



city of
REDMOND
oregon

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**JOINT WORKSHOP
REDMOND CITY COUNCIL /
URBAN AREA PLANNING COMMISSION**

September 29, 2020

Virtual Meeting • Streamed Live at www.redmondoregon.gov/CityCouncilLive

**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

SEPTEMBER 29, 2020

WORKSHOP AGENDA

6:00 PM

I. CALL TO ORDER

II. PRESENTATIONS

A. Comprehensive Plan 2040 Update

B. Economic Opportunities Analysis Update

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

REDMOND

COMPREHENSIVE PLAN



2040
REDMOND VISION

DRAFT
AUGUST 2020



Letter from the Mayor

Greetings!

As a Redmond native and in serving as its mayor over this past decade, I've had the privilege of both watching our community become what it is today and helping lead the process of planning for its future.

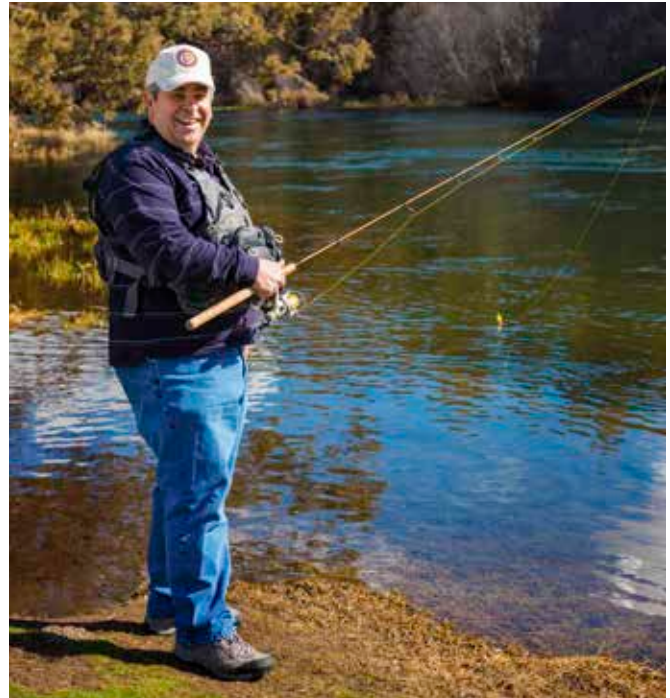
It's my pleasure to introduce the Comprehensive Plan 2040—a foundational document that will guide growth and development for the next 20 years.

Playing the role of the hub of Central Oregon, Redmond has attracted newcomers from all over. During the last 20 years, our city has steadily grown to more than 30,000 residents today. This has brought about rapid change and remarkable success.

Current data tells us the city will be home to 50,000 by 2040. This presents unique challenges and opportunities, such as how to enhance what our community values the most while preserving our culture and character.

The Comprehensive Plan is the City of Redmond's way of planting the seeds of successful future growth. The Plan serves as the framework that will ensure these elements maintain our vitality and resilience of our community:

- An Effective and Collaborative Governance
- Great Neighborhoods for Strong Communities
- A Business-Friendly Culture
- A Connected Transportation System
- A Network of Trails and Parks
- A Commitment to the Natural Environment



Implementing and realizing this vision will require hard work and commitment to good planning. Our work will include sustaining our expanding business community, providing enough housing for all residents, and building livable neighborhoods where people can walk to parks and shops. Within our neighborhoods, we will need to focus on creating places where neighbors can gather; protecting environmental resources; finding alternative ways to get around town; ensuring the safety of our community; and adding amenities to increase quality of life.

Although no longer a small town, I am confident Redmond can continue to retain its most valued and defining characteristic that stitches our vision and aspirations together: our small-town character and charm.

Together, we'll do great things.

Sincerely,

A handwritten signature in black ink that reads "George Endicott". The signature is stylized with a large, flowing "G" and a decorative flourish at the end.

Mayor George Endicott

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What is a Comprehensive Plan?

The Comprehensive Plan guides how Redmond will plan for and manage future growth and development over the next 20 years. It guides all activities related to land use and the future of natural and man-made systems and services in Redmond. It also serves as the primary means for realizing the community's vision for the future.



The Comprehensive Plan is a policy framework rooted in a factual basis that helps inform other critical planning documents and implementing tools that together serve as a coordinated, overarching strategy for the City. This approach establishes the structure for how the City functions and the types of services that it provides. Ultimately, the Comprehensive Plan outlines the direction that the City will take when planning for land use and making public investments.

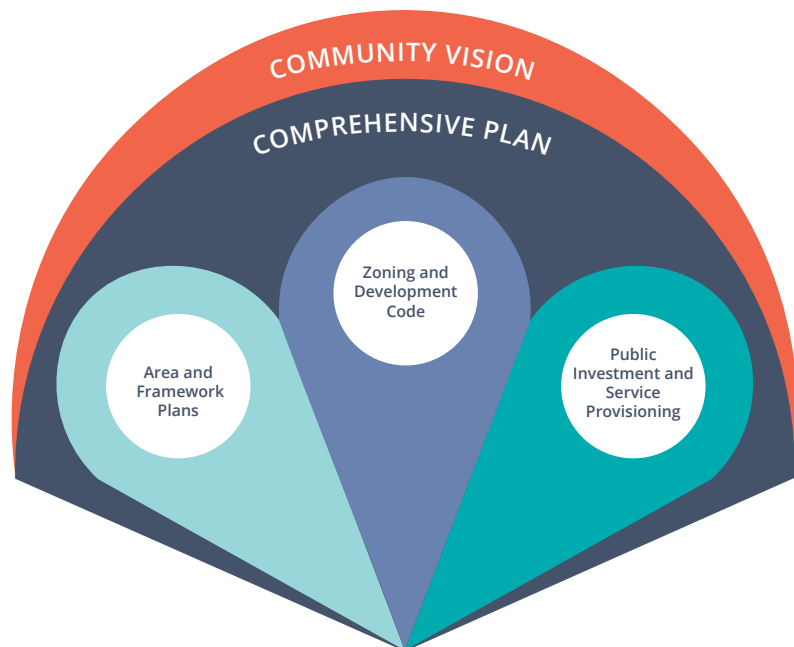
OREGON LAND USE PLANNING REQUIREMENTS

Comprehensive planning in Oregon was mandated by the 1973 Legislature with the adoption of Senate Bill 100 (ORS Chapter 197). Under this Act, the Land Conservation and Development Commission (LCDC) was created and directed to adopt Statewide Planning Goals and Guidelines. These Goals and Guidelines were adopted by LCDC in December 1974 and became effective January 1, 1975.

WHY IS IT NEEDED?

As the heart and hub of Central Oregon, Redmond's urban form and function is a deep reflection of its farmland and manufacturing industries. While known for its rural character, Redmond has experienced pronounced growth and development since the last update to its Comprehensive Plan nearly 20 years ago. Today, Redmond has become a mid-sized community of 30,000 with an annual growth rate of approximately 2.4%. By the year 2040, Redmond's population is expected to grow to over 40,000 residents. The challenge – and opportunity – is to create strategies that respond to this rapid regional growth while preserving and improving assets like Redmond's thriving trade sector and manufacturing businesses, distinct neighborhood identities, small-town feel, unparalleled access to nature and outdoor recreation, and important public spaces like the Dry Canyon.

To date, Oregon has adopted nineteen Statewide Planning Goals, and all Oregon cities and counties are required to have a Comprehensive Plan that is consistent with these Goals. Statewide Planning Goals include topics such as land use planning, citizen involvement, housing supply, economic development, transportation systems, natural resources management, recreation, and more. Each Statewide Planning Goal includes a set of guidelines that, in conjunction with community priorities, help direct the content within comprehensive plans. Once adopted, all area and community plans, zoning codes, permits, and public improvements are required be consistent with the Comprehensive Plan. This structure ensures that cities implement the State's policy goals first through the comprehensive plan, and then by more detailed supporting and implementing documents.



Twelve of the nineteen Statewide Planning Goals apply to Redmond. These include:

-  **GOAL 1** **CITIZEN INVOLVEMENT**
To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.
-  **GOAL 2** **LAND USE PLANNING**
To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.
-  **GOAL 5** **NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES**
To conserve open space and protect natural and scenic resources.
-  **GOAL 6** **AIR, WATER, AND LAND RESOURCE QUALITY**
To maintain and improve the quality of the air, water and land resources of the state.
-  **GOAL 7** **AREAS SUBJECT TO NATURAL HAZARDS**
To protect life and property from natural disasters and hazards.
-  **GOAL 8** **RECREATIONAL NEEDS**
To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.
-  **GOAL 9** **ECONOMIC DEVELOPMENT**
To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.
-  **GOAL 10** **HOUSING**
To provide for the housing needs of citizens of the state.

-  **GOAL 11** **PUBLIC FACILITIES**
To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
-  **GOAL 12** **TRANSPORTATION**
To provide and encourage a safe, convenient and economic transportation system.
-  **GOAL 13** **ENERGY CONSERVATION**
To conserve energy.
-  **GOAL 14** **URBANIZATION**
To provide for an orderly and efficient transition from rural to urban land use.
-  **GOAL 15** **LIVABILITY**
To promote livability for Redmond residents.
**While this is not a statewide planning goal, Redmond City Council has included the addition of this chapter to the Comprehensive Plan. This chapter compiles and synthesizes the major policy themes of the Comprehensive Plan and connects them to the community's vision for the future.*

COMPREHENSIVE PLAN MAP

The Comprehensive Plan Map shows the type, location and density of land development and redevelopment permitted in the future. The City employs a “one map system” where the Comprehensive Plan Map and Zoning Map are identical.

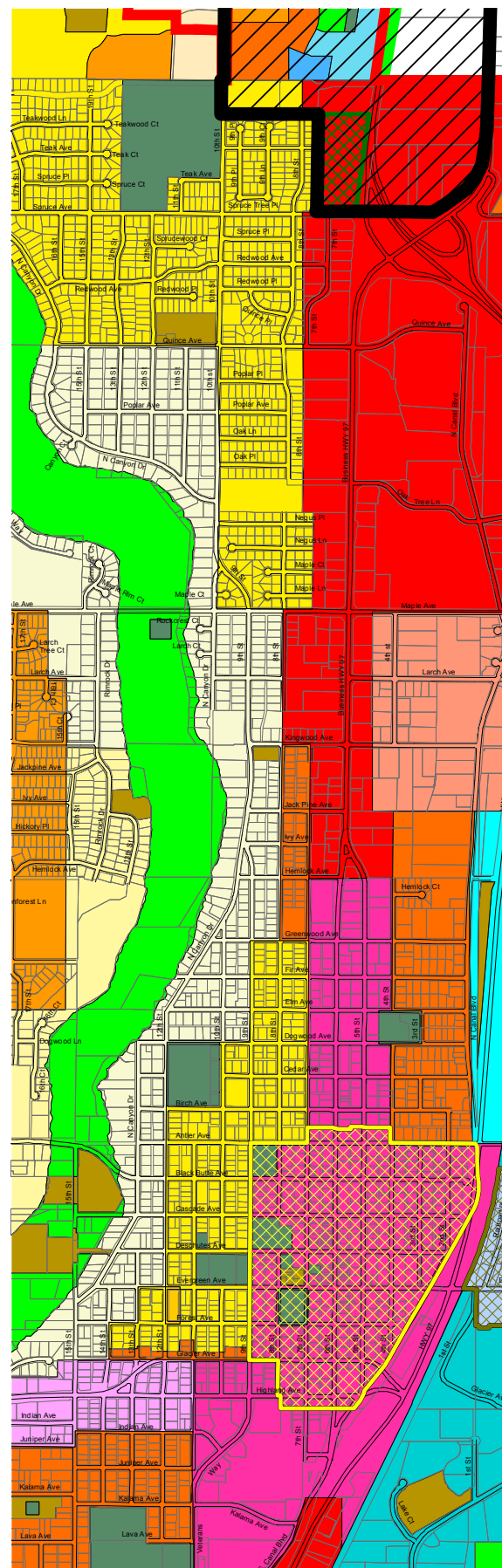
THE DEVELOPMENT CODE

Zoning and development code serves as the major implementation mechanism of the Comprehensive Plan. LCDC Goals and Guidelines require “ordinances controlling the use and construction on the land, such as building codes, sign ordinances, subdivision and zoning ordinances” be adopted to carry out the Plan.

REVIEWING AND UPDATING THE PLAN

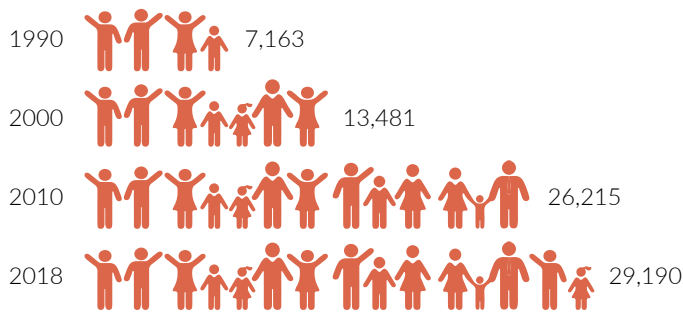
The Comprehensive Plan is a living document. As demographics, economics and technology change, so do the attitudes and aspirations of the community. The Plan will periodically undergo a major review as required by state law to assure it remains a relevant and workable framework for development.

If rapidly changing conditions warrant reconsideration of the Plan’s Goals and Policies between the required Periodic Review periods (generally every 10 years), modifications may be initiated by the City Council or Planning Commission. Any citizen or group may request the Council or Commission initiate a Plan amendment, but formal direction for study may only come from these official bodies.



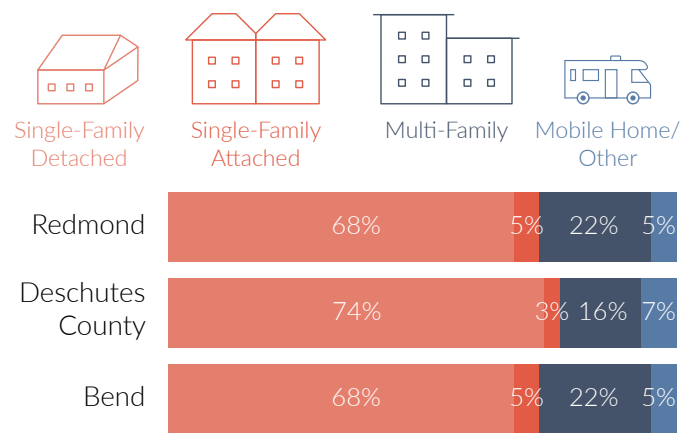
Redmond by the Numbers

Who We Are

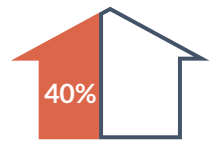


Redmond is growing! 52% of residents moved here in the last 10 years. 8,000 new households are projected in the next 20 years. The percentage of households with children (68%) is also growing.

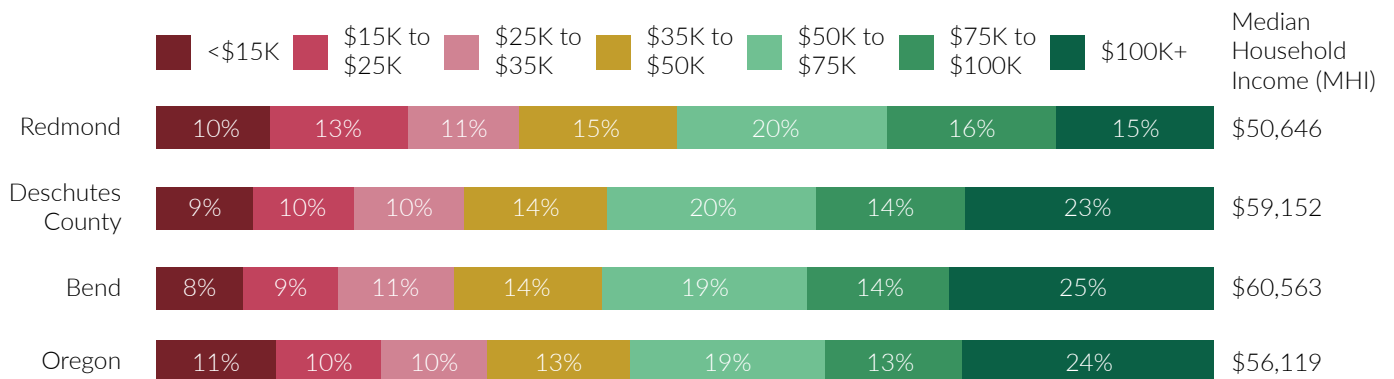
Where We Live



40% of Redmond households pay more than 30% of their income on housing.



What We Earn

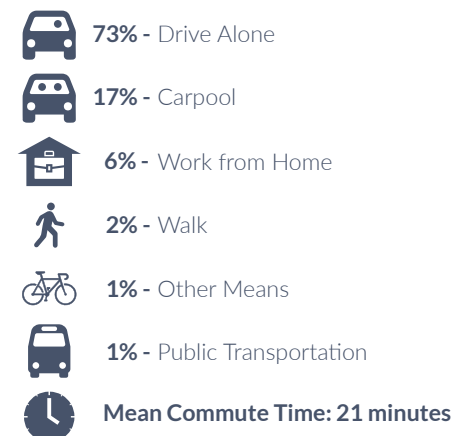


Where We Work



Just as many people travel to Redmond for work as those who leave Redmond for work. Only 3,846 employed people both live and work in Redmond.

