



**JOINT WORKSHOP
REDMOND CITY COUNCIL /
DESCHUTES COUNTY BOARD OF COMMISSIONERS**

March 11, 2025
Civic Rooms 207/208 • 411 SW 9th Street

**COUNCIL
MEMBERS**

Ed Fitch
Mayor

Shannon Wedding
Council President

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Jay Patrick
Councilor

Cat Zwicker
Councilor

MARCH 11, 2025

MEETING AGENDA

5:30 PM

I. CALL TO ORDER

II. PRESENTATIONS & DISCUSSIONS

- A. Managed Camp and Memorandum of Understanding Discussion
- B. Department of State Lands Infrastructure Planning for Large Lot Industrial Lands South of Fairgrounds
- C. Northpoint Housing Development Update
- D. Deschutes County Fairgrounds Master Planning Status
- E. Master Plan in North East Redmond

III. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

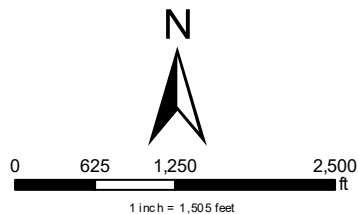
The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

DESCHUTES COUNTY MANAGED CAMP

VICINITY MAP



Date: 3/2/2025



ACCESS OVERVIEW

TAX LOT 103
MAP 1513
(DESCHUTES COUNTY)



FUTURE NE 21ST STREET

CORE 3

20' WIDE GRAVEL ROAD
TO MANAGED CAMP

TAX LOT 102
MAP 151315
(COLD)

MOUNTAIN VIEW 9.48 ACRES
(PERMANENT SUPPORTIVE HOUSING)

END OF NE 21ST STREET
IMPROVEMENTS BY CORE 3

JERICO ROAD
1.71 ACRES

OASIS VILLAGE
3.23 ACRES

TEMPORARY 20' WIDE ACCESS
DURING CONSTRUCTION OF NE 21ST ST

NE 21ST STREET
(PAVED)

OCHOCO HIGHWAY (OR 126)

OHW

OHW

OHW

OH

12" PVC

EX SS

12" PVC

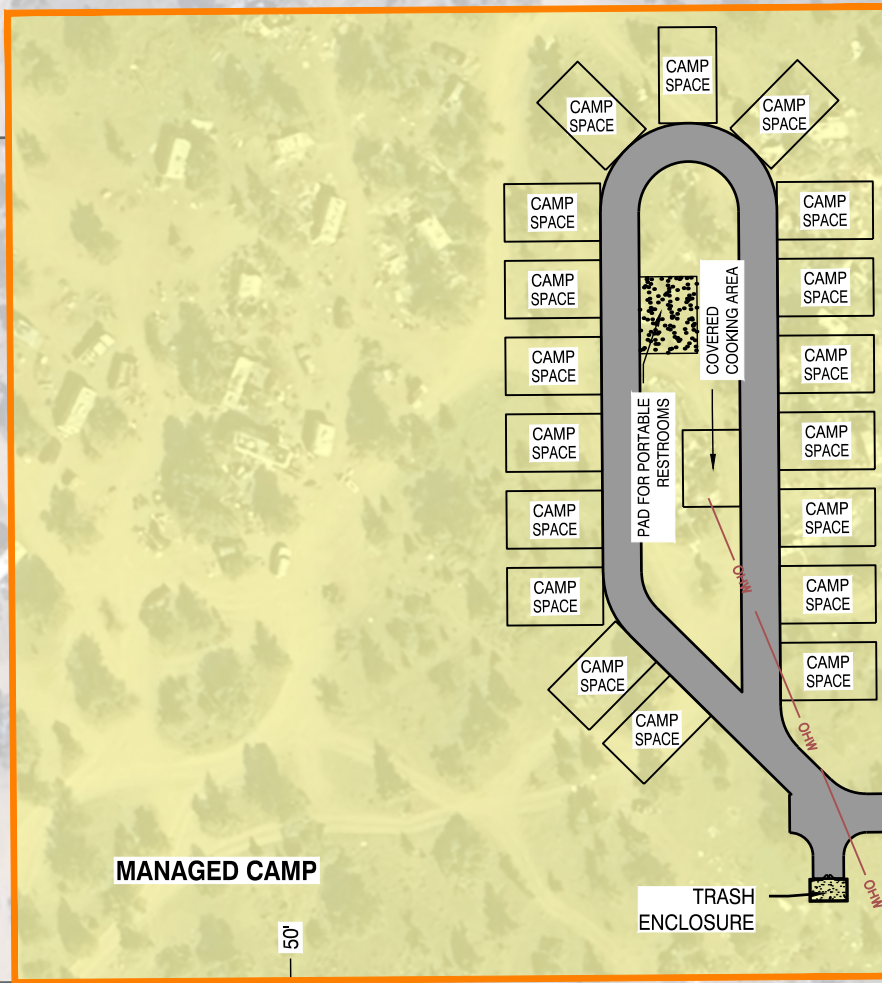
OHW

OH

SCALE: 1" = 200'

OPTION A

18 UNITS



MANAGED CAMP

50'

BUFFER AREA

MOUNTAIN VIEW 9.48 ACRES
(PERMANENT SUPPORTIVE HOUSING)

20' WIDE GRAVEL ROAD
TO MANAGED CAMP

END OF NE 21ST STREET IMPROVEMENTS BY CORE 3

NE 21ST STREET
(PAVED)

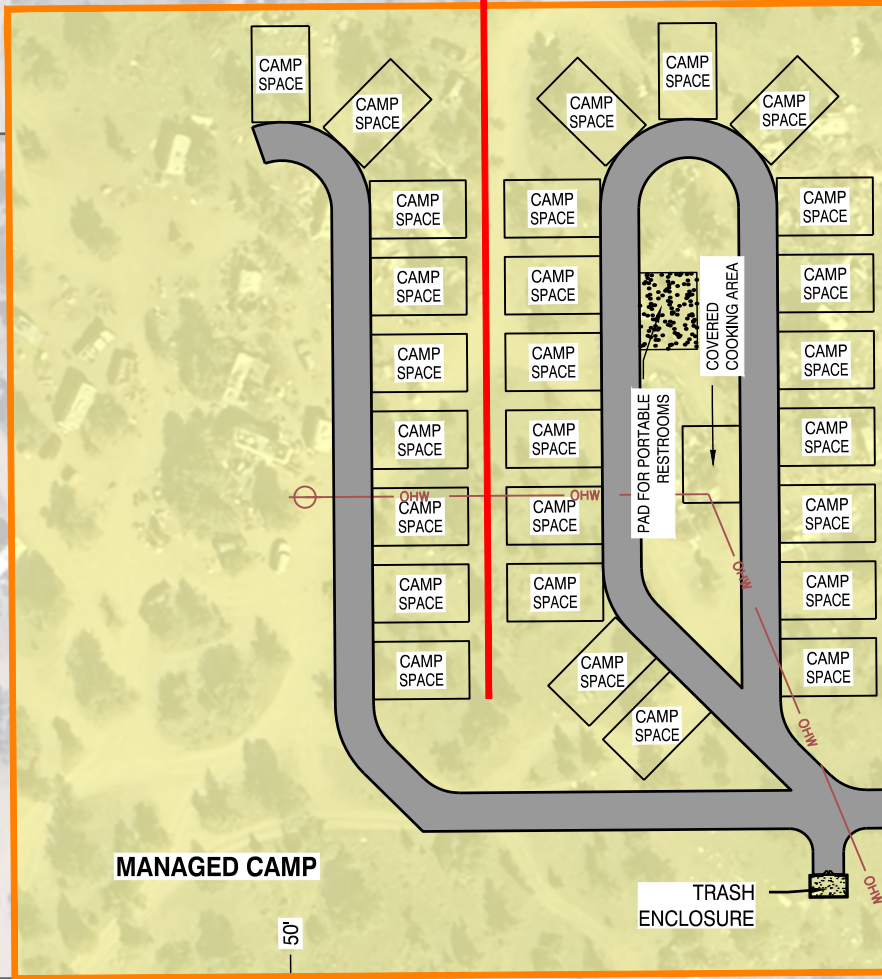
SCALE: 1" = 100'

