

Brownfield Grant Recap

Planning Commission Work Session

October 13, 2016



Predominant Themes

- Counties are uniquely positioned to coordinate Brownfield grants
- A diverse review committee ensures an impartial process is in place for selecting consultants
- Brownfield Advisory Committees provide an open and transparent process for prioritizing Environmental Site Assessments
- Area-wide Planning citizen and technical advisory committees provide a foundation for engaging the community to support brownfield investment

Coordination Functions

- In Oregon, State law requires each county to coordinate all planning activities affecting land uses within their county to assure an integrated comprehensive plan
 - Joint management agreements
 - population forecasts
 - urban growth boundaries
 - urban reserve areas
- Deschutes County embraced this role by applying for FY 2013 U.S. EPA Community-wide Assessment Grant



Request for Proposal - Consultant

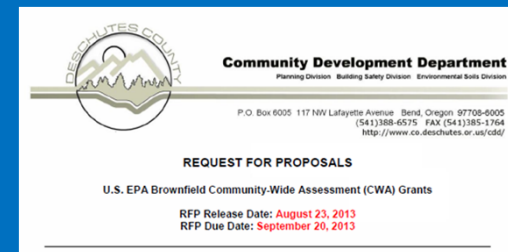
- Six person review team consisting of Deschutes County, City of Bend, City of Redmond, and Oregon State University Cascades narrowed 13 consulting firms to 4 finalists
- Coordinated with Oregon Department of Environmental Quality and U.S. EPA Region 10 to develop criteria for rating four consulting teams during a formal interview process
- Review committee expanded to include civil engineer and representative with Sunriver Owners Association

Request for Proposal - Consultant

- Two weeks prior to the interview date, Deschutes County alerted finalists to the agenda
- Up to 30 minutes to present how your team can help Deschutes County and the cities of Bend and Redmond
 - Develop a brownfield program
 - Engage affected property owners, public and stakeholders
 - Identify, prioritize, assess and plan brownfield development
 - Provide a cleanup plan for prioritized sites
 - Position County and partnering cities for future project funding, including cleanup funds from state & federal sources
- Up to 20 minutes for Review Committee and Consultant Q/A

Request for Proposal - Consultant

- Highly competitive process
- Second place firm initially challenged the scoring
- Diversified review committee enabled Deschutes County to proceed without any formal challenge



Public Meetings

- Two public meetings were held in September 2014 to discuss Community-wide Brownfield Assessment Grant and offer resources to eligible property owners
- Nine applications were received



Brownfield Advisory Committee

- Deschutes County convened a Brownfield Advisory Committee to assist staff in making allocation decisions

Bend Chamber of Commerce
 Bend Parks and Recreation District
 Central Oregon Builders Association
 Central Oregon Environmental Center
 City of Bend
 City of Redmond
 Economic Development for Central Oregon
 Housing Works
 Neighborhood Group / Citizen at Large
 Private Developer
 Sunriver Homeowners Association

Brownfield Advisory Committee

- Supported funding nine Environmental Site Assessments

Automobile repair business (Phase 1 and 2)

Condominium project

Evergreen School (Phase 1 and 2)

Mirror Pond

Redmond City Hall (Phase 1 and 2)

Vacant Parcel in downtown Redmond



Area-wide Planning

- Coordination with Cities of Bend and Redmond determined Redmond's downtown area warranted Area-wide Planning resources (\$90,000)
- Dovetailed with Redmond's existing efforts to revitalize the Mid-town area
- City of Redmond quickly dedicated staff time and additional financial support



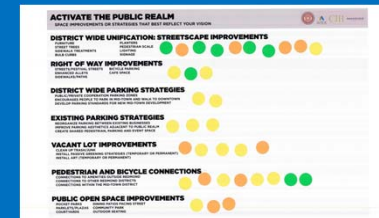
Area-wide Planning

- City allocated additional \$45,000 to the project
- Created a Citizen Advisory Committee (CAC), inviting community residents, business owners and property owners to apply
- Established a Technical Advisory Committee and stakeholder interviews with experts with demonstrated success at infill and brownfield development



Area-wide Planning

- Convened several public workshops for stakeholders and community members to participate with consultants
- **Goal:** Transforming an underused district into a thriving neighborhood reflecting Redmond's history and hopes for the future



Area-wide Planning

- After researching existing site conditions and listening to community's aspirations for Mid-Town, development opportunity and catalytic sites were selected to focus revitalization efforts
- Mid-town Plan, which includes an [action plan](#) adopted by Urban Renewal Board and City Council in June 2016



City of Redmond

MID-TOWN PLAN

Guided by Locals

Mid Town's future should capitalize on our assets and identity to create opportunity for a vibrant mixed use neighborhood

Today's **vacancies are** tomorrow's **assets**



City of Redmond MID-TOWN PLAN

This is what we were told

Residents want multiple HOUSING opportunities

- Live-work
- Mixed use
- Apartments
- Artists Loft
- Multi-Family Homes
- Workforce Housing
- Moderate Income Housing
- Cottage Housing



City of Redmond MID-TOWN PLAN

This is what we were told

They want an ACTIVE 24 hour Mid-Town District: PEOPLE!