How We Get to Work



Our Jobs



Redmond is home to a major airport connecting Central Oregon to the nation. The airport serves about 73,000 passengers per month. This is almost triple the population of Redmond.

About Our Schools



7,329
Student Enrollment

3

High Schools

2

Middle Schools

7

Elementary Schools

Redmond has two higher education campuses: Central Oregon Community College (COCC) and Oregon State University (OSU) Extension - Cascades.

About Our Parks



Community Parks

100 Acres

Neighborhood and Mini Parks
34
Acres

Redmond has 59 miles of canals. Some are piped others are open. Canals can be used to extend a bike/trail system.



Special Use Facilities

192 Acres

Natural Resource Areas and Open Space

207 Acres

Sources

American Community Survey, 2013-2017 five-year estimate.
U.S. Census Bureau, Census on the Map, 2015.
City of Redmond, Citywide Park Master Plan, 2018.
Population Research Center, Portland State University. 2019.
Redmond School District Report Card, 2017-2018.

WHAT SHOULD REDMOND LOOK LIKE IN 20 YEARS?

We want to hear from **YOU** on what makes Redmond unique, what's important to protect for the future, and what needs improvement.

PIN IT!!



WHERE SHOULD WE BUILD NEW **PARKS AND/OR TRAILS**?



WHERE WOULD YOU RIDE **PUBLIC TRANSIT** TO IF IT WAS AVAILABLE?



AREAS IN REDMOND THAT NEED IMPROVEMENT?



WWW.REDMOND.ORG

REDMOND OREGON

PLANNING LIMITS & GROWTH BOUNDARIES



WHAT WILL GROWTH LOOK LIKE IN REDMOND?



NEIGHBORHOODS WITH P...



ENGLISH FAMILY HOMES



2040

REDMOND

2040

Planning Redmond



Developing the Comprehensive Plan

To update the Comprehensive Plan, the City of Redmond launched Redmond 2040, a city-wide visioning effort designed to reach all corners of the community.

The intent of Redmond 2040 was twofold: to describe what Redmond residents and business owners want the community to be like in the year 2040, and to help inform policy in the Comprehensive Plan update that will guide investments in the years to come. The outcome was a community-vetted Vision Statement that was the foundation of the Comprehensive Plan update.

Occurring over a one-year period, Redmond 2040 uncovered the elements that make Redmond unique, what is important to protect for the future, and what Redmond should look like in 2040. The basis of Redmond 2040 was to use Community Conversations to engage people where they are versus asking them to come to City Hall. Outreach efforts were designed to engage as many people as possible, including those who are not usually involved in planning efforts, as well as connect with diverse communities across the city, empower youth, and build community connections through existing and new networks and information channels.

Through Community Conversations, booths and intercept surveys at community-wide fairs and events, Comprehensive Plan Vision Summits and online engagements, the process had connection with over 800 people in the community.

A detailed aerial map of a city grid is shown, heavily annotated with colorful sticky notes. The notes are written in various colors (yellow, pink, green, blue) and contain handwritten text related to urban planning and transportation. Key streets labeled on the map include 10TH ST., QUINCE AVE., 19TH ST., 5TH ST., 23RD ST., 27TH ST., CANAL BLVD, and YEW AVE. The sticky notes include phrases such as "Easier Access to the Dry Gulch", "Easier to get home", "Bike Lanes in All Ports behind the Early Learning School", "Less bus roads", "Function so our street", "Rock Structure", "Bus stop", "Easier Park Lane", "L-Scotchies", "No Vt with by school", "Faster on", "Add T.O.S.", "Parks", "More E. access", "SPE", "GROWTH", and "VETER".

Where are we going?

How do we get there?



REDMOND OPEN STREETS



MUSIC ON THE GREEN



NATIONAL NIGHT OUT

COMMUNITY EVENTS



SATURDAY MARKET



CITY OPEN HOUSE EVENT



COMMUNITY CONVERSATIONS

Community conversation included, but were not limited to:

- Redmond Economic Development Inc. (REDI)
- Redmond Chamber of Commerce
- Central Oregon Association of Realtors (COAR) Government Affairs Committee
- Redmond Commercial Group (RCG)
- Central Oregon Veterans' Outreach (COVO)
- Redmond Ministerial Association
- OSU Extension Services - REACH
- Industry Business Leaders
- Historic Landmarks Commission (HLC)
- Bicycle and Pedestrian Advisory Committee (BPAC)
- Downtown Urban Renewal Agency Committee (DURAC)
- Urban Area Planning Commission
- Redmond Committee for Art in Public Places (RCAPP)
- Friends of Redmond
- Housing and Community Development Committee (HCDC)
- Redmond High School
- Ridgeview High School
- Redmond Patriots

A Steering Committee made up of key stakeholders, representing a broad cross-section of community interests and interagency partners, guided the process. The Steering Committee worked closely with a Technical Advisory Committee, which provided subject matter expertise to guide the overall direction of the Comprehensive Plan update. Together, these committees reviewed materials, acted as liaisons to various constituencies and interest groups and hosted outreach events and activities. The Steering Committee was instrumental in advancing community priorities to craft the vision and develop policies. *Redmond 2040* was an iterative process that leveraged input from community members, City departments, interagency partners, and community representatives, to develop a vision statement that guides the Comprehensive Plan update.



REDMOND 2040 VISION

In 2040, Redmond has an...



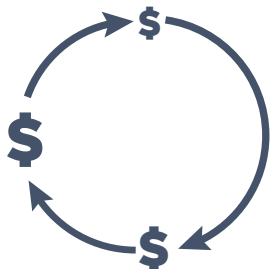
EFFECTIVE AND COLLABORATIVE GOVERNANCE

Redmond is committed to inclusive and responsive leadership. A collaborative spirit lends to thoughtful planning and strategic development. A culture of regional collaboration and effective and transparent governance allows residents to enjoy services and infrastructure for a high quality of life. Combined with a get-it-done attitude that is mindful of its resources, Redmond continues to lead by example and be a forward-thinking community.



GREAT NEIGHBORHOODS FOR STRONG COMMUNITIES

Redmond's neighborhoods contribute to retaining its small-town identity with great places to live, work, shop, and play. Residents have access to a variety of high-quality housing choices for a diversity of ages and income levels, designed to provide connectivity, safety and access to services. Neighborhood-scale retail and amenities ensure neighbors can live, work, play and recreate together in one place. Educational, cultural and recreational opportunities strengthen the social fabric of the community. Public art is a forethought, not an afterthought. Culture and diversity are celebrated through community events and activities, lending to a spirit of inclusivity and tolerance. Redmond's agricultural and industrial heritage is reflected through access to the local food system and a revitalized city center and art, maintaining the authenticity of Central Oregon.



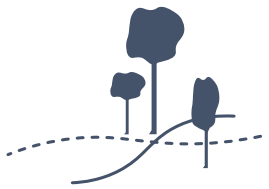
BUSINESS-FRIENDLY CULTURE

As a regional economic hub, Redmond is open for business. The City enjoys a resilient and diversified economy that retains and expands local businesses, attracts quality, family-wage jobs, and is connected to the regional, national and global markets. Places like the Redmond Municipal Airport, Deschutes County Fair and Expo Center and Central Oregon Community College (COCC) help put Redmond on the map. The City strengthens businesses and tourism through community-driven partnerships and programs, preserving Redmond's small-town feel while providing a diversity of amenities for its residents.



CONNECTED TRANSPORTATION SYSTEM

Redmond is a transportation hub with a system that embraces technology to preserve mobility and increase accessibility. A connected network of sidewalks and bike facilities provide safe routes both within and between neighborhoods. Residents enjoy convenient, frequent and reliable public transportation options that connect to employment and shopping centers, schools, parks, the downtown core and airport.



NETWORK OF TRAILS AND PARKS

Redmond residents enjoy an innovative, interconnected system of parks and trails that promote health, recreation and local and regional access. Neighborhoods enjoy well-maintained parks that are accessible to users of all ages and levels of physical ability. The Dry Canyon is the heart of Redmond, expanded, maintained and appointed with world-class park facilities. Safe walking and biking paths like the Homestead Canal Trail system connect residents to other parts of the city and region, including skate and bike parks, athletic fields, water features and other recreational amenities.



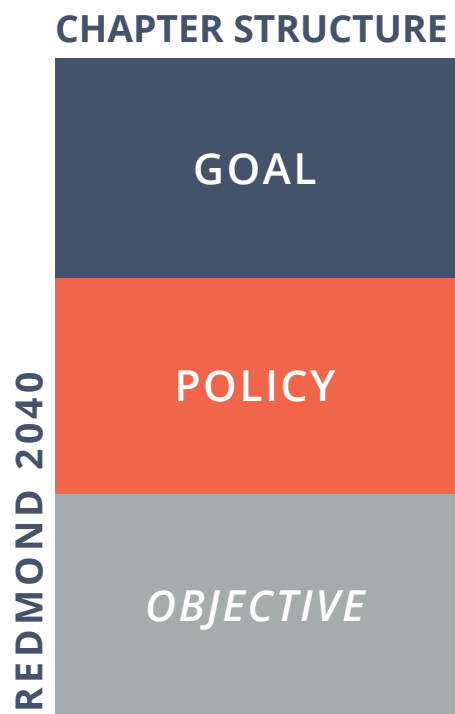
COMMITMENT TO THE NATURAL ENVIRONMENT

The City works to protect its unique scenic attributes, natural environment and ease of access to outdoor recreation. Residents enjoy the region's snow-capped mountains and high-desert climate for generations to come. The City pursues water conservation, renewable energy and infrastructure management options, effectively balancing today's community needs with the commitment to preserve clean air, water and land resources for future generations. The built environment is designed to protect, enhance and be integrated with natural systems.

GOALS AND POLICIES

USER GUIDE

The following goals and policies will guide land use decisions in Redmond. Each Statewide Planning Goal chapter opens with a short summary of the topic, then lists a series of goal statements. Each goal includes a suite of policies. Some policies include objectives (a-b-c). Whereas the goals and policies have legal status, the objectives are action-oriented guidelines.



WHAT SHOULD REDMOND LOOK LIKE IN 20 YEARS?

to hear from YOU on what makes Redmond unique, what's important for the future, and what needs improvement.

PIN IT!!

WHERE SHOULD WE BUILD NEW PARKS AND/OR TRAILS?

WHERE WOULD YOU RIDE PUBLIC TRANSIT TO IF IT WAS AVAILABLE?

AREAS IN REDMOND COULD USE IMPROVEMENT

2040
REDMOND2040

REDMOND OREGON



WHAT WILL GROWTH LOOK LIKE IN REDMOND?



NEIGHBORHOODS WITH RETAIL



REDMOND 2040



VISIT US ONLINE
www.redmond2040.org



STATEWIDE PLANNING GOAL 1

CITIZEN INVOLVEMENT

OVERVIEW

Statewide Planning Goal 1 requires the City to adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land use planning process. The citizen involvement program will be appropriate to the scale of the planning effort. The program should provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues. When federal, state and regional agencies coordinate their planning efforts with governing bodies, they make use of the existing local citizen involvement programs established by counties and cities.

GOALS AND POLICIES

GOAL 1 **ENGAGEMENT**

Develop and maintain a comprehensive community engagement and public information program that ensures the opportunity for the community to be informed and involved in all phases of the planning process.

POLICY 1-1-1 Establish and maintain a citizen involvement program to provide for widespread citizen involvement that involves a representative cross-section of community members.

a) The City shall assign the Redmond Urban Area Planning Commission as its officially recognized Committee for Citizen Involvement (CCI) and ensures this group meets as the CCI at least once a year.

POLICY 1-1-2 Allocate adequate staffing, financial and informational resources to implement and maintain the citizen involvement program.

GOAL 2 **INCLUSION**

Practice inclusive community engagement that reaches diverse communities, advances race equity and respect, and addresses participatory barriers through innovative partnerships and tools.

POLICY 2-2-1 Prioritize place-based, community conversation activities as engagement methods to create better outcomes and build more equitable communities.

POLICY 2-2-2 Ensure a City-wide demographic profile and ‘community snapshot’ is regularly maintained and widely understood.

POLICY 2-2-3 Gain and develop tools to address barriers to public participation, such as: racial, ethnic and cultural disparities, language differences, socio-economic challenges, meeting place/ time, childcare needs, ADA accessibility, etc.

POLICY 2-2-4 Conduct outreach that supports differences across all spectrums, including but not limited to ethnicity, gender, age, disability, and sexuality.

POLICY 2-2-5 Provide communication materials in linguistically and culturally appropriate manners.

GOAL 3 **ACCOUNTABILITY**

Ensure transparency and accountability in communications, planning processes and City decision-making.

- POLICY 3-1-1** Establish mechanisms to assure effective and transparent communications between community members, elected and appointed officials, and commission/committee members.
- POLICY 3-1-2** Ensure City-wide plans, programs and processes are available, including the CCI's community involvement plan.
- a) Develop annual performance report using key metrics to measure achievements, such as: permit processing times, housing unit final occupancy permits, total types of land use permits issued or applied for, staffing capacity, community engagement, operational efficiencies, process improvements, interagency cooperation, committee involvement and accomplishments, and special projects.*
- POLICY 3-1-3** Develop project websites for significant planning initiatives that are updated frequently and provide information about engagement opportunities.
- POLICY 3-1-4** Ensure technical information is available to citizens in an understandable form.





STATEWIDE PLANNING GOAL 2

LAND USE PLANNING AND PROCEDURES

OVERVIEW

Statewide Planning Goal 2, Land Use Planning requires that city, county, state and federal agency and special district plans and actions related to land use are consistent with the comprehensive plans of cities and counties and regional plans adopted under the Oregon Revised Statutes.

The Redmond Comprehensive Plan is the official policy statement of the Redmond City Council. The City will interpret the standards and requirements of the text and maps of the Comprehensive Plan pursuant to the adopted process. The City will review and update the Development Code (Chapter 8 of the City Code) to ensure it is aligned with the Comprehensive Plan. The City expects to review the Comprehensive Plan periodically to ensure the Plan remains a workable framework for development.

Land use categories ensure an adequate supply of land for residential, commercial and industrial development purposes and other uses that provide for a complete community. The following land use categories have been developed for use in the Comprehensive Plan Map, which also serves as the City's zoning map:



Urban Holding Area (UHA)

This plan designation is applied to all areas added to the UGB that have not yet completed planning for urban uses. Agricultural, rural residential uses and other uses allowed in the UH-10 zone are allowed on an interim basis so long as their location and operation does not impair the future conversion of these lands from rural to urban use. New parcels less than 10 acres in size may not be created within areas designated UHA.

Residential Low Density (RL)

Areas designated RL are intended primarily for development as single-family home sites, and duplexes per HB 2001. Planned urban densities are expected to average 3 dwelling units per acre with densities ranging from 2 units per net acre to 5 units per net acre. The Development Code may establish more than one zoning district for the RL designation to address local conditions and the need for different development review criteria.

Residential Medium Density (RM)

Areas designated RM are intended primarily for development as single-family home sites intermixed with “Middle Housing” housing (i.e., duplexes, triplexes, quadplexes, townhouses and cottage clusters). Planned urban densities are expected to average more than four dwelling units per acre with densities ranging from four units per net acre to twelve units per net acre. The Development Code may establish more than one zoning district for the RM designation to address local conditions and the need for different development review criteria.

Residential High Density (RH)

Areas designated RH are intended primarily for development as multi-family development complexes, condominiums, congregate living facilities, and other attached dwelling products. Planned urban densities are expected to average more than 8 dwelling units per acre. The Development Code may establish more than one zoning district for the RH designation to address local conditions and the need for different development review criteria.

Neighborhood Center (NC)

Areas designated NC are intended for development as commercial service areas supporting surrounding residential neighborhoods. Neighborhood Centers may also be focused around a cultural activity or a school. Commercial uses and development form may not be of a type found in highway commercial and strip commercial development areas. NC areas also may include residential uses, either in the form of residences on upper stories above retail uses or, where compatible with surrounding uses, as standalone high-density residential development. Standalone residential projects in NC areas may not take direct access from arterial or collector streets.

Mixed Use Downtown (MUD)

The MUD designation is for the area defined as the Redmond Downtown. Uses in the MUD area are subject to regulations contained in the Redmond Downtown Plan and related zoning districts.





Mixed Use Employment (MUE)

Areas designated MUE are intended for development as employment centers developed as campus-type or light industrial with some limited commercial and residential development contained within the MUE area. Standalone residential projects are not permitted within the MUE area. The City may provide for mixed use projects located within the MUE through planned developments. Commercial uses must be of a type and scale that is designed to support surrounding industrial and employment uses and may not be used for commercial development that serves a regional retail function, such as large merchandise retailers, home improvement centers, and mini-mall developments.



Commercial (C)

Areas designated Commercial on the plan map are intended primarily for commercial retail and service uses for local or regional scale development. Highway commercial uses are allowed where transportation impacts can be managed in conformance with state and local requirements. Residential development may be permitted in the C designation, either in the form of residences on upper stories above retail uses or, where compatible with surrounding uses, as standalone high-density residential development. Standalone residential projects in “C” areas may not take direct access from arterial or collector streets.