OPTION B

18 UNITS

DEVELOPED BUT
NOT OCCUPIED

DEVELOPED AND
OCCUPIED



MANAGED CAMP

50'

BUFFER AREA

MOUNTAIN VIEW 9.48 ACRES
(PERMANENT SUPPORTIVE HOUSING)

20' WIDE GRAVEL ROAD
TO MANAGED CAMP

END OF NE 21ST STREET IMPROVEMENTS BY CORE 3

FUTURE NE 21ST STREET

NE 21ST STREET
(PAVED)

SCALE: 1" = 100'

OPTION C

36 UNITS

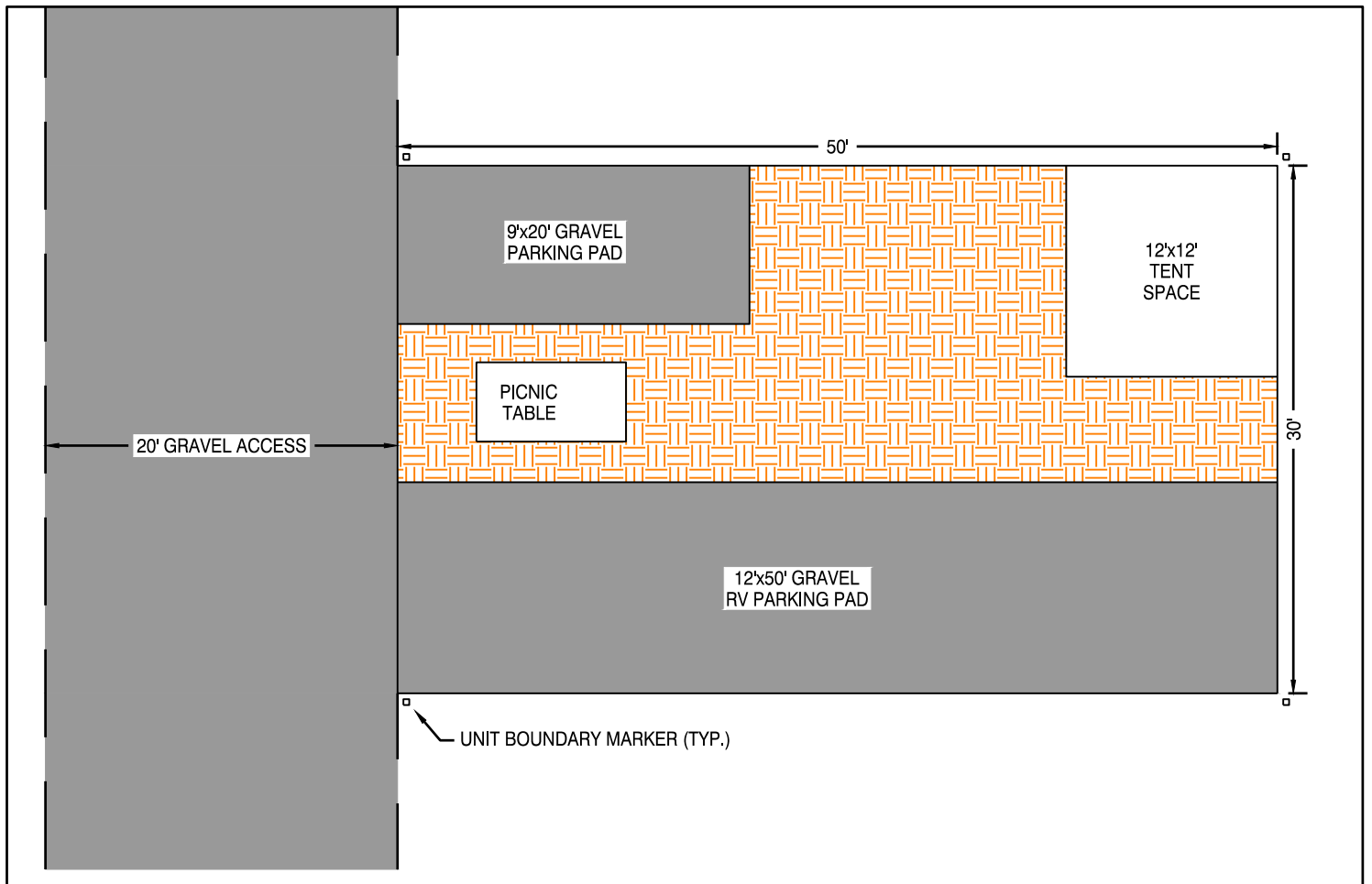


MOUNTAIN VIEW 9.48 ACRES
(PERMANENT SUPPORTIVE HOUSING)

