



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

July 14, 2020
Council Chambers • 411 SW 9th Street

**COUNCIL
MEMBERS**

George Endicott
Mayor

Jay Patrick
Council President

Jon Bullock
Councilor

Albert Calderon
Councilor

Krisanna
Clark-Endicott
Councilor

Camden King
Councilor

Ginny McPherson
Councilor

JULY 14, 2020

WORKSHOP AGENDA

6:00 PM

I. CALL TO ORDER

II. PRESENTATIONS

- A. Affordable Housing Pilot Project
- B. Development Trends

III. OTHER BUSINESS

IV. 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@ci.redmond.or.us. 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

SKYLINE VILLAGE

SUMMER 2020 STATUS REPORT



JULY 14, 2020 CITY/COUNTY JOINT MEETING

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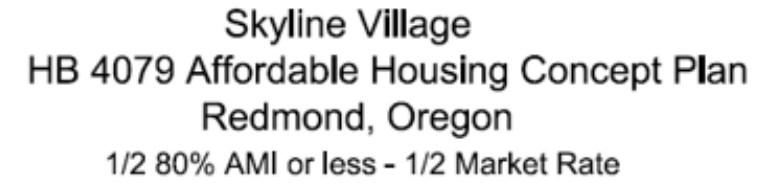
Special thanks to Representative Jack Zika for this sponsorship of HB 2336, Deschutes County, Land Conservation and Development Commission, and the Department of Land Conservation and Development for their support.



SKYLINE VILLAGE CONCEPT

- ✓ URGENT NEED TO ADDRESS AFFORDABLE AND WORKFORCE HOUSING
- ✓ WITH SUPPORT FROM DESCHUTES COUNTY, REDMOND APPLIED TO THE STATE AND RECEIVED APPROVAL TO PROCEED WITH SKYLINE VILLAGE **HB4079** (NOW - **HB2336**)
- ✓ DESIGN INCLUDES 450-500 UNITS IN A MIXED-USE/MIXED-INCOME DEVELOPMENT; AMENITIES INCLUDE PARKS, TRAILS, DAYCARE, COMMUNITY GARDEN, COMMUNITY ROOM, AND SOME SERVICES
- ✓ HALF UNITS AT 80% AMI OR LESS AND HALF UNITS MARKET RATE; TO ACCOMMODATE $\pm$ 1,200 PEOPLE





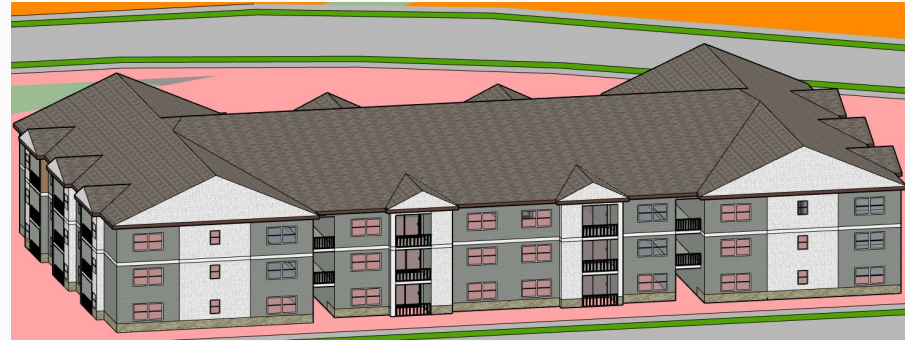
Cottages	
2-3 Story Apartments	
3-Story Apartments	
3-Story Mixed Use	
4-Plex	
Townhomes	
Park (3.9 Acres Total)*	

485 UNITS
12.12 Unlts/Acre

Drawn By: MPC
Date: 5-26-18
Revised: 8-14-18



UNIT TYPES HOW MANY?



