

Resolution No. 125

A RESOLUTION ADOPTING THE FIRST AMENDMENT TO THE JUNIPER RIDGE URBAN RENEWAL PLAN

THE BEND URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Findings:

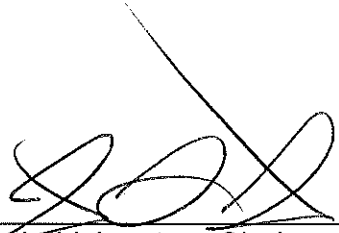
- A. The Bend Urban Renewal Agency ("BURA"), as the duly authorized and acting urban renewal agency of the City of Bend, Oregon, is authorized to undertake certain redevelopment activities in designated areas within the City of Bend pursuant to ORS Chapter 457.
- B. The Bend City Council adopted the Juniper Ridge Urban Renewal Plan (Plan) on August 29, 2005.
- C. Section XI of the Plan provides for council-approved amendments through approval by BURA of a resolution considering the amendment and approval of the City Council by resolution.
- D. Bend staff has reviewed and proposes changes to the boundary, project and finances of the Plan.
- E. The boundary expansion is less than one percent of the existing area of the Plan and therefore qualifies as a minor amendment.
- F. Some project changes are in excess of \$500,000 in 2005 dollars and are materially different from projects previously authorized in the Plan and therefore qualify as a Council-approved amendment.
- G. The financial updates are not considered amendments to the Plan.

Based on these finding, THE BEND URBAN RENEWAL AGENCY OF THE CITY OF BEND RESOLVES AS FOLLOWS:

Section 1. The BURA authorizes and approves the Juniper Ridge Urban Renewal Plan First Amendment and authorizes this Amendment to be incorporated into the Juniper Ridge Urban Renewal Plan.

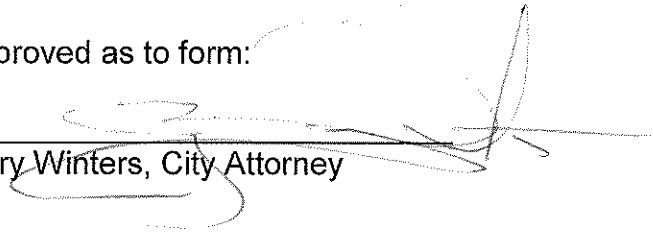
Adopted by a vote of the Bend Urban Renewal Agency on April 17, 2019.

YES: Justin Livingston, Chair
Sally Russell
Bruce Abernethy
Barb Campbell
Bill Moseley
Gena Goodman-Campbell
Chris Piper


Justin Livingston, Chair

ATTEST:

Robyn Christie, City Recorder

Approved as to form:

Mary Winters, City Attorney

Attachments: Exhibit A – Juniper Ridge Plan First Amendment

This is a Council-Approved Amendment to the Juniper Ridge Urban Renewal Plan (Amendment). Council-Approved Amendments consist solely of the following amendments:

- Material changes to the goals and objectives of the Plan.
- Addition or expansion of a project, which adds a cost in 2005 dollars of more than \$500,000 and which is materially different from projects previously authorized in the Plan.