END OF NE 21ST STREET IMPROVEMENTS BY CORE 3

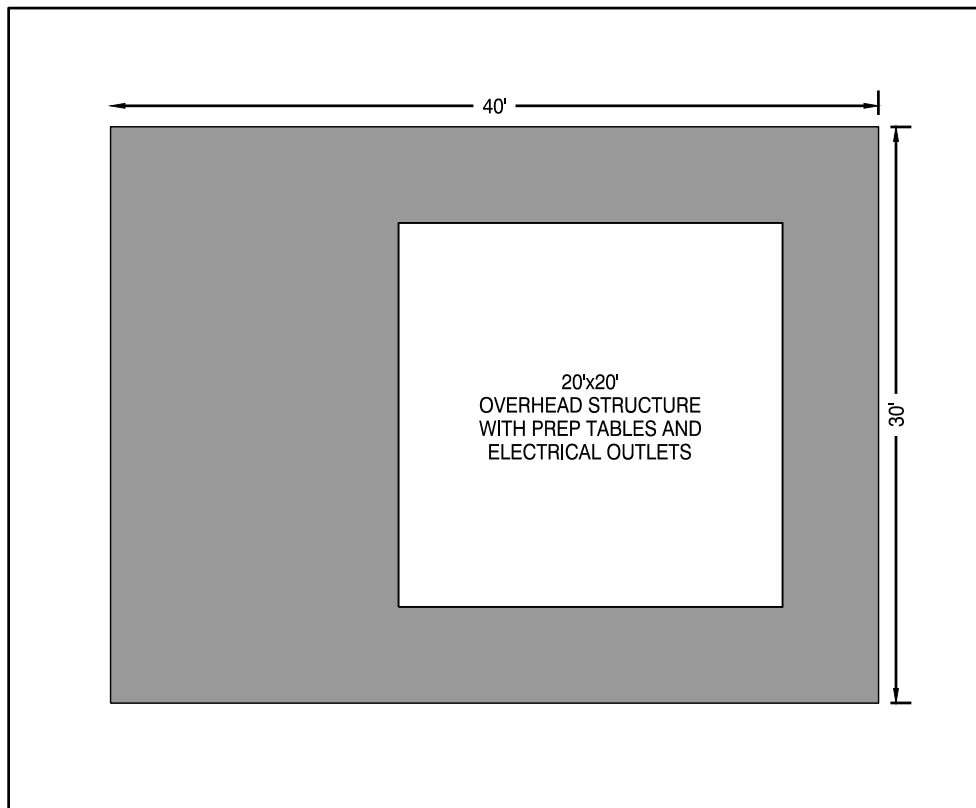
NE 21ST STREET
(PAVED)

SCALE: 1" = 100'



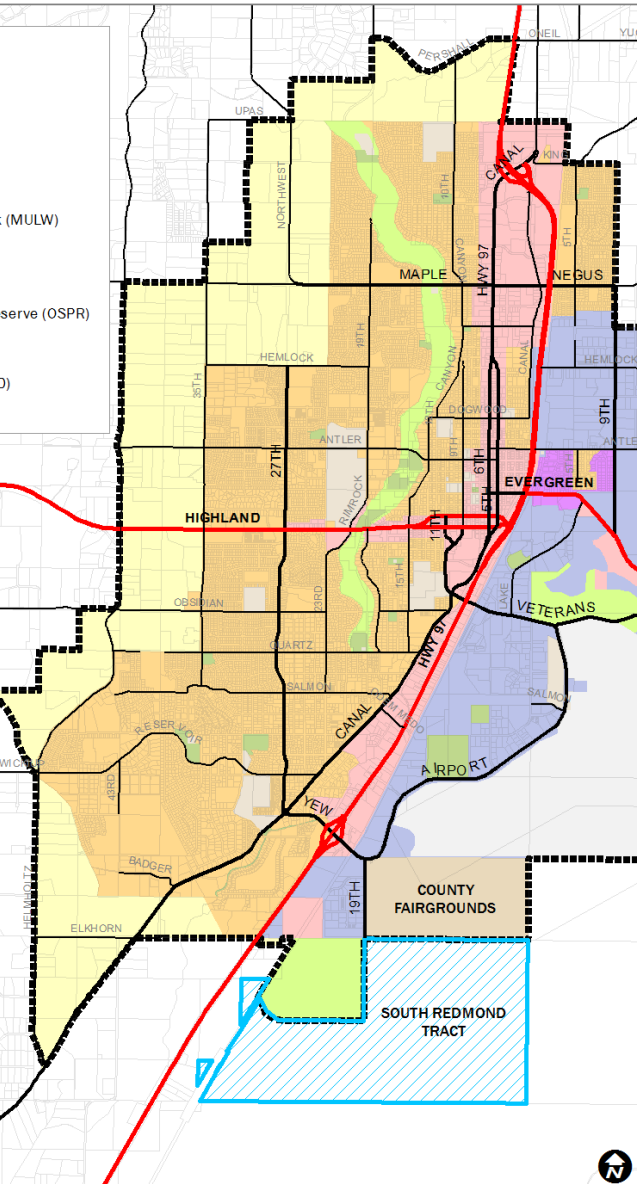
CAMP SPACE DETAIL

SCALE: 1"=10'



COVERED COOKING AREA DETAIL

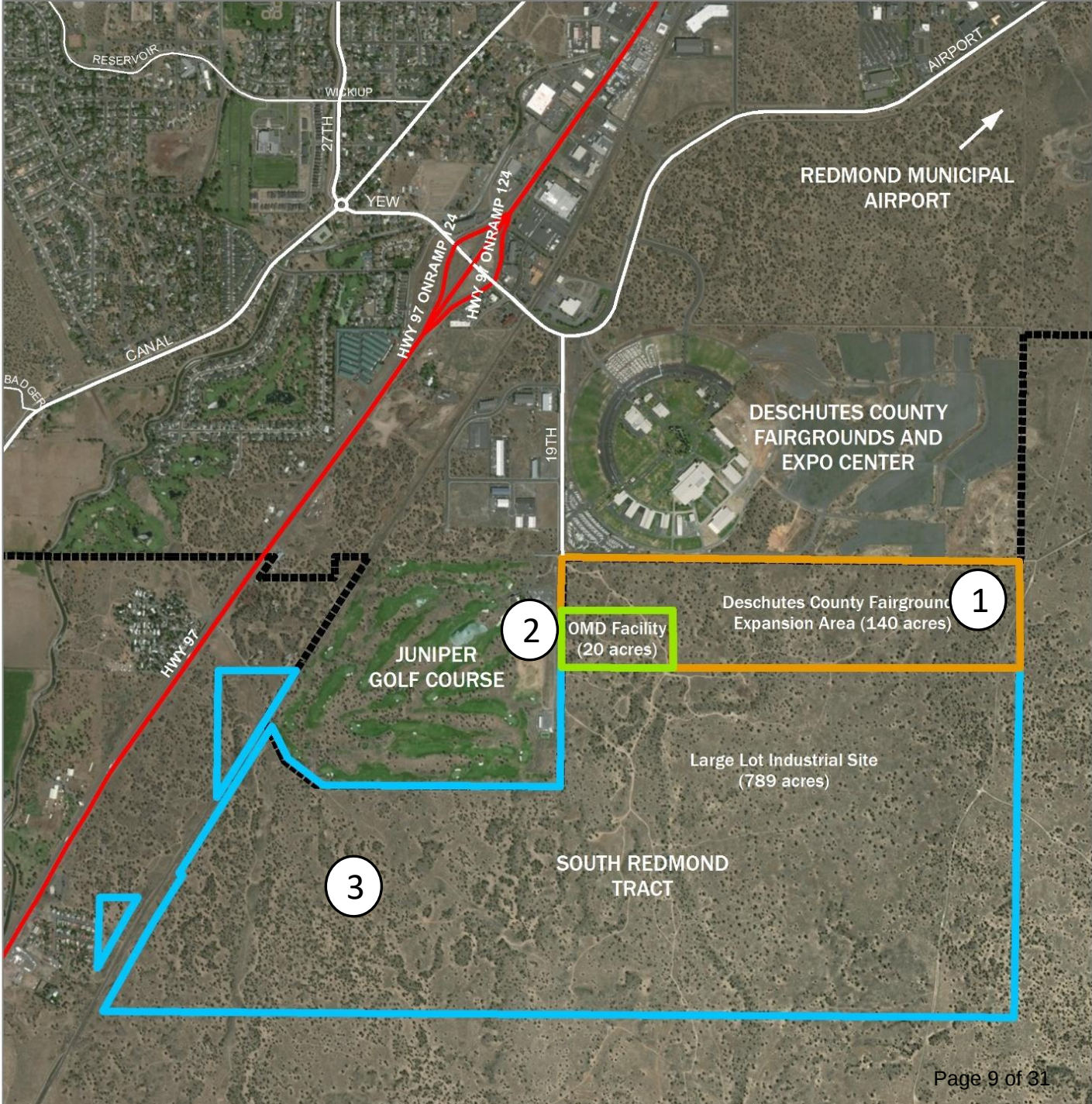
SCALE: 1"=10'