APARTMENTS
195 UNITS
BEDROOMS: 1/3
BATHROOMS: 1/2



TOWNHOMES/
COTTAGES
149/75
BEDROOMS: 2
BATHROOMS: 2/1



FOURPLEXES
14 STRUCTURES WITH
4 UNITS = 56
BEDROOMS: 2
BATHROOMS: 1.5



STUDIOS ABOVE
COMMERCIAL/DAY CARE
10 UNITS
BEDROOMS: 1
BATHROOMS: 1





PROJECT ORGANIZATION

CITY OF REDMOND

ROLE

- PROJECT LEAD

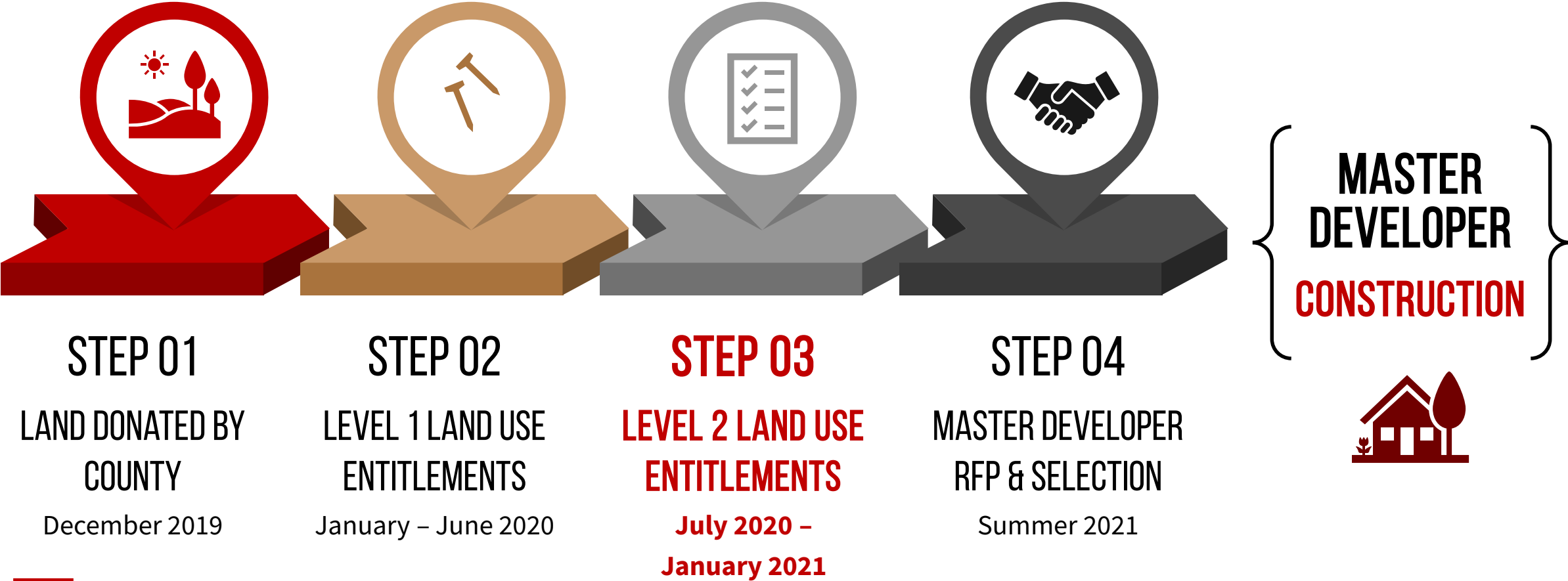
MASTER DEVELOPER

- COORDINATOR OF PHASED DEVELOPMENT

ACCOMPANYING DEVELOPER(S)

- DEVELOPMENT UNDER MASTER DEVELOPER GUIDANCE

ACTIONS, PROCESS & TIMELINES





QUESTIONS?



DEVELOPMENT ACTIVITY TRENDS IN A COVID-19 CONTEXT

JULY 14, 2020 CITY/COUNTY JOINT MEETING

FOCUS AREAS OF REDMOND DEVELOPMENT ACTIVITY

RESIDENTIAL

SFDs, multi-family dwellings, accessory dwelling units, cottage home developments; subdivisions; great neighborhoods.

