



## **JUNIPER RIDGE – WHAT COMES NEXT?**

**CAROLYN EAGAN, ECONOMIC DEVELOPMENT DIRECTOR**

**BEDAB AUGUST MEETING | AUGUST 7, 2017**

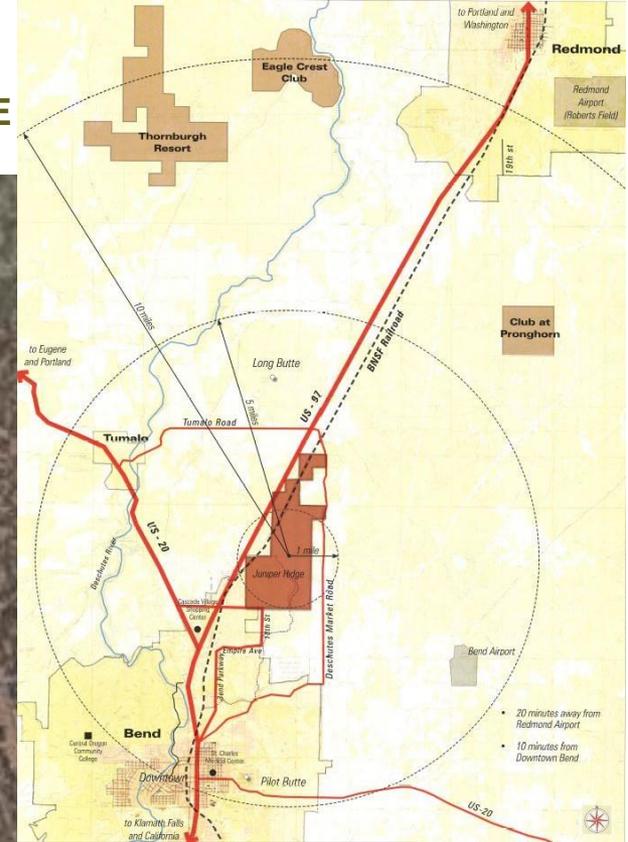
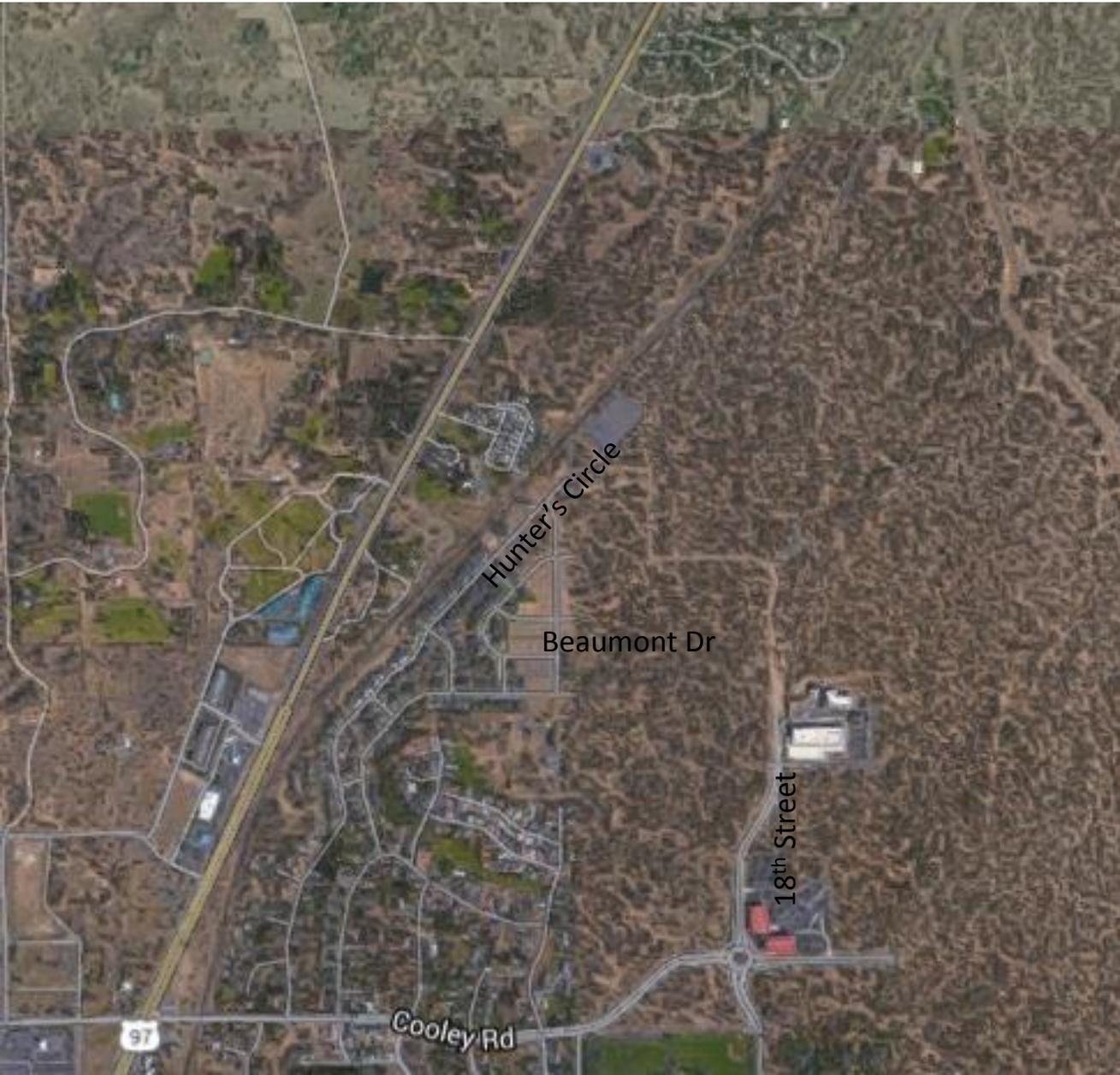