Industrial (I)

Areas designated “I” on the plan map are intended primarily for industrial and employment uses. Commercial uses may be permitted when they are of a type and scale that is designed to support surrounding industrial and employment uses. Industrial areas may not be used for commercial development that serves a regional retail function, such as large merchandise retailers, home improvement centers, and mini-mall developments. The Development Code may establish more than one zoning district for the “I” designation to address local conditions and the need for different development review criteria to serve different types of industrial uses, such as heavy industrial, light industrial, and campus industrial uses.

Public Facilities (PF)

Areas designated PF on the Comp Plan Map are intended for development as public and quasi-public facilities serving local and regional needs. Uses may include municipal utility installations, electrical installations, schools, public recreational uses, government buildings and other uses. The Development Code may establish more than one zoning district for the PF designation to address different development review criteria for different types of public facilities.

Open Space (OS)

Areas designated OS include areas not intended for urban development that are planned to remain in an undeveloped state for use as active or passive recreation or to avoid placing development in areas that may have development hazards. The Development Code may establish more than one zoning district for the OS designation to address different types of OS objectives, including areas where development is restricted altogether or permitted on limited bases subject to special review criteria.





Mixed Use Live Work (MULW)

The purpose of the MULW zone is to: 1) provide a mixed use area that is appropriate for development which may include both living units and work space; 2) Provide flexibility for the development of live/work units; and 3) Provide locations, where appropriate, for new businesses to start up and existing businesses to continue and potentially expand.

Mixed Use Live Work

Special District (MULW-SD) – The purpose of this Special District Overlay is to allow uses within a portion of the MULW Zone that exist at the time of the effective date of the adoption of this ordinance to be permitted as outright permitted uses. The Special District Overlay will allow existing uses and businesses to continue and potentially expand their operations in perpetuity, subject to the requirements of this Section.

GOALS AND POLICIES

GOAL 1 **COORDINATION**

Ensure that Redmond's Comprehensive Plan, implementation tools, and administration procedures build on the community's vision for the future and align with regional, state, and federal plans and regulations.

- POLICY 2-1-1** Ensure that key elements of the Plan Vision are incorporated into Plan policies.
- POLICY 2-1-2** Maintain a Plan and associated implementation tools consistent with the Oregon Statewide Planning Goals and all other applicable state and federal regulations.
- POLICY 2-1-3** Ensure that land use and plan administration procedures are compatible with the goals and policies in the Plan, consider relevant agreements with and plans by other local jurisdictions, and comply with regional, state, and federal plans and regulations.
- POLICY 2-1-4** Ensure that the Plan empowers community members to act as informed participants in the land use planning process.
- POLICY 2-1-5** All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the Plan document or in supporting documents.
- POLICY 2-1-6** Maintain a Plan that designates a range of land uses based on findings with respect to:
- Natural resource capacity and environmental quality;
 - Projected population and economic growth;
 - Location, capacity and level of services;
 - Existing land use patterns;
 - Projected land use and community needs; and
 - Energy conservation and resources.
- POLICY 2-1-7** Identify and assign land uses in a way that encourages the best relationship between places where people live, work, shop and recreate.

GOAL 2 ADMINISTRATION

Maintain and periodically review a Comprehensive Plan and Map as a basis for all decisions and actions related to land use to ensure a relevant foundation of information for such decisions and actions.

- POLICY 2-2-1** Provide a technical foundation that documents and evaluates existing conditions related to social, economic, energy, and environmental needs in order to inform and refine policy recommendations and act as a foundation for future updates to the Plan.
- a) Ensure technical information and visuals are updated regularly, relevant and can be understood by the public.*
- POLICY 2-2-2** Endeavor to review the Plan and update the Plan every ten years, including data inventories and projections used.
- POLICY 2-2-3** Retain the Plan and supporting documents on file and available to the public through the City Recorder at Redmond City Hall.
- POLICY 2-2-4** Adopt a Comprehensive Plan Map that identifies planned uses for all land within the Redmond Urban Growth Boundary (UGB). The land use designations in the above table will be used on the Comprehensive Plan Map to designate areas intended for the land uses described. The table also includes a list of City and County zoning designations that are compatible with the associated Comprehensive Plan Map designation. All property added to the UGB from the Urban Reserve Area (URA) is considered to have an Urban Holding Area Comprehensive Plan designation and an Urban Holding-10 (UH-10) zone. Urban development consistent with the Plan designation may not be approved until the land is annexed to the City of Redmond and rezoned consistent with the zoning categories listed.

GOAL 3 IMPLEMENTATION

Use a variety of implementation tools to carry out the Comprehensive Plan in a coordinated and collaborative manner.

- POLICY 2-3-1** The Plan shall be the basis for specific implementation measures, which will be standardized and remain consistent for effective and efficient administration.
- POLICY 2-3-2** Coordinate Plan policies and related implementation measures within the City, and other agencies, governments and special districts service providers.

POLICY 2-3-3

Adopt updates to system plans, as required by state law or necessary to address changing community needs and incorporate these plans by reference in the Comprehensive Plan.

2

POLICY 2-3-4

Ensure the community has the opportunity to provide input during the preparation and review of implementing ordinances.





STATEWIDE PLANNING GOAL 5

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

OVERVIEW

The State of Oregon requires all cities and counties to address State Land Use Planning Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Programs shall be provided that will ensure open space, protect scenic and historic areas, and natural resources for future generations and promote healthy and visually attractive environments in harmony with the natural landscape character.

The identification, protection and preservation of open spaces, scenic and natural resources, and historic and cultural resources is crucial to maintaining the character and quality of life in Redmond. Without the preservation of these resources, citizens could forever lose their accessibility to the environments, events and landmarks that fashion the appearance, character and sense of place offered by Redmond today.

GOALS AND POLICIES

GOAL 1 OPEN SPACE RESOURCES

Conserve open space and protect natural and scenic resources.

- POLICY 5-1-1** Require subdivision development along major natural and scenic resources to provide public access as deemed appropriate or necessary.
- POLICY 5-1-2** Utilize canals, rights-of-way and easements as recreation linkages for bike paths, hiking and jogging trails throughout the urban area.
- POLICY 5-1-3** Develop a bicycle and pedestrian network that, including both on-street and off-street trails, bicycle lanes and Quiet Streets. Emphasize facilities physically separated from the street, to interconnect schools, concentrations of populations, service nodes, employment, parks and open spaces.
- POLICY 5-1-4** Expand the City's trail system beyond City boundaries to link recreational and natural areas surrounding Redmond, including, but not limited to the Deschutes River and Smith Rock State Park.
- a) *The City's Bicycle and Pedestrian Advisory Committee shall continue to work with the Deschutes County Bicycle and Pedestrian Advisory Committee to plan for, design and implement trails that would benefit Redmond residents, but primarily exist in the County.*
- POLICY 5-1-5** Periodically review the Redmond Dry Canyon Master Plan as incorporated in the Redmond Parks Master Plan.
- POLICY 5-1-6** Pursue opportunities to acquire properties to expand the Dry Canyon.
- POLICY 5-1-7** Preserve and enhance the natural condition of the Dry Canyon to the greatest extent possible.
- a) *Develop standards for the grading of property within the canyon or the required canyon rim setback and water drainage over the canyon walls. An analysis should consider the impacts of water on natural canyon vegetation, creation of insect growth, and erosion and pondage.*
- b) *Except for development within a public facilities zone, prohibit the storage or discard of solid wastes, including but not limited to excavation, tailings, rubbish, auto bodies, junk and other similar materials.*

- c) *Prohibit the extension of the water pollution control facility further south into the Dry Canyon than is shown on the Dry Canyon Master Plan map.*
- d) *Pursue opportunities to relocated public utilities out of the Dry Canyon Preservation Area.*

POLICY 5-1-8 Preserve and manage the 40-acre Redmond Caves area as natural open space and/or for recreational purposes.

GOAL 2 **NATURAL SYSTEMS**

Invest, protect and enhance the function, health and diversity of the City's natural systems.

POLICY 5-2-1 Support water conservation efforts within the Deschutes Basin to meet the water needs for rivers and communities today and into the future.

POLICY 5-2-2 Preserve mature trees and natural tree coverage to retain the natural character of Central Oregon within the urban area as the community grows.

POLICY 5-2-3 Encourage preservation of all natural drainageways by implementing the stormwater management principles provide in the Central Oregon Stormwater Manual.

POLICY 5-2-4 Protect and maintain the groundwater supply and quality essential to clean water and natural vegetation.

POLICY 5-2-5 Encourage habitat-friendly development practices for developments with Regionally Significant Fish and Wildlife Habitats.

GOAL 3 **CULTURAL AND HISTORIC RESOURCES**

Preserve and retain historic structures, areas, sites and cultural resources.

POLICY 5-3-1 Foster and encourage the preservation, management and enhancement of buildings, structures, objects, sites or districts that are of historic or cultural significance.

- a) *Continue to provide staffing support for the Redmond Historic Landmarks Commission.*

POLICY 5-3-2 Continue to implement and update the City's Historic Preservation Plan.

POLICY 5-3-3 Acknowledge, promote and support the Downtown Redmond National Historic District designation.

- POLICY 5-3-4** Examine areas of high archeological site potential prior to disturbing ground or designating land for other uses.
- POLICY 5-3-5** Encourage public knowledge, understanding and appreciation of the City's past, including pre-settlement history.
- POLICY 5-3-6** Foster community pride and a sense of identity based on the recognition and use of City-owned historic and cultural resources.







STATEWIDE PLANNING GOAL 6

AIR, WATER AND LAND RESOURCES QUALITY

OVERVIEW

Statewide Planning Goal 6 requires cities and counties to maintain and improve the quality of air, water and land resources in the Redmond urban area.

GOALS AND POLICIES

GOAL 1 **REDUCE IMPACTS**

Uphold the carrying capacity of air, water and land resources by reducing impacts from pollutants consistent with federal and state standards.

- POLICY 6-1-1** Require development to construct the infrastructure necessary to provide public or community water service, unless plans are approved for individual service with the applicable state agency. The applicable state and federal water quality standards shall be used to implement this policy and reference may also be made to the State Water Quality Management Plan.
- POLICY 6-1-2** Ensure all waste and process discharges from future development, when combined with such discharges from existing developments, shall not threaten to violate or violate applicable state or federal environmental quality statutes, rules and standards.
- POLICY 6-1-3** Comply with applicable State and Federal water quality standards in all water related issues.

GOAL 2 **IMPROVE QUALITY**

Improve the quality of air, water and land resources.

- POLICY 6-2-1** Coordinate with the Oregon Department of Environmental Quality (DEQ) and Deschutes County Department of Health and Human Services on existing programs and in developing future strategies for improving air quality, including initiatives such as managing wood burning emissions.
- POLICY 6-2-2** Encourage lighting design and practices that reduce the negative impacts of light pollution.
- POLICY 6-2-3** Ensure compatibility between land uses by separating and buffering pollutant emitting land uses and sensitive populations through land use designation, zoning and site design.

GOAL 3 **REGIONAL COLLABORATION**

Promote a collaborative and coordinated regional approach to reducing pollutant emissions and the City's carbon footprint.

POLICY 6-3-1 Participate in appropriate environmental quality planning efforts on a regional level.

POLICY 6-3-2 Work with the DEQ and Deschutes County to perform more thorough monitoring of the air quality of the Redmond urban area and work with DEQ to ensure that State and Federal ambient air quality standards are not exceeded.

POLICY 6-3-3 Coordinate with Redmond Municipal Airport operations to analyze and reduce noise impacts.

POLICY 6-3-4 Partner with regional and state agencies on strategies to reduce greenhouse gas emissions that adversely affect public health and contribute to climate change.





STATEWIDE PLANNING GOAL 7

NATURAL HAZARDS

OVERVIEW

Statewide Planning Goal 7 states that developments subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Plans shall be based on an inventory of known areas of natural disasters and hazards.

Areas of natural disasters and hazards are areas that are subject to natural events that are known to result in death or endanger life and property. While overall risk from natural hazards remains low in Redmond relative to other areas around the state, the top four threats are winter storms, a Cascadia Subduction Zone earthquake, windstorms and volcanoes. Other hazards include wildfire, drought, earthquakes, flood, landslides and pandemics.

GOALS AND POLICIES

GOAL 1 **MINIMIZE IMPACT**

Minimize the risk of natural hazards and the impacts to life and property through hazard mitigation planning.

- POLICY 7-1-1** Coordinate with Deschutes County on developing and maintaining the Natural Hazard Mitigation Plan.
- POLICY 7-1-2** Avoid development in unsafe areas and where development increases hazard impacts, such as runoff from paving projects and soil slippage due to weak foundation soils
- POLICY 7-1-3** When locating developments in areas of known natural hazards, the density or intensity of the development shall be limited by the degree of the natural hazard.
- POLICY 7-1-4** Collaborate with jurisdictions within the Redmond wildland urban interface boundary to periodically review the Greater Redmond Community Wildfire Protection Plan and ensure Redmond remains a Fire Adapted Community.
 - a) Apply the International Wildland-Urban Interface Code with modifications to allow buffers of aggregated defensible space or similar tools, as appropriate, to the land included in the UGB and annexed to the City of Redmond.*
- POLICY 7-1-5** Develop plans, strategies, and acquire resources to improve Redmond's utilities resilience and reduce its risk to natural hazards.

GOAL 2 **CAPACITY**

Build capacity for community resilience and adaptation.

- POLICY 7-2-1** Manage and maintain spatial, demographic, and economic data to support hazard mitigation planning.
- POLICY 7-2-2** Build broad public awareness about natural hazards and mitigation measures in a variety of formats and languages to reach people of all ages, abilities, cultures and incomes.
- POLICY 7-2-3** Support and invest in seismic retrofits and infrastructure redundancies.

GOAL 3 RESPONSE AND RECOVERY

Support plans, programs and investments that aid in rapid response and recovery.

- POLICY 7-3-1** Plan and prepare for the Cascadia earthquake to reduce the City's vulnerability to loss of life and property and build capacity for local, regional and state relief.
- a) Support legislative efforts to establish offshore seismic networks and develop a public alert system for seismic hazards.*
- POLICY 7-3-2** Support plans and programs to expedite the restoration of critical services following a natural hazard event, including lifeline transportation routes.
- POLICY 7-3-3** Review the Natural Disaster Recovery Plan in partnership with private and public service providers that identifies near-term and long-term strategies for response and recovery





STATEWIDE PLANNING GOAL 8

RECREATIONAL NEEDS

OVERVIEW

Statewide Planning Goal 8 requires that Redmond show that its Comprehensive Plan is consistent with these goals. The City's Parks Master Plan describes goals and policies that will guide the City in providing services related to the provision of parks, open spaces and recreational services. The Parks Plan's policies reflect the importance of parks and recreational facilities in the urban area and offer measures to ensure that citizens are provided appropriate recreational opportunities and facilities close to where they live. The plan also provides measures to protect natural resources, to the extent practicable, as population growth and new development occurs.

GOALS AND POLICIES

GOAL 1 ENGAGE AND INFORM THE COMMUNITY

Redmond's Parks Division fosters and expands the social connections linking the City together and bridging its neighborhoods.

POLICY 8-1-1

Encourage and support active and ongoing participation by diverse community members in the planning and decision-making for parks and recreational opportunities

- a) *Involve residents and stakeholders in system-wide planning and park site facility design. Use a diverse set of communication and informational materials to solicit community input, facilitate project understanding and build public support.*
- b) *Employ innovative strategies to improve community involvement in park and recreation planning efforts.*
- c) *Identify under-represented segments of the community and work to improve their capacity to participate in park planning and decision-making.*
- d) *Continue to promote and distribute information about parks, recreational amenities, events and volunteer activities sponsored by the City and partner agencies and organizations.*
- e) *Provide clear maps of City parks, trails and recreation facilities online, in the City newsletter, at trailheads and public counters, and in newspaper articles or notices.*
- f) *Support the Parks Committee as the forum for public discussion of parks and recreation issues.*
- g) *Conduct periodic joint sessions between the Parks Committee and other standing City boards, such as the Planning Commission, and with the City Council to improve coordination and discuss policy matters of mutual interest pertaining to recreational resources, opportunities and funding.*
- h) *Survey, review and publish local park and recreation preferences, needs and trends at least once every five years.*
- i) *Pursue opportunities to partner with residents and neighborhood groups to improve, maintain and monitor local parks, natural areas and trails.*
- j) *Encourage and promote volunteer park improvement and maintenance projects from a variety of individuals, service clubs, churches and businesses.*
- k) *Support and promote efforts to document and publicize Redmond's local heritage and identity, to include interpretive displays/markers.*
- l) *Add a webpage with planned and current park improvements.*

GOAL 2 SECURE LANDS FOR THE FUTURE

Redmond provides a comprehensive system of parks, natural resource areas and recreation amenities that serves current and future needs.

POLICY 8-2-1

Plan for and acquire additional parklands necessary to adequately serve the City's current and future population based on adopted service levels and community needs.