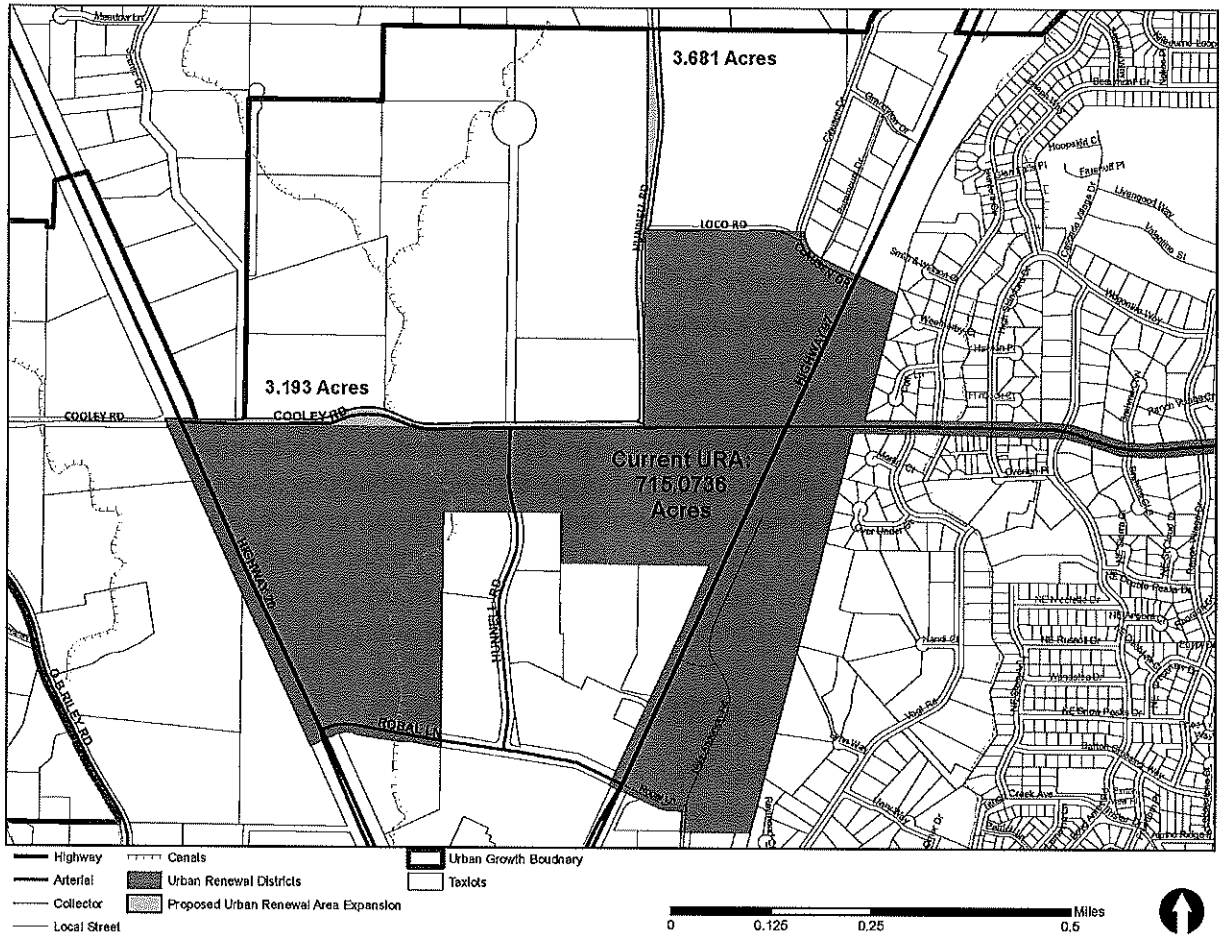
Council-Approved Amendments require approval by the Agency by resolution and by the City Council, which may approve the amendment by resolution. This amendment adds projects with a cost in excess of \$500,000 in 2005 dollars and are materially different from projects previously authorized in the Plan.

All deletions proposed in this Amendment are shown by ~~strikeout~~. Additions are shown in *italics*. The Urban Renewal Projects section and maps showing those projects has been updated in this Amendment. Additional property has been added to the urban renewal area. Some of the changes are merely re-numbering of the projects to incorporate project numbering provided in the transportation sub-section of the Projects section. The Report on the Amendment, a separate document, has also been updated to reflect an updated financial analysis.