- What is Juniper Ridge?
- Currently Adopted Plan
- What is NOT included in Juniper Ridge
- Existing agreements
- Planned infrastructure & required funds
  - North Interceptor
- State Site Certification
- Next Steps



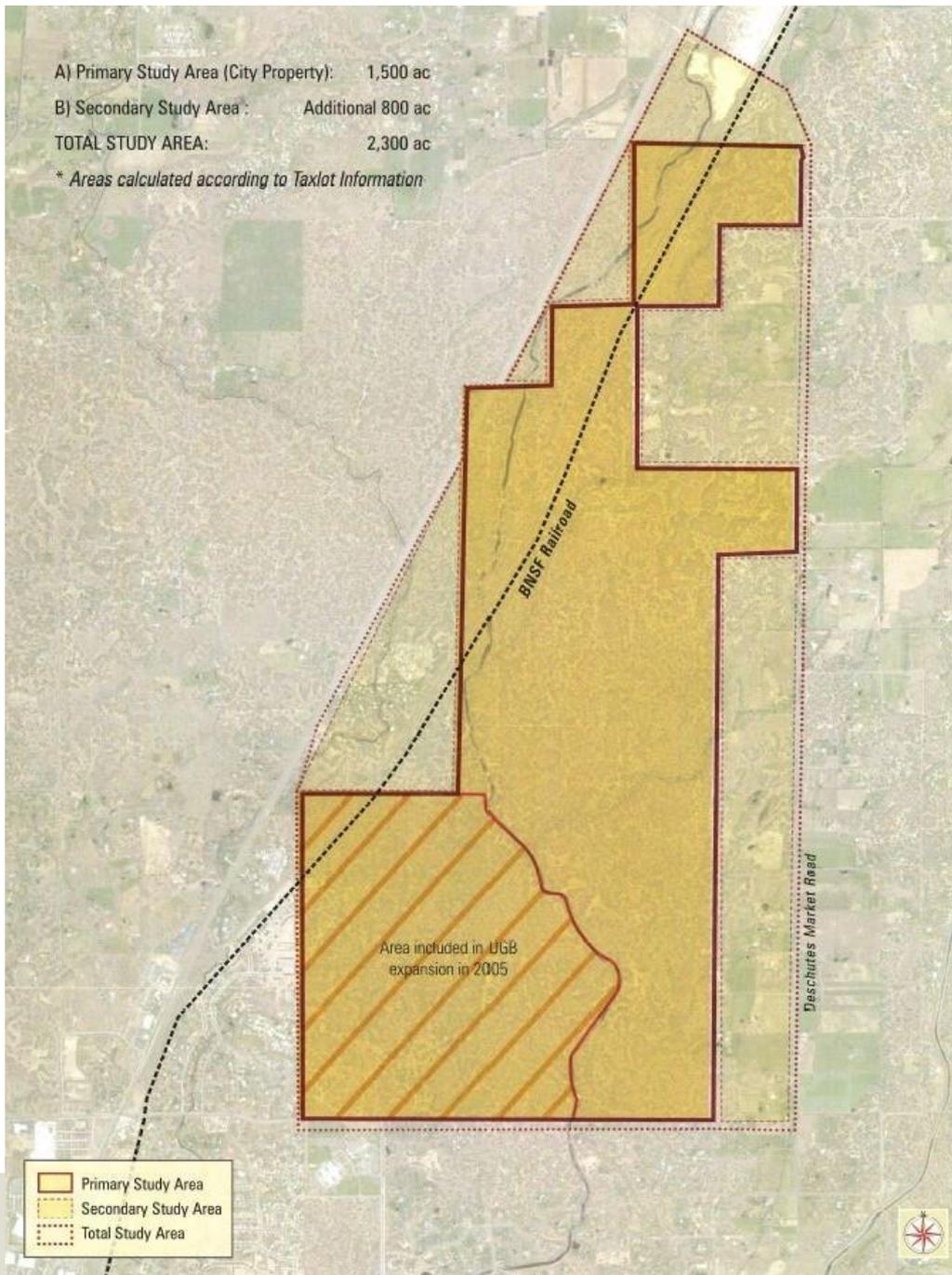
- 1,500 acres given to City of Bend by Deschutes County in 1990
- County required that the City create a Master Plan
  - City adopt the master plan
  - 10% of land be reserved for parks/open space
  - Remaining 90% be used for “public purpose” translated to mean “job creation”