- a) *Provide urban parks (community, neighborhood and mini parks) to a service standard of 4 acres per 1,000 persons.*
- b) *Proactively seek parklands identified within the Parks Master Plan, in both developed and undeveloped areas, to secure suitable locations for new parks to serve future residents.*
- c) *Identify and protect land for parks and recreation within the Urban Growth Boundary.*
- d) *Identify and prioritize lands for inclusion in the parks system based on factors such as contribution to level of service, connectivity or recreational opportunities for residents.*
- e) *Establish acquisition for future parks to ensure the future site has the necessary characteristics to provide recreational value and prepare development standards to ensure good park design.*
- f) *Pursue acquisition of park-adjacent parcels to provide for needed parking expansion or valuable natural area/open space conservation.*
- g) *Seek and implement opportunities for the acquisition and use of contiguous school and park sites for recreational purposes beneficial to both the City and the Redmond School District.*
- h) *Evaluate opportunities to acquire lands declared surplus by other public agencies for park and recreation use.*
- i) *Explore opportunities for agreements with local utilities, public agencies and private landowners for easements for parkland, trail corridors and recreation facilities.*

POLICY 8-2-2

Plan for the location of parks in the proximity of under- served neighborhoods and/or high-density developments.

- a) *Coordinate with the Community Development Department for Parks Division staff review and comment on development proposals to improve park siting and community planning; Update the development code as necessary to accommodate development review for park infrastructure.*
- b) *Explore and implement area planning in areas of the UGB and URA that are not already planned to identify future park and trail sites.*

- c) *Prioritize park acquisition in areas of the city facing population growth, and residential and commercial development.*
- d) *Provide equitable access to parks such that all city residents live within a ½-mile of a developed park.*

GOAL 3 **CREATE GREAT PARKS AND PUBLIC SPACES**

Redmond's parks meet local needs for active and passive recreation, enhance the environmental and visual quality of the community, and healthy living.

POLICY 8-3-1 Design and develop park sites and facilities to maximize recreational value and experience, while minimizing maintenance and operational costs and negative environmental or community impacts.

- a) *Examine existing parks for opportunities to add, change or redesign existing recreational amenities to ensure the most effective use of park space and provide diverse outdoor recreation opportunities.*
- b) *Maintain an inventory of assets and their condition; update the inventory as assets are added, updated or removed from the system and periodically assess the condition of park facilities and infrastructure.*
- c) *Incorporate low impact design practices into the design, planning and rehabilitation of new and existing facilities; consider the use of native vegetation for landscaping to reduce maintenance requirements.*

POLICY 8-3-2 Strive to reduce barriers to participation and improve safety by providing universal access to parks and amenities.

- a) *Design new parks and provide improvements to existing parks which promote public safety and security and provide accessibility to all in accordance with Americans with Disabilities Act standards.*
- b) *Continually evaluate facilities for ADA compliance; implement and update as needed the ADA Transition Plan to address and prioritize accessibility in parks and facilities.*

POLICY 8-3-3 Establish and operate specialized recreational facilities (e.g. sport facilities, off leash dog areas, skateparks, community gardens) to respond to identified public needs, as appropriate.

- a) *Develop and maintain minimum design and development standards for park and recreation amenities within private developments to address community facility needs, equipment types, accessibility and installation procedures.*





- b) *Assess overall sport fields needs on a regular basis, based on existing inventories and local participation trends.*
- c) *Provide additional picnic shelters for events, such as family gatherings and community events.*

POLICY 8-3-4

Conserve significant natural areas to meet habitat and canyon protection needs and to provide opportunities for residents to recreate appropriately.

- a) *Implement the goals and policies of the Dry Canyon Master Plan.*
- b) *Consider the preparation of an Urban Forestry Management Plan to articulate a long-term strategy for tree protection, urban forestry management and public education and outreach.*
- c) *Establish and fund a tree canopy replacement program for parks.*

GOAL 4 **CONNECT TRAILS AND NEIGHBORHOODS**

Redmond's parks, and open spaces are connected with safe and accessible trails, bikeways and pedestrian linkages.

POLICY 8-4-1

Develop a network of shared-use recreational, pedestrian and bicycle trails to enable connections within parks and between parks, neighborhoods and public amenities.

- a) *Integrate the siting of proposed trail segments into the development review process; require development projects along designated trail routes to be designed to incorporate trail segments as part of the project.*
- b) *Provide trailhead accommodations, as appropriate, to include parking, signage, restrooms and other amenities.*

POLICY 8-4-2

Design and construct trails to serve a variety of users at varying skill levels.

- a) *Implement trail signage standards, route and wayfinding signage for trails and associated facilities and informational maps and materials identifying existing and planned trail facilities, as described in the Dry Canyon Master Plan.*
- b) *Incorporate an environmental interpretation sign system for conveying values of natural areas in parks and along trails.*

POLICY 8-4-3

Support other City departments in the implementation of the Bicycle & Pedestrian Network Plan.

- a) *Implement the goals and projects noted in the Bicycle & Pedestrian Trails Plan to strengthen the connections between the on-street infrastructure to existing and planned recreational trails.*

- b) *Coordinate with and guide the participation of local trail users to build, maintain or modify trails, as appropriate, in alignment with the Dry Canyon Master Plan and Bicycle & Pedestrian Trails Plan.*
- c) *Coordinate with neighboring jurisdictions, Deschutes County, RAPRD and COID to provide a connected trail network that provide continuous walking and biking access between parks, natural areas and other key destinations, especially along the Pilot Butte Canal and the BPA corridor.*

GOAL 5 FOSTER A HEALTHY, ACTIVE COMMUNITY

Redmond's parks and facilities bring residents together, encourage and amplify healthy lifestyles, and foster community pride and identity.

POLICY 8-5-1 Identify opportunities to create public gathering spaces that enable residents of all ages to connect with each other.

- a) *Monitor local and regional recreation trends to ensure community needs and interests are addressed by available amenities.*
- b) *Continue to support community events that provide opportunities for social engagement and bring families and neighbors together.*
- c) *Partner for and promote special events to enhance community identity, community activity and environmental education.*
- d) *Continue to partner and coordinate with RAPRD in their planning for recreation programs and to maximize the use of recreation facilities.*
- e) *Explore partnership opportunities with regional healthcare providers and services, such as St. Charles Health System and the Deschutes County Health Services Department, to promote wellness activities, healthy lifestyles and communications about local recreation amenities and the benefits of parks and recreation.*

POLICY 8-5-2 Seek opportunities to support and expand heritage facilities.

- a) *Continue to support the Homestead Park and enhance with historical monuments and interpretive displays.*

POLICY 8-5-3 Reflect the City's identity by incorporating art, history and culture into the park and recreation system.

- a) *Identify appropriate locations within parks and natural areas for the installation of public art, interpretive signs or cultural displays.*

GOAL 6 MAINTAIN AND MANAGE FOR THE PUBLIC GOOD

The Parks Division stewards the community's human, social and physical resources to care for and expand recreational opportunities for residents.

- POLICY 8-6-1** Provide leadership and sufficient staff resources to maintain the overall parks and recreation system to the City's requirements.
- POLICY 8-6-2** Actively manage Redmond's park and recreational assets through a regular schedule of maintenance and capital renewal efforts to optimize use, reduce unplanned reactive maintenance and protect public investment.
- POLICY 8-6-3** Pursue and maintain effective partnerships with governmental agencies and private and non-profit organizations to plan and provide recreation activities and facilities in an effort to maximize opportunities for public recreation.
- POLICY 8-6-4** Use traditional and new funding sources to adequately and cost-effectively maintain and enhance the quality of Redmond's park system.
- a) *Promote professional development opportunities that strengthen the core skills and commitment from staff, Committee members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Oregon Recreation & Park Association (ORPA).*
 - b) *Assess the Department's staffing needs and hire adequate staff to manage the City's park and recreation system.*
 - c) *Use part-time, seasonal and contract employees for select functions to meet peak demands and respond to specialized or urgent needs.*
 - d) *Annually update the Capital Facilities Plan to reflect the recreational needs of the community.*
 - e) *Periodically update the Parks System Development Charges and methodology to reflect revised park capital and population forecasts.*
 - f) *Assess park maintenance standards and prepare a routine preventative maintenance program to ensure parks, facilities and equipment are maintained in a manner that keeps them in safe and attractive condition.*
 - g) *Plan for and finance deferred maintenance projects and upgrades for ADA compliance to ensure safe and accessible park infrastructure.*
 - h) *Coordinate with public, private and non-profit providers, such as organized sport leagues and the Redmond School District, to plan for projects to expand specialized recreational facilities.*

- i) Utilize strategic capital investments in parks, trails, natural areas and art to encourage and support economic development and revitalization.*
- j) Pursue supplemental funding options and dedicated revenues for the acquisition and development of parks and facilities, such as through private donation, sponsorships, partnerships and state and federal grant sources, among others.*
- k) Consider the establishment of a Parks Utility Fee to facilitate funding for ongoing park operations and maintenance.*







STATEWIDE PLANNING GOAL 9

ECONOMIC DEVELOPMENT

OVERVIEW

Statewide Planning Goal 9 ensures that adequate land is planned and zoned to provide opportunities for employment growth on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).

Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare and prosperity of communities. To be ready for these opportunities, Goal 9 requires local governments to perform an Economic Opportunity Analysis (EOA) based on a 20-year forecast of population and job growth.

Under Goal 9, all local governments should have a working inventory of areas suitable for economic growth that can be provided with public services. These inventories primarily focus on planning for major industrial and commercial developments, and having a ready supply of land appropriately zoned and located for those opportunities and local investments. As with all areas of the comprehensive plan, the amount of land planned for economic development should be adequate for a 20-year supply. The economic development plans formed by a city often use one or more market incentives to encourage the type of development a community or county would like to see. These might include tax incentives or disincentives, land use controls, or preferential assessments.

GOALS AND POLICIES

GOAL 1 LAND SUPPLY

The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).

POLICY 9-1-1

Provide for an adequate supply of commercial and industrial land to accommodate the types and amount of economic development and growth anticipated in the future, as described in the City's most recent Economic Opportunities Analysis. The supply of commercial and industrial land should provide a range of site sizes and locations to accommodate the market needs of a variety of commercial and industrial employment uses. Some commercial development should occur in newly master planned residential neighborhoods.

- a) *Identify land to rezone (and re-designate) to provide for an adequate supply of commercial and industrial land and make efficient use of land. Some of land to rezone will likely be in the UH-10 zone on the west side of Redmond (consistent with Objective 9-1-1b).*
- b) *As part of the City's master planning process, identify commercial and employment land in or near to newly developing neighborhoods to provide opportunities for commercial employment centers, retail, and services to develop near new residential development. Areas in the UH-10 zone where the City may want to zone for Mixed-Use development include along the Highway 126 Corridor between 35th Street and Helmholtz.*

POLICY 9-1-2

Provide for an adequate short-term supply of suitable commercial and industrial land to respond to economic development opportunities as they arise.

"Short-term supply" means suitable land that is ready for construction usually within one year of an application for a building permit or request for service extension.

- a) *As commercial and industrial sites develop, especially sites larger than five acres, the City should plan for replenishment of land in the short-term supply through the capital improvement planning process (consistent with Goal 3).*
- b) *The City's Planning and Public Works departments should coordinate planning to ensure an on-going short-term supply of land. This planning could be based on development of scenarios of likely near-term future development, with feedback from partners such as REDI and other utility providers to understand both opportunities and infrastructure constraints.*

POLICY 9-1-3 Monitor and replenish the total and short-term supply of commercial and industrial land on a regular, periodic basis.

- a) *Develop and implement a system to monitor the supply of commercial and industrial lands. This includes monitoring commercial and industrial development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands). Continue to assess permitted uses on commercial and industrial lands with the goal to attract businesses with higher-than-average wages.*
- b) *Update the Economic Opportunities Analysis every two to five years, in coordination with other infrastructure master plans, to evaluate development of Redmond's target industries and buildable lands inventory to track employment growth and changes in Redmond, improvements to infrastructure, and changes in the regional economy occur.*

GOAL 2 **LARGE-LOT INDUSTRIAL LAND SUPPLY**

Continue to coordinate with the Central Oregon Intergovernmental Council (COIC) on the large lot industrial site program. The City supports a multi-jurisdictional cooperative effort to pursue a regional approach to establish a short-term supply of sites particularly designed to address out-of-region industries that may locate in Central Oregon. The City recognizes the importance of maintaining a large-lot industrial land supply that is readily developable in Central Oregon.

The City entered into an Intergovernmental Agreement (IGA) with COIC. In addition, Redmond adopted the Central Oregon Regional Large Lot Industrial Land Need Analysis ("Analysis", dated November 20, 2012) by Ordinance 2013-15 is incorporated by reference herein.

POLICY 9-2-1 The City supports REDI and EDCO, non-profit organizations facilitating new job creation and capital investments, that monitor and advocate for the region's efforts of maintaining an inventory of appropriate sized and located industrial lots available to the market.

POLICY 9-2-2 The City will continue to collaborate with regional public and private representatives to engage the Oregon Legislature and state agencies and their commissions to address public facility, transportation and urbanization issues that hinder economic development opportunities in Central Oregon.

POLICY 9-2-3 The City will limit allowed uses on the Large Lot Industrial site to traded sector uses but may allow non-industrial uses primarily serving the needed of the employees of industrial uses developed on the site, as required by OAR 660-024-0045(10).

- POLICY 9-2-4** The City will preserve the Large Lot Industrial land for large-lot industrial uses for at least 10 years from the time the site is added to the city, prohibit division of lots within the site to new lots less than the minimum size of the site until the site is developed with a primary traded sector use requiring a large lot, and , as required by OAR 660-024-0045(9).
- POLICY 9-2-5** The City will work with partners to support development of the Large Lot Industrial site.
- a) *Identify opportunities to work with land owners and other project partners to support development through efforts to market the land to potential developers and businesses.*
 - b) *Encourage land owners to get the sites certified shovel ready through the Business Oregon Certified Shovel Ready program.*

GOAL 3 INFRASTRUCTURE PLANNING

Provide adequate infrastructure efficiently and fairly to support business and employment growth.

- POLICY 9-3-1** The City will coordinate capital improvement planning to ensure infrastructure availability on employment land and continue to pursue funding for needed infrastructure to support economic development activities.
- a) *Consider development of employment land as a criteria for evaluating priority of capital improvements.*
 - b) *Coordinate capital improvement planning annually to incorporate the priorities in the City's Economic Development Strategy (See Objective 9-5-1a).*
 - c) *Work with landowners to develop master plans to prepare for and guide development of key industrial sites.*
- POLICY 9-3-2** The City will ensure that infrastructure planning is cost-effective, supports economic development, is consistent with the City's master plans for new area development, and supports cohesive development patterns across the City.
- POLICY 9-3-3** The City will identify opportunities for forward-thinking planning that reduces infrastructure costs without negative impacts on the health, safety, or service obligations of the City.
- POLICY 9-3-4** The City will work to ensure sufficient water service is available in commercial and industrial areas to support the necessary water for fire suppression, as part of making sure the City has a sufficient short-term supply of land (consistent with Policy 9-1-2). The City will provide information to landowners and potential developers about where sufficient water service is available.

- POLICY 9-3-5** The City will work with partners such as Business Oregon to advocate for state funding to support infrastructure development.
- POLICY 9-3-6** The City and REDI will coordinate with developers and private utility providers (such as power companies or natural gas companies) to ensure that need for private utilities is understood and can be accommodated.

GOAL 4 **DEVELOPMENT, INFILL DEVELOPMENT, AND REDEVELOPMENT**

The City will support and encourage development, infill development and redevelopment, especially in areas with existing infrastructure, as a way to use land and existing infrastructure more efficiently.

“Infill” is additional development on the vacant portion of a tax lot with existing development (i.e., putting a new building on a 2-acre tax lot where the existing building occupies one-half of an acre).

“Redevelopment” is when an existing building is demolished and a new building is built, adding additional capacity for more employees. Redevelopment could also include substantial renovations of an existing building that increases the employment capacity of the building.

- POLICY 9-4-1** Work with regional partners, such as the Department of State Land (the landowner), REDI, EDCO, and Business Oregon, to plan for development of the Large Lot Industrial land within Redmond.
- POLICY 9-4-2** Ensure that there are sufficient available small industrial sites, such as sites in industrial parks. Redmond has a limited amount of industrial parcels smaller than five acres and relatively few vacant industrial buildings. Businesses that want a small site or industrial site in an existing building, have difficulty finding appropriate sites.
- a) *Develop standards and processes to allow more flexibility for subdivision of smaller parcels in existing industrial parks and on other industrial parcels (except for land zoned Large-Lot Industrial).*
 - b) *The City could develop a land use process template for subdividing M1 and M2 parcels into smaller sites, to make it easier, faster, and less costly for landowners or developers to subdivide existing sites. This template could include pre-approved subdivision plans.*

- c) *Identify at least one site for a new industrial park, likely on land zoned (or rezoned to) M2.*

POLICY 9-4-3

Provide opportunities for development of commercial centers that allow for a mixture of retail, commercial, and residential uses, both in master planned areas near new residential development and in redevelopment areas that are appropriate for new commercial development. For development of larger commercial centers, Redmond should focus on development of Community or Neighborhood Centers.¹

- a) *Identify one or two potential sites for development of a Community Center. The Community Center should be located in an area with high visibility from an arterial or collector street and have a site size of about 10 to 15 acres.*
- b) *Identify potential sites for development of Neighborhood Centers, as part of Redmond's master planning process. The Neighborhood Centers should be 3 to 5 acres in size and located in areas with existing and/or new residential development along areas with high visibility from an arterial or collector street. Redmond may have greater need for new Neighborhood Centers on the west side of town, where residential development is occurring and planned.*
- c) *Identify potential sites for development of Village Centers, as part of Redmond's master planning process. The Village Centers should be larger than 3 acres in size and located in areas with existing and/or new residential development. Redmond may have greater need for new Village Centers on the west side of town, where residential development is occurring and planned.*
- d) *Evaluate consolidating some commercial zones, when the uses and development standards overlap. For example, the C-5 (Tourist Commercial), C-3 (Special Service Commercial), and C-4 (Limited Service Commercial) zones could be merged together or in some cases removed entirely. Creation of a mixed-use commercial center zone or overlay is a flexible zone to enable more cohesive master planning.*

¹ Based on definitions of commercial centers from the International Council of Shopping Centers. These definitions are included in the EOA, in the section titled "Site Needs for Potential Growth Industries."

