



REDMOND, OREGON

CHIPS AND SCIENCE ACT - LAND OPPORTUNITY



The City of Redmond is submitting two infrastructure investment opportunities associated with the semiconductor and microelectronics industry. One investment of \$8,000,000 million, is associated with nearly 600-acres of industrially zoned land and the other, \$12,000,000, is for a nearby tract of 40-acres, owned by the City, intended to become a neighborhood of nearly 450-units of housing – with 50% targeting the Workforce Housing income range. Combined, the state could invest \$20 million that will expedite attracting employment opportunities and housing to support those jobs.

SOUTH REDMOND LARGE LOT INDUSTRIAL SITE

PROJECT IN BRIEF

Large Lot Industrial Land: Nearly 600-acres of co-located industrial land (including one 200-acre site) is within the City limits and owned by Department of State Lands (DSL). The area is part of the state’s Large Lot Industrial program and features easy access to power and water. Located in a high tech sector, adjacent to companies like Medline Renewal and 17 miles from Apple and Facebook facilities. With an investment of \$8,000,000 in infrastructure, it could be ready for a microelectronics user as early as 2025. The \$8,000,000 would fund costs for necessary sewer/wastewater. There are additional costs for road/sidewalk/stormwater infrastructure. However, those are typically borne by the developer.

The City is willing to commit 200 of these 600 acres to microelectronics for the timeframe identified by the Oregon Legislature. With this land being owned by DSL, the state would reap the benefit of the net sale proceeds being invested in the State School Fund. Land value is estimated at \$2.50 per sq. ft. (\$21,780,00 per 200 acres) to \$3.50 per sq. ft. (\$30,492,00 per 200 acres).

INFRASTRUCTURE NEEDS: \$8,000,000

SEWER / WASTEWATER	\$1M Design
	\$2M Lift Station
	\$2.5M Force Main
	\$1M Improvements /lift station
	\$1.5M Contingency

SITE LOCATION:

Commercial Airport RDM	1 mile
<i>(3rd largest in OR, DIRECT flights to SFO,SEA, DEN, LAX, SLC, PHX, PSP, BUR)</i>	
Hwy 97/126/20 Corridors	< 1 mile
<i>Adjacent to Hwy 97 (Oregon’s 2nd major N/S route to CA & WA) & Hwy 126, 15 miles north of Hwy 20 (Major E/W connector between Boise to Salem)</i>	
Higher Education Campuses	1 to 15 miles
<i>(C.O. Community College (COCC) MATC, COCC Main Campus, OSU Cascades)</i>	
Tri-County Workforce Pool (est. 259,127)	< 20 miles
<i>Redmond, Bend, Prineville, Sisters, Madras all within 20+ minute unimpeded drive</i>	

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NORTHPOINT VISTA MIXED-INCOME HOUSING

PROJECT IN BRIEF

The City is in the process of contracting with a residential developer on 40-acres of non-farmland just a few miles north of the Large Lot Land. This City owned land will develop approx. 450 units of housing (at least half of which will be workforce housing). The estimated infrastructure costs for “Northpoint” (project name) are around \$12,000,000. The genesis of this initiative was HB 4079.

The vision of Northpoint is to serve as a model for mixed-income housing development in both Central Oregon and across the state. The Project will result in ~450 housing units of affordable, workforce, and market rate housing. The Project would incorporate sustainable design, commercial uses, including amenities for childcare, parks, trail connectivity, community amenities, transit opportunities and other infrastructure. Objectives include: Address the urgent need for more affordable and workforce housing in the community and region; provide ~450 housing units: 50% will be affordable housing offered at 60% Area Median Income (AMI) for rentals, 80% AMI or less for home ownership; the remaining 50% will be workforce housing (81%-120% AMI); as well as amenities such as childcare facilities, parks, and commercial/retail.

Investments by the state in these two infrastructure projects would result in near term jobs and housing, adjacent to a major airport, along major traffic corridors (Highway 97 & 126) and within 17 miles of high tech facilities associated with existing Facebook and Apple.

INFRASTRUCTURE NEEDS: \$12,000,000

TRANSPORTATION	\$4,800,000*	*Based on Master Planning Estimate(s)
WATER	\$3,600,000*	
SEWER	\$2,400,000*	
PARKS	\$1,200,000*	

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