DOWNTOWN CORE

Generally the Urban Renewal District and downtown businesses.

AIRPORT

Airport, surrounding and leased properties.

INDUSTRIAL

Heavy (M-2) and Light (M-1) industrial zoned properties east of Hwy 97; service commercial establishments; majority of traded sector jobs.

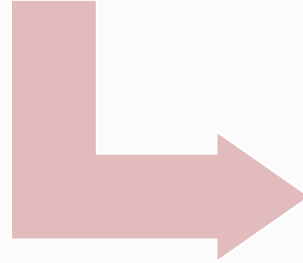




20-YEAR GROWTH BREAKDOWN BY RESIDENTS

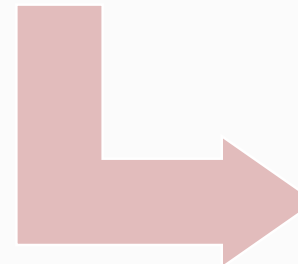
17,429

new residents over the next 20-years



900+

new residents per year



2.5

new residents
per day



BUILDING & PLANNING PERMIT DATA

DEVELOPMENT ACTIVITY



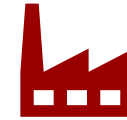
PERMIT VALUATION



PERMIT TOTALS



2019 VS 2020



INDUSTRIAL PROJECTS



ANECDOTAL
CONSIDERATIONS



YEAR	Jan	Feb.	March	April	May	June	TOTAL
2019 Total Value Bldg. Permits	\$ 6,482,632	\$ 7,243,829	\$ 5,357,309	\$ 16,654,115	\$ 10,030,619	\$ 7,185,146	\$ 53,953,650
2020 Total Value Bldg. Permits	\$ 8,358,179	\$ 12,607,929	\$ 13,210,130	\$ 10,190,174	\$ 11,447,851	\$ 14,986,359	\$ 70,800,622
% Change	29%	74%	147%	-39%	14%	109%	34% 