# SATELLITE VIEW OF JUNIPER RIDGE





A) Primary Study Area (City Property): 1,500 ac  
B) Secondary Study Area: Additional 800 ac  
TOTAL STUDY AREA: 2,300 ac  
\* Areas calculated according to Taxlot Information



## Only 1/3 Juniper Ridge Area in UGB

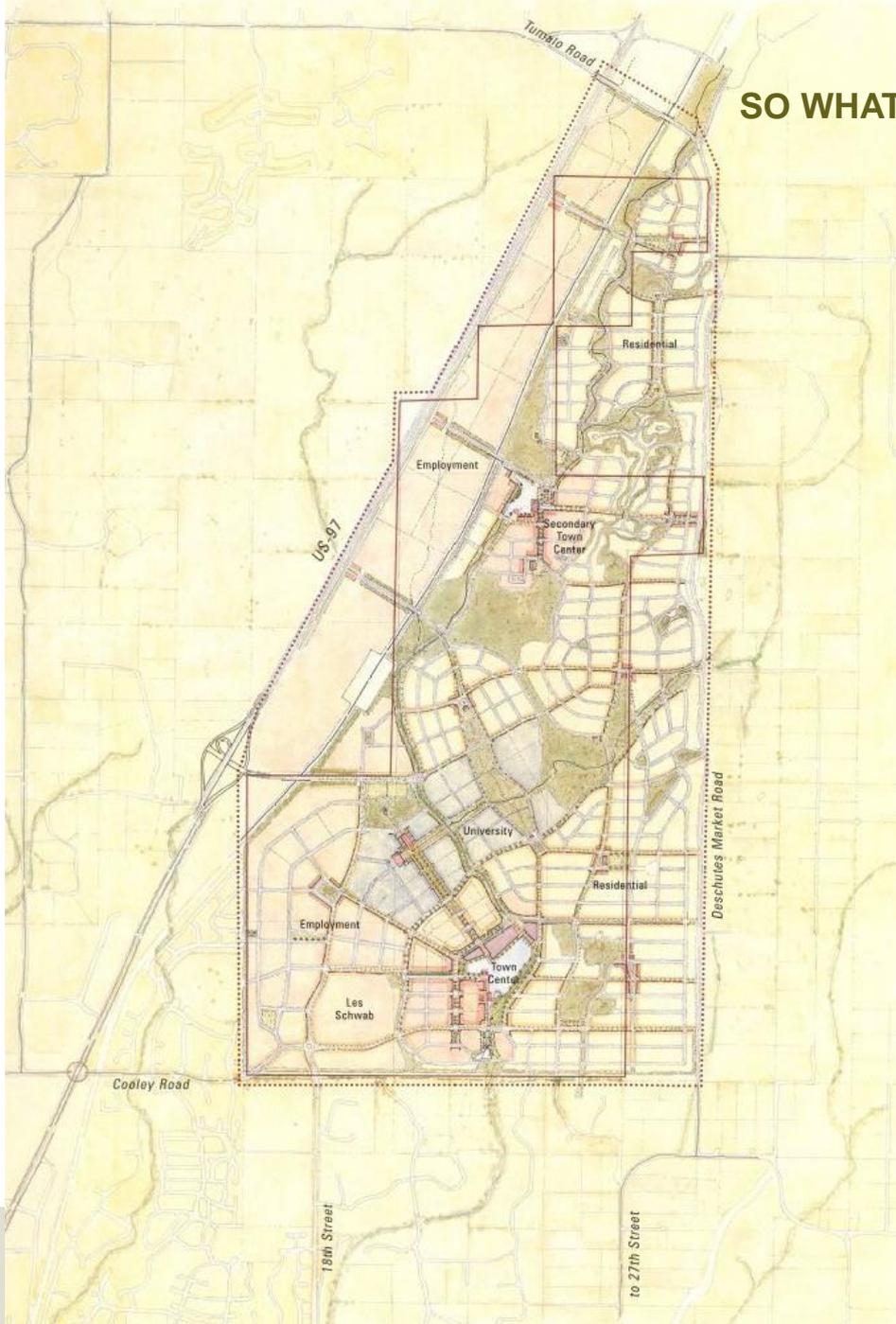
- Roughly 500 acres
- into UGB in 2005
- Zoned IL
- Sub Employment District