- e) Update Redmond's zoning standards to allow Community or Neighborhood Centers to include a mixture of commercial and residential uses. Currently, Redmond's zoning code allows mixed-use development in C-2 and MULW zones; entertainment, eating, and drinking uses in C-1, C-2, C-3, M-1, and M-2; retail uses in C-1, C-2, C-3, and MULW; high-density residential in C-1 and C-2; and office commercial uses in C-1, C-2, and some limited uses in M-1 and M-2.²

Uses Allowed	C-1	C-2	C-3	MULW	M-1	M-2
Mixed Use Development	✓	✓	✗	✓ (live/work)	✗	✗
Entertainment/ Eating and Drinking	✓	✓	✓	✗	✓	✓
Retail Uses (Primary)	✓	✓	✓	✓	✗	✗
High-density Residential	✓	✓	✗	✗	✗	✗
Office Services	✓	✓	✗	✗	✓ (limited)	✓ (limited)

- f) Update Redmond's zoning code to ensure that critical zoning standards match those necessary to support development of Community or Neighborhood Centers. Currently, Redmond's zoning code meets building height standards typical of Community or Neighborhood Centers. However, Redmond's code does not align with other typical development standards, such as minimum lot area, setbacks, lot coverage, and residential density.

Zoning Standards	C-1	C-2	C-3	MULW	M-1	M-2
Maximum building height: 70 feet	✓ (60)	✓ (50/60)	✓ (60)	✓ (45)	✓ (60)	✓ (60)
No minimum lot area	✗*	✗*	✗*	✗ 5,000 sq ft (only applies to non-reuse)	✗*	✗*
No minimum building setback	✗	✗	✗	✗	✗	✗
Minimum density: 25-50 du/acre	✓	✓	✓	✓	✗	✗
Parking Standards	ECO will evaluate parking standards in the next version of this memorandum.					
Flexible Design Standards	Redmond's commercial design standards appear sufficiently flexible.					

*Redmond development code notes: "The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties."

² ✓ = Allowed outright in current Redmond Development Code; ✗ = Not allowed in current Redmond Development Code

POLICY 9-4-4

Plan for and facilitate commercial redevelopment in Downtown and along Highway 97 and other major transportation corridors. The Redmond Urban Renewal Plan provides tools to support redevelopment in Downtown. The Urban Renewal Plan proposes tools such as: a property assistance grant or loan program, business support programs that provide funding for business development and marketing, the restaurant program that provides public financing of costly kitchen equipment, an industrial opportunity fund for financial incentives and development incentives for industrial businesses, and the redevelopment opportunity fund that would fund development of amenities in downtown. The City of Redmond developed the Redmond South US 97 Corridor Plan and is in the process of implementing the plan.

- a) Redmond South US 97 Corridor Plan should be amended to include development of residential uses, as part of the mixture of uses within the redevelopment area.*

POLICY 9-4-5

Support and encourage business location at the Redmond Airport, focusing on businesses that benefit from locating at the Airport. The types of businesses that may locate at the Airport are aviation-related businesses, such as general aviation facilities, passenger terminal complexes, air cargo or airline maintenance facilities, support facilities including Aircraft Rescue and Firefighting (ARFF) facilities, and any compatible uses which compliments aviation uses. Non-aviation businesses may locate on the Airport property, as identified in the subareas of the Redmond Airport Master Plan. These businesses include those identified as “target industry sectors,” such as accommodation and food services, speculative light industrial buildings, construction, manufacturing, wholesale and warehousing, public administration, and gas station/convenience store.

- a) The City should work with the regional economic development partners (such as those listed in Policy 9-5-3) to attract and grow businesses that want to locate at the Redmond Airport and understand the opportunities and constraints of locating at an airport.*

GOAL 5 EXISTING BUSINESS RETENTION, NEW BUSINESS DEVELOPMENT, AND ATTRACTION OF NEW BUSINESSES

The City will support retention and expansion of existing businesses, growth and creation of entrepreneurial business, and attraction of new businesses.

POLICY 9-5-1 Ensure that the City's planning for economic development increases economic resiliency, mitigating long-run economic risks such as future disruptions such as: infrastructure issues, technological disruptions, natural disasters, or national economic recessions.

- a) *Develop a 3-year Economic Development Strategy and Economic Resiliency Plan, collaborating with REDI from their 3-year Economic Development Strategy. The Strategy could use data on local and regional economic trends gathered through the Economic Opportunity Analysis, from goals established in the Comprehensive Plan and from interviews with local citizens, business owners, schools, and professionals. The Plan should emphasize economic resiliency and should have a broader focus than land use, considering issues such as workforce development and collaborating with business to support business growth. The Plan should help the City prioritize goals around long-term economic resiliency.*
- b) *As part of the developing the Economic Development Strategy and Economic Resiliency Plan, establish a framework for decision making about future economic development investments, with the goal of making investments with will make the best use of Redmond's economic assets and provide additional economic development benefits.*
- c) *Ensure that Redmond's development code and other policies accommodate development of childcare centers.*

POLICY 9-5-2 Promote and support diversification of Redmond's economic base, focusing on growth of family wage jobs. The types of industries Redmond should focus on include advanced and specialty manufacturing, aviation and aerospace manufacturing, healthcare technology and manufacturing, food and beverage manufacturing, and service and hospitality.

Redmond defines a family wage job as a job with a wage sufficient to allow a household to purchase a home in Redmond. In the first quarter 2020, the mean sales price of a house in Redmond was \$323,000.³ A household would need to have an income of \$85,000 to afford a unit at this price.⁴

³ Source: Central Oregon Association of REALTORS, 2020 Quarter 1 Report.

⁴ This assumes that the household puts 20% down on the unit, with a 30-year mortgage at an interest rate of 4.0%.

On average, there are 1.7 jobs per household in Redmond. This suggests that a family wage in Redmond is \$50,000. This is considerably above Redmond's average wage of \$41,700.

- a) *The City should work with economic development stakeholders (such as those in 5.3) and regional partners to market commercial and industrial sites in Redmond to encourage economic growth.*
- b) *The City should focus efforts to attract jobs with an average wage of \$50,000 or more to Redmond. This is an approximate family wage in Redmond and is considerably above Redmond's average wage of \$41,700.*
- c) *The City should focus efforts to attract jobs that are above the Redmond average wage of \$41,700, above the industry's average wage in Deschutes County, or both.*
- d) *Identify opportunities to use the City's existing Enterprise Zone to support business development, combining benefits of the Enterprise Zone with other approaches to supporting business development, such as reductions in land use and permit fees or expedited permit review, where appropriate.*

POLICY 9-5-3

Coordinate economic development efforts with cities in the region and local and regional economic development organizations, including but not limited to REDI, COIC, EDCO, Deschutes County, the Redmond Chamber of Commerce, Business Oregon, the Regional Solutions team, and the Central Oregon Small Business Development Center. In addition, coordinate economic development with regional private utilities, such as Pacific Power, Central Oregon Electric, Bonneville Power Administration, Cascade Natural Gas Corporation, telecommunication providers, and other private utilities.

- a) *Continue to actively participate on the Boards of REDI and EDCO and actively work with the Redmond Chamber of Commerce.*
- b) *Continue to actively participate with regional planning efforts through participation in COIC.*
- c) *Coordinate economic development efforts with other cities and counties in the Central Oregon Region, through participation in COIC.*

POLICY 9-5-4

Retain and encourage growth of existing businesses in Redmond, including retention of small businesses and entrepreneurs.

- a) *City staff should work with businesses, the City Council, the Redmond Chamber of Commerce, REDI, and other stakeholders on economic development issues, as part of development of the Economic Development Strategy and Economic Resiliency Plan in Objective 9-5-1a.*

- b) *City staff should work with Redmond Chamber of Commerce reach out to businesses in Redmond and identify problems and barriers to economic development.*
- c) *Act as a convener to bring partners (such as those in Policy 9-5-3) together with landowners and developers to lower or remove barriers to development.*
- d) *Work with REDI on recruitment efforts to identify barriers to business growth and propose solutions to lower or remove the barriers. This will require the City's policies to be as flexible as possible and the City to act quickly and nimbly in response to requests and issues.*
- e) *Work with EDCO to support entrepreneurship through programs such as their Venture Catalyst program.*

POLICY 9-5-5 Ensure that Redmond has the services and amenities necessary to attract workers and provide the services they need, such as medical services, child care services, educational and training opportunities, public transportation, retail and restaurants, and other necessary services and amenities.

POLICY 9-5-6 Ensure that Redmond has the services and amenities necessary to for residents of Redmond. These services and amenities include those in Policy 9-5-6 but also include parks and open space, public library, and public safety services. Redmond should also ensure that there are opportunities for development of housing and services for seniors, such as assisted living and other senior housing opportunities.

GOAL 6 **WORKFORCE DEVELOPMENT**

The City will support workforce development through collaboration with regional partners and businesses.

POLICY 9-6-1 Act as a convener to support discussions about workforce training needs between businesses and regional partners involved in workforce development, such as the Redmond School District, the Central Oregon Community College, OSU Cascades, East Cascades Works, Worksource Oregon Employment Department, Deschutes County human services, and other partners.

- a) *Evaluate gaps in the training and educational services to ensure that Redmond's workforce can meet changing needs of businesses. If gaps are identified, Redmond should assist regional partners involved in workforce development in developing and implementing a plan to fill the gaps to make sure that necessary training and educational services are available.*





STATEWIDE PLANNING GOAL 10

HOUSING

OVERVIEW

Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies. Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households.

“Needed housing types” are defined as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low-incomes, very low-incomes and extremely low-incomes.”



GOAL 1 LAND AVAILABILITY

Plan for a 20-year supply of suitable land for Redmond to meet housing needs within the existing urban growth boundary.

POLICY 10-1-1 Ensure that there is sufficient land in each residential plan designation to meet the land needs identified in the Housing Needs Analysis.

a) *Re-zone land to address the deficits of land identified in the Housing Needs Analysis in Limited Residential, General Residential, and High-Density Residential zones, as well as the Mixed Use Live/Work zone.*

POLICY 10-1-2 Meet the housing needs of Redmond's current and future residents by planning for opportunity for development of the needed housing mix of 60% single-family housing types and 40% multiple family and single-family attached housing types as a long-range target, and an average residential density of 8.0 dwelling units per net acre, or about 6.2 dwelling units per gross acre over the 20-year planning period between 2019 and 2039.

POLICY 10-1-3 The following density target ranges for housing will be required for each Plan Designation:

DESIGNATION	ZONE	REQUIRED DENSITY
Limited Residential	Single-Family Residential: R-1, R-2	Between 2.0 and 5.0 dwelling units per net acre
General Residential	Residential Medium: R-3, R-4	Minimum of 4.0 dwelling units per net acre
High Density Residential	High Density Residential: R-5	Minimum 8.0 dwelling units per net acre

POLICY 10-1-4 Identify opportunities to increase allowable densities in Redmond's residential zones.

a) *Evaluate increasing the minimum density from 2.0 to 4.0 dwelling units per net acre in the Limited Residential Designation (R-1 and R-2 zones). Allow development of between 4.0 and 6.0 dwelling units per net acre in the R-1 and R-2 zones. Decrease the minimum lot size from 9,000 square feet to 7,300 square feet in the R-1 and R-2 zones.*

b) *Evaluate increasing the minimum density for both zones from 4.0 to 5.0 dwelling units per net acre in General Residential Designation (R-3 and R-4 zones).*

- c) *Evaluate allowing development of between 5.0 to 7.25 dwelling units per net acre, with a minimum lot size of 6,000 square feet (down from the current 7,500 square feet) in the R-3 zone.*
- d) *Evaluate allowing development of between 5.0 to 8.7 dwelling units per net acre, with a minimum lot size of 5,000 square feet (down from the current 6,000 square feet) in the R-4 zone.*
- e) *Evaluate allowing development of 8.7 dwelling units per net acre, with a minimum lot size of 5,000 square feet (down from the current 6,000 square feet) for single-family detached housing in the High-Density Designation (R-5 zone).*
- f) *Evaluate increasing the minimum density to 12 dwelling units per net acre in High Density overlay zone. Remove the minimum lot size for single-family detached and duplex housing and allow the minimum density to set minimum lot sizes.*
- g) *Evaluate removing the maximum density standard and allowing the building height limitation, lot coverage standard, and parking requirement to limit density in the R-5 zone and the Higher Density overlay.*
- h) *Evaluate using average lot size requirements, rather than minimum lot size requirements, in the zoning code. This standard is more applicable to developments with multiple units (such as Master Planned Areas), rather than infill development of one or two units.*

POLICY 10-1-5

Encourage development of small vacant and partially vacant parcels, with policies that support development of infill housing types, especially in areas with existing urban services.

- a) *Identify barriers to infill development, such as parking, setbacks, design review, and to the extent possible, lower or eliminate these barriers, as part of the code audit in 10-2-1a.*
- b) *Develop incentive(s) to support redevelopment or infill development of underutilized land to support development of residential infill, such as providing a density bonus or lower-cost infrastructure requirements (i.e., not requiring curbs or sidewalk extensions or not charging for connecting to sewers).*

POLICY 10-1-6

Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

- a) *Develop and implement a system to monitor the supply of residential land every two years. This includes monitoring residential development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands).*

- b) *Evaluate residential development to determine whether development has occurred at densities consistent with the City's planned density standards.*
- c) *If development has not occurred at densities consistent with the City's standards (10-1-3), revise standards or regulations that allow densities that are lower than the City's planned densities.*

GOAL 2 HOUSING OPPORTUNITY

Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the Redmond Housing Needs Analysis. These housing types include (but are not limited to): single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, multifamily products (including apartments).

POLICY 10-2-1

Develop clear and objective standards for development of all types of needed housing and identify opportunities to increase residential development in Redmond through removing or lowering barriers to residential development.

- a) *Conduct an audit of the City's zoning code to identify barriers to residential development and identify alternatives for lowering or eliminating the barriers.*
- b) *Modify the zoning code to develop clear and objective standards for all type of needed housing and address the issues identified in the code audit (10-2-1a).*
- c) *Apply for grants to support further revisions to the zoning code, such as a Code Assistance grant from Oregon's Transportation and Growth Management Program (TGM).*

POLICY 10-2-2

Allow for and encourage a wider range of types of housing development within Redmond to meet the housing needs of all income levels in both existing neighborhoods and new residential areas.

- a) *Evaluate allowing townhouses, tri-plexes, and quad-plexes in the R-3 zone as a permitted use in selected areas, such as on corner lots or on lots that are not located on canyon rims.*
- b) *Evaluate allowing cottage housing in clusters with shared central amenities (such as open space) to allow for development of small single-family detached housing clustered on a lot, possibly with flexible parking requirements.*
- c) *Evaluate allowing of a tiny house in clusters with shared central amenities (such as open space) to allow for development of small single-family detached housing clustered on a lot.*

- d) *Evaluate requirement of parking garages for tri-plex and quad-plex units. Consider requiring off-street parking but not parking garages.*
- e) *Evaluate setback requirements as a barrier to allowing development of a wider range of housing types.*
- f) *Evaluate development standards to allow for conversions from single-family detached housing to multifamily housing.*

POLICY 10-2-3

Allow and encourage development of higher density multifamily housing in High Density overlay zone.

- a) *Evaluate increasing the maximum building height in the overlay zone from 40 feet (3 stories tall) to 60 feet (5 stories tall).*

POLICY 10-2-4

Design neighborhoods with features that promote development of a full range of housing types and neighborhoods that incorporate the following planning principles:

- Implement Redmond's Great Neighborhood Principles
 - Require Master Development Plans that incorporate these characteristics for new development in the Urban Holding-10 zone.
 - Include connections within and between neighborhoods and with open space and other amenities via sidewalks, trails and roads.
 - Incorporate alley access when lots are smaller than 6,000 square feet and have a lot frontage of 60 feet or less, with garages accessed from alleyways.
 - Provide multi-modal (multiple transportation options) access for residential developments internally and to adjacent development.
 - Allow transit stops within neighborhoods as required by an adopted Transportation System Plan (TSP).
 - Protect, to the greatest extent possible, the physical characteristics of the site relating to soils, slope, erosion, drainage, natural features and vegetation.
- a) *Evaluate Redmond's Great Neighborhood Principles to ensure that they are achieving their goals of creating neighborhoods with a vibrant mixed-use core that is diverse, legible, sustainable, and well connected.*

- b) *Evaluate Redmond's Master Planning requirements to ensure that it is resulting in development that meets the City's broader goals for growth, such as development of Great Neighborhoods.*
- c) *Evaluate requirements for connections and open space in neighborhoods to determine how it is affecting density of housing development (i.e., are the requirements making it more difficult to develop a range of housing types or are increases in density increasing open space requirements) and housing affordability (i.e., are the requirements for devoting land for these uses making housing less affordable)?*
- d) *Evaluate requirements for incorporating alley access to understand how the requirements are affecting development density and the costs of housing development.*

POLICY 10-2-5

Consider requiring new developments include alley access, especially in areas with denser development, such as the R-3, R-4, and R-5 areas.