City of Redmond MID-TOWN PLAN

This is what we were told

They want **RECREATION** in Mid-Town

- Community Recreational Center
- Parks
- Urban Trails
- Courtyards
- Plazas
- Pleasing ped/bike experience
- Ped/Bike connections



City of Redmond MID-TOWN PLAN

This is what we were told

They want an **ARTISTIC** Mid-Town district **PUBLIC REALM** to create vitality

- Shared Streets
- Public Art
- Bicycle Facilities
- Temporary Street Transformations
- Gateway Elements
- Pop-up Parks
- Community Events
- Comfortable Spaces



City of Redmond MID-TOWN PLAN

Action Plan

- Market Interventions
- Sense of Place
- Organizational Capacity
- Marketing and Promotion



City of Redmond MID-TOWN PLAN

Action Plan: Market Interventions

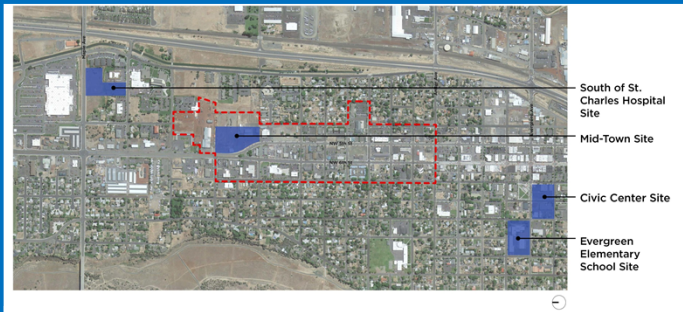
Menu of Incentives (Near Term)

- Land
- Loan
- System Development Charges
- Lease/Rent Guarantees
- Technical Assistance
- Clear and Streamlined Permitting



City of Redmond MID-TOWN PLAN

Catalyst Opportunity Site #1: Family Recreation Center



City of Redmond MID-TOWN PLAN

Action Plan: Market Interventions

Purchase Catalyst Site 1 for Family Recreation Center
(Near & Mid Term)



City of Redmond MID-TOWN PLAN

Catalyst Opportunity Sites #2 and #4: Live Work Development



City of Redmond MID-TOWN PLAN

Action Plan: Market Interventions

- 736 NW 5th Street
- Listed on the market late 2015
- Sale price \$675,000
- Downtown Urban Renewal Advisory Committee recommended purchase
- Purchased in August 2016



City of Redmond

MID-TOWN PLAN

Action Plan: Market Interventions

What's Next:

- Redmond staff moving swiftly to get property to higher and better use
- Downtown Urban Renewal Advisory Committee developing RFP for redevelopment



City of Redmond

MID-TOWN PLAN

Action Plan: Market Interventions

Future opportunities

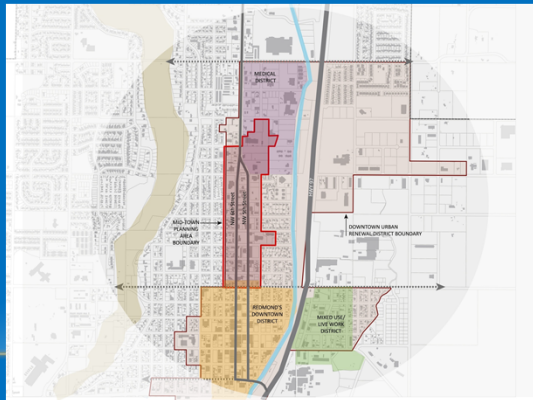


Figure 15: Map of Development Opportunity Areas
Mid Town Plan-Development Opportunity Areas, properties identified as area B

City of Redmond MID-TOWN PLAN

Redmond is
thinking BIG!

Connectivity!



Partnerships Matter

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Deschutes County

U.S. Environmental Protection Agency
Brownfield Community-Wide Assessment Grant
Project Report
September 27, 2016



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