



Visioning Redmond 2005



Vision

The City of Redmond will be a model for Northwest communities by being innovative in the creation of a high quality of life, ample family wage jobs, and a safe environment in which to raise and educate families.



ACKNOWLEDGEMENTS

To the Citizens of Redmond:

This document, which was prepared with the involvement of citizens, state agencies, special districts and other area governments, outlines a 50-year "roadmap" to the future for the Redmond urban area. It culminates a year of work on the part of city staff, paid professionals and volunteers concerning community design and character in 2050. The vision document is only one of many steps the city will take as we begin the process of updating our comprehensive land use plan. We want to develop a long-range land use plan that helps us create a vibrant community respectful of our past and responsive to the needs of current and future Redmond residents. The viability and success of the community vision and the land use plan, however, depends on citizen participation so that the finished product represents the values and hopes of our citizens.

To that end, the elected representatives and planning volunteers whose names appear below commit themselves to an ongoing dialog with citizens to ensure that subsequent steps taken to make this community vision a reality are taken with the support and cooperation of you, the people.

Sincerely,

Alan Unger
Mayor

City Council

Planning Commission

Consultants



Visioning Redmond

This document includes visual representations and policy statements for guiding urban growth and development in the greater Redmond area through the year 2050. It is intended as a reference guide for citizens, property developers, and city officials concerning a desired urban expansion and development strategy for Redmond. The document is adopted as an extension of the City's comprehensive land use plan to outline an urbanization strategy and depicts what the urban area is expected to look like in the future. It also outlines how the city intends to achieve that urban form. The document includes general policies and goal statements as well as summaries of urban growth management procedures from the comprehensive plan.

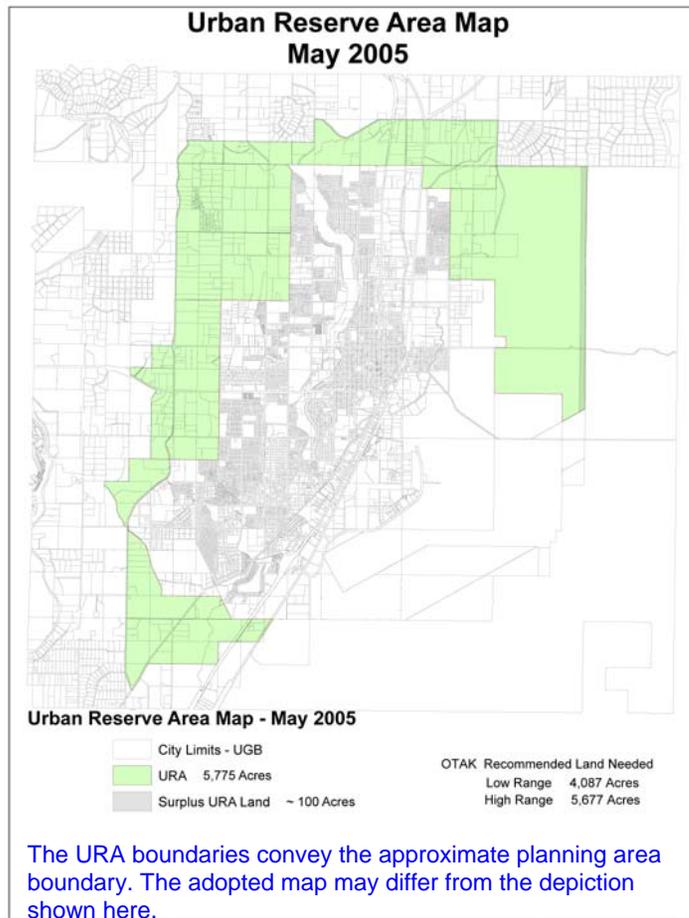
Redmond Growth and Development Challenges

As one of the fastest growing cities in Oregon, Redmond faces many growth challenges, some of which are a product of the pace of development and some of which are a product of the type and character of past urban development. These include:

- Redmond is located at the intersection of two highway corridors – US 97 and OR 126. The urban form in general may be described as housing to the west, jobs to the east and commercial services down the middle. This framework served the community well but as Redmond continues to grow, its urban form is becoming a liability to a well functioning city, especially for the transportation system.
- Redmond is gradually evolving from a collection of subdivisions served by highway-based commercial services to a city of neighborhoods. As the urban area fills in, demand for services will increase but there is limited capacity to transport residents from neighborhoods to highway-based service destinations.
- Redmond has superb natural amenities such as Dry Canyon and vistas of the Cascade Range. As the city grows, there will be a need to protect these existing amenities, to provide additional open space areas and to protect significant view corridors.