- a) *Evaluate adding alley standards master planning requirements for areas newly zoned R-3, R-4, and R-5.*

POLICY 10-2-6

Require that redevelopment of parcels larger than one acre have a redevelopment plan that shows how the property will be redeveloped consistent with planned residential densities in the surrounding area once primary urban services are available.

- a) *Develop criteria for what is included in a redevelopment plan.*

POLICY 10-2-7

Encourage development of mixed-use multifamily housing in commercial zones.

- a) *Identify and lower barriers to mixed-use development that includes residential development in commercial zones (as part of 10-2-1a).*
- b) *Evaluate developing a density bonus program or a transfer of development rights program to allow higher density development of multifamily in Redmond's downtown.*

POLICY 10-2-8

Resolve the issue of tax lots that have split Plan Designations and zones.

- a) *Develop and implement a process to resolve the split zone issue.*

GOAL 3 AFFORDABLE HOUSING

Provide the opportunity to develop broad range of accessible and affordable housing (affordable housing is defined as housing for which persons or families pay 30 percent or less of their gross income for housing, including necessary and essential utilities), focusing on housing development for low-income affordable housing and/or middle-income affordable housing. Development of affordable housing should be encouraged in a variety of locations across the city.

POLICY 10-3-1 Support development of government-subsidized low-income housing through partnering with non-profit, for-profit, and governmental developers of low-income affordable housing.

- a) Work with developers of government-subsidized low-income housing to identify barriers to development of this type of housing and identify opportunities to lower or remove these barriers (as part of 10-2-1a).*
- b) Identify surplus publicly owned properties that could be used for affordable housing and partner with the developers of low-income government-subsidized housing to develop affordable housing.*

POLICY 10-3-2 Support development of government-subsidized low-income housing and affordable market-rate housing by providing density bonuses and other incentives that support development of affordable housing, including entry-level ownership units.

- a) Develop policy guidance for the criteria for granting density bonuses, such as the level of affordability required for the bonus, the number of units (or percentage of the development) required to be affordable for the bonus, and other criteria.*
- b) Identify policies that support development of entry-level housing, possibly in conjunction with infill development or redevelopment.*

POLICY 10-3-3 Support development of all types of multifamily affordable housing, market rate or government-subsidized affordable housing, through use of tools to lower development or operational costs or make the development process simpler or faster.

- a) *Partner with organizations to support programs that preserve market-rate housing, such as provision of grants or low-interest loans to support rehabilitation of existing, older single-family detached homes in poor condition.*
- b) *Partner with organizations to establish a land bank or land trust, to support affordable housing by reducing or eliminating land cost from the development process.*
- c) *Evaluate opportunities for a tax abatement program, such as the multiple-unit limited tax exemption program or the vertical housing tax credit, to promote development of affordable multifamily housing.*
- d) *Develop an expedited review process for development of affordable housing projects that target housing affordability at 120% of Median Family Income or less.*
- e) *Partner with Oregon Housing and Community Services (OHCS), working with other members of the Regional Solutions Team, to identify resources for developing additional housing affordable for both very low-income households and middle-income households. As part of the Statewide Housing Plan, OHCS' goal is increasing their housing development in rural areas by 75%.*

POLICY 10-3-4

Develop the “Redmond Housing Program in coordination with existing CDBG Consolidated Plan efforts,” which would be a comprehensive housing strategy that supports development of both government-subsidized affordable housing and naturally occurring affordable housing. The Redmond Housing Program will be a program that uses a variety of tools, such as those described in this memorandum, to lower barriers to and encourage affordable housing development.

- a) *Apply for a state grant to develop a comprehensive housing strategy to support development of affordable housing.*
- b) *Work with willing landowners to use the tools in support of new affordable multifamily (or other higher density affordable housing). For example, the city might work with a land owner that wants to develop market-rate affordable housing (i.e., housing affordable at below 80% of the Median Family Income) on a high priority site, providing assistance with rezoning land (such as unzoning from low- to high-density), using tools like a multiple unit tax exemption and paying for SDCs for low-income housing development, building key off-site infrastructure necessary for the development, and paying for the costs of these actions through CET funding.*
- c) *Develop Skyline Village, per HB 2336, as an opportunity for an urban growth boundary expansion for development of affordable housing.*

GOAL 4 INFRASTRUCTURE PLANNING

Plan for infrastructure development to support residential development.

- POLICY 10-4-1** Coordinate land use planning with the Capital Improvement Plan to ensure that infrastructure is available to support residential development, especially in newly urbanizing areas and areas identified as high priority for development.
- a) *Develop and deliver a report about implementation of the Capital Improvement Plan as it relates to development in Redmond for the Planning Commission and City Council.*
 - b) *Identify areas of high priority for improving infrastructure to support new residential development, such as master planned areas.*
 - c) *Identify opportunities to improve infrastructure in older neighborhoods, especially when infrastructure improvements will support infill development or housing rehabilitation and improvements.*
 - d) *Ensure that the City's Capital Improvement Plan includes funding for improvements and maintenance necessary to support 10-4-1a and 10-4-1b.*
 - e) *Continue to develop programs to pay SDCs for low to moderate income affordable housing.*
 - f) *Identify opportunities to reduce development costs through changes to infrastructure development standards, when appropriate. For example, development of a cottage housing cluster would require multiple water meters under existing standards but there may be an opportunity to change the standard to allow one water meter for multiple cottage units.*

GOAL 5 FUNDING

Develop funding sources to pay for the costs of implementing the affordable housing programs described in Goal 3 and infrastructure improvements in Goal 4.

- POLICY 10-5-1** Identify funding sources to pay for the affordable housing programs and infrastructure development actions in this strategy.

- a) *Use Urban Renewal funding to support development of infrastructure necessary to support housing development in downtown. If there is a further revision to Redmond's Urban Renewal Plan, evaluate funding more projects related to affordable housing (such as those in Goal 3).*
- b) *Evaluate a Construction Excise Tax (CET) on new development to pay for developer incentives, such as fee and SDC waivers, tax abatements, or finance-based incentives.*
- c) *Evaluate other sources of revenues for funding affordable housing development, such as Transient Lodging Taxes, General Obligation Bonds, Bancroft Bonds (for infrastructure projects), or marijuana taxes (if Federal laws change and the City allows sale of marijuana).*





STATEWIDE PLANNING GOAL 11

PUBLIC FACILITIES AND SERVICES

OVERVIEW

Public facilities are those improvements which provide various government services to the residents. These include domestic water, sanitary sewer, storm drains, transportation services, parks, schools, fire and police. Additional recognized public facilities in the Redmond area include the fairgrounds and the airport. Transportation and Parks are individual chapters in the Comprehensive Plan.

This chapter describes existing public and private facilities and services and known present and future needs based on projected growth. It does not present specific public improvements which may be needed. That information is contained in the City's adopted Public Facility Plan. The facility plan is a support document to the Comprehensive Plan, which describes in detail the water, sewer, transportation, and park facilities needed to accommodate anticipated development and includes cost estimates of facility improvements.

GOALS AND POLICIES

GOAL 1 **LEVEL OF SERVICE**

Provide public facilities, services and private utility systems at levels necessary and suitable for existing and proposed uses.

- POLICY 11-1-1** Ensure development within the Redmond UGB is subsequent to or concurrent with the provision of an adequate level of public facilities and services and complies with utility and facility plans intended to serve the area.
- POLICY 11-1-2** Balance the extension of public facilities, utilities, and services in a manner that accommodates expected population and employment growth while maintaining the City's ability to continue providing existing services citywide at levels necessary and suitable for urban uses.
- POLICY 11-1-3** Weigh the following factors when determining public facility location:
- Availability and cost of usable land;
 - Degree of disruption of residential areas;
 - Operational efficiency of alternate locations;
 - Social justice (i.e., disproportionate environmental and health effects on neighborhoods);
 - Geographic restrictions and requirements; and
 - Comprehensive Plan Vision, goals and policies
- POLICY 11-1-4** Maintain and enhance the provision of police, fire and emergency medical services for residents.
- POLICY 11-1-5** Work with Deschutes County to ensure adequate provision for and control of solid waste disposal sites.

GOAL 2 **PLANNING**

Maintain and regularly update public systems plans to ensure concurrency, cost-effectiveness and equitable access to services.

- POLICY 11-2-1** Coordinate public facility planning for the Redmond UGB with participation and assistance from Deschutes County and the following service providers:
- Transportation – Deschutes County, Oregon Department of Transportation,
 - Burlington Northern Santa Fe Railroad, Central Oregon Intergovernmental Council – Cascade East Transit.

- Water – Brentwood Water Association, Avion Water, Central Oregon Irrigation District
- Sewer
- Storm Drainage – Deschutes County, Central Oregon Irrigation District
- Parks – Deschutes County, RAPRD, Redmond School District.

- POLICY 11-2-2** Collaborate with private utility companies to ensure equitable access to services throughout the City.
- POLICY 11-2-3** Maintain and enhance access to library resources by expanding services and promoting co-location with other community amenities.
- POLICY 11-2-4** Coordinate with the Redmond public school district in developing and updating their facility plans designed to meet enrollment increases and population growth, including land supply analysis for future school siting.

GOAL 3 **FUNDING**

Maintain capital improvements programming and budgeting to leverage, coordinate and manage investments.

- POLICY 11-3-1** Prepare, adopt, and periodically update a long-term Capital Improvements Plan (CIP) for public facilities for the entire planning period.
- POLICY 11-3-2** Adopt additional funding methodologies, as needed, and coordinate investments to pay for and leverage planned capital improvements.
- POLICY 11-3-3** Explore different funding alternatives to ensure equitable and adequate provisioning of public facilities and services.





STATEWIDE PLANNING GOAL 12

TRANSPORTATION

OVERVIEW

The 2020 Transportation System Plan (TSP) provides the City of Redmond with a coordinated guide for changes to its transportation infrastructure and operations over the next twenty years. A basic assumption in the development of this policy document is that the transportation system not only meets daily travel needs but also affects the physical, social, and economic health of the City. As such, planning for the future system must be conducted within regional and community goals and values, support local and regional economic development activities, and enhance the quality of life that residents and visitors enjoy and expect.

GOALS AND POLICIES

GOAL 1 **ECONOMIC DEVELOPMENT**

Provide a safe and efficient transportation network to complement key economic development priority areas, the comprehensive plan, recreational needs, and adopted state, regional and local plans and policies.

- POLICY 12-1-1** Manage the City's street, bike, pedestrian, and transit system to facilitate economic growth of existing and future businesses in Redmond.
- POLICY 12-1-2** Consider environmental impacts of the overall transportation system and strive to mitigate negative effects and enhance positive features of the natural landscape and topography.
- POLICY 12-1-3** Provide a multi-modal transportation system to help reduce reliance on single-occupancy vehicle travel and support mixed-use areas, employment centers, recreation, commercial, residential, and public developments.
- POLICY 12-1-4** Manage the on-street parking system to preserve adequate capacity and turnover for access to businesses in the downtown area.
- POLICY 12-1-5** Facilitate prompt emergency responses by ensuring that fire and emergency response routes remain passable by design.
- POLICY 12-1-6** Coordinate underground capital improvement projects to coincide with needed transportation project expenditures.

GOAL 2 **OREGON RESILIENCY PLAN**

Advance community and statewide emergency preparedness efforts through support of the Oregon Resiliency Plan.

- POLICY 12-2-1** Prioritize transit and roadway improvements that help ensure access to local schools and other public buildings that could be used during emergencies.
- POLICY 12-2-2** Prioritize roadway improvements that can be used as alternative routes to US 97 and other state facilities in the case of emergencies.
- POLICY 12-2-3** Prioritize roadway improvements that provide land-side access to the Redmond Municipal Airport and the BNSF line.

GOAL 3 **MULTIMODAL**

Provide transportation choices and address the needs and safety of all travelers, including people of all ages, abilities, ethnicities, and incomes.

- POLICY 12-3-1** Address the mobility and safety needs of motorists, transit users, bicyclists, pedestrians, freight, and the needs of emergency vehicles when planning and constructing roadway system improvements.
- POLICY 12-3-2** Consider safety first when making transportation decisions. Strive for zero transportation-related fatalities and severe injuries through design, operations, maintenance, education and enforcement.
- POLICY 12-3-3** Foster neighborhoods where all residents can meet many of their basic daily needs without an automobile by providing streets, sidewalks, bike facilities and access to transit in an environment where people feel safe and secure.
- POLICY 12-3-4** Expand existing Transportation Demand Management (TDM) programs related to carpooling, alternate work schedules, walking, bicycling, and transit use in order to reduce peak hour congestion and reliance on SOVs.

GOAL 4 **BICYCLE AND PEDESTRIAN**

Provide comfortable, convenient and safe pedestrian and bicycle facilities for all users.

- POLICY 12-4-1** Maintain and preserve a safe and efficient bike and pedestrian system in Redmond.
- POLICY 12-4-2** Strive to increase the percentage of bicycle and pedestrian system users by planning, designing, and managing systems to support the needs of diverse populations and types of users, including meeting Americans with Disabilities Act (ADA) needs.
- POLICY 12-4-3** Ensure that there are safe, accessible, comfortable, and direct sidewalk connections between residential areas, schools, major destinations, and transit stops.
- POLICY 12-4-4** Improve community health by designing streets and paths to encourage increased physical activity by the public.
- POLICY 12-4-5** Prioritize improvements that complement and improve access to the Dry Canyon trail system and Homestead Canal Trail.

- POLICY 12-4-6** Coordinate with Deschutes County to provide additional trail extensions throughout the community including connections beyond the city limits.

GOAL 5 TRANSIT

Provide reliable and convenient transit service to Redmond residents and businesses as well as special transit options for the City's elderly and disabled residents.

- POLICY 12-5-1** Coordinate with Cascades East Transit to increase the transit system's accessibility and convenience for all users, including the transportation-disadvantaged population.

- POLICY 12-5-2** Prioritize improved transit service in areas with access to key employment, retail/commercial, multi-use development and recreational areas.

GOAL 6 FREIGHT

Ensure efficient and effective freight transportation infrastructure is developed and maintained to support local and regional economic expansion and diversification consistent with City and Regional economic plans and policies.

- POLICY 12-6-1** Promote and manage mobility for efficient freight and goods movement along designated freight and rail routes on the east side of Redmond on the industrial lands.

- POLICY 12-6-2** Facilitate efficient access for freight, employees, and customers to and from employment, commercial, and industrial lands, including freight access to the Redmond Municipal Airport.

- POLICY 12-6-3** Continue to explore opportunities to enhance rail services in Redmond, while also being cognizant to reduce transportation conflicts.

GOAL 7 REGIONAL COORDINATION

Implement the plan in a timely fashion and keep it up to date with respect to local and regional priorities.

- POLICY 12-7-1** Coordinate the design of Redmond's transportation system with ODOT, Deschutes County, Cascades East Transit and other relevant local, regional, and state agencies.

- POLICY 12-7-2** Support development of a stable and flexible transportation finance system that provides adequate resources for transportation needs identified in the TSP.

POLICY 12-7-3

Build and maintain public support for the TSP through open information, public participation, public discussion of the plan's effects on the community, and periodic reassessment of the plan's goals and policies.





STATEWIDE PLANNING GOAL 13

ENERGY CONSERVATION

OVERVIEW

Statewide Planning Goal 13 requires development and land use to be managed so as to maximize the conservation of all forms of energy, based upon sound economic principles.

GOALS AND POLICIES

GOAL 1 **EFFICIENCY**

Advance the efficient use of resources in the built environment

- POLICY 13-1-1** Work with Deschutes County and the Department of Transportation to provide an efficient and adequate transportation network that provides for a variety of travel options.
- POLICY 13-1-2** Locate land use activities with adequate density and intensity so as to reduce energy-consuming travel and development patterns.
- POLICY 13-1-3** Support and implement weatherization and other energy saving programs for all new public buildings.
- POLICY 13-1-4** Encourage new development, redevelopment and retrofits to utilize the best available energy conservation techniques and construction material efficiency.

GOAL 2 **PLANNING**

Evaluate and plan for emerging technologies to respond to changing conditions.

- POLICY 13-2-1** Support the use of emerging user and systemwide technologies and periodically update relevant codes and standards to remain responsive to changing conditions.
- POLICY 13-2-2** Explore harnessing emerging technologies that would increase the use, production, storage and delivery of alternative energy sources to meet power demand.

GOAL 3 **COORDINATION AND COLLABORATION**

Build capacity to address climate and energy trends through innovative and collaborative partnerships.

- POLICY 13-3-1** Inform climate change mitigation and adaptation efforts by promoting projects and development that quantifies energy use, resource impacts, and carbon emissions.
- POLICY 13-3-2** Participate in a regional conversation about innovative strategies and partnerships for climate change mitigation and adaptation.
- POLICY 13-3-3** Facilitate energy and climate change education that is inclusive and accessible to both the development community and public.







STATEWIDE PLANNING GOAL 14

URBANIZATION

OVERVIEW

The purpose of this chapter is to identify the goals and policies that the City, in cooperation with Deschutes County, has adopted to comply with Statewide Planning Goal 14, Urbanization – to provide for an orderly and efficient transition from rural to urban land use.