**CITY COUNCIL / COUNTY COMMISSION JOINT MEETING
MARCH 11, 2025**

SOUTH REDMOND TRACTS

- ① 140 ACRES
Deschutes County Fairgrounds
- ② 20 ACRES
Oregon Military Department
- ③ 789 ACRES
DSL Large Lot Industrial

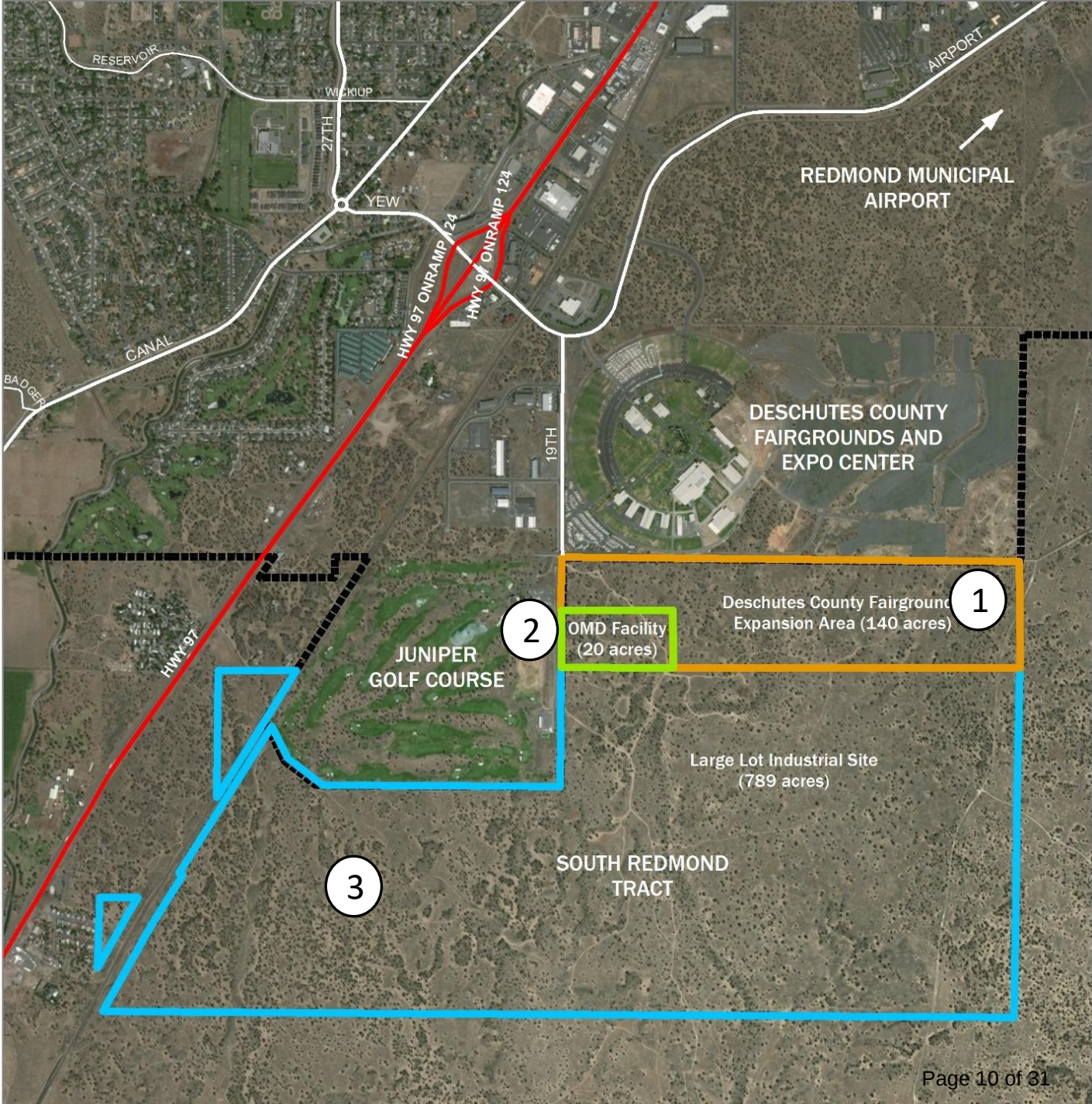


ESSENTIAL INFRASTRUCTURE

○ TRANSPORTATION

○ WASTEWATER

○ WATER

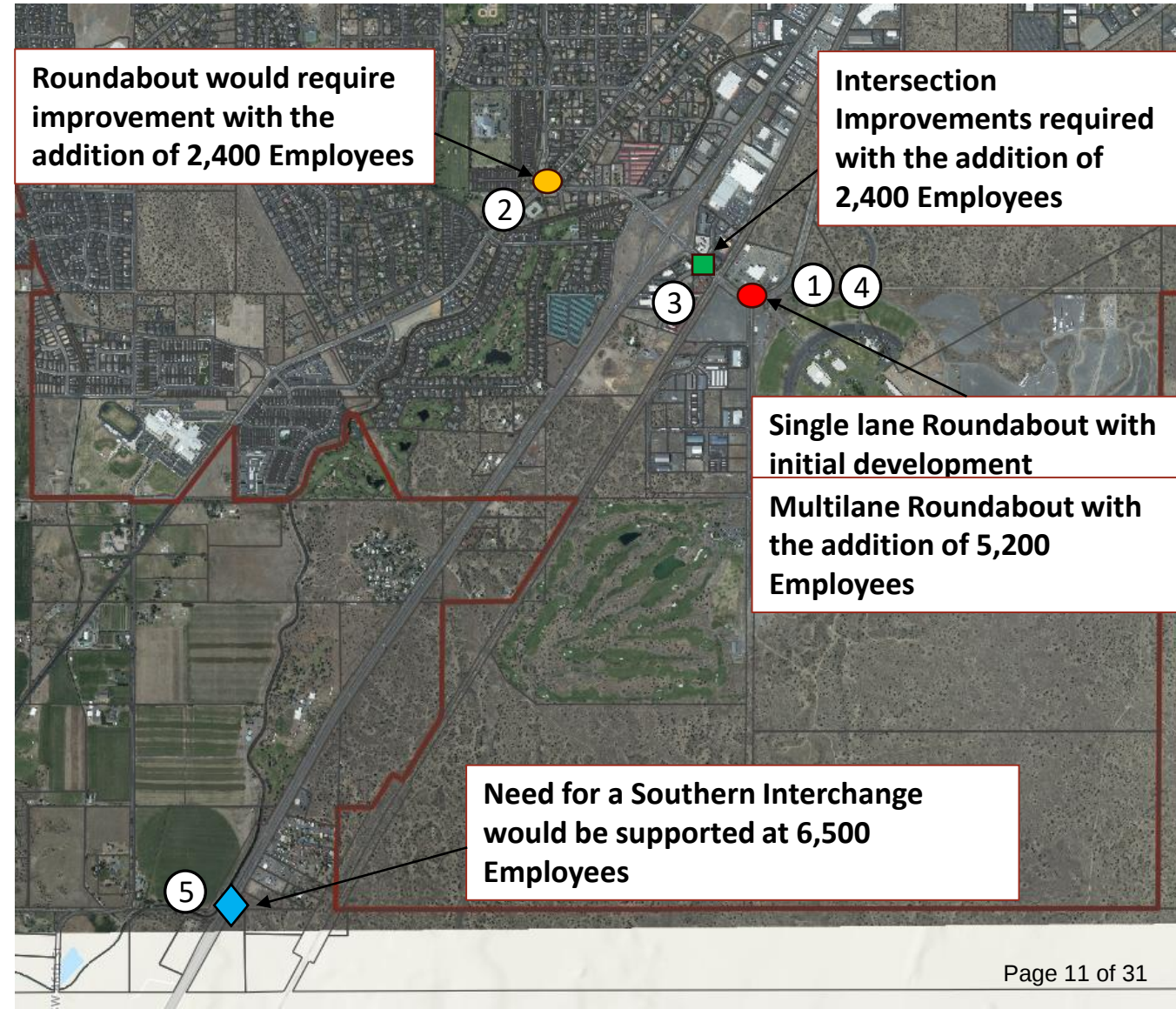


TRANSPORTATION INFRASTRUCTURE

OFFSITE IMPROVEMENTS

1. 19th/Airport Single Lane Roundabout (\$3M)
