



CITY OF REDMOND
Community Development Department

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

**Historic Redmond Church
641 SW Cascade, Redmond**

Tuesday, February 21, 2006
5:30 PM

AGENDA

- I. CALL TO ORDER
- II. URBAN GROWTH BOUNDARY EXPANSION AMENDMENT
- III. PUBLIC COMMENT ON URBAN GROWTH BOUNDARY EXPANSION AMENDMENT
- VII. COUNCIL / COMMISSIONER COMMENTS
- VIII. ADJOURN

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STAFF REPORT

DATE: February 21, 2006
TO: Redmond City Council and Planning Commission
FROM: Nick Lelack, Planning Manager &
Wayne C. Sorensen, Senior Planner
SUBJECT: Progress Report on the Comprehensive Plan Update and UGB Amendment

REPORT IN BRIEF:

At the January 23, 2006 Joint City Council / Planning Commission Urban Growth Boundary work session, the Mayor, Councilors and Commissioners directed staff to research and justify the following:

- Population: existing and projections and how that relates to the amount of acreage needed to expand the UGB. One of the key questions asked is whether the City is limited to expanding the UGB by 2000 acres, and what land uses are included within this area?
- Transportation assumptions to support the UGB expansion.
- Sewer and water limitations. In particular, staff was asked about the timing and capacity of the west and east side interceptor lines, and the ability to serve the southern portion of the City.

In addition, staff was asked to provide UGB expansion alternatives that include all of the area within the Urban Reserve south of the City, and lands to the immediate northeast of the City.

DISCUSSION:

In response, staff has attached the Redmond Urbanization Study, completed in June 2005 by ECONorthwest. This report provides the technical analysis supporting the update of the Redmond Comprehensive Plan as well as providing the factual data to support an Urban Growth Boundary (UGB) expansion. The purpose of the Urbanization Study was to (1) evaluate growth forecasts, (2) inventory how much buildable land the City has, (3) identify housing needs, (4) identify economic development strategies, and determine how much land the City needs to accommodate growth. Staff will summarize the report at the workshop.

Staff will also provide two conceptual alternative UGB expansions at the meeting. These alternatives will demonstrate potential trade-offs of reallocating acreage in different locations. Both alternatives continue to provide orderly development and achieve transportation and infrastructure objectives, although with significantly different timing and costs implications.

The City Council/Planning Commission also raised questions at the January 23rd joint urban growth boundary (UGB) meeting concerning the possibility of extending the existing and master planned sewer system to serve areas outside of the current UGB. Staff has looked at three areas in the Urban Reserve Area (URA) to determine whether this can occur.

South – Sewers in The Greens are privately owned. It may be possible to extend these 8-inch sewers to the south to serve part of the area outside of the UGB between S. Canal and Highway 97 and south of Elkhorn. The City would need to take over ownership and analyze the capacity of these lines and the system downstream before determining how much area could be served. This area ultimately can be served with the Westside Sewer Interceptor.

Southwest – We have developed a preliminary alignment for Line D that could gravity serve some additional area located southwest of the current UGB. The Master Plan indicates that there is a small amount of capacity that could be used by a future high school. The Westside Sewer Interceptor is necessary to serve the south and southwest areas. Urbanization cannot occur without the interceptor being constructed.

East – Construction to extend the Eastside Sewer Interceptor from 10th and Spruce down along the east side of the railroad began this month. This interceptor sewer will eventually serve the area within the current UGB east of the railroad and relieve existing undersized sewers that flow to the Dry Canyon interceptor. The current master plan shows that this line will flow at over 120 percent of capacity when the area within the current UGB is completely developed. Any additions outside of the current UGB will take capacity of this line to serve areas that are already in the UGB. A second east side interceptor is needed to serve additions to the urban growth boundary on the east side.

COURSE OF ACTION:

The City Council should direct staff to proceed with the Comprehensive Plan Update and UGB Amendment using the City of Redmond Urbanization Study as the factual basis for such update and amendment.