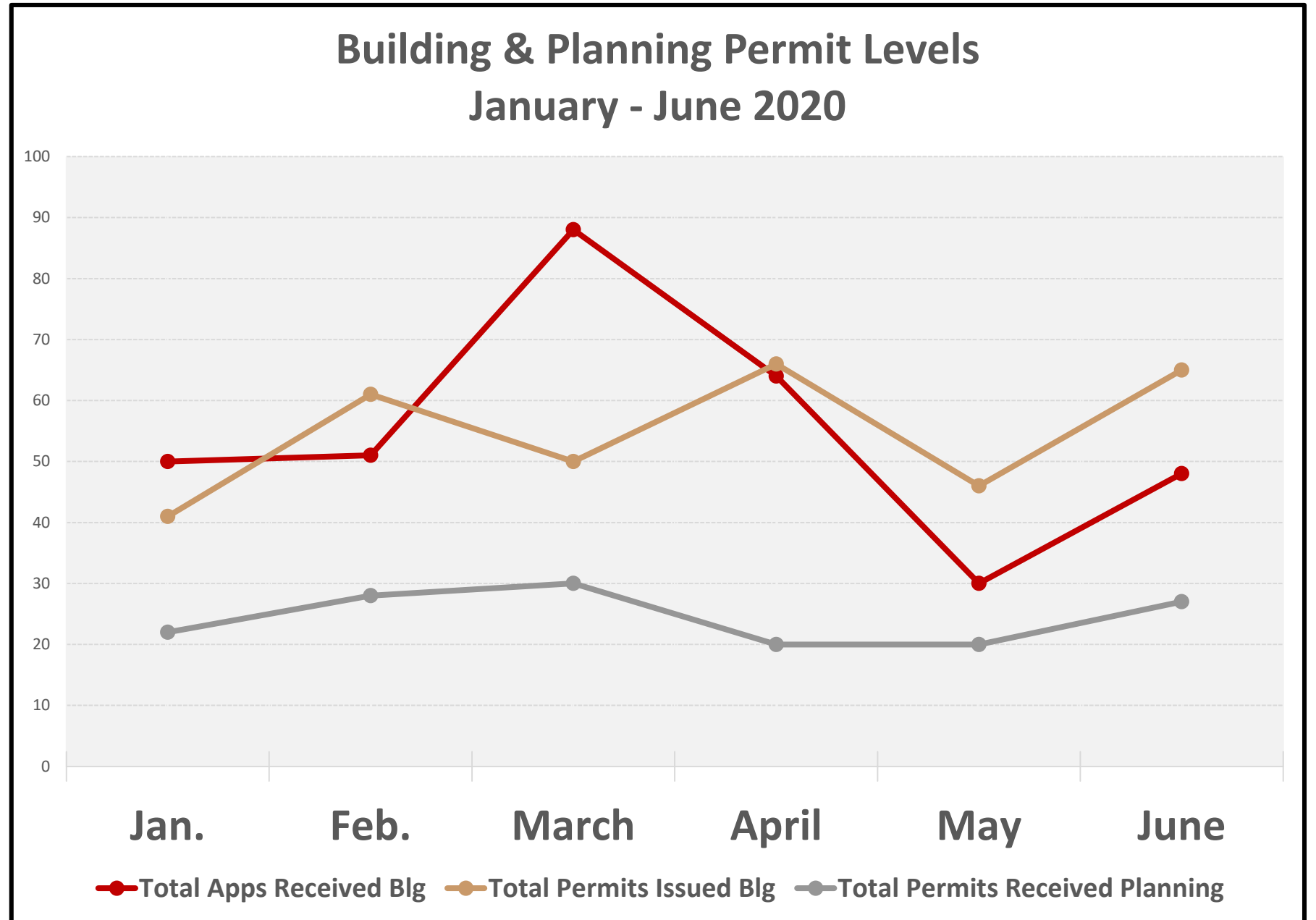
PERMIT VALUATION

Residential, commercial and industrial total
permit valuation up by **34% or \$17,846,972.**