## SO WHAT HAPPENED TO THE MASTER PLAN?



# Juniper Ridge Master Plan was never adopted

- Included 2,300 acres
- 1,500 owned by city + 800 more
- Presented in 2008

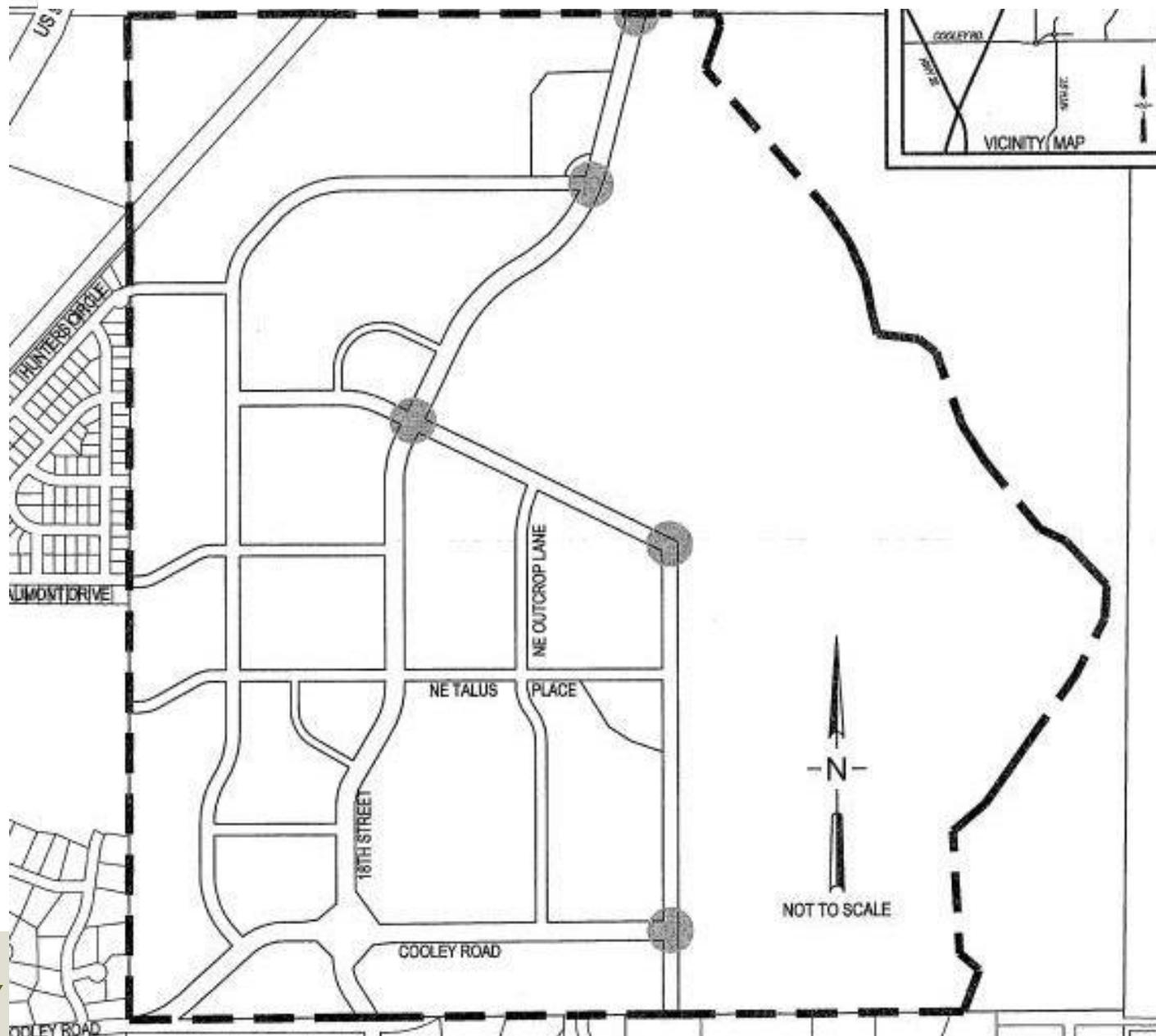




## Juniper Ridge Overlay Zone

- Adopted in 2009
- 306 Acre sub employment district
- No longer “just” Industrial – additional permitted uses
