE SOUTH LINE OF SAID S1/2 S1/2 SW1/4 NE1/4;
THENCE WEST ALONG SAID SOUTH LINE, ALSO BEING THE CENTERLINE
OF NE HEMLOCK AVENUE - 1325 FEET TO THE C1/4 CORNER OF SAID
SECTION 10; THENCE WEST ALONG THE NORTH LINE OF THE SW1/4 OF
SAID SECTION 10, ALSO BEING THE CENTERLINE OF NE HEMLOCK
AVENUE - 1322 FEET TO THE EAST LINE OF THE NW1/4 OF SAID
SW1/4; THENCE SOUTH ALONG SAID EAST LINE - 878 FEET TO THE
SOUTH LINE OF A TRACT "A", A PARCEL OF LAND DESCRIBED IN
DOCUMENT NO. 2009-13294, DESCHUTES COUNTY OFFICIAL RECORDS;
THENCE WEST ALONG SAID SOUTH LINE AND ITS PROLONGATION -
1001 FEET TO THE WEST RIGHT-OF-WAY (R/W) OF THE BURLINGTON
NORTHERN - SANTA FE RAILROAD; THENCE ALONG SAID WEST R/W AS
FOLLOWS: S04°W - 203 FEET; THENCE N86°W - 50 FEET; THENCE
S04°W - 1559 FEET TO THE NORTH LINE OF THE NW1/4 OF SAID
SECTION 15; THENCE LEAVING SAID WEST R/W - EAST ALONG SAID
NORTH LINE, ALSO BEING THE CENTERLINE OF EAST ANTLER AVENUE -
2084 FEET; THENCE SOUTH 30 FEET TO THE NW CORNER OF BLOCK 12
OF "CASPER MOBILE ACRES", AND TO THE EAST R/W OF CENTRAL
OREGON IRRIGATION LATERAL "E"; THENCE ALONG SAID EAST R/W
AS FOLLOWS: S46°W - 144 FEET; THENCE S64°W - 98 FEET;
THENCE S43°W - 69 FEET; THENCE S19°W - 102 FEET; THENCE
S40°W - 90 FEET; THENCE S14°W - 46 FEET; THENCE S13°E - 190
FEET; THENCE S14°W - 25 FEET; THENCE S36°W - 123 FEET;

DESCRIPTION – REDMOND URBAN RENEWAL DISTRICT

THENCE S41°W – 396 FEET; THENCE S31°W ALONG SAID EAST R/W AND ITS PROLONGATION – 506 FEET TO THE SOUTH R/W OF STATE HIGHWAY NO. 126, ALSO BEING SE EVERGREEN AVENUE; THENCE WEST ALONG SAID SOUTH R/W – 1477 FEET TO THE WEST R/W OF THE BURLINGTON NORTHERN – SANTA FE RAILROAD; THENCE ALONG SAID WEST R/W AS FOLLOWS: 486 FEET ALONG THE ARC OF A 5680 FOOT RADIUS CURVE, CONCAVE WEST, THE CHORD OF WHICH BEARS S23°W; THENCE S26°W – 1778 FEET TO THE EASTERLY NE CORNER OF DESCHUTES COUNTY PARTITION PLAT NO. 1998-47; THENCE LEAVING SAID WEST R/W – WEST – 149 FEET TO THE BOUNDARY OF PARCEL 3 OF SAID PARTITION PLAT; THENCE ALONG SAID PARCEL 3 BOUNDARY AS FOLLOWS: S22°W – 439 FEET; THENCE N68°W – 65 FEET; THENCE N22°E – 12 FEET; THENCE S68°E – 53 FEET; THENCE N22°E – 172 FEET; THENCE N68°W – 126 FEET TO THE EAST R/W OF STATE HIGHWAY U.S. NO. 97; THENCE LEAVING SAID PARCEL 3 BOUNDARY AND ALONG SAID EAST R/W AS FOLLOWS: S25°W – 1263 FEET; THENCE S20°E – 51 FEET TO THE NORTH R/W OF VETERANS WAY; THENCE LEAVING SAID EAST R/W AND ALONG SAID NORTH R/W AS FOLLOWS: S65°E – 219 FEET; THENCE S26°W – 10 FEET; THENCE S65°E – 401 FEET; THENCE 343 FEET ALONG THE ARC OF A 1116 FOOT RADIUS CURVE, CONCAVE NORTH, THE CHORD OF WHICH BEARS S74°E; THENCE S82°E – 206 FEET TO THE PROLONGATION OF THE EAST BOUNDARY OF PARCEL 2 OF DESCHUTES COUNTY PARTITION PLAT NO. 1994-50; THENCE LEAVING SAID NORTH R/W AND ALONG SAID PROLONGATION, AND ALONG THE BOUNDARY OF SAID PARCEL 2 AS FOLLOWS: S01°W – 693 FEET; THENCE WEST – 375 FEET; THENCE NORTH – 533 FEET TO THE SOUTHEAST BOUNDARY OF TRACT "B", A PARCEL OF LAND DESCRIBED IN VOLUME 126, PAGE 1005, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE LEAVING SAID PARCEL 2 BOUNDARY – S49°W ALONG SAID SOUTHEAST BOUNDARY – 297 FEET TO THE BOUNDARY OF TRACT "C", DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 2003-82022, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID TRACT "C" AS FOLLOWS: S02°E – 397 FEET; THENCE S15°E – 7 FEET; THENCE N64°W – 375 FEET; THENCE N26°E – 170 FEET; THENCE N63°W – 70 FEET; THENCE N26°E – 48 FEET TO THE BOUNDARY OF TRACT "D", A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2009-52569, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE LEAVING SAID TRACT "C" BOUNDARY AND ALONG SAID TRACT "D" BOUNDARY AS FOLLOWS: N71°W – 117 FEET; THENCE N26°E – 306 FEET TO THE SOUTH BOUNDARY OF TRACT "E", DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 2001-28365, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE LEAVING SAID TRACT "D" BOUNDARY – WEST ALONG SAID SOUTH BOUNDARY – 67 FEET TO THE EAST R/W OF THE BURLINGTON NORTHERN – SANTA FE RAILROAD; THENCE S26°W ALONG SAID EAST R/W – 126 FEET TO THE PROLONGATION OF THE SOUTHEAST BOUNDARY OF TRACT "F", A PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2003-51268, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE N65°W ALONG SAID PROLONGATION AND ALONG SAID SOUTHEAST BOUNDARY AND ALONG ITS NORTHWESTERLY PROLONGATION – 451 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 21; THENCE WEST