2. Canal Blvd/27th St./Yew Ave. Roundabout Improvements (\$3M)
3. 21st St./Airport Way Intersection Improvements (\$1M)
4. 19th/Airport Single Multi-Lane Roundabout (\$3M)
5. Southern Interchange (\$80M)

SLIDE / 4



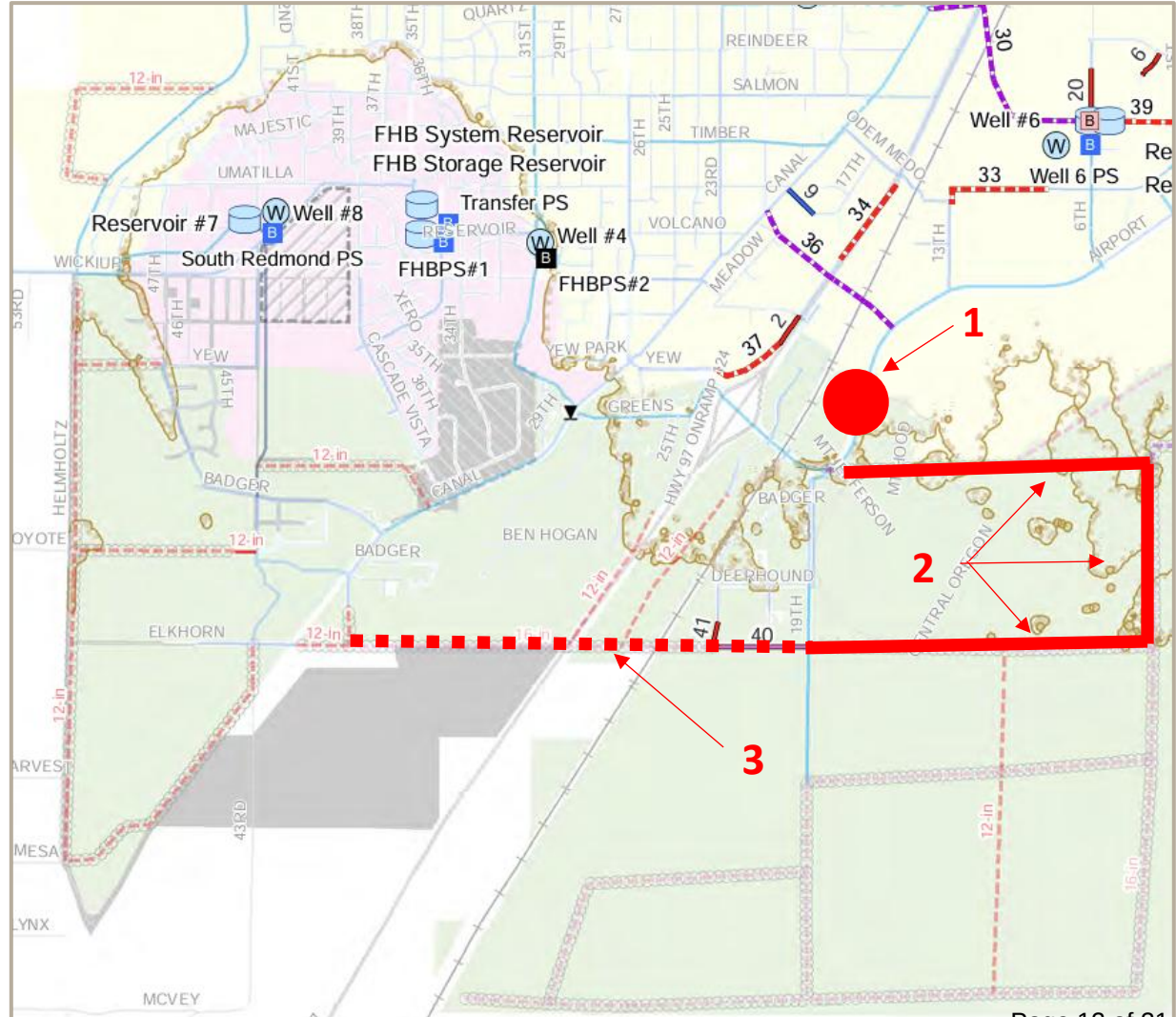
WATER INFRASTRUCTURE

OFFSITE IMPROVEMENTS

1. Fire Pump (\$5M)
2. Northern Loop (\$10M)
3. Western Loop (\$10M)

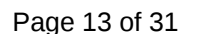
ONSITE IMPROVEMENTS

Developer funded projects internal to SRT, to be installed as each tract develops