III. Map and Legal Description of the Urban Renewal Area

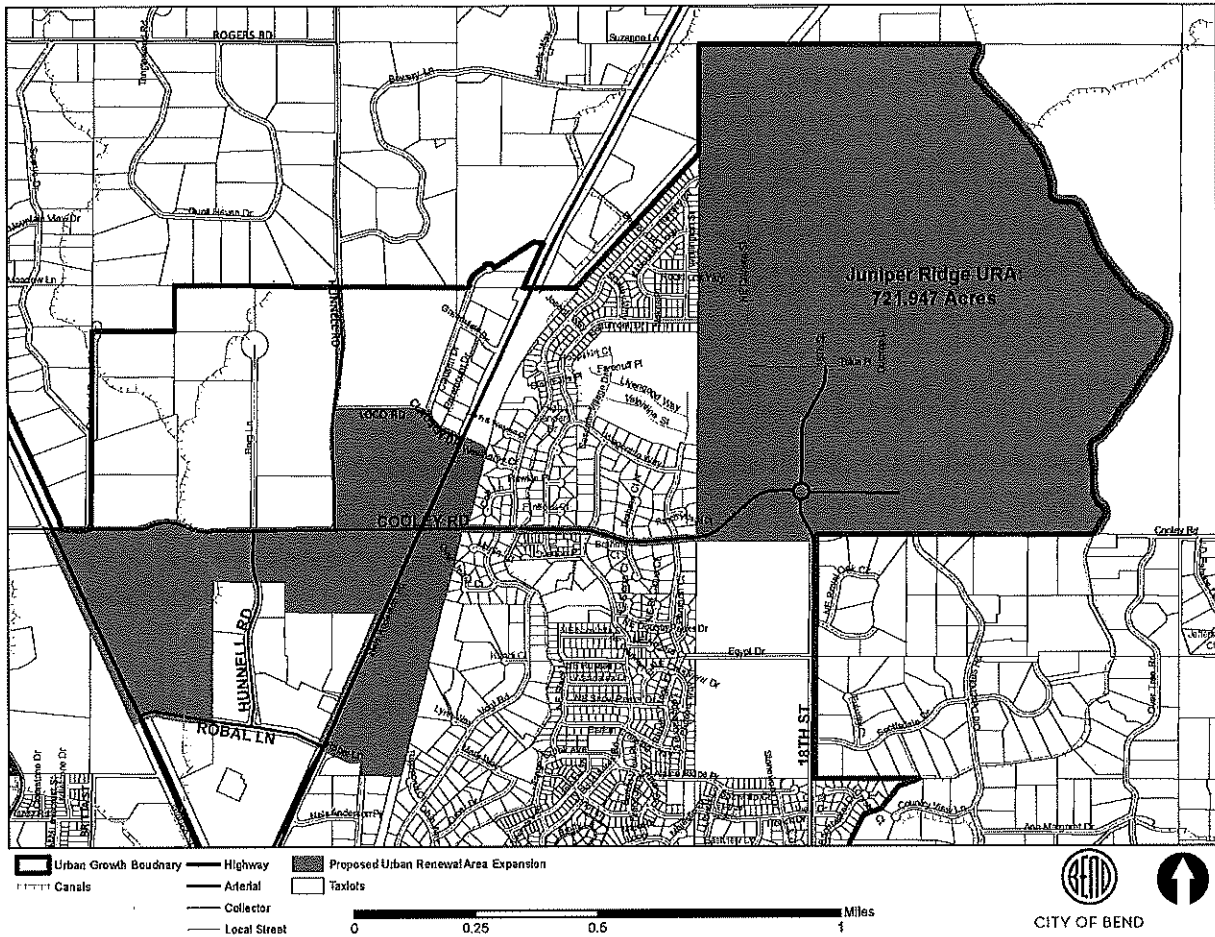
Figure 1, the existing map of the Juniper Ridge Urban Renewal Area (Area) is deleted and replaced by the maps below. The first map shown below, Map 1 identifies the property to be added to the Area in brown, right of way on Cooley Road and Hunnell Road. The second map shows the urban renewal area with the added property. The second map, now labelled as Map 2 will be labelled Figure 1 in the amended Juniper Ridge Urban Renewal Plan and will replace the existing Figure 1. The legal description is also updated to reflect these additions.

Map 1 – Area to be Added



Source: City of Bend

Map 2 – Juniper Ridge Urban Renewal Boundary (will be Figure 1 of Amended Plan)



Source: City of Bend

IV. Urban Renewal Projects

Urban renewal projects authorized by the Plan are described below and are shown in Figure 2.

A. Public Improvements

Public improvements identified in the Public Facilities Plan and authorized under the Plan include the design and construction of new sewer and transportation infrastructure, such as arterial, collector and local roads and new connections with Highway 97 as well as street extensions, widening and realignment projects that will increase access to the Area and facilitate the development of vacant sites. As shown in the Report, urban renewal funds will be combined with existing and other future sources of funding to finance project costs.

Sub-Area A Projects

Projects in Sub-Area A that may be undertaken under the Plan are:

1. Transportation

a) Highway 97 Interchange and Intersection Improvements

The Highway 97 Interchange and Intersection Improvements project will increase access to the Area through the provision of new interchanges and associated intersection improvements on both sides of Highway 97. The interchanges, which may be developed at Cooley Road/Highway 97 or other locations along US 97, will provide separate lanes and grades for turning movements to and from Highway 97 to accommodate the trips generated by anticipated development in Juniper Ridge and the broader Area.

b) Burlington Northern Santa Fe (BNSF) Railroad Grade Separation (Cooley Road)

This project consists of the design and construction of a new railroad bridge where the BSNF railroad intersects with Cooley Road.

e) Cooley Road Widening, Realignment and Improvements

The Cooley Road Widening, Realignment and Improvements project consists of widening Cooley Road to 4 lanes and realigning the existing roadway to connect it to the planned southwest entrance to Juniper Ridge. Additional project components include turn lanes, medians, sidewalks, bike lanes, lighting, landscaping and pedestrian crossings.

d) Roundabouts# on Cooley

The design and construction of new roundabouts at two intersection of Cooley Road is intended to calm traffic and create a safe environment for multi-modal commuters. The roundabout will feature landscaping and public art.

e) Cooley Road Extension

The Cooley Road Extension project extends the existing Cooley Road east from Roundabout #1 to Deschutes Market Road. Additional project components include the design and construction of roundabouts, medians, turn lanes, bike lanes, sidewalks and pedestrian crossings as well as utilities and lighting.

f) 18th Street Extension

The 18th Street Extension project extends 18th Street, an existing north/south arterial, from Cooley Road to the Central Oregon Irrigation District (COID) canal. Additional project components include the design and construction of a median, turn lanes, bike lanes, sidewalks and pedestrian crossings as well as underground utilities and lighting.

g) New Collector Roads

The design and construction of an anticipated eight new collector roads in Sub-Area A will promote multimodal circulation and safety by collecting and distributing traffic from local roads to arterials.

h) New Local Roads

The provision of new local roads will facilitate direct access to properties in Juniper Ridge. While local roads will be funded by developers, participation in such costs is allowed under the Plan.