DESCRIPTION – REDMOND URBAN RENEWAL DISTRICT

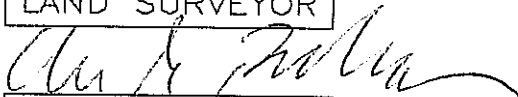
ALONG SAID NORTH LINE – 296 FEET TO THE N1/4 CORNER OF SAID SECTION 21; THENCE S49°W – 146 FEET TO THE INTERSECTION OF THE SOUTHEAST R/W OF SW CANAL BOULEVARD AND THE PROLONGATION OF THE SOUTH BOUNDARY OF TRACT "G", DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 2005-82152, DESCHUTES COUNTY OFFICIAL RECORDS; THENCE WEST ALONG SAID PROLONGATION AND ALONG SAID SOUTH BOUNDARY – 207 FEET TO THE WEST BOUNDARY OF SAID TRACT "G"; THENCE NORTH ALONG SAID WEST BOUNDARY – 96 FEET TO THE NORTH LINE OF THE NW1/4 OF SAID SECTION 21; THENCE EAST ALONG SAID NORTH LINE – 161 FEET TO THE CENTERLINE OF SW 11TH STREET; THENCE NORTH ALONG SAID CENTERLINE, AS DEFINED IN THE PLAT OF "HAROLD'S ADDITION" AND THE PLAT OF "TAYLOR'S ADDITION" – 2705 FEET TO THE SOUTH R/W OF SW HIGHLAND AVENUE; THENCE WEST ALONG SAID SOUTH R/W, AND ALONG THE NORTH LINES OF BLOCKS 2 AND 3 OF "TAYLOR'S ADDITION" – 613 FEET TO THE CENTERLINE OF SW 13TH STREET, AS DEFINED IN THE PLAT OF "MOUNTAIN VIEW ADDITION"; THENCE N07°E ALONG SAID CENTERLINE – 423 FEET TO THE NORTH R/W OF SW GLACIER AVENUE; THENCE EAST ALONG SAID NORTH R/W, AND ALONG THE SOUTH LINE OF BLOCKS 13, 12 AND 11 OF "MOUNTAIN VIEW ADDITION", AND ALONG THE SOUTH LINE OF BLOCKS 51 AND 52 OF "TOWNSITE OF REDMOND" – 1149 FEET TO THE EAST R/W OF SW 9TH STREET, AND TO THE SW CORNER OF BLOCK 53 OF "TOWNSITE OF REDMOND"; THENCE NORTH ALONG SAID EAST R/W, AND ALONG THE WEST LINE OF SAID BLOCK 53 – 300 FEET TO THE SOUTH R/W OF SW FOREST AVENUE, AND TO THE NW CORNER OF SAID BLOCK 53; THENCE WEST ALONG SAID SOUTH R/W, AND ALONG THE NORTH LINE OF SAID BLOCK 52 – 340 FEET TO THE WEST R/W OF SW 10TH STREET, AND TO THE NE CORNER OF SAID BLOCK 51; THENCE NORTH ALONG SAID WEST R/W, AND ALONG THE EAST LINE OF BLOCK 50 OF "TOWNSITE OF REDMOND" – 360 FEET TO THE SOUTH R/W OF SW EVERGREEN AVENUE, AND TO THE NE CORNER OF SAID BLOCK 50; THENCE WEST ALONG SAID SOUTH R/W, AND ALONG THE NORTH LINE OF SAID BLOCK 50, AND ALONG THE NORTH LINE OF BLOCK 10 OF "MOUNTAIN VIEW ADDITION" – 281 FEET TO THE WEST R/W OF SW 11TH STREET, AND TO NE CORNER OF BLOCK 9 OF "MOUNTAIN VIEW ADDITION"; THENCE NORTH ALONG SAID WEST R/W, AND ALONG THE EAST LINE OF BLOCK 2 OF "MOUNTAIN VIEW ADDITION", AND ALONG THE EAST LINE OF BLOCK 19 OF "THE REDMOND TOWNSITE CO.'S 1ST ADDITION TO REDMOND" – 420 FEET TO THE NORTH R/W OF SW DESCHUTES AVENUE, AND TO THE SE CORNER OF BLOCK 12 OF "THE REDMOND TOWNSITE CO.'S 1ST ADDITION TO REDMOND"; THENCE EAST ALONG SAID NORTH R/W, AND ALONG THE SOUTH LINE OF BLOCK 11 OF "THE REDMOND TOWNSITE CO.'S 1ST ADDITION TO REDMOND", AND ALONG THE SOUTH LINE OF BLOCK 30 OF "TOWNSITE OF REDMOND" – 280 FEET TO THE WEST R/W OF SW 10TH STREET, AND TO SE CORNER SAID BLOCK 30; THENCE NORTH ALONG SAID WEST R/W, AND ALONG THE EAST LINE OF SAID BLOCK 30 – 360 FEET TO THE NORTH R/W OF SW CASCADE AVENUE, AND TO THE SE CORNER OF BLOCK 11 OF "TOWNSITE OF REDMOND"; THENCE EAST ALONG SAID NORTH R/W AND ALONG THE SOUTH LINE OF BLOCK

