



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: May 21, 2025

SUBJECT: Dedicate +/- 15.05 acres of County-owned property to public right-of-way in East Redmond associated with the CORE3 project, and authorize granting a Temporary Construction Easement to Central Oregon Intergovernmental Council

RECOMMENDED MOTION:

Move approval of Board signature of Order No. 2025-020 to authorize dedicating +/- 15.05 acres of County-owned property to public right-of-way in East Redmond associated with the CORE3 project, authorize granting a Temporary Construction Easement to Central Oregon Intergovernmental Council, and further authorize the Deschutes County Property Manager to execute the documents associated with the dedications to public right-of-way and temporary construction easement.

BACKGROUND AND POLICY IMPLICATIONS:

In June 2023, the Board of County Commissioners approved proceeding with submitting applications to the City of Redmond Planning and Deschutes County Community Development Departments to complete a number of land use entitlements associated with the +/- 300 acres reserved for CORE3 in East Redmond, which is currently part of Map and Tax Lot 1513000000103.

The June 2023 applications included, 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.

Most of the land use entitlements are now complete. As a condition of approval associated with the land partition, the City of Redmond is requiring dedications to public right-of-way for future roads within the City's jurisdiction. Those dedications are as follows:

- SE 17th Street, +/- 0.27 acres
- SE 21st Street, +/- 7.33 acres
- SE 29th Street, +/- 3.83 acres
- SE Evergreen Avenue, +/- 3.62 acres

Note, with the exception of +/- 0.27-acre public right-of-way dedication for SE 17th Street, the remaining +/- 14.78 acres will be dedicated to public right-of-way from the +/- 300-acre CORE3 footprint, which is pending partition.

Additionally, as a condition of approval associated with CORE3, the City is also requiring a +/- 600-foot segment of SE 21st Street to be developed, along with water and sewer improvements. Central Oregon Intergovernmental Council (COIC) is managing the CORE3 project and is in the process of completing the design phase of the required road segment. Based on current timelines, it is anticipated construction will start Summer 2025. The County will need to grant COIC a Temporary Construction Easement to complete the required road improvements, which will expire once the segment of SE 21st Street is completed.

Improvements associated with SE 17th Street, SE 29th Street, SE Evergreen Avenue and the remaining portion of SE 21st Street will be dependent on City of Redmond imposed conditions associated with adjacent property development in the future.

Further, the City of Redmond is requiring a Dedication Agreement related to the described dedications to public right-of-way.

BUDGET IMPACTS:

Based on a September 2024 third-party appraisal, property associated with the CORE3 project within City Limits is valued at \$54,452/acre. The estimated value of property for right-of-way dedications is \$819,502.

ATTENDANCE:

Kristie Bollinger – County Property Manager

Shelby Knight – Resilience Planner, COIC

Wayne Powderly – Project Management Director, Cumming Group