YEW PUMP STATION UPGRADES

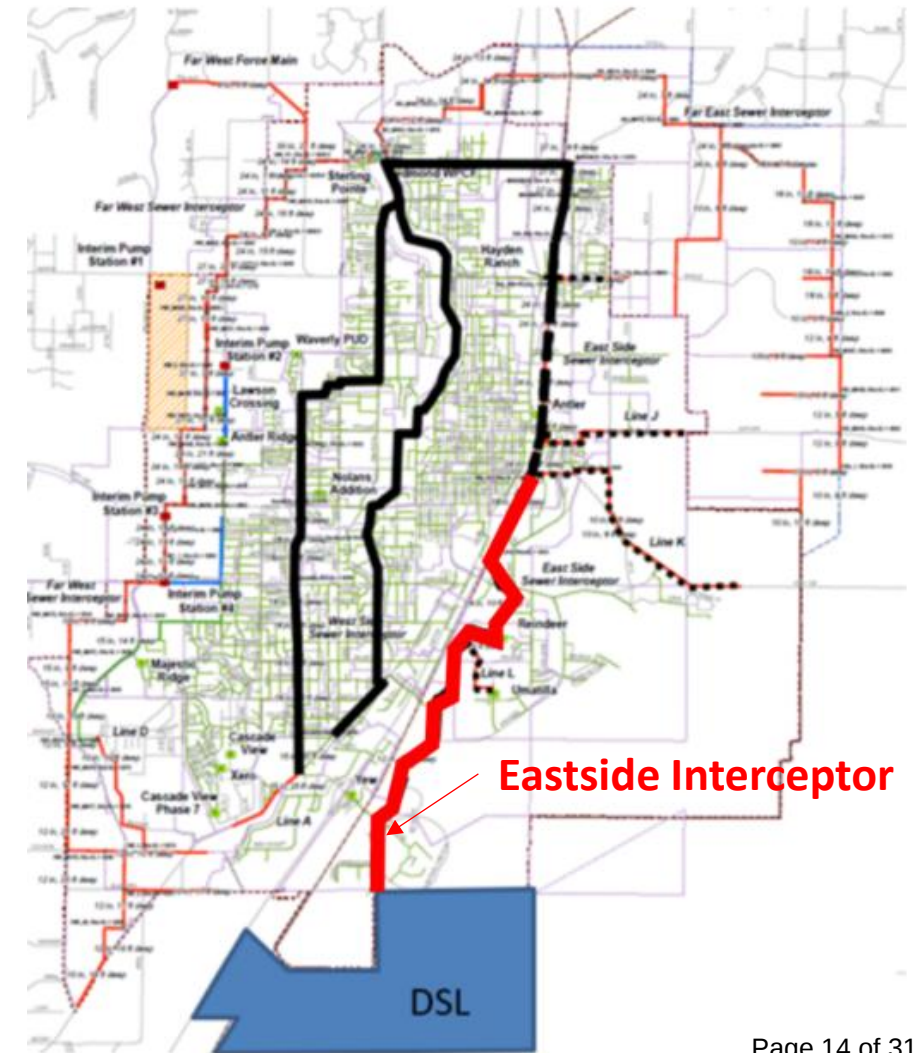
- SLIDE / 6



WASTEWATER INFRASTRUCTURE

EASTSIDE INTERCEPTOR

- 16,900 LF 15" – 24" sewer main
- \$25M





FUNDING STRATEGY OBJECTIVES



Identify infrastructure needs, costs, and delivery timeline.



Identify Potential funding sources: City, County, State, Fed Agencies



Identify Likely Existing Funding Gaps: transport, water, sewer



Develop a Funding Strategy for Near- and Long-Term Needs

PRIMARY CITY & COUNTY FUNDING SOURCES

- Urban Renewal
- System Development Charges (SDCs)
 - SDC Subarea Surcharge?
- Utility Rates
 - Water or Sewer Utility Rate Subarea Surcharge?
- Development Conditions & Special Assessments
 - SDC Credits for Oversizing Improvements
 - Traffic Impact Mitigation Agreements
- Latecomers Districts (Reimbursement District)
- Local Improvement Districts
- County Transportation Funds

PRIMARY STATE & FEDERAL FUNDING SOURCES

- DSL (developer assessments)
- Business Oregon Special Public Works Loans and Grants
- Water Infrastructure Finance and Innovation Act (WIFIA) Loan Program
- ODOT STIP
- Oregon Legislature

DEVELOPMENT & INFRA PHASING ASSUMPTIONS

PHASE 1 (Years 1-10)	PHASE 2 (Years 11-20)
50-acre site + 200-acre site + Fairgrounds and OMD	Remaining LLIA = 520+ acres
+/- 2,060 jobs	+/- 4,440 jobs
+/- 1,184 PHVT (per ITE)	+/- 2,500 PHVT (per ITE)
Transportation (Years 1-5): SW 19 th Airport Way roundabout Canal Blvd./27 th /Yew Ave. roundabout	Transportation: 21 st /Airport Way access mgmt. SW 19 th New Arterial 19 th / Airport Way roundabout expansion
Water (Years 1-3): Fire Booster Pump Northern Loop Main	Water: Western Loop Main
Sanitary Sewer (Years 1-3): Yew Pump Station	Sanitary Sewer: Eastside Gravity Main

PHASE 1: FUNDING NEEDS AND GAPS

PHASE 1 Funding Gaps & Preliminary Strategies

Transportation	Cost in 2024\$	City SDCs	Other City Funds	Remaining Funding Gap
SW 19th St /Airport Way Roundabout (1 lane)	\$ 3,000,000	\$ 903,131	\$ 2,096,869	
Canal Blvd./ 27th St./ Yew Ave. Roundabout (expansion)	\$ 3,000,000	\$ 3,000,000	\$ -	
Subtotal Transportation	\$ 6,000,000	\$ 3,903,131	\$ 2,096,869	\$ -

Phase 1 investments needed over first 5 years



City will need to rely upon SDCs and General Fund (car rental tax revenue)

Sanitary Sewer	Cost in 2024\$	City SDCs and/or Rates	Remaining Funding Gap
Yew Pump Station	\$ 1,000,000	\$ 1,000,000	\$ -
Subtotal Wastewater	\$ 1,000,000	\$ 1,000,000	\$ -



City will need to update its SDCs and/or utilize rate revenue

Water	Cost in 2024\$	City SDCs and/or Rates	Remaining Funding Gap	URA Funding	County (Fairground)	Developer/ DSL	State or Fed Grants or Loans
Fire Pump Booster	\$ 5,000,000	\$ -	\$ 5,000,000	tbd	tbd	tbd	tbd
Northern Loop	\$10,000,000	\$ -	\$ 10,000,000	tbd	tbd	tbd	tbd
Subtotal Water	\$15,000,000	\$ -	\$15,000,000				



Funding Water Systems is largest challenge

PHASE 1 FUNDING DISCUSSION

- City could lead funding for transportation and wastewater
- Water System Cost of \$15M: funding yet to be determined:
 - DSL (developer) special assessment (LID)?
 - County Fairgrounds and OMD special assessments?
 - State or Federal grants and loans?
 - Oregon Legislative Appropriation?