1. Transportation

The transportation projects are summarized in the table below. Detailed descriptions of the projects are provided after the table and correspond to the Map Code in the next to last column of the table.

<i>Project</i>	<i>From</i>	<i>To</i>	<i>Description</i>	<i>Map Code</i>	<i>Former Project Code</i>
<i>US97/Cooley improvements</i>			<i>Improvements to the US97/Cooley Road intersection consistent with the US97 Bend North Corridor Project</i>	<i>A1</i>	<i>A, F</i>
<i>Cooley Road</i>	<i>Hunters Circle</i>	<i>Boyd Acres Road</i>	<i>Roundabout, medians, turn lanes, pedestrian crossings, sidewalks, bike lanes, landscaping, lighting</i>	<i>A2</i>	<i>B</i>
<i>Cooley Road extension</i>	<i>Existing eastern terminus</i>	<i>Eastern urban renewal area boundary</i>	<i>Extend Cooley Road from existing terminus to eastern urban renewal area boundary +1 RAB as proposed in Special Area Plan</i>	<i>A3</i>	<i>D</i>
<i>18th Street extension</i>	<i>NE Talus Place</i>	<i>North Urban Renewal Boundary</i>	<i>Medians, turn lanes, pedestrian crossings, sidewalks, bike lanes, landscaping, lighting +2 RAB</i>	<i>A4</i>	<i>C, D, E</i>
<i>New collector roads</i>	<i>Various</i>	<i>Within Juniper Ridge Sub Area A</i>	<i>Construction of new collector roads within Juniper Ridge</i>	<i>A5</i>	<i>G</i>

A1. US97 and Cooley Road Intersection Improvements

The intersection improvements at Highway 97 and Cooley Road will increase access to the Area through the provision of intersection improvements on both sides of Highway 97. The improvements, which may be developed at Cooley Road/Highway 97 or other locations along US 97, will provide separate lanes and grades for turning movements to and from Highway 97 to accommodate the trips generated by anticipated development in Juniper Ridge and the broader Area.

A2. Cooley Road Improvements

Improvements to Cooley Road may include construction of intersection improvements which may be a roundabout at Boyd Acres Road. Additional project components between Hunters Circle and Boyd Acres road could include turn lanes, medians, sidewalks, bike lanes, lighting, landscaping and pedestrian crossings.

A3. Cooley Road Extension

The Cooley Road Extension project extends the existing Cooley Road east from its current terminus to the Juniper Ridge urban renewal boundary. Additional project components may include the design and construction of intersection improvements, medians, turn lanes, bike lanes, sidewalks and pedestrian crossings, utilities and lighting.

A4. 18th Street Extension

The 18th Street Extension project extends 18th Street, an existing north/south arterial, from NE Talus Place to the Central Oregon Irrigation District (COID) canal. Additional project components may include the design and construction of a median, turn lanes, bike lanes, sidewalks and pedestrian crossings, utilities and lighting.

A5. New Collector Roads

The design and construction of new collector roads in Sub-Area A will promote multimodal circulation and safety by collecting and distributing traffic from local roads to arterials.

A6. New Local Roads

The provision of new local roads will facilitate direct access to properties in Juniper Ridge. While local roads will be funded by developers, participation in such costs is allowed under the Plan.

2. Sewer

a)A7. South Sewer Trunk Line Extensions

Concurrent with the development of planned arterial and collector roads, this project will provide new sewer main extensions for the purpose of providing and connecting service

to the future North Interceptor.

~~b)A8. Sewer Trunk Line Extensions~~

~~Anticipated sewer infrastructure projects in Juniper Ridge include a new sewer main extension and connection from Roundabout #1 to the McGrath Treatment Plant and a Level 4 Water connection from the McGrath Treatment Plant. Other on-site improvements may include but are not limited to new sewer mains extending from Cooley Road and Roundabout #1 to the eastern boundary of Juniper Ridge and north-south along the area's eastern boundary.~~