DESCRIPTION - REDMOND URBAN RENEWAL DISTRICT

12 OF "TOWNSITE OF REDMOND" - 340 FEET TO THE EAST R/W OF SW 9TH STREET, AND TO SW CORNER OF BLOCK 13 OF "TOWNSITE OF REDMOND"; THENCE NORTH ALONG SAID EAST R/W, AND ALONG THE WEST LINES OF BLOCKS 13 AND 8 OF "TOWNSITE OF REDMOND" - 690 FEET TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 9; THENCE EAST ALONG SAID SOUTH LINE, ALSO BEING THE CENTERLINE OF WEST ANTLER AVENUE - 560 FEET TO THE EAST R/W OF NW 7TH STREET; THENCE NORTH ALONG SAID EAST R/W, AND ALONG THE WEST LINES OF BLOCKS 20, 11, 10 AND 1 OF "ELLINGER'S ADDITION", AND ALONG THE WEST LINES OF BLOCKS 1, 7, 8 AND 15 OF "COLLINS ADDITION", AND ALONG THE WEST LINES OF BLOCKS 6, 7 AND 1 OF "SUNNYSIDE ADDITION" - 3628 FEET TO THE NW CORNER OF BLOCK 1 OF "SUNNYSIDE ADDITION"; THENCE WEST ALONG THE NORTH BOUNDARY OF "SUNNYSIDE ADDITION" - 160 FEET TO THE BOUNDARY OF "BLUE SKY ADDITION"; THENCE ALONG THE BOUNDARY OF "BLUE SKY ADDITION" AS FOLLOWS: NORTH - 167 FEET; THENCE EAST - 153 FEET; THENCE NORTH - 167 FEET TO THE NORTH LINE OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 9; THENCE LEAVING THE BOUNDARY OF "BLUE SKY ADDITION" - EAST ALONG SAID NORTH LINE, ALSO BEING THE CENTERLINE OF NW KINGWOOD AVENUE - 296 FEET TO THE WEST R/W OF STATE HIGHWAY U.S. NO. 97 (BUSINESS); THENCE NORTH ALONG SAID WEST R/W - 1320 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 9; THENCE EAST ALONG SAID NORTH LINE, ALSO BEING THE CENTERLINE OF NW MAPLE AVENUE - 1350 FEET TO THE POINT OF BEGINNING.