- Redmond has significant economic development advantages and a large industrial land base that will continue to foster urban development and expansion.
- Redmond School District faces significant challenges acquiring future school sites.

Managing Urban Expansion: Urbanization Strategy



Urbanization Strategy

As a consequence of rapid population and economic development, Redmond has adopted the following policies to manage urban expansion. These policies are intended to ensure the city maintains an adequate supply of urbanizable land in its urban growth boundary (UGB) and to provide a process for determining where and when the UGB will be expanded.

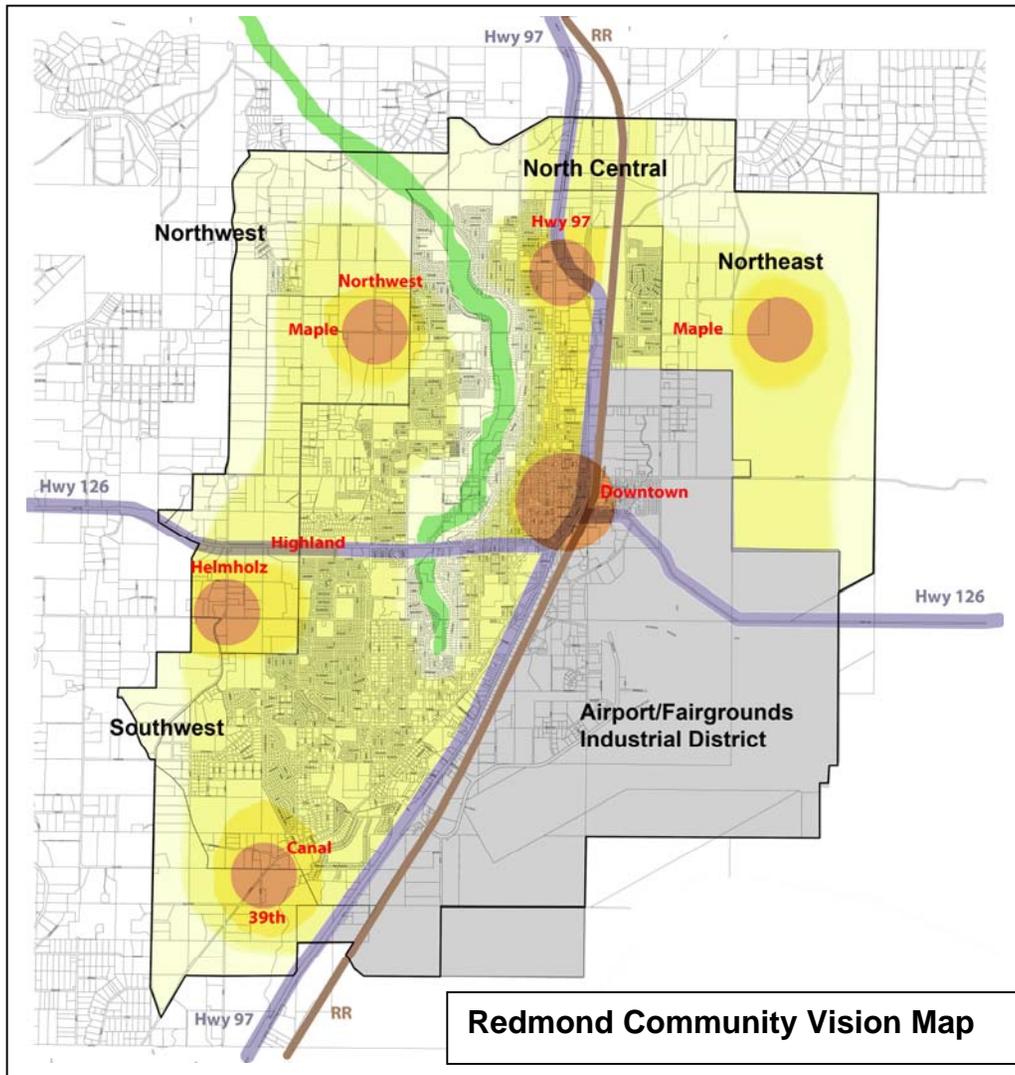
- The establishment and change of the Urban Growth Boundary shall be a cooperative process between the City of Redmond and Deschutes County.
- In anticipation of the need to expand the UGB to accommodate population and employment forecasts for the year 2025 and beyond, the City of Redmond and Deschutes County have jointly agreed to establish an Urban Reserve Area (URA) consistent with state law.
- The City and County have jointly determined that the City should include a 30-year supply of land within the urban reserve beyond the 20-year time frame used to establish the UGB.

