

Meeting Minutes



333 SW Upper Terrace Drive
Bend, OR 97702
Phone (541) 385-9960
Fax (541) 312-8704

Meeting: Eastside Framework Stakeholders Meeting
Project No.: 14718
Meeting Date: November 28, 2007
Meeting Time: 3:00 p.m.
Location: Redmond Fire Station
Attendees: City of Redmond: Nick Lelack; Wayne Sorenson;
Mike Cacavvano; Chris Doty;
Otak: Martin Glastra van Loon; Ben Bortolazzo;
Kaitlin Beatty; Duncan Brown; Paula Mason.
Attendees: Jim Bryant; Susan Ross; Bud Prince.
Minutes By: Paula Mason
Lori Christensen

- Project Name is better known as Eastside Framework
- Wayne Sorenson would like a link for updates to the project on the City of Redmond's website. The City contact for website updates is Sandy Manns
- Direct contact with the Stakeholders will be made during the week of December 3rd by the Project Team to get direct feedback.
- Otak will come up with several land use or master plan ideas. Consideration will be given the following items by the Project Team.
 - Analyze each element of the site
 - Recognize design opportunities
 - Keep the focus that this is a long range vision project
 - Show how City goals are met during the design process
 - The ultimate delivery product will help guide the City as they consider traffic and other needs as annexation is contemplated.
 - Consider the interface with abutting lands
- Chris noted that there is land between the project site and city limits. How will a general transportation plan be developed for the Eastside Framework project unless there is a plan for this section of property as well.
- Nick indicated that originally the Eastside Framework project encompassed the entire eastside urban reserve. However the project scope was scaled back to include the 1,600 (or 1,800 to be confirmed) acres.
- Chris mentioned that there would not be much benefit from this process if the Project Team was not considering the land between the city limits and the subject property.

Meeting Minutes

November 28, 2007

Page 2

- Currently the City of Redmond is working on the Draft TSP which should be substantially complete by the end of December. There is a separate document being prepared called the TSP50 which targets a transportation plan for the next 50 years. The target date for completion of the TSP50 is May 2008.
- Nick suggested possibly incorporating a major arterial into the master plan for the project.
- Wayne mentioned that it may be possible to identify a transportation corridor if a major point of development is identified.
- Wayne also stated that the project plan may have to be amended once the TSP50 is adopted.
- Chris noted that the City has “North South” barriers with eastside restrictions. He feels the 50 year UGB study should not have taken the direction of development to the East. While destination resorts are not preferred this site may be suitable.
- Chris also thought there may difficulty serving this project area as it will be difficult to get an ODOT funded road due to costs.
- Hemlock/Hemholtz may be a corridor that can be established.
- Nick indicated that perhaps the Project Team could contact Crook County for their vision of the western Crook County boundary.
- Wayne said that a destination resort would be a hard sell since dwelling units per acre below the urban densities of 8 to 10 dwelling units per acre. Perhaps an alternate to a destination resort would be tourist related development or an alternate that generates tax revenues from SDC's.
- Typically destination resorts are comprised of 1,000 to 2,000 acres.
- Susan stated that she would like to see as much money generated from the property as possible while preserving the natural beauty. She is also interested in incorporating low income housing into the design plan. She is looking for a revenue stream.
- Duncan stated that large acre industrial sites are a unique opportunity and serve a need.
- Susan stated that 215 acres are being developed right away, of which 50 percent is light industrial and 50 percent is heavy industrial.
- During the prior two evening Council adopted a low income housing policy for the City of Redmond.
- Brooks Resources and Pennbrook have already submitted conceptual master plans for this site.
- Avoid large lots of development. Prefer mixed use to make traffic patterns diverse.
- Kaitlin stated that there are some large and unique juniper trees that have potential for place or neighborhood markers.
- Kaitlin also commented that the belt of topography running from the northeast to southwest is a prominent dividing line that has potential for connection.
- Martin commented that the ownership of the site is a rare opportunity to plan and implement a vision due to single ownership.
- Martin stated that the site characteristics such as the subtle differences in elevation and vegetation create distinguishable micro-environments or places.

Meeting Minutes

November 28, 2007

Page 3

- Martin noted that the high and low points of the terrain not only provided views all around, but also a more intimate and sheltered character with opportunity to use these existing qualities in the planning of the future of this area.
- Ben also noted that the topography offers great opportunities for distinct neighborhoods that can boast their own identity, but at the same time are connected to each other in a coherent manner and gives neighborhoods a sense of place where commercial/industrial areas are tied together with an overall vision. He believes a central park feature running throughout the site could be a viable approach to explore.
- Ben commented that the area's diverse densities offer a variety of uses (industrial, light industrial, mixed use, residential (both single and multi-family), different price range (affordable/market), and different building types.

The meeting was adjourned at 4:20 p.m..

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these minutes as drafted for the project file.