



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** June 28, 2023

**SUBJECT:** CORE3 project land use entitlement applications

**RECOMMENDED MOTION:**

Move approval of Board Order No. 2023-027 authorizing the Deschutes County Property Manager to sign land use entitlement applications and associated documents for the CORE3 project.

**BACKGROUND AND POLICY IMPLICATIONS:**

In March 2022, your Board executed a Memorandum of Understanding (MOU) to memorialize the Central Oregon Ready Response Resilient (CORE3) Agreement. The MOU defined the mission of CORE3 "To deliver high caliber public safety training and emergency coordination facility that enhances public safety, builds resilience, and mitigates risk." The project's vision is "A model center in Central Oregon for public safety providers, which delivers superior collaborative emergency services training and coordination across disciplines, creating a safe and resilient Oregon."

Upon executing the MOU, 20 state and local public partners throughout the tri-county area were signatory to the document, and since that time the number of public partners has increased to 27. The MOU further defined partner roles, the project decision making process through establishing an Executive Council (EC), and recognized Central Oregon Intergovernmental Council (COIC) as the fiscal administrator and project manager for the CORE3 project. Additionally, your Board reserved a +/- 300-acre area of County-owned property in east Redmond, specifically located within Map and Tax Lot 1513000000103. The property was appraised in January 2022 and valued at \$16,300,000 or \$54,450/acre (rounded to the nearest \$100).

In early January 2022, COIC issued a Request for Proposal (RFP) to procure consulting services for developing a master plan and securing land use entitlements for the proposed CORE3 facility. The professional services contract was awarded to SERA Architects (SERA), which was executed between COIC and SERA April 1, 2022.

Over the last year, SERA in coordination with Winterbrook Planning, Kittelson & Associates, and HHPR Inc. (Team), have guided the CORE3 project management team and executive

council through a rough site design process as part of the required preparation to submit for land use entitlements to the City of Redmond. To date, the Team has prepared land use entitlement applications and associated documents for 1) Comprehensive Plan Text Amendment, 2) Urban Growth Boundary Amendment, 3) Master Development Plan, 4) Redmond Zone Changes, Annexation, & Land Partition, and 5) Deschutes County Plan Map & Zone Change.

The land use entitlement applications are finalized and ready to submit to the City and Deschutes County Community Development Department. The estimated timeline for land use entitlements is by the end of the calendar year.

In the coming months, CORE3 stakeholders will return to your Board to present an Intergovernmental Agreement to outline the terms and conditions to convey the +/- 300-acres to COIC as an interim owner of the property until a separate entity is created and established for CORE3.

**BUDGET IMPACTS:**

County-owned +/- 300-acres valued at \$16,300,000

**ATTENDANCE:**

Kristie Bollinger, Property Manager

Scott Aycock, Community and Economic Development Director at COIC