PHASE 2: FUNDING NEEDS AND GAPS

PHASE 2 Funding Gaps & Preliminary Strategies

Transportation	Cost in 2024\$	City SDCs	Other City Funds	Funding Gap	URA Funding	Other Local City & County	Developer/DSL
21st St. / Airport Way Inter. Access Mgmt	\$ 500,000	\$ -	\$ 500,000	\$ -			
SW 19th St (UGB - SW Elkhorn Ave) New Arterial	\$ 4,336,706	\$ 4,336,706	\$ -	\$ -			
19th St./Airport Way Roundabout Expansion	\$ 3,000,000	\$ -	\$ -	\$3,000,000	tbd	tbd	tbd
Subtotal Transportation	\$ 7,836,706	\$ 4,336,706	\$ 500,000	\$3,000,000			

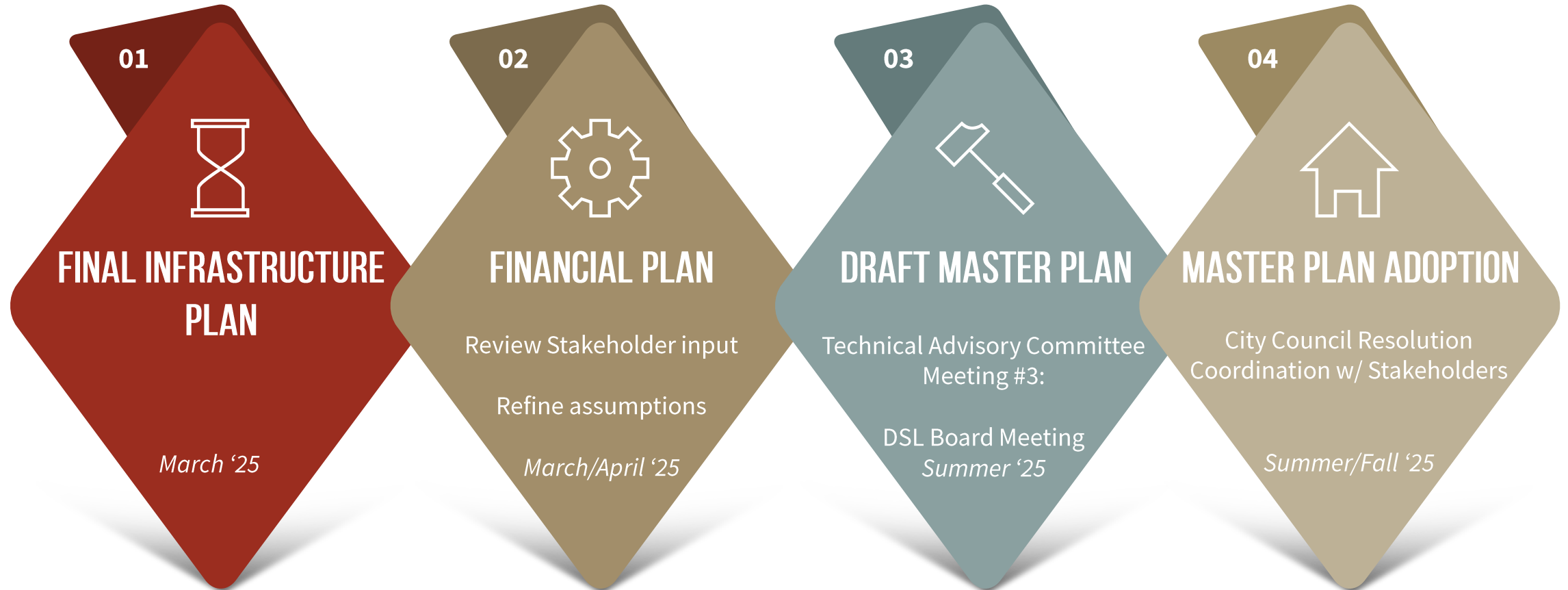
Sanitary Sewer	Cost in 2024\$	City SDCs	Funding Gap	URA Funding	Other Local City & County	Developer/DSL	State/Fed Grants or Loans
Eastside gravity interceptor	\$25,000,000	\$ 9,250,000	\$ 15,750,000	tbd	tbd	tbd	tbd
Subtotal Wastewater	\$25,000,000	\$ 9,250,000	\$ 15,750,000				

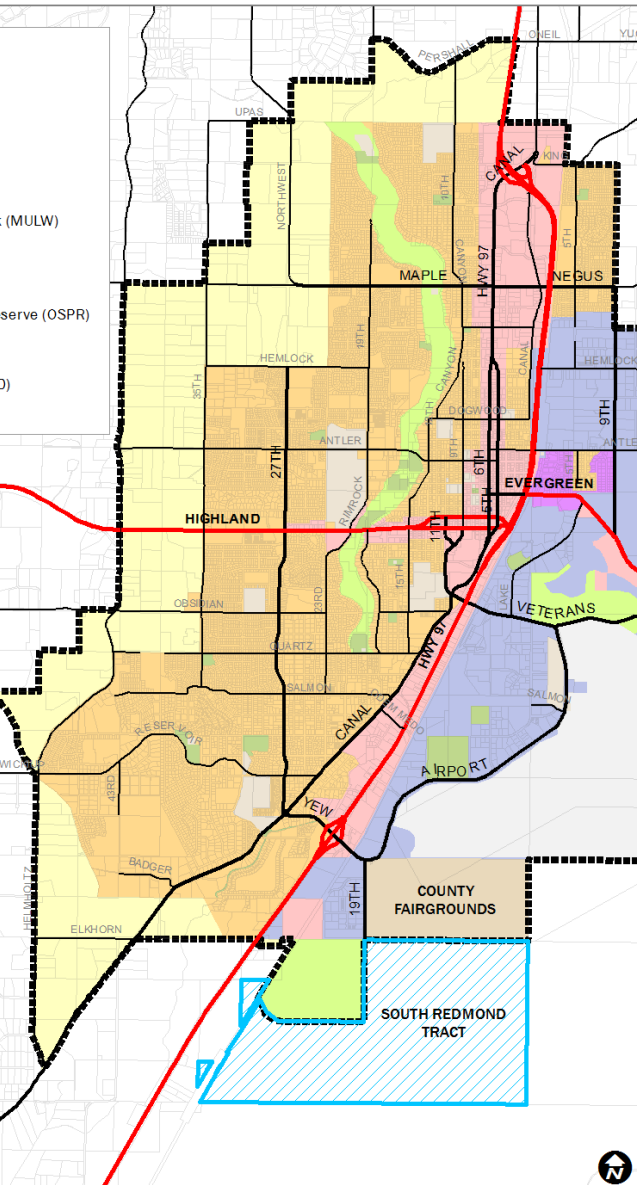
Water	Cost in 2024\$	City SDCs	Funding Gap	URA Funding	Other Local City & County	Developer/DSL	State/Fed Grants or Loans
Western Loop Connection	\$10,000,000	\$ 431,340	\$ 9,568,660	tbd	tbd	tbd	tbd
Subtotal Water	\$10,000,000	\$ 431,340	\$ 9,568,660				

PHASE 2 FUNDING DISCUSSION

- Supplemental SDCs and/or Assessments Needed
- Advance Financing Required (City or URA as lead agency?)
- Wastewater SDC Update should close some of the gap
- Strategic Approach Maybe Needed on Minimum Site Size Requirements to Maintain Development Momentum