PERMIT TOTALS 2020

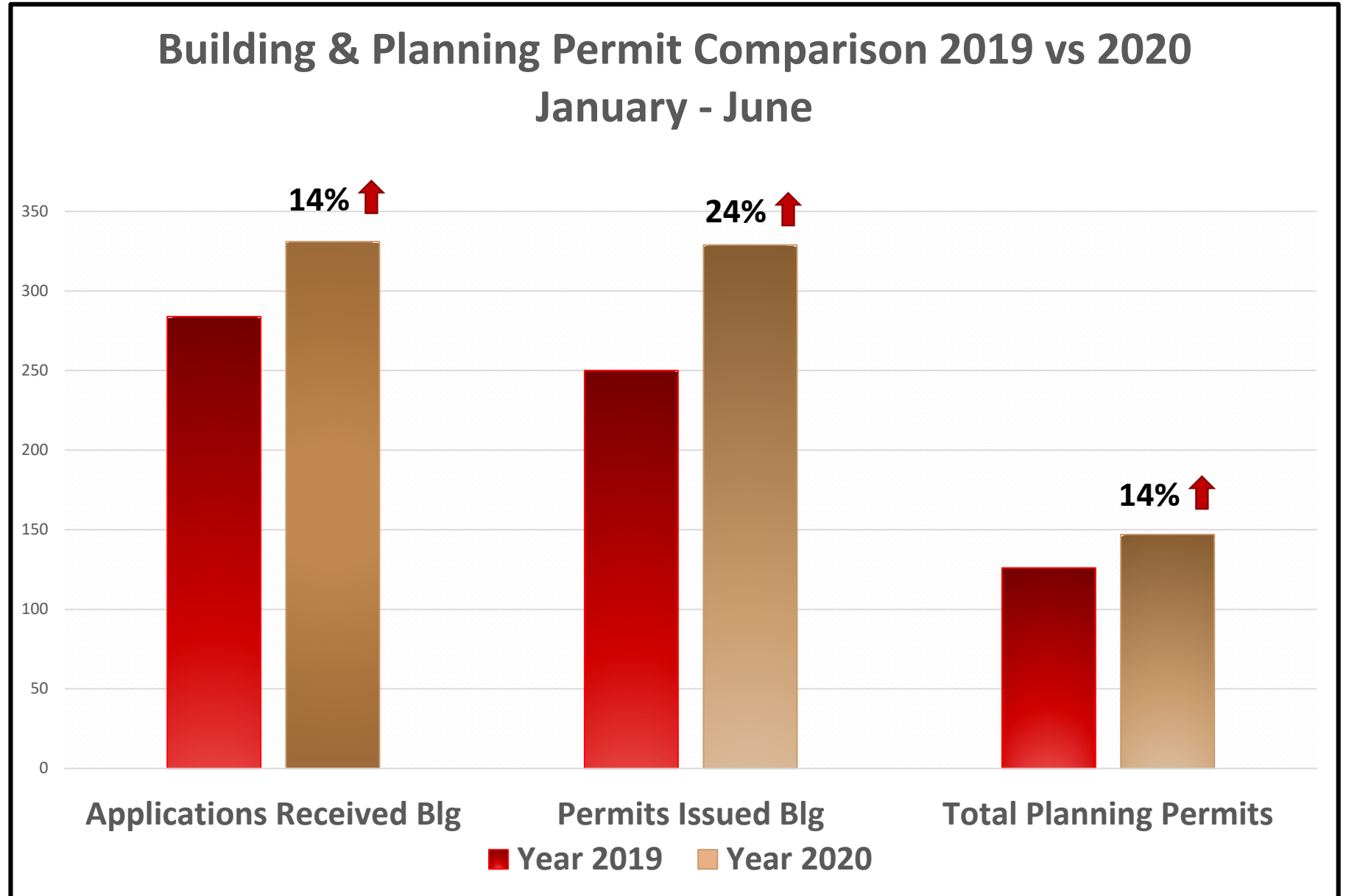
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PERMIT TOTALS 2019 VS 2020

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PROJECTS



PHASES 1 & 2 COMING SPRING 2019

MCKERNAN
ENTERPRISES



CANYON RIDGE



541.526.0510 ▾ CanyonRidgeRDM.com

SNOTEMP:

Kingwood Avenue & NE 19th Street

34,000 SF building is a giant refrigerator.

Draws restaurants and food supply companies to Redmond/Central Oregon.



BASX SOLUTIONS



PHASE 1 - MANUFACTURING

PHASE 2 - OFFICE

3500 SW 21ST PLACE

APPROX. 72,400 SF EXPANDED MANUFACTURING (PHASE 1)