To comply with Statewide Goal 14, the City of Redmond and Deschutes County have adopted:

- a) An Urban Growth Boundary (UGB) and an Urban Reserve Area (URA);
- b) Policies concerning the regulation and management of land within the UGB; and
- c) An intergovernmental agreement that describes criteria and procedures for amending the UGB.

The goals and policies for managing growth and urbanization, which lead to strong communities and great neighborhoods, are informed by the following principles:

Great Neighborhood Principles

- **Transportation.** Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and future transit stops.
- **Housing.** A mix of housing types and densities should be integrated into the design of new neighborhoods.



- **Open spaces, greenways, recreation.** All new neighborhoods should provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places. Incorporate significant geological features such as rock outcroppings, stands of clustered native trees, etc. into the design of new neighborhoods. Neighborhood and community parks shall be shown in appropriate locations consistent with policies in Redmond's Parks Master Plan.
- **Integrated design elements.** Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. Plans may integrate design themes with adjacent developed or planned areas.
- **Diverse mix of activities.** A variety of uses is encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes.
- **Public art.** Public art is encouraged at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points.
- **Scenic views.** Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock. Streets and common or public open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter within scenic corridors.

- **Urban-rural interface.** Urban development shall interface with rural areas through open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall transition higher density development to lower density development at the urban-rural interface, or utilize other appropriate and equivalent transitional elements.
- **‘Mini’ parks in neighborhoods.** “Pocket Parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 1,500 square feet in size, and privately maintained unless the City maintains the park site.
- **Canal trails.** If canals or laterals are present, multi-use trails, at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations.
- **Green Design.** Environmentally friendly and energy efficient design is encouraged for public and private architecture and building orientation, open spaces and natural areas, and transportation facilities. In addition, the planting of native, drought-resistant trees is encouraged to provide shade and to minimize water usage.



GOALS AND POLICIES

GOAL 1 **GROWTH MANAGEMENT**

Guide growth and development in a manner that implements the Redmond 2040 Vision.

- POLICY 14-1-1** Promote the efficient use of land, including appropriate in-fill, redevelopment and new development. Encourage the city to grow its existing neighborhoods, amenities, town center and industrial areas into one connected well planned city.
- POLICY 14-1-2** Urban development on the edge of the UGB that is adjacent to land planned for long-term rural use should buffer urban uses with open spaces, when feasible, or lower density residential development, or other appropriate transitional uses.
- POLICY 14-1-3** Continue to adopt and modify an Urban Framework Plan for future urban areas in the UGB and Urban Reserve Area. The Redmond Urban Framework Plan will be used as a conceptual guide for future urban land uses in urban reserve areas and areas within the UGB. The Framework Plan is not parcel-specific and is intended to provide general guidance as to community form and design, and to be used as the basis for preparation of Area Plans.
- POLICY 14-1-4** All types of Master Development Plans (MDP) as well as major land division and site development plans, phased development plans, subdivisions, and site plans, shall address the applicable Great Neighborhood Principles to ensure livability.
- POLICY 14-1-5** When land is brought into the UGB, it shall be designated Urban Holding (UH-10) on the comprehensive plan map.
- POLICY 14-1-6** The UH-10 plan designation may be changed when the land is annexed and approved for urban zoning through a Master Plan approval process.
- POLICY 14-1-7** Land that is designated UH-10 on the Comprehensive Plan Map shall be planned for urban development using a Master Development Plan or Partial Master Development Plan. Such plans may be approved through a quasi-judicial land use process and should be prepared so that contiguous UH-10 zoned parcels are covered by the plan. Minority property holdings that abut or are surrounded by a proposed Master Development Plan or Partial Master Development Plan may be included in the plan without landowner consent, but City annexation and rezoning may be delayed until requested by the landowner.

POLICY 14-1-8

Master Development Plans (MDP(s)) or Partial Master Development Plans (PMDP(s)) will be used to support rezoning land zoned Urban Holding-10 (UH-10), whether or not the land is inside City limits. City approval of an MDP or PMDP will require an amendment to the comprehensive plan map and zone change to reflect the new land use designations. Properties may be annexed concurrently with the City's approval of an MDP or PMDP unless otherwise approved by the City. However, properties previously annexed without master plan approval shall be zoned UH-10 until the City approves MDP or PMDP for a specific area, unless exempt.

- MDPs/PMDPs may be approved through a City initiated or property owner initiated quasi-judicial approval process. MDPs/PMDPs must be consistent with the Redmond Urban Framework Plan or the Comprehensive Plan (Plan) map in order to be approved through a quasi-judicial process.
- City approval of an MDP or PMDP will result in an amendment to the Plan Map and/or the zoning map.
- Properties designated UH-10 may be annexed when they are subject to an approved MDP or PMDP; annexation may occur concurrently with approval of an MDP or PMDP.
- The City intends that MDPs/PMDPs cover as large an area and as many contiguous UH-10 zoned properties as possible. Minority property interests may be subject to a MDP or PMDP without consent of the property owner. However, they may not be rezoned and annexed to the City without consent of the property owner.
- The City will only approve Plan designations and zoning for a MDP or PMDP that is consistent with identified urban lands shown in the Redmond Framework Plan or adopted Area Plans.
- Once approved, compliance with an MDP or PMDP is mandatory for all property subject to that Framework or Area Plan.
- MDPs or PMDPs that are not substantially consistent with the City Framework Plan or adopted Area Plans may only be approved through a comprehensive plan amendment planning process.

POLICY 14-1-9

Approval of a zone change from UH-10 to an urban zone may be granted without preparation of an MDP or PMDP pursuant to all of the following conditions.

- The zone change request is for a land parcel that is less than 12 acres and does not include more than 3 acres of proposed residential development.

- For land outside the City, the request is made in conjunction with a petition for annexation.
- The proposed urban zoning is consistent with the Redmond Framework Plan or an adopted Area Plan when the property is within the boundary of such plans and addresses applicable Great Neighborhood Principles.

POLICY 15-1-10 Upon annexation, roads and rights-of-way will be accepted by the City under the City's annexation regulations.

- Annexation of roads and rights-of-way will include the full width of existing and new rights-of-way along the frontage of annexing properties.
- In addition to annexing right-of-way along the frontage of annexing properties, annexation of right-of-way will include the full length and width of the existing road and right-of-way within the UGB, including road and right-of-way segments that do not adjoin annexing properties, so as to avoid creating segments of alternating jurisdictional authority over the road within the UGB. In locations where annexation of road and right-of-way segments that do not adjoin annexing properties conflicts with adopted City legislation, jurisdictional transfer, in accordance with the procedures given in ORS 373.270 and by intergovernmental agreement under the authority given in ORS 190.010 and ORS 223.930, shall be required.
- All annexed rights-of-way shall require a transfer of jurisdictional authority from the County to the City per ORS 373.270.

GOAL 2 LAND SUPPLY

Maintain a UGB that provides appropriate land to accommodate projected population and employment growth during the 20-year planning period.

POLICY 14-2-1 The establishment and change of the UGB shall be a cooperative process between the City of Redmond and Deschutes County.

POLICY 14-2-2 The City will update its buildable lands inventory and evaluate the UGB every three (3) to seven (7) years to ensure that that boundary contains sufficient buildable land to meet projected urban growth needs for the succeeding 20-year period.

POLICY 14-2-3 The City may consider expanding the UGB using the Simplified UGB Method pursuant to OAR 660-038-000 to meet its projected housing need over the 14-year period.

- POLICY 14-2-4** The City will consider other UGB amendment opportunities to implement Redmond Vision 2040, such as the Affordable Housing Pilot Project adopted by HB 2336 in 2019.

GOAL 3 REGIONAL COORDINATION

Engage in cooperative regional planning to monitor and designate Urban Reserve Areas and priority lands within the Redmond UGB to meet documented needs for additional urban land.

- POLICY 14-3-1** In anticipation of the need to expand the UGB to accommodate population and employment forecasts for the year 2040 and beyond, the City of Redmond and Deschutes County have jointly agreed establish an Urban Reserve Area (URA) consistent with state law.
- POLICY 14-3-2** Include a 30-year supply of land within the urban reserve beyond the 20-year time frame used to establish the UGB.
- POLICY 14-3-3** Urban Reserve Area lands will be included within the UGB on a phased basis as the need for urbanizable land warrants an expansion. The City and County may establish a strategy and priority for expanding the UGB based on factors such as proximity to existing urban development and ability to extend public facilities and services in an orderly and efficient manner.
- POLICY 14-3-4** The City of Redmond will adopt and implement IGAs with Deschutes County and other agencies to facilitate long-range transportation planning and master planning of the Redmond Urban Reserve Area.
- POLICY 14-3-5** The City will encourage the preparation of Framework Plans for urban reserve area(s) prior to *approving* an UGB amendment consistent with the City/County Urban Area Management Agreement.
- POLICY 14-3-6** The City of Redmond and Deschutes County will work cooperatively to ensure that interim development in Urban Reserve Areas does not interfere with the future extension of urban services. This is accomplished by identifying future urban transportation and utility corridors and regulating uses adjacent to those corridors to prevent encroachment by interim development.
- POLICY 14-3-7** Urban development that occurs adjacent to designated Urban Reserve Areas shall be planned with the adjacent land's future urban use in mind. Urban development should be sensitive to adjacent rural uses but the development pattern should not be altered to the point that it fails to achieve desired urban characteristics or interferes with future urban expansion.

POLICY 14-3-8 Property owners have the opportunity to request that land within a designated Urban Reserve Area be included within the UGB, based on consideration of the following factors outlined in Statewide Goal 14, as amended. The Goal generally includes:

- Demonstrated need to accommodate urban population growth requirements;
- Need for housing, employment opportunities and livability;
- Orderly and economic provision of public facilities of services;
- Maximum efficiency of land uses;
- Retention of agricultural land;
- Compatibility of urban uses with nearby agricultural activities; and
- Environmental, energy, economic and social consequences.

POLICY 14-3-9 The City and County will favor UGB additions that are of sufficient size and scale to be integrated into the urban area as great neighborhoods or other community elements rather than isolated individual parcels. Privately initiated requests for UGB amendments should include a minimum of 150 acres and shall be based on demonstrated land needs to maintain a 20-year supply of urbanizable land within the UGB, unless otherwise allowed by state- law.

GOAL 4 **STRONG COMMUNITIES**

Support the Great Neighborhood Principles as a framework for urbanization and the development of strong communities.

POLICY 14-4-1 Ensure applicable Great Neighborhood Principles are addressed in all types of MDPs as well as major land division and site development plans, phased development plans and subdivisions.

POLICY 14-4-2 Regularly review the Great Neighborhood Principles to ensure livability and a high quality of life is promoted through growth and development.







CITY OF REDMOND PLANNING GOAL 15

LIVABILITY

OVERVIEW

Livability is not an Oregon Land Use Goal, but a Redmond-specific goal that stems from the community's vision.

The Goal of Livability is overarching as it applies to all facets of growth and development, as well as all chapters of the Comprehensive Plan. "Livability" in and of itself fosters thoughtful development and a thriving community. It helps convey an image of a future that is enduring, vibrant, and offers a desirable small-town quality of life.

The Goal also complements the City's Great Neighborhood Principles (GNPs). Both this chapter and the GNPs are important to advance and connect planning goals and policies within the Comprehensive Plan and to enhance the community's broader vision for the future.

Thus, the goal and policies contained herein identify important "Livability" attributes to examine and apply as the community continues to grow and develop. They create awareness to position Redmond to better respond to ever changing social, economic, or environmental conditions.

GOALS AND POLICIES

GOAL 1 **LIVABILITY**

Redmond shall guide development by implementing forward-looking policies to improve livability, retain community identity, create a high quality of life, and support a safe environment.

- POLICY 15-1-1** Redmond shall plan and invest in neighborhoods to provide a high quality of life for residents through incorporating the Great Neighborhood Principles in both existing and new neighborhoods.
- POLICY 15-1-2** Redmond shall build safe places where people from all racial, ethnic and cultural backgrounds thrive socially, economically, academically and physically.
- POLICY 15-1-3** Redmond shall improve community aesthetics.
- POLICY 15-1-4** Redmond shall plan to become an interconnected community of parks and open spaces.
- POLICY 15-1-5** Redmond shall adopt urban planning and building design strategies to create enduring value, including planning for and promoting attractive streetscapes.
- POLICY 15-1-6** Downtown Redmond shall offer diverse districts with mutually supportive functions, including a pedestrian focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities and community events.
- POLICY 15-1-7** Redmond shall require the design of new neighborhoods to include a variety of housing types for all income levels.
- POLICY 15-1-8** Redmond shall support energy-efficient housing choices for people of all ages, incomes, races, and ethnicities.
- POLICY 15-1-9** Redmond shall strengthen its identity and sense of place by recognizing and enhancing its unique cultural and environmental resources, such as: historic structures, viewsheds, urban landscapes, authenticity, heritage, and architectural styles.
- POLICY 15-1-10** Redmond shall develop a variety of safe, reliable, and economical mobility choices to decrease transportation costs, improve air quality, reduce greenhouse gas emissions, and promote healthy lifestyles.

- POLICY 15-1-11** Redmond shall promote economic competitiveness through sustainable choices for employment, housing, transportation, education, cultural diversity and enrichment, and recreational opportunities. These choices also include reliable and timely access (by workers) to employment centers, educational opportunities, services and other basic needs.
- POLICY 15-1-12** Redmond shall help existing businesses grow and thrive while also helping to create and foster new businesses, especially those that create family wage jobs.
- POLICY 15-1-13** Redmond shall provide well-planned and flexible choices for infrastructure to support a competitive advantage for business retention and growth.
- POLICY 15-1-14** Redmond shall work to retain and attract an educated, skilled and competitive workforce capable of fulfilling a variety of 21st century employer needs.
- POLICY 15-1-15** Redmond shall develop strategies that improve resiliency in times of crisis and reduce the potential negative impact to the whole city should any one system falter or fail. Improving resiliency means Redmond should maximize the variety of business types.

REFERENCE DOCUMENTS

BIBLIOGRAPHY OF PLANNING RESOURCES AND SPECIFIC STUDIES

In developing the foundational basis for the Redmond Comprehensive Plan 2040, many planning resources and supportive studies were reviewed and considered.

Below is a list of the mandated and pertinent reports, plans and documents supporting the comprehensive plan's development and implementation. The sources listed here include: economic analysis, transportation-related plans, housing and land use studies, an urban renewal plan, and framework and public facilities plans.



DOCUMENT

1. 2020 Redmond Economic Opportunities Analysis
 - *2012 The Redmond Development Plan: A Long-Term Economic Vision for Our Community*
2. 2020 Redmond Transportation Plan (TSP); also a component of the Public Facilities Plan. TSP includes:
 - *2020 Cascades East Transit (CET)/2040 Transit Master Plan*
 - *2019 US 97 Facility Plan (South Redmond Corridor Plan)*
 - *2019 Redmond Municipal Airport Master Plan*
 - *2014 Trails Master Plan*
 - *2011 Bicycle Refinement Plan ('Reinventing the Wheel')*
 - *2011 US 97 Reroute Gateway Beautification Project*
 - *2007 North Redmond US 97 Interchange Area Management Plan*
3. 2019 Redmond Housing Needs Analysis (HNA)
 - *2019 Residential Buildable Lands Inventory (part of HNA)*
 - *2019 Central Oregon Regional Housing Needs Assessment (COIC)*

DOCUMENT

4. 2011 Downtown Redmond Urban Renewal Plan (*as amended*)

- 2016 City of Redmond Mid-town Plan
- 2012 Professional Business Medical District Master Plan
- 2006 Downtown Action Plan

5. 2020 South Redmond US 97 Urban Renewal Area (*in progress*)

6. 2015 Historic Preservation Plan

7. Redmond Framework Plans:

- 2021 West Redmond Area Plan (*in progress*)
- 2014 Southwest Area Plan (SWAP)
- 2008 Eastside Framework Plan
- 2007 Highway 97 Area Plan (HAP) – Land Use and Public Improvements
- 2007 Northwest Area Plan (NAP) - Land Use and Public Improvements

8. 2018 Redmond Public Facilities Plan (PFP):

- 2021 Water System Master Plan (*in progress*)
- 2021 Wastewater Facility Plan: Redmond Water Pollution Control Facility (*in progress*)
- 2020 TSP (*as noted above*)
- 2018 Citywide Park Master Plan
- 2007 Wastewater Collections System Master Plan
- (*elements for each plan include an i. Capital Improvement Plan and ii. corresponding SDC methodology*)

PFP Implemented by:
Annual 5-Year Capital Projects Plan

AMENDMENTS HISTORY

AMENDMENT HISTORY

ORD. NO.	DATE	DESCRIPTION
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ACKNOWLEDGMENTS

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Whitney Swander, *Housing and Community Development Committee (HCDC)*

TECHNICAL ADVISORY COMMITTEE

Zach Bass, *Airport*
Andrea Breault, *Cascade East Transit*
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Bill Durden, *Public Works*
Fred LeLacheur, *Airport*
Annie McVay, *Parks*

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City of Redmond
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City Thank You Letter

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A City's Comprehensive Plan is its primary land use and planning document. It establishes a series of goals and policies that guide and manage our community's growth and development for the next 20-years.

