



Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation

Director's Office

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DATE: February 16, 2012
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TO: House Committee on Transportation and Economic Development
FROM: Jerri Bohard
ODOT Interim Deputy Director for Operations
SUBJECT: SB 1544 A-Engrossed – Southeast Redmond Employment Site

INTRODUCTION

Senate Bill 1544 A-Engrossed authorizes the city of Redmond to make land use decisions for a 465-acre parcel known as the Southeast Redmond Employment Site. The site was once zoned as industrial land, but is now listed as open space park reserve in the city's comprehensive plan.

DISCUSSION

Oregon needs a reliable supply of large-lot, high-value employment land to attract investment and create jobs.

Southeast Redmond Employment Site is a unique situation; a large parcel that was once zoned as industrial land, but is now listed in the city's comprehensive plan as "open space park reserve." The city has worked for many years to restore the industrial designation for the site, but has been unable to do so. One primary hurdle for the city has been the lack of available funding for the transportation improvements needed to address potential effects that the site may have on the transportation system.

The Oregon Department of Transportation worked collaboratively with the city of Redmond, the Department of Land Conservation and Development and the Governor's Office to develop the transportation-related components of the bill. The bill incorporates these concepts:

- An agreement between the department and the city to plan for the transportation improvements appropriate to address the amount and type of traffic from the Southeast Redmond Employment Site
- Transportation improvements based on practical design principles
- Transportation improvements funded with existing and reasonably expected future planned transportation resources
- Acknowledgement that the transportation improvements may not be sufficient to meet the department's Highway Mobility Targets
- Acknowledgement that the transportation improvements may not fully accommodate traffic attributable to the site and that the department is not responsible for additional improvements to address traffic congestion and travel delay

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The City is collaborating with the department in preparing an updated Transportation Impact Analysis for the Southeast Redmond Employment Site. The results of the Transportation Impact Analysis will form the basis for the agreement between the department and the city. The results will also inform the development of alternative mobility targets for the portions of US 97 and OR 126 affected by the site.

SUMMARY

SB 1544 A-Engrossed allows the city of Redmond to complete the rezoning process for the Southeast Redmond Employment Site. The department will to work with the city to identify the transportation improvements needed to address the effects of the site's development.