Respectfully Submitted,

Wayne C. Sorensen
Senior Planner

City of Redmond Urbanization Study

Prepared for
City of Redmond

by

ECONorthwest

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FINAL REPORT

June 2005

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Executive Summary

The *Redmond Urbanization Study* is intended to provide technical analysis supporting the 2005 update of the Redmond Comprehensive Plan as well as factual data supporting an Urban Growth Boundary (UGB) expansion. This report also provides data needed to update the Goal 9, 10, and 14 factual components of the Redmond Comprehensive Plan including the buildable lands inventory.

The Executive Summary provides basic information on the Redmond Urbanization Study. All of the figures presented here are preliminary draft figures and are subject to change.

WHY IS THE CITY UPDATING ITS COMPREHENSIVE PLAN?

The City is in a state-mandated process called Periodic Review. Thus the update is intended, in part, to meet state planning requirements. This is not the only rationale: the City expects to experience growth and its current plan is inadequate to cope with the amount of growth.

WHAT ARE THE KEY ISSUES THAT NEED TO BE ADDRESSED?

The City will address many issues during the Periodic Review process. These include virtually everything the City does to manage growth: land use policies and standards, transportation, water, sewer, parks, housing, economic development, and natural resources are all issues to be addressed in the plan update.

WHAT IS THE PURPOSE OF THE URBANIZATION STUDY?

The purpose of the Urbanization Study was to (1) evaluate growth forecasts, (2) inventory how much buildable land the City has, (3) identify housing needs, (4) identify economic development strategies, and (5) determine how much land the City will need to accommodate growth between 2003 – 2025.

HOW MUCH GROWTH IS REDMOND PLANNING FOR?

Table S-1 summarizes population and employment forecasts for Redmond. The population forecast is the official, adopted forecast for the City. The employment forecast represents a mid-range estimate based on range of annual growth rates between 3.0% and 4.0%.

Table S-1. Population and draft employment forecasts, Redmond 2003-2025

Year	Population	Employment	Pop/Emp
2000	15,505	na	
2003	17,645	10,354	1.70
2010	23,897	13,173	1.81
2020	36,831	18,582	1.98
2025	45,724	22,070	2.07
Change (2003-2025)			
Number	28,079	11,716	2.40
Percent	159%	113%	
AGGR	4.4%	3.5%	

HOW MUCH LAND DOES THE CITY CURRENTLY HAVE?

Redmond has about 10,000 acres within the current Urban Growth Boundary (UGB). Of this, about 8,743 acres are in tax lots; the remaining lands are in public right-of-ways—primarily streets. The City has about 2,867 acres of buildable commercial, industrial, and residential land within its UGB. Table S-1 summarizes the buildable land inventory.

Table S-1. Acres by classification, Redmond UGB, 2004

Classification	Number of Lots	Total Acres	Developed Acres	Const. Acres	Buildable Acres	% of Total Acres
Developed	6,951	5,472.5	5,368.9	69.8	0.0	63%
Undevelopable	63	46.5	0.0	46.5	0.0	1%
Partially-Vacant	395	987.5	221.6	56.4	709.6	11%
Vacant	2,223	2,236.6	0.0	79.6	2,157.0	26%
Total	9,632	8,743.2	5,590.5	252.3	2,866.6	100%
% of Total	na	100%	64%	3%	33%	

Source: City of Redmond/Deschutes County GIS data; analysis and tabulations by ECONorthwest, 2005

HOW MUCH HOUSING WILL THE CITY NEED?

Redmond will need to provide about 11,600 new dwelling units to accommodate growth between 2003 and 2025. Key housing needs are for lower income households, young families, senior citizens, and local workers. These housing needs will require a variety of housing types and densities.

HOW MUCH LAND WILL BE REQUIRED FOR HOUSING?