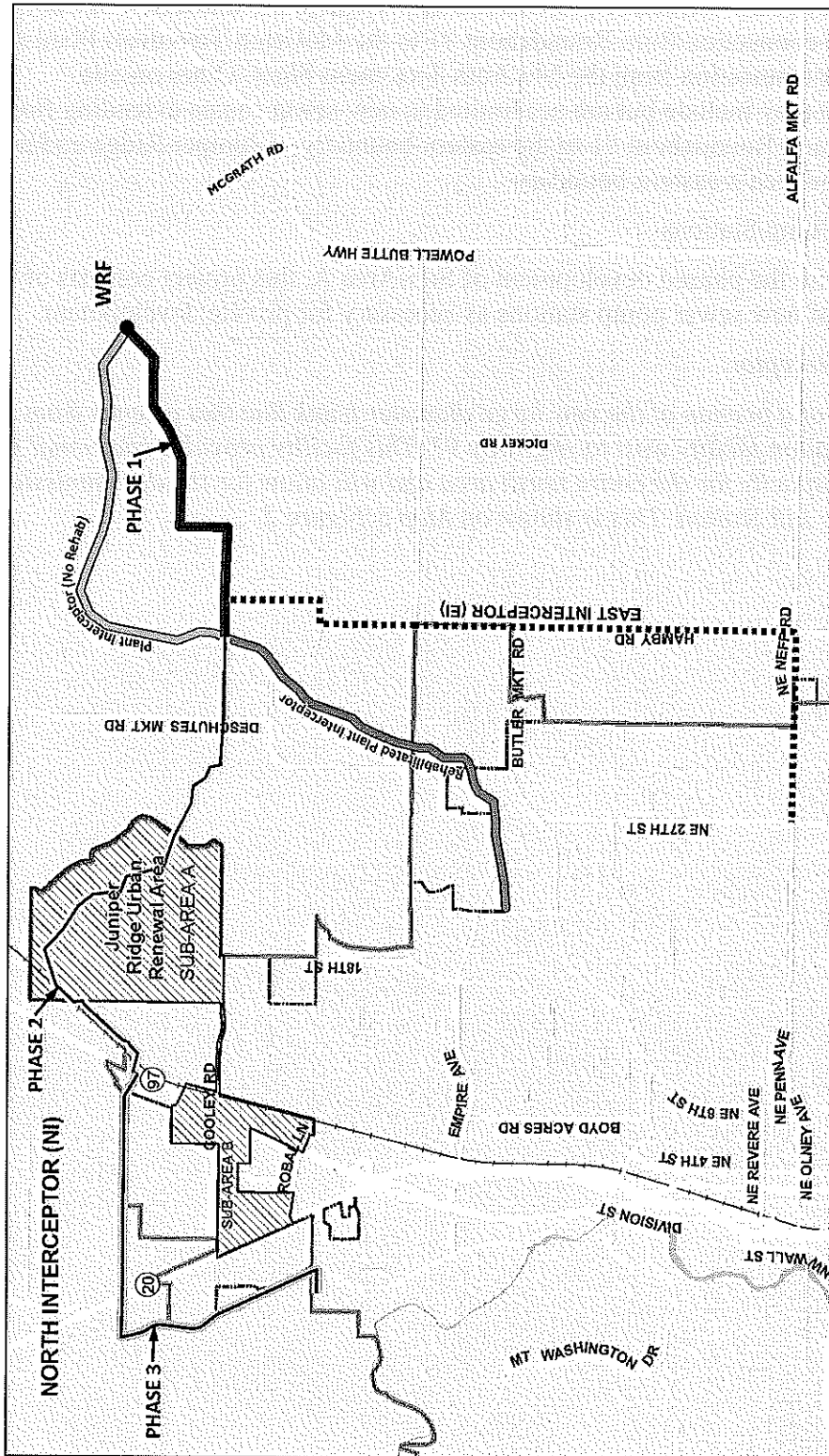
e)A8. Sewer Pump Stations

Concurrent with the phased development of Sub-Area A, this project consists of the construction of new sewer pump stations as necessary for private development.

A9. North Interceptor

Construction of a portion of the new large diameter trunk line that extends from the water reclamation facility west to Highway 97. This facility provides additional sewer conveyance capacity for the entire north area and will allow for the decommission of the Juniper Ridge Lift Station. This is shown on Map 3/Figure 2.

Map 3 – Map 1 of North Sewer Interceptor Phase Plan (will be Figure 2 in the Amended Plan)