NEXT STEPS





DISCUSSION

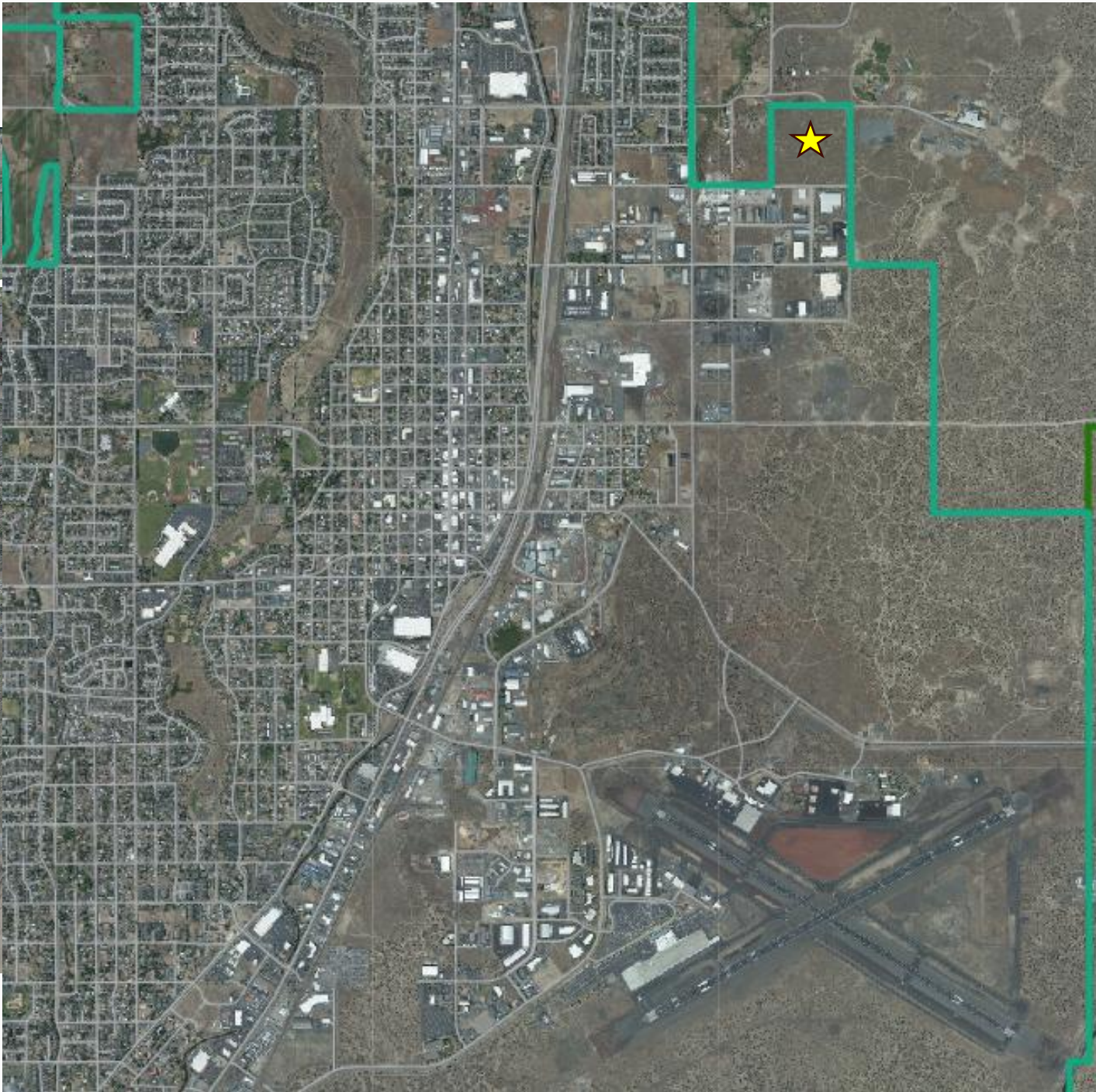
SLIDE / 17



NORTHPOINT MIXED-INCOME NEIGHBORHOOD

JOINT MEETING: REDMOND CITY COUNCIL / DESCHUTES COUNTY COMMISSIONERS

MARCH 11, 2025





INFRASTRUCTURE DEVELOPMENT: FUNDING EFFORTS AND CONSTRUCTION 2022 - 2024

June 2022

\$950K ARPA
Funding for Sewer
Extension

01

August 2023

\$5M Lottery Funding
for Infrastructure

02

03

December 2023
Sewer Interceptor
Constructed

Master &
Infrastructure
Planning Contract
Executed

May 2024

\$2.5M SB 1530 Funding for
Sewer, Water, &
Stormwater

04

August 2024
Infrastructure
Planning,
Engineering, &
Project Management
Contract Executed

05



CURRENT STATUS OF PHASE 1 INFRASTRUCTURE

Plans Submitted for Review by City Engineers

Readying Construction Bid Package

Award of Phase 1 Contract in May 2025

**Completion of Phase 1 Infrastructure Construction in
Dec. 2025**





HOUSING DEVELOPMENT

Goals:
450 Total Units of Housing
>30% Affordable in early phases





TRAILS, PARKS, AND COMMERCIAL AMENITIES

Community design includes integrated **TRAIL NETWORK** and **CENTRALLY LOCATED PARK**

Stakeholder conversations on scaling and financing of a **DAYCARE FACILITY**

Ongoing research into the feasibility of small-scale **COMMERCIAL SERVICES** such as a coffee shop

TRAIL NETWORK

The illustrative site plan envisions a connected trail network that links the different residential developments to each other, onsite open space amenities and the surrounding context. This system would be part of the open space system for the site and an attractive amenity differentiating this development from others in Redmond.

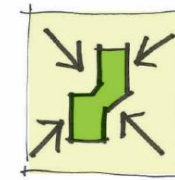
The internal trail network would branch off the primary trail built along 15th, Larch and 17th linking Kingwood to Maple. An internal loop that is roughly 3,300 feet long would offer a safe, convenient and fun way to navigate all quadrants of the site without having to use the planned streets for the site.

The network would feature a hierarchy of trail types and characters, ranging from the previously mentioned primary link, to the internal loop, to a series of smaller semi-public links that link the site edges to the internal loop and the central parks.

NORTHPOINT UGHA:
ILLUSTRATIVE
SITE PLAN
DATE: 10/1/2024
SCALE: 1" = 80' 0"

LEGEND

- PRIMARY TRAIL: BOTH ENHANCED & PUBLIC (10' to 15' W)
- INTERNAL LOOP TRAIL: 8' to 10' W, PUBLIC
- SECONDARY TRAIL: SEMI-PUBLIC (8' to 10' W)
- CLASSIC IMPROVEMENT: IMPROVED
- TRAIL CONNECTING TO INTERSECTION
- PLANNED TRAIL LOOP LOCATION



TRAILS IN



1/4" = 40' 0"
GRID, SCALE, PLANNED



GBD Architects Incorporated | Site Plan & Open Space Concepts

Edlen & Co. + deChase Mikala Development | December 3, 2024



QUESTIONS / COMMENTS