Managing Urban Expansion: Urbanization Strategy

- The City will update its buildable lands inventory and evaluate the UGB every five (5) to fifteen (15) years to ensure that that boundary contains sufficient buildable land to meet projected urban growth needs for the succeeding 20-year period in conformance with *Oregon Revised Statutes 195 and 197*.
- Urban Reserve Area lands will be included within the Urban Growth Boundary on a phased basis as the need for urbanizable land warrants. 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.
- Property owners have the opportunity to request that land within a designated Urban Reserve Area be included within the Redmond Urban Growth Boundary, based on consideration of the following factors outlined in Statewide Goal 14:
 - a) Demonstrated need to accommodate urban population growth requirements;
 - b) Need for housing, employment opportunities and livability;
 - c) Orderly and economic provision of public facilities of services;
 - d) Maximum efficiency of land uses;
 - e) Retention of agricultural land;
 - f) Compatibility of urban uses with nearby agricultural activities; and
 - g) Environmental, energy, economic and social consequences.
- The City and County will favor UGB additions that are of sufficient size and scale to be integrated into the urban area as complete neighborhoods or other community elements rather than isolated individual development projects. Privately initiated requests for UGB amendments should include a minimum of 200 acres.

In addition to these policies, the City has adopted a Community Vision for the character and design of the greater Redmond Urban Area and policies for attaining that vision. The next section describes that vision.

Community Character and Design: A Vision to the Future



Community Design Objectives

The Community Vision Map depicts the Redmond urban area in 2050 with an expected population of 80,000 residents. The following policies guide urban development consistent with the community vision.

- The City will adopt a Community Vision Map for the future urban area that includes both the UGB and the URA. The Community Vision Map will be used as a conceptual guide for future land uses in urban reserve areas.
- The City and Deschutes County will work toward the Community Vision objective of developing "centers" on the local street network and away from highway corridors to maintain a high degree of highway mobility within and through the city.
- The City will adopt zoning regulations for centers that allow a mix of employment, commercial services and

Community Character and Design: A Vision to the Future

Community Design Objectives

- Centers will be designed to be pedestrian and bike friendly environments with development oriented toward public spaces. Centers will include integrated design elements, such as gateway features, street lighting, pedestrian amenities, public areas and other features that enhance each center's character and identity.
- Neighborhoods surrounding centers will provide a variety of housing types and choices with densities gradually increasing as one nears the center. It is envisioned that at least 5000 residents will live within a five-minute walk of each center to provide a stable customer base for area merchants and opportunities for city residents to live in close proximity to services and employment.
- The City will adopt a Downtown Plan that recognizes its function as a regional service center and that supports expansion of businesses as well as housing opportunities in the downtown area.
- The Airport/Fairgrounds area will be planned to serve specialty land uses, such as the Community College and the Deschutes County Fairgrounds as well and industrial uses. Zoning will be flexible to allow for development of service businesses that support area employers and workers.

In addition to these policies, the City will require the development of master plans for areas that are brought into the UGB to ensure that land use and development plans for center and for the surrounding neighborhoods are consistent with the community vision. The next section describes the required content of master plans.

Managing Urban Expansion: Master Planning

Master Planning Additions to the Urban Growth Boundary

The City of Redmond will require master planning for areas that are added to the urban growth boundary. Urban expansion shall be consistent with the following policies:

- The City of Redmond will adopt and implement Intergovernmental Agreements with Deschutes County and other agencies to facilitate long-range transportation planning and master planning of the Redmond Urban Reserve Area.
- The City will encourage the master planning of urban reserve area(s) by all property owners, including Deschutes County, prior to approving an Urban Growth Boundary amendment.
- The City of Redmond will cooperate with Deschutes County to master plan the County-owned property located east of Redmond. The jurisdictions shall consider the possible routes for future transportation corridors and will coordinate with the Oregon Department of Transportation, the Bureau of Land Management and any other property owner or agency that indicates an interest in the planning process.
- Master plans may include, but are not limited to:
 - a) Plan Objectives. A narrative shall set forth the goals and objectives of the master plan.
 - b) Site and Context. A map of the site and surrounding area shall set the context for the master plan.
 - c) Land Use Diagram. The land use diagram shall indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities.
 - d) Residential Densities. If residential development is proposed, the master plan shall describe the range of lot sizes, housing types and overall average density for the master plan area. Requested zoning districts (existing or new) shall be described.
 - e) Circulation/Transportation Diagram. The circulation diagram shall indicate the conceptual layout of streets, pathways and bikeways. Typical cross-sections should be identified. Parking issues must be addressed.

Managing Urban Expansion: Master Planning

- f) Facilities Analysis and Diagram. The plan should include a conceptual layout of public facilities (including at least sanitary sewer and water) needed to support the land use diagram. The Facilities Analysis should address overall capacities and funding strategies for public facilities.
 - g) Design and Development Standards, if different from normal City standards.
- Master Plans must demonstrate that the area can be served in a manner that is consistent with adopted public facility and transportation plans. In particular, master plans need to demonstrate compliance with the City's adopted transportation system plan and with the Oregon Transportation Planning Rule (TPR). Public Facility service extensions need to be consistent with adopted public facility plans for municipal utilities and may not rely on interim service solutions except in extraordinary circumstances.

Master plans are not intended as a replacement for final site plans and may be conceptual in nature. They should, however, include enough information to demonstrate compliance with comprehensive plan policies and include enough detail that future development proposals can be evaluated for consistency and compliance with approved master plans. Master plans should address issues such as park and recreation uses, local traffic circulation, street connectivity, trails and bike/pedestrian connections to centers, schools and other community designations, and planned housing and employment uses. Integrated design elements, such as the use of gateways, distinctive street lighting, pedestrian amenities, public plazas and other features, should be woven into these plans to enhance neighborhood identity and character. They should provide "buffers" between higher and lower intensity uses, such as at the agricultural perimeter, in the vicinity of open space resources, and between heavy industrial uses and non-industrial areas. Buffers may take the form of physical features, such as a green-space buffer, or a transition to lower intensity uses, or a physical barrier, such as a road corridor or sound barrier. Examples of conceptual design graphics that would be expected as part of an area master plan are included here for illustrative purposes.