THE SAME CONTAINING APPROXIMATELY 701.7 ACRES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

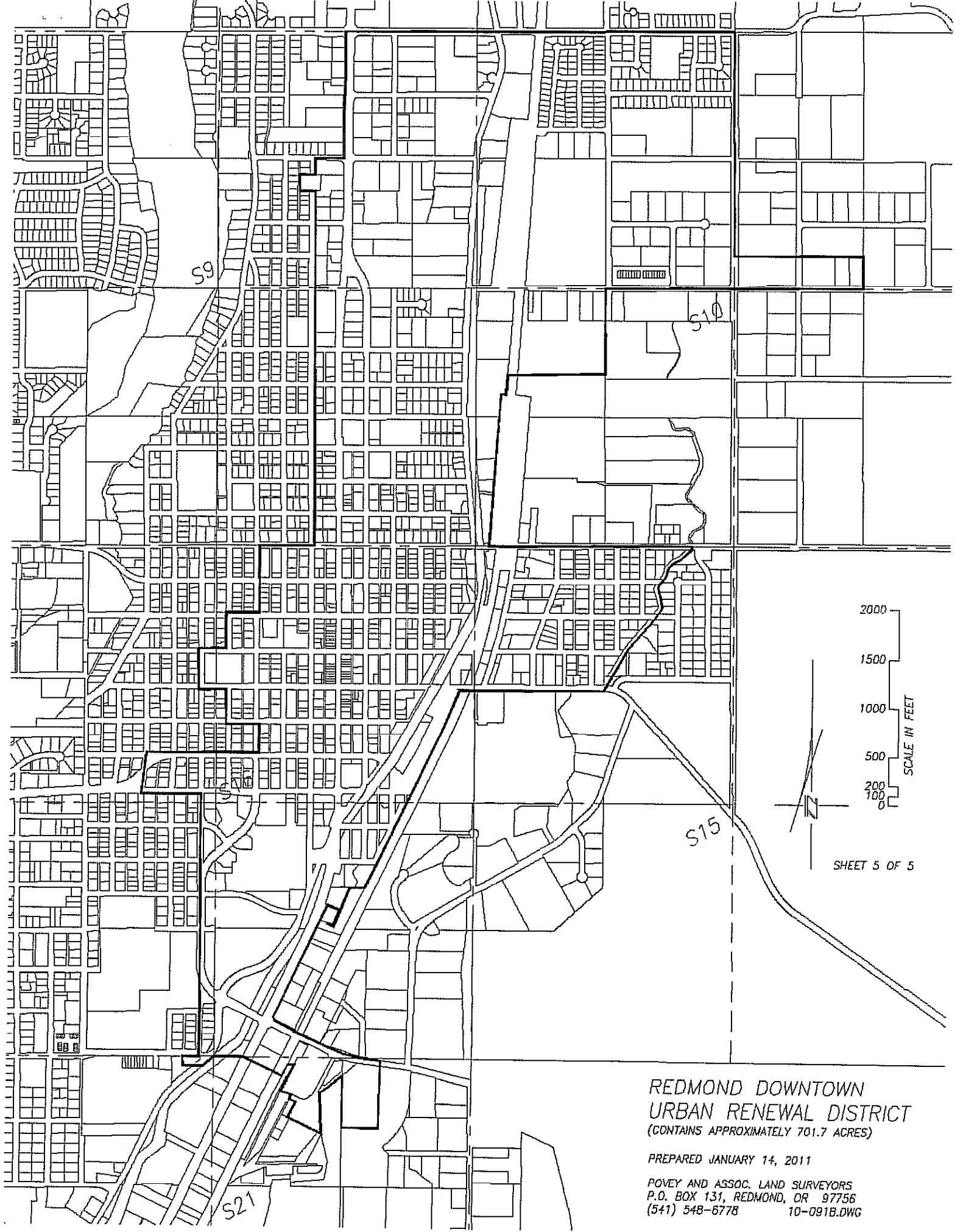


OREGON
JULY 15, 1983
WILLIAM G. BAHRKE
2039

Renewal Date: 12/31/11

PREPARED JANUARY 14, 2011

POVEY AND ASSOC. LAND SURVEYORS
P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 10-091B.DWG



REDMOND DOWNTOWN
URBAN RENEWAL DISTRICT
(CONTAINS APPROXIMATELY 701.7 ACRES)

PREPARED JANUARY 14, 2011

POVEY AND ASSOC. LAND SURVEYORS
P.O. BOX 131, REDMOND, OR 97756
(541) 548-6778 10-091B.DWG