  - Research & development
  - Medical labs
  - Professional services
  - Corporate HQ
  - Education facilities
- Placeholders in Comprehensive Plan for
  - Town center, Educational, Residential sub-district

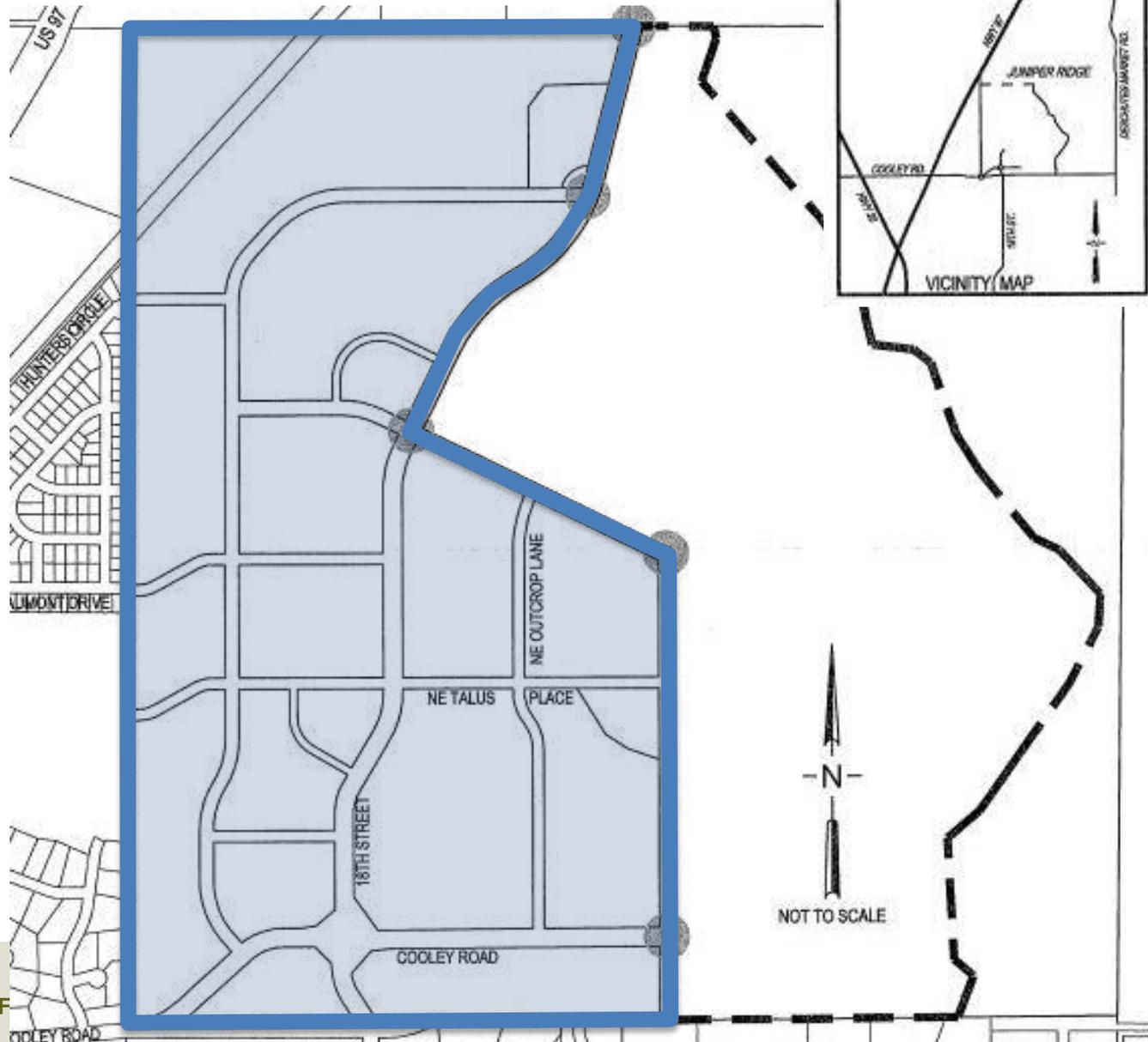
# JUNIPER RIDGE AREA IN THE URBAN GROWTH BOUNDARY