Managing Urban Expansion: Master Planning

Streetscape



Gateway

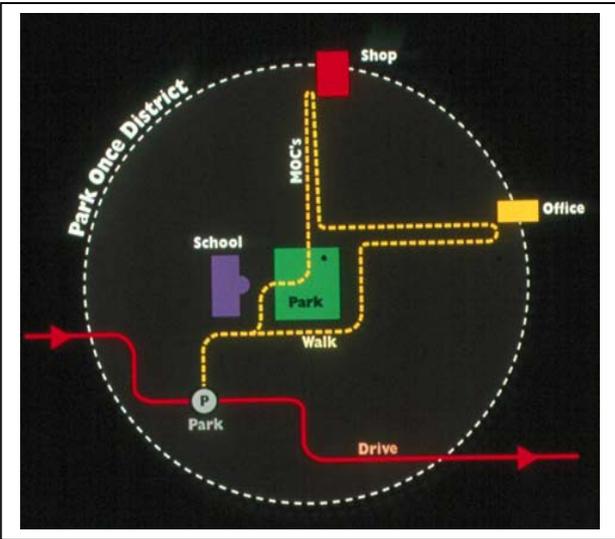


Neighborhood Center

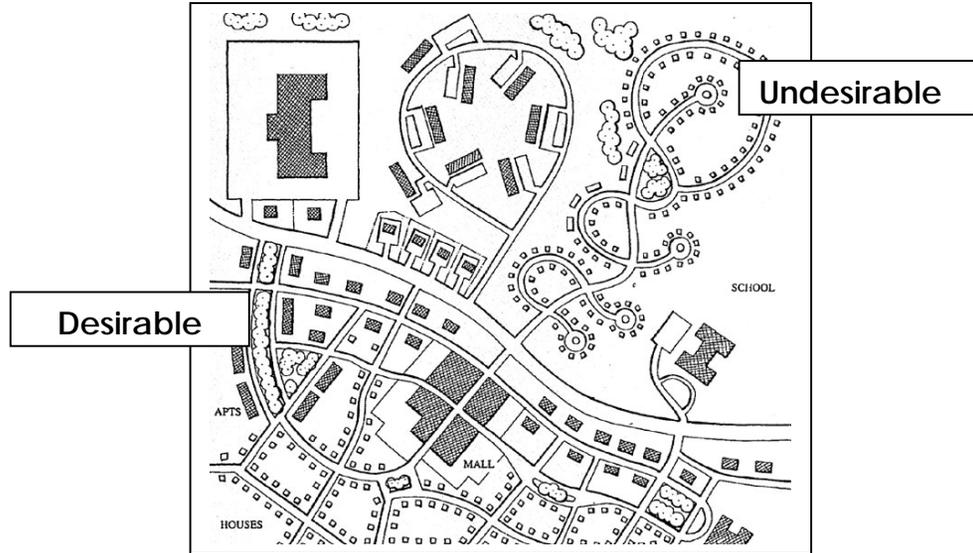


Managing Urban Expansion: Master Planning

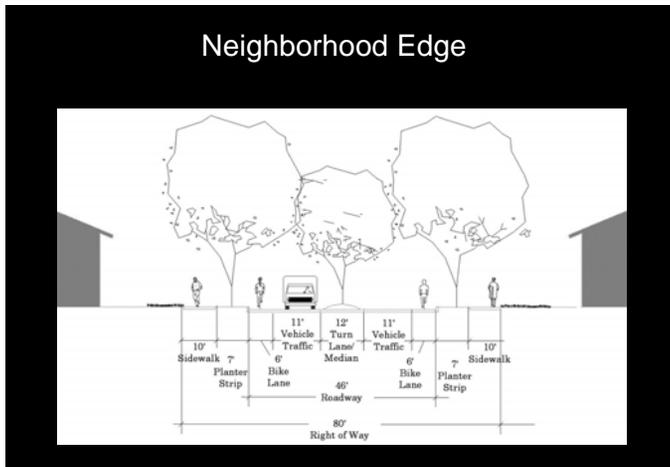
Parking District



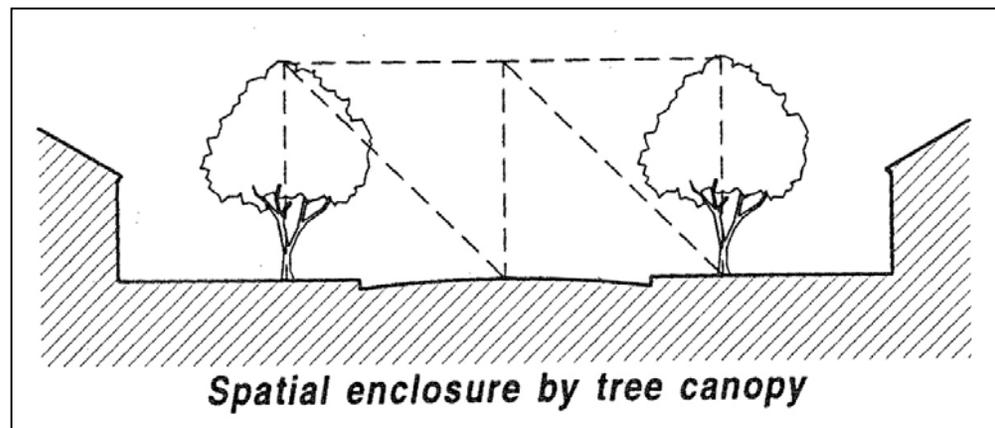
Local Circulation Plan



Minor Arterial Cross Section



Spatial Enclosure



Managing Urban Expansion: Phasing Strategy

Phased Expansion of the Urban Growth Boundary

An analysis of Redmond's need for urbanizable land through the year 2025 indicates a need for an additional 2000+ acres of land over and above the available inventory in the existing urban growth boundary. To accommodate this expansion, additional work is needed to address state land use planning requirements related to transportation, public facilities, and housing. A critical need for multi-family and higher density residential land, however, is identified in the Housing Needs Analysis. To address this need, an analysis was performed to identify land in urban reserve areas that could be brought into the boundary immediately. A summary of that analysis follows.