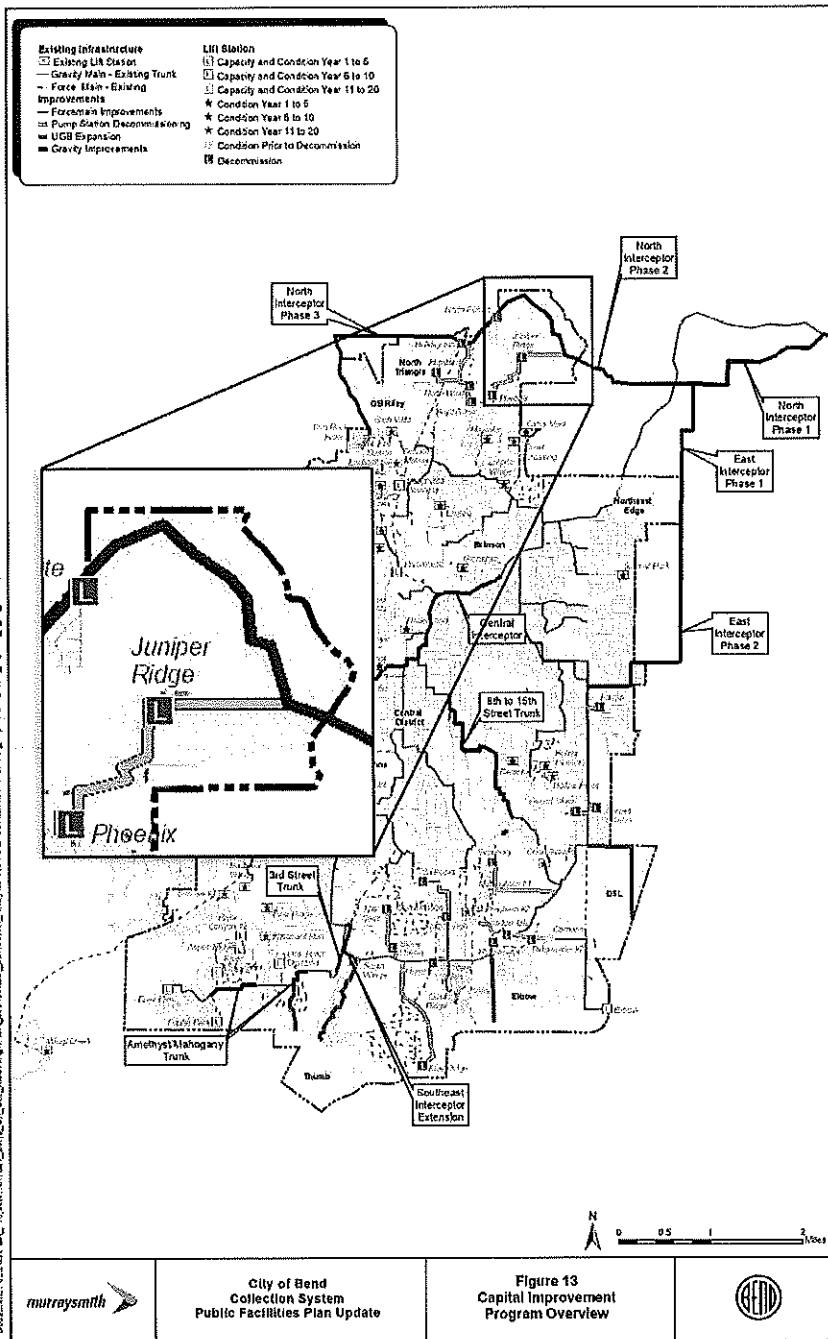


This map is for reference purposes only. The information was derived from Deschutes County GIS and City of Bend land records. Care was taken in the creation of this map, but it is provided "AS IS". Please contact the City of Bend to verify map information or to report any errors.



Source: City of Bend

Map 4 – Map 2 of North Sewer Interceptor Capital Improvement Program (will be Figure 3 in the Amended Plan)



Source: City of Bend

CSMP – improvements identified in the Collection System Master Plan for growth within the existing UGB
 Expansion – improvements identified in the UGB expansion study for growth in the expanded UGB (outside of the existing UGB)

Shared – improvements identified in the Collection System Master Plan for growth within the existing UGB and will also serve growth in the expanded UGB. The North Interceptor is identified separately, but is also a shared improvement.

3. Water

a)A11. Water Trunk Line Connections and Hydrants

As planned arterial and collector roads and sewer improvements are constructed, this project will provide water and trunk line connections and fire and water flow hydrants. Anticipated water infrastructure projects may include, but are not limited to, new water main extensions along the Cooley Road and 18th Street extensions to Roundabouts #1 and #2 and the COID Canal.

b)A12. Piping of COID Canal and Irrigation Systems

This project consists of the piping and/or lining of the COID canal, which may be carried out as a regional water conservation measure. Irrigation water systems, including reservoirs, conveyance and watering devices, may also be constructed throughout Juniper Ridge.

4. Stormwater

a)A13. Stormwater Controls and Irrigation Ponds

This project provides for the construction of irrigation ponds and other storm water controls to be located near the planned entrance to Juniper Ridge and other on-site locations.

5. Parks and Open Space

a)A14. Public Open Space Areas

Currently, there are no formal parks and open space within Juniper Ridge. This project calls for the development of public open space at key areas identified in the Public Facilities Plan. These areas include the southwest corner of Juniper Ridge, an area adjacent to the North Point Neighborhood, and an area near the location of the waterfall along the COID canal.

b)A15. Linear Trail/Greenway Network

Develop a linear trail/greenway network that interconnects public open space uses. Specific project components may include pedestrian pathways, recreational trails and greenway buffers along the area's western edge, which will protect lands along the COID canal.