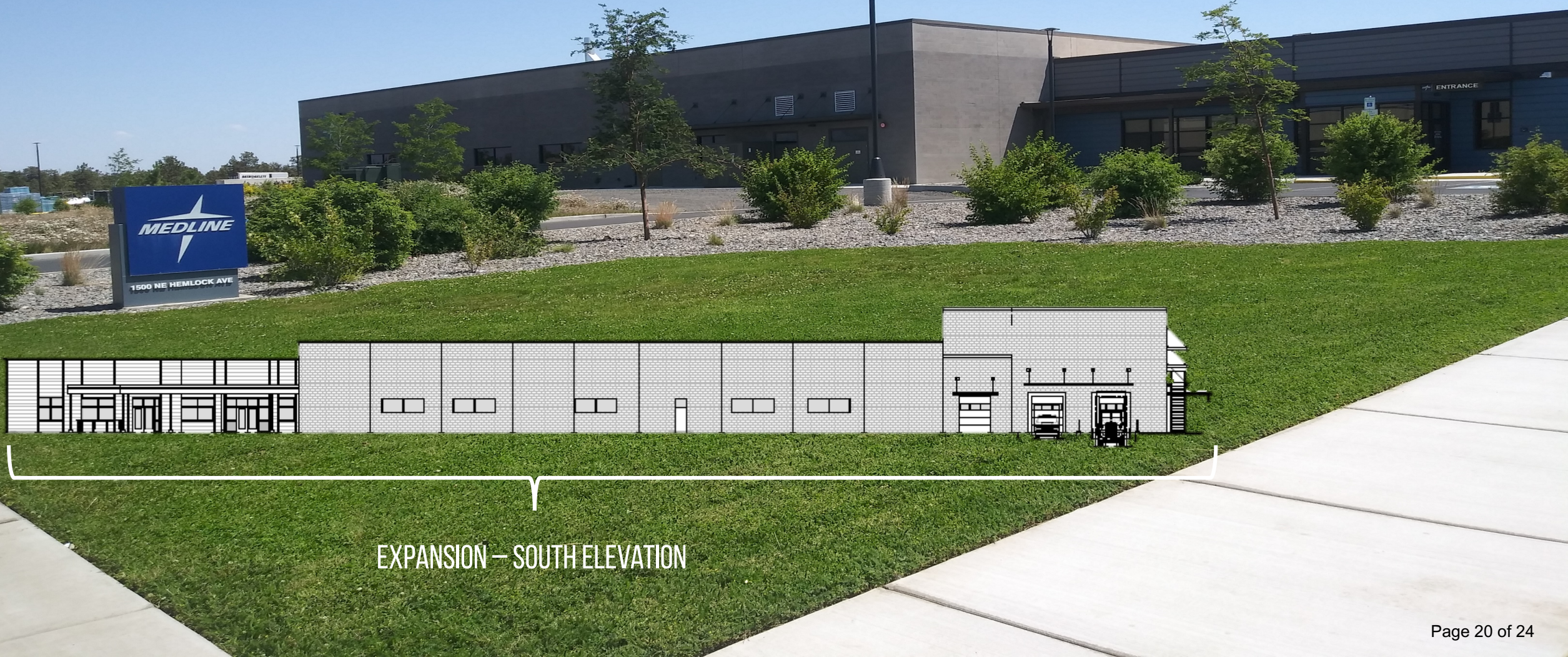
APPROX. 10,080 SF EXPANDED OFFICE (PHASE 2)

MANUFACTURER OF CUSTOM ENGINEERED PRODUCTS



MEDLINE

1500 NE HEMLOCK AVE
APPROX. 52,674 SF EXPANSION MANUFACTURING
MANUFACTURER OF HEALTHCARE PRODUCTS



EXPANSION — SOUTH ELEVATION



CENTRAL OREGON MEDICAL SPECIALIST

6,000 SF EXPANSION

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THE NEXT 4-6 MONTHS?



Continuing pandemic; unemployment rate, **job losses**, and economic losses nationally.

“Surge/Second wave” of COVID cases and impacts.

Lending institutions will be examining risk.

Large residential projects slowing; early influx of applications submitted.

Ebb and flow of **business licenses**.

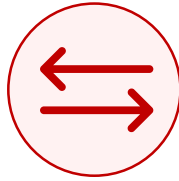
CHALLENGES

MURMURS



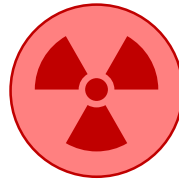
HAVE WEATHERED STORM INITIALLY/INDUSTRIAL BASE REMAINS STRONG

Construction continues.



MIXED EFFECTS ON DEVELOPMENT PROJECTS

Competitive prices; residential stock still moving; bigger commercial projects slowing down.



DEVELOPERS BEING CAUTIOUS

Not necessarily backing-off; pre-construction meetings continue and “not scared” attitude endures.



LOCALLY THINGS SEEM LESS DIRE THAN NATIONALLY

Construction continues; phone call volume steady and at times increasing; inquiries on upcoming projects.



QUESTIONS

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