- There is no "high value" farm land (Class 1-4 soils) that by law would be restricted from urban expansion until other options are exhausted. All land designated urban reserve may be considered for inclusion in the boundary.
- Water and transportation system extensions are not significantly more costly in any urban reserve area, but urban expansion away from state highway facilities is desirable to minimize impacts on state transportation facilities. Urban reserve areas to the northwest and northeast are favored in this regard.
- Most urban reserves require the construction of new gravity sewer lines or pump stations to provide sewer service. There is some urban reserve land that is next to the existing UGB and north of OR 126 that can be served by "Sewer Line D". This sewer interceptor has enough capacity to serve the equivalent of 1700 dwelling units. This condition favors limited expansion in the northwest.
- Redmond is constructing the Maple Avenue Bridge across Dry Canyon. When coupled with the planned extension of 27th Street to Northwest Way, these improvements provide transportation capacity to serve limited urban expansion in the northwest.

Managing Urban Expansion: Phasing Strategy

Given these conditions, the city will pursue the following phasing strategy to address identified land needs through the year 2025.

Phase 1: Limited Expansion Northwest

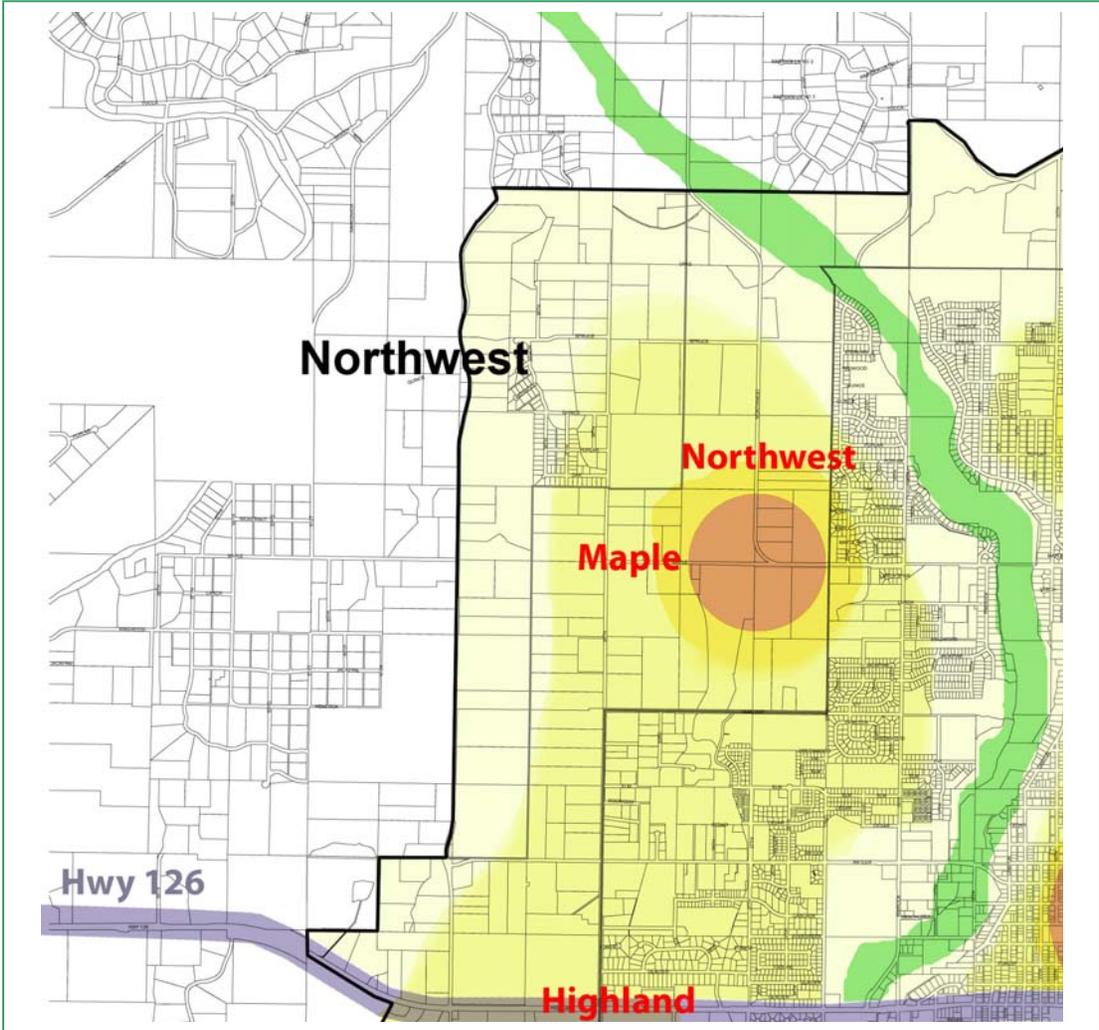
- The City will add enough land to the UGB to accommodate approximately 1000 dwelling units in urban reserve area "W-2", which is located in the northwest part of the Community Vision Map near the planned commercial center at Maple Avenue and Northwest Way. This area will be planned to meet critical housing needs for higher density and multi-family uses, for which land supplies are currently limited.
- Land added in Phase 1 will not include land that may become part of the northwest area center. Master plans and base zones for the center and for the surrounding area will be developed in Phase II.
- Redmond's Public Facility Plan and Transportation System Plan will be amended to include necessary system improvements identified to serve the Phase 1 UGB expansion.
- The City will develop a detailed work program, timeline, and budget for Phase 2 work that will enable the expansion of the UGB to address anticipated urbanization needs through the year 2025. It is expected that the Phase 2 planning process will take two to three years to complete. Included in the Phase 2 program is an expectation that the South Redmond High School site will be brought into the urban growth boundary. In addition, the remaining urban reserves in the northwest will be brought into the urban growth boundary to enable the extension of gravity sewers from the sewage treatment plant that will ultimately serve all west side and some southern urban reserve areas. These additions are expected to address approximately half of the Phase 2 urban growth boundary expansion requirement.