Sub-Area B Projects

Projects in Sub-Area B that may be undertaken under the Plan are:

1. Transportation

a) Hunnell Road Extension

The Hunnell Road Extension project will extend Hunnell Road north from Cooley Road to the Urban Reserve Boundary. The extension, which will be classified as a collector, will serve as a frontage road for developing commercial properties in Sub-Area B. A new intersection and traffic roundabout will be constructed at Cooley Road and the terminus of the existing roadway.

b) Cooley Road Upgrade

In conjunction with the proposed widening of Cooley Road in Sub-Area A, this project calls for the upgrade of the existing Cooley Road to a 4-lane minor arterial between Highway 20 and the western boundary of Sub-Area A.

e) Sub-Area B Bicycle Lane Improvements

Complete planned bike lanes within Sub-Area B. Planned bike lanes will be developed on Cooley Road (Hwy 20 to Highway 97), Hunnell Road (Robal Lane to Cooley Road) and Robal Lane (Hwy 20 to Highway 97).

d) Sub-Area B Sewer Extensions

Proposed sewer extensions within Sub-Area B may include a new north-south sewer line along the proposed Hunnell Road Extension and an east-west line along Loco Road.

e) Sub-Area B Water Extensions

Proposed water extensions within Sub-Area B may include a new north-south water line along the proposed Hunnell Road Extension and a 12-inch water line along Cooley Road.

1. Transportation

The transportation projects are summarized in the table below. Detailed descriptions of the projects are provided below the table.

<i>Project</i>	<i>From</i>	<i>To</i>	<i>Description</i>	<i>Map Code</i>	<i>Former Project Code</i>
<i>Hunnell Rd extension</i>	<i>Cooley Road</i>	<i>UGB boundary</i>	<i>Reconstruct and extend Hunnell Road from Cooley Road to the urban growth boundary</i>	<i>B1</i>	<i>Q, S</i>
<i>Cooley Road improvements</i>	<i>US20</i>	<i>Hunnell Road</i>	<i>Reconstruct roadway, construct a roundabout at Cooley Rd/Hunnell Rd, construct sidewalks, bike lanes, and medians</i>	<i>B2</i>	<i>R, S</i>
<i>Cooley Road/US20 intersection improvements</i>			<i>Roundabout or traffic signal</i>	<i>B3</i>	<i>R, S</i>
<i>Robal Road/US20 intersection improvements</i>			<i>Roundabout or traffic signal upgrade</i>	<i>B4</i>	
<i>US20 widening</i>	<i>Cooley Road</i>	<i>Robal Road</i>	<i>Widen US20 between Cooley Road and Robal Road to 4 lanes, including the construction of medians, bike lanes, sidewalks, landscaping, and lighting</i>	<i>B5</i>	

B1. Hunnell Road Extension

The Hunnell Road Extension project will reconstruct and extend Hunnell Road north from Cooley Road to the Urban Growth Boundary. The extension, which will be classified as a collector, will serve as a frontage road for developing commercial properties in Sub-Area B. A new intersection and roundabout may be constructed at Cooley Road and the terminus of the existing roadway.

B2. Cooley Road Improvements

Reconstruct the existing segment of Cooley Road between Highway 20 and Hunnell Road, including the potential construction of a roundabout at the intersection of Cooley Road and Hunnell Road. Additional project components may include the design and construction of a median, turn lanes, bike lanes, sidewalks and pedestrian crossings, utilities and lighting. The project may also include the construction of sidewalks along Cooley Road from Hunnell Road to US97.

B3. Cooley Road/US20 intersection improvements

Improve the Cooley Road/US20 intersection to include a roundabout or traffic signal. Additional improvements could include the design and construction or reconstruction of the approach roads, medians, bike lanes, sidewalks, pedestrian crossings, landscaping, utilities and lighting.

B4. Robal Road/US20 intersection improvements

Improve the Robal Road/US20 intersection to include a roundabout or upgrade the traffic signal. Additional improvements could include the design and construction or reconstruction of the approach roads, medians, bike lanes, sidewalks, pedestrian crossings, landscaping, utilities and lighting.

B5. US20 widening

Widen US20 between Cooley Road and Robal Road to 4 lanes, including the potential construction of medians, bike lanes, sidewalks, landscaping, utilities and lighting.