ECONorthwest estimates Redmond will need nearly 2,000 total acres to accommodate new housing growth between 2003 and 2025 (Table S-1). The assumed residential mix is 50% single-family, 10% manufactured (mobile home), and 40% multiple family (13% condo/townhomes and 27% multi-family). The alternative forecast results in average residential densities increasing from 5.1

dwelling units per net acre (as observed between 2000 and 2004) to 7.5 dwelling units per net acre in 2025.

Table S-2. Forecast of needed housing units, Redmond, 2003-2025

Housing Type	New DU	Percent	Density (DU/net res ac)	Net Res. Acres	Net to Gross Factor	Gross Res. Acres	Density (DU/gross res ac)
Single-family detached	5,814	50%	6.0	969.0	25%	1,291.9	4.5
Manufactured	1,163	10%	8.0	145.3	20%	181.7	6.4
Subtotal	6,977	60%	6.3	1,114.3		1,473.6	4.7
Multi-family							
Condo/Townhomes	1,512	13%	9.0	168.0	15%	197.6	7.7
Multifamily	3,139	27%	12.0	261.6	10%	290.7	10.8
Subtotal	4,651	40%	10.8	429.6		488.3	9.5
Total	11,628	100%	7.5	1,543.9		1,961.9	5.9

Source: ECONorthwest

HOW MUCH LAND WILL BE REQUIRED FOR EMPLOYMENT?

Employment forecasts indicate that Redmond will add more than 11,700 jobs between 2003 and 2025. Depending on assumptions about employment density, that job growth will require between 670 and 1,340 acres.

Table S-3 Forecast of land needed for employment, Redmond, 2003-2025

Land Use Type	Gross Buildable		Gross Buildable	
	Acres (low EPA)	Percent of Acres	Acres (high EPA)	Percent of Acres
Commercial	517.8	39%	310.7	46%
Industrial	707.3	53%	294.7	44%
Public	112.4	8%	67.5	10%
Total	1337.5	100%	672.9	100%

Source: ECONorthwest

WILL REDMOND BE REQUIRED TO EXPAND THE UGB?

Yes. Preliminary analysis indicates the City will need an additional 1,985 acres in its UGB to accommodate growth forecast between 2003 and 2025. The majority of this land will be needed for housing, parks, and schools.

WHAT ARE THE KEY POLICY ISSUES THE CITY MUST ADDRESS IN THE COMPREHENSIVE PLAN UPDATE?

Given that the City will be required to expand the UGB, key policy issues include:

1. **How much land should be brought into the UGB?** The preliminary analysis shows a need for 1,985 acres. However, the state will require the

City to consider land use “efficiency” measures to reduce the size of the UGB expansion and meet housing needs. Potential efficiency measures include:

- Designate enough land to meet need for all housing types
 - Decrease minimum lot sizes
 - Modify R-5 zone to either:
 - Establish minimum density, or
 - Be exclusive multi-family zone
 - Adopt accessory dwelling unit ordinance
 - Redesignate commercial or industrial lands
 - Establish mixed-use zone
 - Encourage housing downtown
2. **When will lands be brought into the UGB?** The consultant team recommends a phased approach because bringing all 2000 acres in at once will require 2-3 years of additional planning and justification. Transportation is a major issue with any UGB expansion.
3. **Where should the UGB expansion be?** If the City agrees to a phased approach, the logical place to expand first is in the Northwest area of Redmond.
4. **How much industrial land should the City maintain?** One conclusion of the buildable lands analysis was that Redmond has a surplus of industrial land. The Consultant team recommends the City maintain all of the lands designated for industrial uses.
5. **How much commercial land should the City maintain?** The buildable land analysis concluded that Redmond has a surplus of C-1 land and a deficit of C-4 or NC land. The City should:
- Consider ways to ensure that development on C-1 lands is consistent with the City’s planning objectives and planned infrastructure capacity (particularly transportation).
 - Designate more C-4 or NC land.
 - Establish 2-3 neighborhood centers in the western areas to accommodate future residential and service commercial growth.
 - Establish a mixed-use zoning designation that allows commercial and residential uses on the same site or on adjoining sites.