Managing Urban Expansion: Phasing Strategy

Phase 2: Year 2025 Urban Growth Boundary Expansion

- The City will develop a comprehensive public involvement program to engage citizens in the decision process for when, where, and how to expand the urban growth boundary, and in preparing master plans for land added to the boundary.
- The City Planning Commission will review the zoning and development code to ensure there are appropriate base zones and development review procedures to meet anticipated housing and employment needs and to meet state planning requirements.
- The City will work with the Redmond School District to ensure that the future high school site southwest of the city is added to the UGB at the end of the Phase 2 process and to develop strategies for identifying other school sites in other urban reserve areas prior to or concurrent with the time when they are brought into the UGB.
- The City anticipates Phase 2 expansion into urban reserve areas will include areas in the northwest urban reserves where existing sewer system capacity and future gravity sewer extensions favor urban expansion. The City will work with local property owners in these areas to develop a master plan for the area, including plans for the commercial service center in the vicinity of Maple Avenue and Northwest Way/27th Street, as depicted on the map on the next page.
- The direction and timing of urban expansion in other urban reserve areas will depend to an extent on the result of technical studies for water, sewer, and transportation plans. Development proposals from property owners in other urban reserve area also may affect the direction and timing of urban expansion. The City is interested in partnering with private parties in this process.

**Managing Urban Expansion:
Phase 2 Northwest Expansion Strategy**



Managing Urban Expansion: Public Facilities and Transportation

Redmond's Public Facility Plan and related master plans for water and sewer need to be updated to identify specific solutions for extending utility systems in areas being added to the urban growth boundary. In addition, the city's Transportation System Plan is out of date and needs to be re-written to comply with changes in state law. During the Phase 2 planning process, the city will undertake the following steps to ensure essential public facilities and services are planned for to meet the needs of area residents through the year 2025.

- The City will update the following master plans and comprehensive plan elements to address Year 2025 urbanization needs: Water Master Plan (Transmission Elements), Sewer Master Plan (Collection and Conveyance Elements), Transportation System Plan (all elements), Park and Recreation Master Plan.
- The City will continue to work with other area governments and service providers, including Deschutes County, Central Oregon Irrigation District, Redmond Park District, Oregon Department of Transportation, and other public and private service providers, to coordinate long-range planning efforts.
- Urban services will generally be extended according to the conceptual framework outlined in the Urban Reserve Area findings and related technical reports for serving urban reserve areas. These reports demonstrate, for example, that gravity sewers can serve large segments of the north, northeast, and northwest urban reserve areas and this physical condition favors urban expansion in these areas before expanding in other directions.
- The City will work with private parties to master plan potential urban reserve expansion areas and will favor expansion where proposals are consistent with planned sequences outlined in public facility master plans.