CITY

# JUNIPER RIDGE SUB-EMPLOYMENT AREA

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## **Sub Employment District Overlay adopts**

- A pm peak hour vehicle trip limit
- List of required transportation improvements to mitigate impact of trips | ODOT IGA
  - This where the 700 trip number is adopted
  - \$53M (2010) in improvements after 700 trips
  - Requires creation of Transportation Management Association (TMA)
- Development will not occur without adequate public facilities
- Does not adopt the Master Plan



- Owners Association
  - Board of Directors with 7 property/business owners
  - Created in 2010 and formed in 2012
- Codes, Covenants and Restrictions (CCR)
  - Collect a property assessment
  - Manage common area
  - Borrow and use funds to manage
  - Enter into contracts
  - Establish a Transportation Management Association (TMA)



- TMA
  - All property owners in Juniper Ridge participate
  - Develop and implement Transportation Demand Management (TDM) Plans
  - Hire a TMA manager and each company hires an Employee Transportation Coordinator
  - Scheduled to begin operating after close of escrow of next land sale
    - TMA management triggered once there are 7 employers



## **Council created the Juniper Ridge Management Advisory Board in June 2008**

- Advise the Council and BURA protect integrity and implementation of the Juniper Conceptual Master Plan
  - Select a new lead developer/marketer
  - Recommend new mixed uses
  - Provide oversight
  - Recommend annual budget
  - Evaluate development proposals
- Members served staggered 5-yr terms
- Last meeting – March 11, 2014