B6. Sub-Area B Sewer Extensions

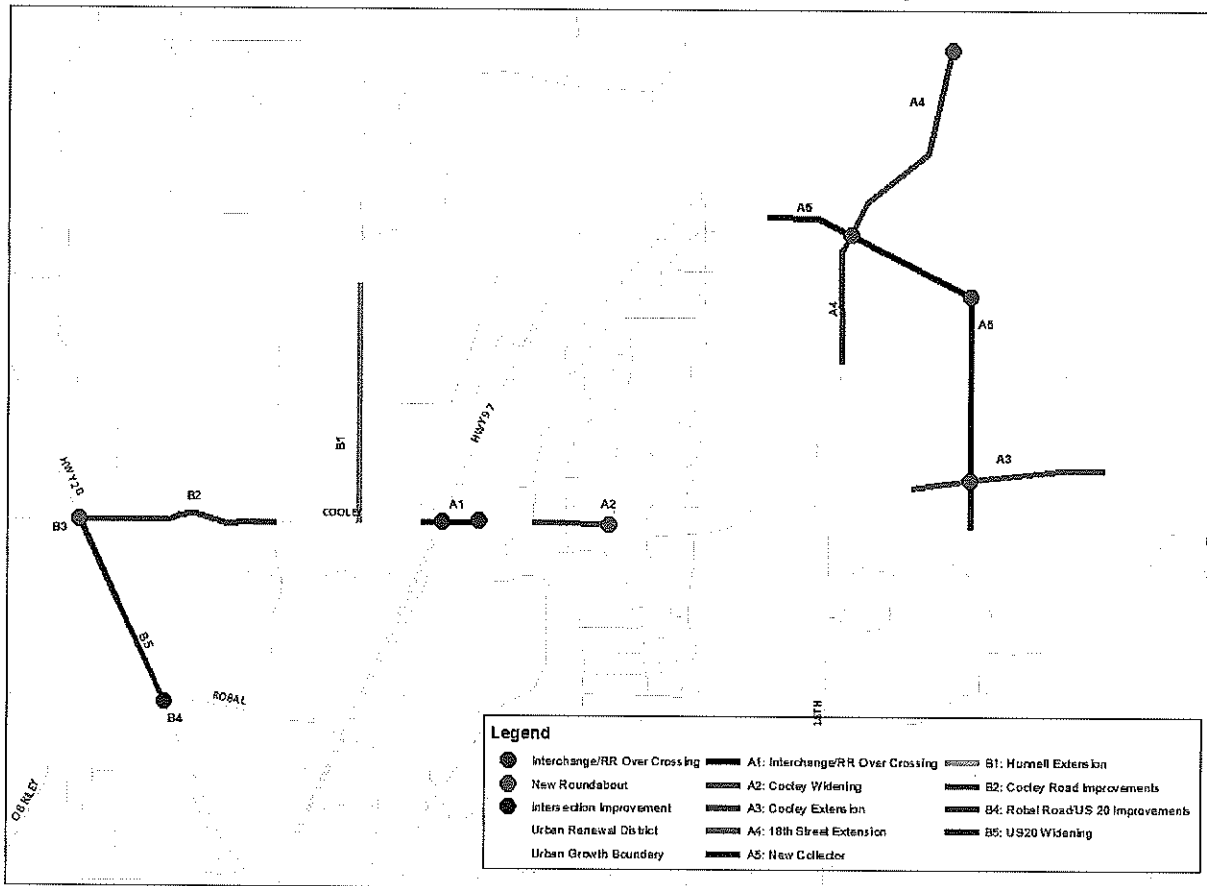
Proposed sewer extensions within Sub-Area B may include a new north-south sewer line along the proposed Hunnell Road Extension and an east-west line along Loco Road.

B7. Sub-Area B Water Extensions

Proposed water extensions within Sub-Area B may include a new north-south water line along the proposed Hunnell Road Extension and a 12-inch water line along Cooley Road.

Map 4 – Map of Projects (will be Figure 4 in the Amended Plan)

Bend Juniper Ridge Urban Renewal Transportation Projects



Source: City of Bend

C. Administrative Activities

The Board may utilize revenues to retain the services of City personnel as well as other independent professional people or organizations to provide administrative, technical, and/or project management services deemed necessary to implement and consistent with the Plan, such as:

- a. General staffing, and office/overhead expenses;
- b. The management and oversight of an appointed advisory board;
- c. Preparation of market feasibility, transportation impact analyses, or other technical/economic studies;
- d. Preparation of design, architectural, engineering, environmental, landscape architectural, planning, platting, or other documents/studies related to development;

- e. *Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies;*
- f. *Providing property acquisition and/or disposition appraisals;*
- g. *Evaluating the Plan and the success of its activities;*
- h. *Providing legal, debt issuance, accounting or audit services;*
- i. *Assisting in the preparation of the annual financial report required by this Plan and ORS Chapter 457; and*
- j. *Any other powers granted by ORS Chapter 457 in connection with the implementation of this Plan.*

XII. Exhibit A – Legal Description of Renewal Area Boundary

The legal description is deleted in its entirety and replaced with the following legal description.