To be successful, the Comprehensive Plan has to balance the interests of the community as it continues to change. As such, the Comprehensive Plan 2040 is a community-inspired and community-driven project. It's also a very tangible result of effective collaboration in Redmond.

As we know, there is a lot of learning to be had from listening. A diverse and thoughtful citizenry identified and provided the values upon which this plan is built. During the Comprehensive Plan process, the City worked with over 800 residents, employees, business owners, community partners, and stakeholders. On behalf of all City staff, we are so grateful for everyone who participated—for the insight provided by the Citizen Advisory Committee, the expertise provided by the Technical Advisory Committee, and all the valuable feedback provided by the members of our community. Hard work and thoughtful contributions lead to purposeful and meaningful outcomes.

As Redmond continues to grow, the input will remain vital in guiding Redmond's future. No doubt, this moment in time has showcased Redmond's small-town culture of care and made us prouder than ever to serve our community! The City of Redmond thanks you for your participation and feedback throughout this unique planning process.

Together, we'll do great things.

Sincerely,

John Roberts
Deputy City Manager

APPENDICES

Scenario Land Use Planning Process

Scenario planning was used to explore the different ways Redmond might accommodate projected growth over the next 20 years. Scenarios illustrated how planning choices impact important community issues, such as access to parks, water conservation, and economic development.

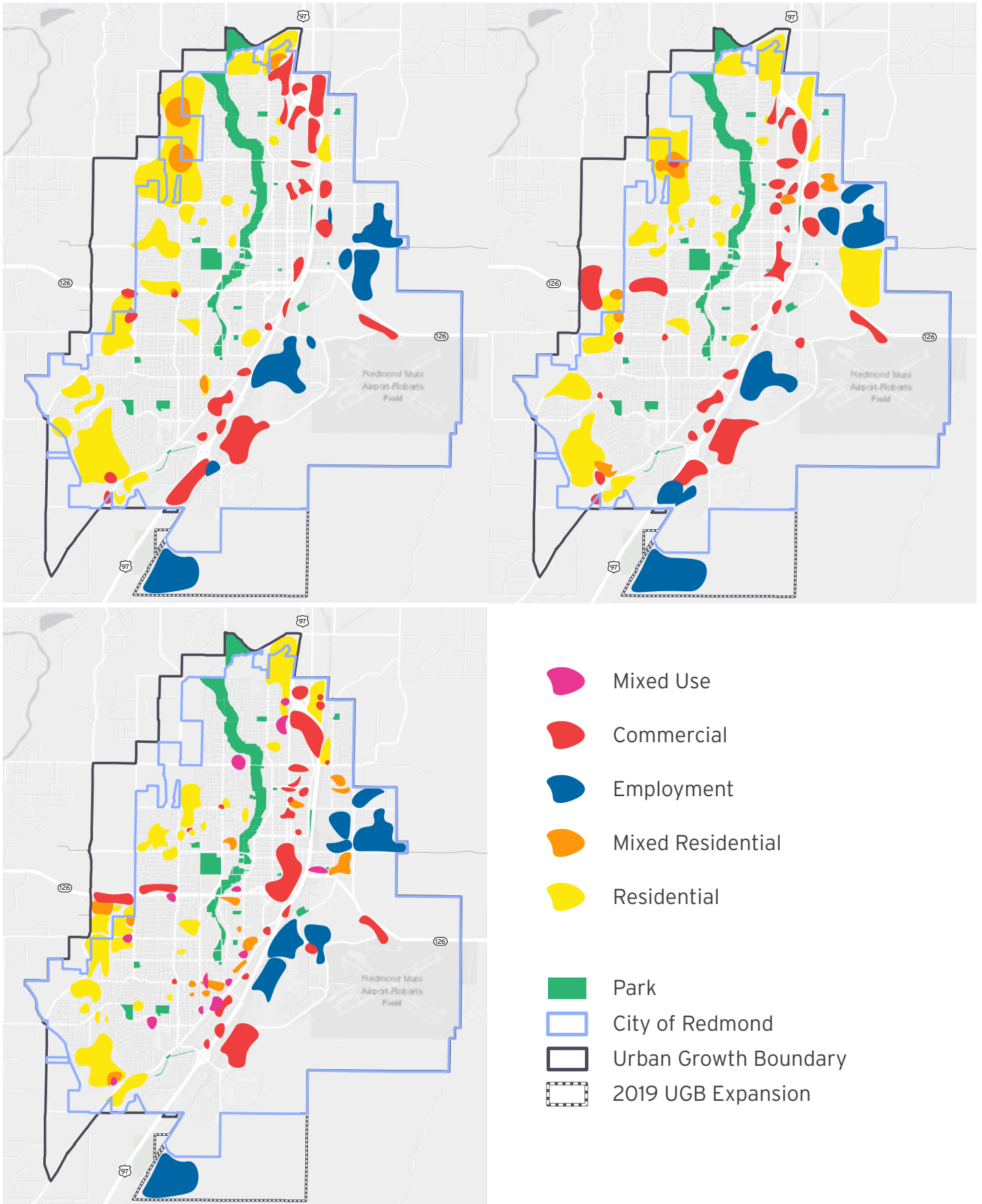
The planning team created three scenarios for Redmond based on input from the public workshop, community conversations, and research. Each scenario met job and housing growth targets and experimented with a variety of issues including the types of housing built in new neighborhoods, where to locate new businesses, where to focus redevelopment, and where to preserve open space.

Each scenario was evaluated using a set of metrics including housing, natural resources, transportation, sustainability, and economic development. The most successful elements of each scenario were used to inform Redmond's Comprehensive Plan Map and policies (see page 103 for more details).



Community Workshops

In October 2019, a scenario workshop was held to plan for Redmond's future. Small groups discussed housing, infrastructure, and employment needs while creating a scenario map. The activity allows members of the public to act as a planner, grappling with tradeoffs and solving problems.



SCENARIO A

- Residential housing (mostly single family) is found on the west side of Redmond.
- Employment is primarily on the east side of Redmond.
- Highway 97 continues to be a major commercial corridor.
- Development is concentrated on large undeveloped lots along the edge of town.

SCENARIO B

- A variety of housing types are found throughout Redmond.
- Employment is concentrated on the east side of Redmond.
- Commercial and shopping is primarily found along the edges of town.
- Summit attendees ranked Scenario B as the most business-friendly option.

SCENARIO C

- A variety of housing types are found throughout Redmond.
- Neighborhoods are walkable with access to nearby jobs and services.
- There is a greater variety in employment options throughout Redmond.
- Summit attendees ranked Scenario C as having:
 - the best educational, cultural, and recreational opportunities,
 - the most efficient transportation network,
 - the most high-quality housing choices,
 - the best protection for open and natural spaces,
 - and the best access to parks and open spaces.

COMPREHENSIVE PLAN AND ZONING MAP

After continued engagement through a public open house and stakeholder meetings, the community voiced overwhelming support for Scenario C. Themes from Scenario C were used to update the future land use map and to inform implementation strategies in the Comprehensive Plan.

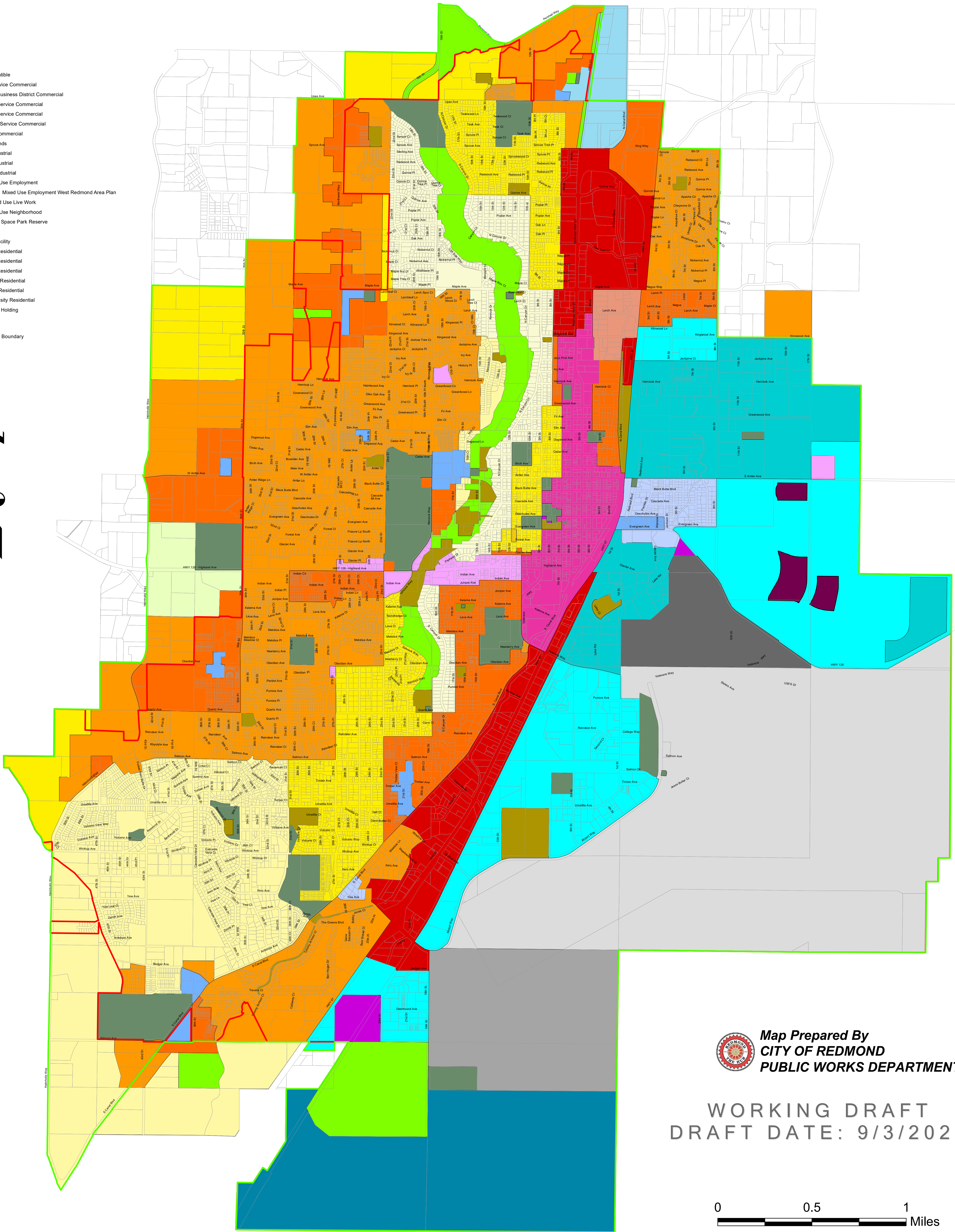
The adopted Comprehensive Plan and Zoning Map emulates the Redmond 2040 Vision, goal and policy direction contained herein, and what the community identified to preserve. Furthermore, the adopted map is a reflection of the three land use scenarios explored.

The Comprehensive Plan Map and policies:

- Connect existing area plans and their surrounding areas – Urban Holding land reflects area plans.
- Identify areas of change, areas of growth, and areas of stability.
- Open up gateways to the west and the north - Downtown expands to the north and big box commercial is replaced with C4 to reflect parcel sizes not suited to large commercial development.
- Allow neighborhood hubs to emerge, a request from the public.
- Make areas around the airport compatible with the Airport Master Plan.
- Allow for a more diverse, denser housing mix.
- Keep the spirit of downtown.
- Change large-scale commercial to walkable commercial development on smaller parcels.

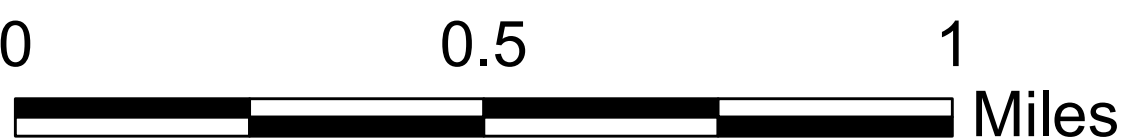
2040 Greater Redmond Area Comprehensive Plan and Zone Map

- Legend**
- Airport
 - Airport Compatible
 - C1 - Strip Service Commercial
 - C2 - Central Business District Commercial
 - C3 - Special Service Commercial
 - C4 - Limited Service Commercial
 - C4A - Limited Service Commercial
 - C5 - Tourist Commercial
 - FG - Fairgrounds
 - Large Lot Industrial
 - M1 - Light Industrial
 - M2 - Heavy Industrial
 - MUE - Mixed Use Employment
 - MUE-WRAP - Mixed Use Employment West Redmond Area Plan
 - MULW - Mixed Use Live Work
 - MUN - Mixed Use Neighborhood
 - OSPR - Open Space Park Reserve
 - PARK - Park
 - PF - Public Facility
 - R1 - Limited Residential
 - R2 - Limited Residential
 - R3 - Limited Residential
 - R3A - Limited Residential
 - R4 - General Residential
 - R5 - High Density Residential
 - UH10 - Urban Holding
- Urban Growth Boundary
City Limits



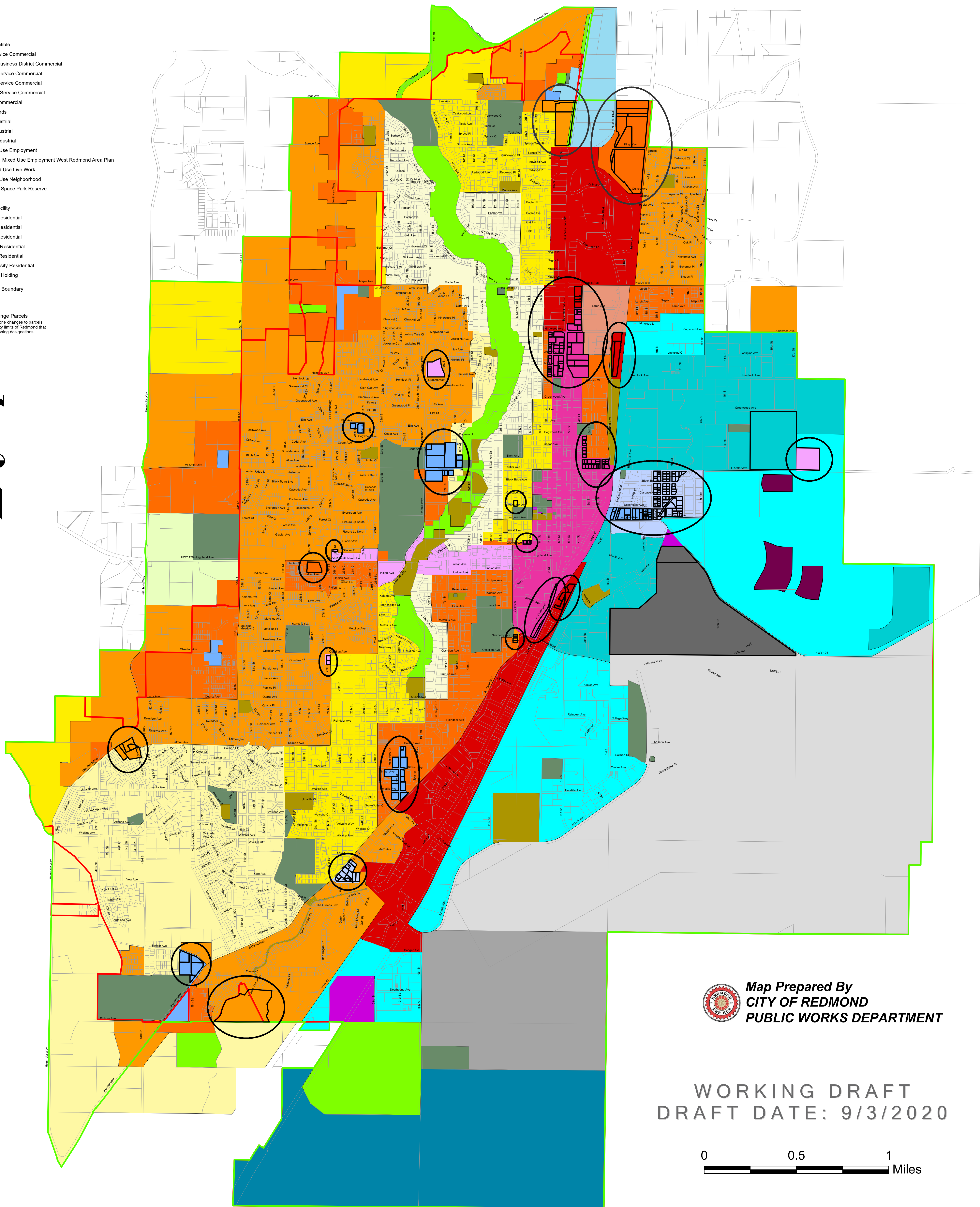
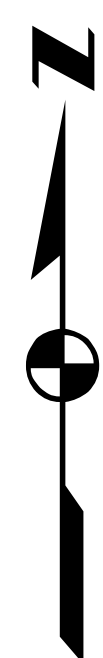
Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT

WORKING DRAFT
DRAFT DATE: 9/3/2020



2040 Greater Redmond Area Comprehensive Plan and Zone Map

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 - R5 - High Density Residential
 - UH10 - Urban Holding
 - Urban Growth Boundary
 - City Limits
 - Zone Change Parcels
Proposed zone changes to parcels within the city limits of Redmond that have City zoning designations.



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT

WORKING DRAFT
DRAFT DATE: 9/3/2020