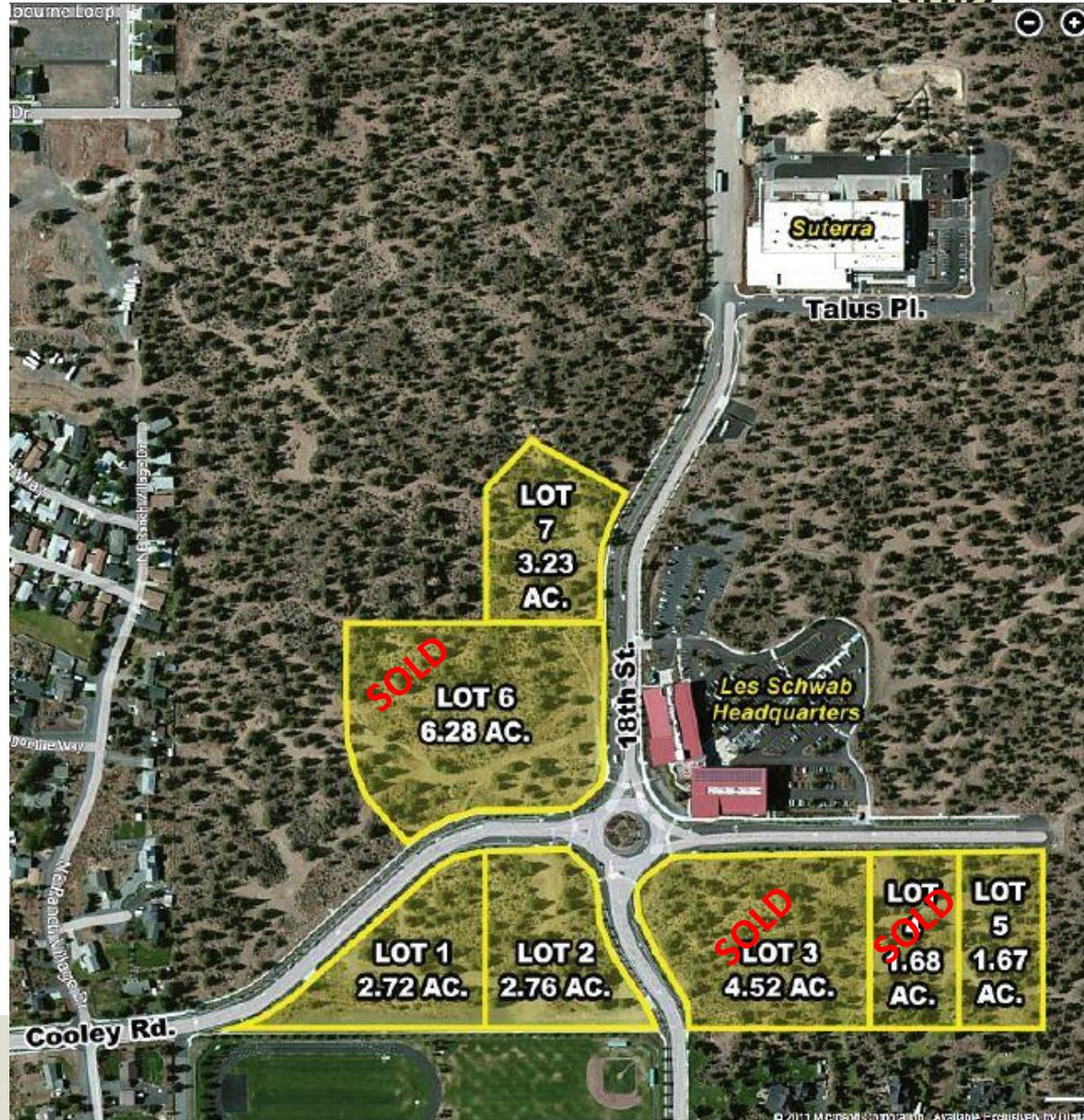


## **PFM recommendations | March 11, 2014**

- Presented Land Disposition Alternatives to City Council and remaining members of JRMAB
  - A. City Acts as Master Developer
  - B. Solicit Master Developer/Ground Lease
  - C. Solicit Master Developer/Sell in Phases
  - D. Solicit Master Developer/Sell Entire Site
  - E. Land Sale
- Pros & Cons of each Alternative
- Council did not choose an alternative
- By default, Council chose Land Sale



- Lot 1 – 2.7 acres
  - Lot 2 – 2.8 acres
  - ~~Lot 3 – 4.5 acres~~
  - ~~Lot 4 – 1.7 acres~~
  - Lot 5 – 1.7 acres
  - ~~Lot 6 – 6.3 acres~~
  - Lot 7 – 3.2 acres
- Total acreage – 22.9





- Market conditions: sale price, demand, size
  - Other small industrial lots in Central Oregon
- Railroad impediment for some uses
- City's commitment to build internal street network
- No existing sewer capacity
  - City had sewer capacity in 2008
- Not really industrial sites
  - Industrial sites typically 20-100 acres and heavy uses
  - Aren't adjacent to residential areas or to schools



- Build sewer
- Build internal street network
- Reduce sale price
- Site Certification through Business Oregon
- Build additional access
  - US 97 interchange
  - Connection to Deschutes Market Rd



- Fund Sewer Improvements
  - Combination of rates, urban renewal funds and ????
- Certify Industrial Sites
- Determine costs associated with
  - Internal street network
  - Additional street connection to US 97 or to Deschutes Market Rd
- Choose one of EcoNorthwest/PFM alternatives
  - Assign staffing, allocate resources, other
- Explore ways to maximize Urban Renewal funds