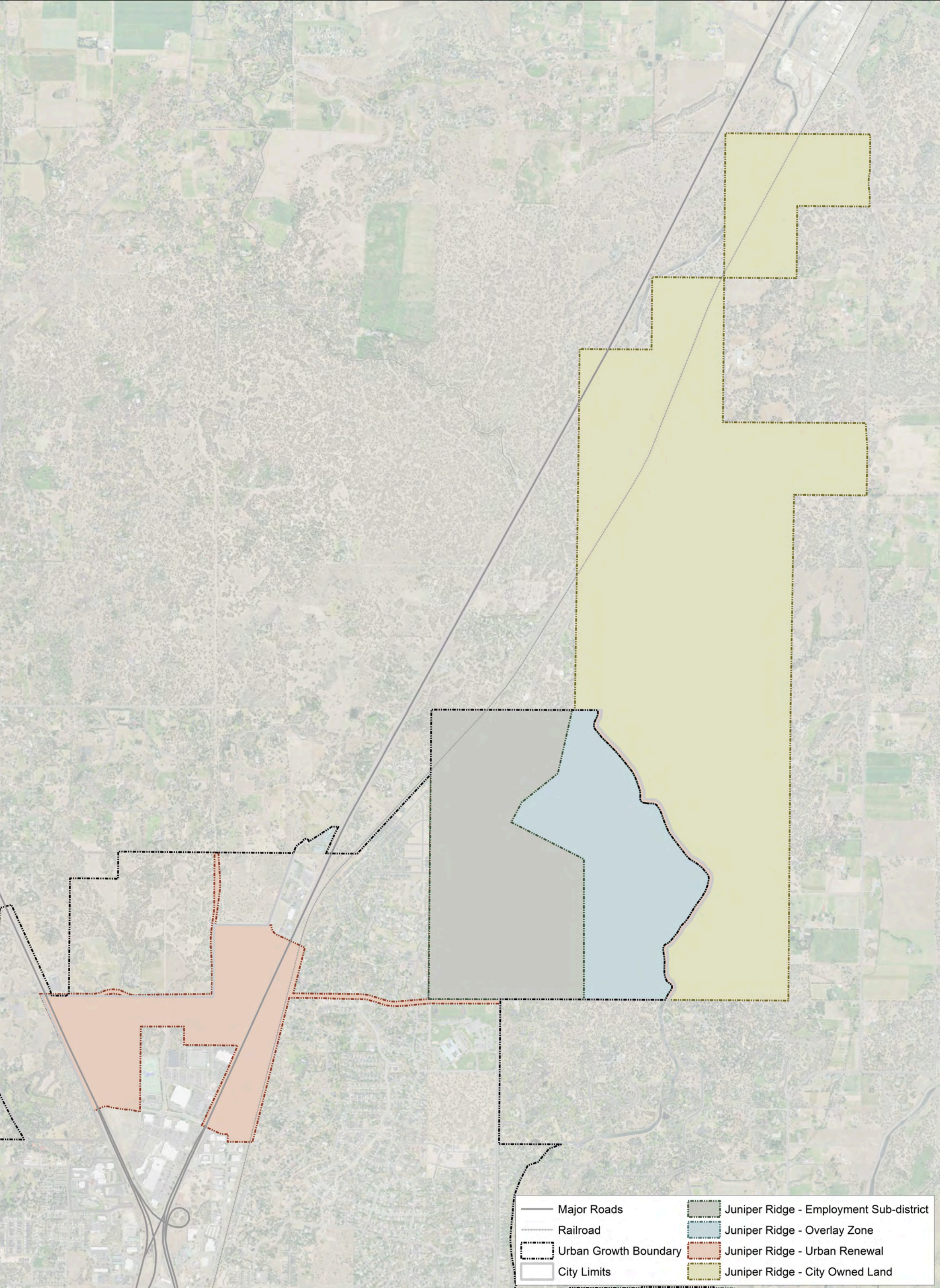
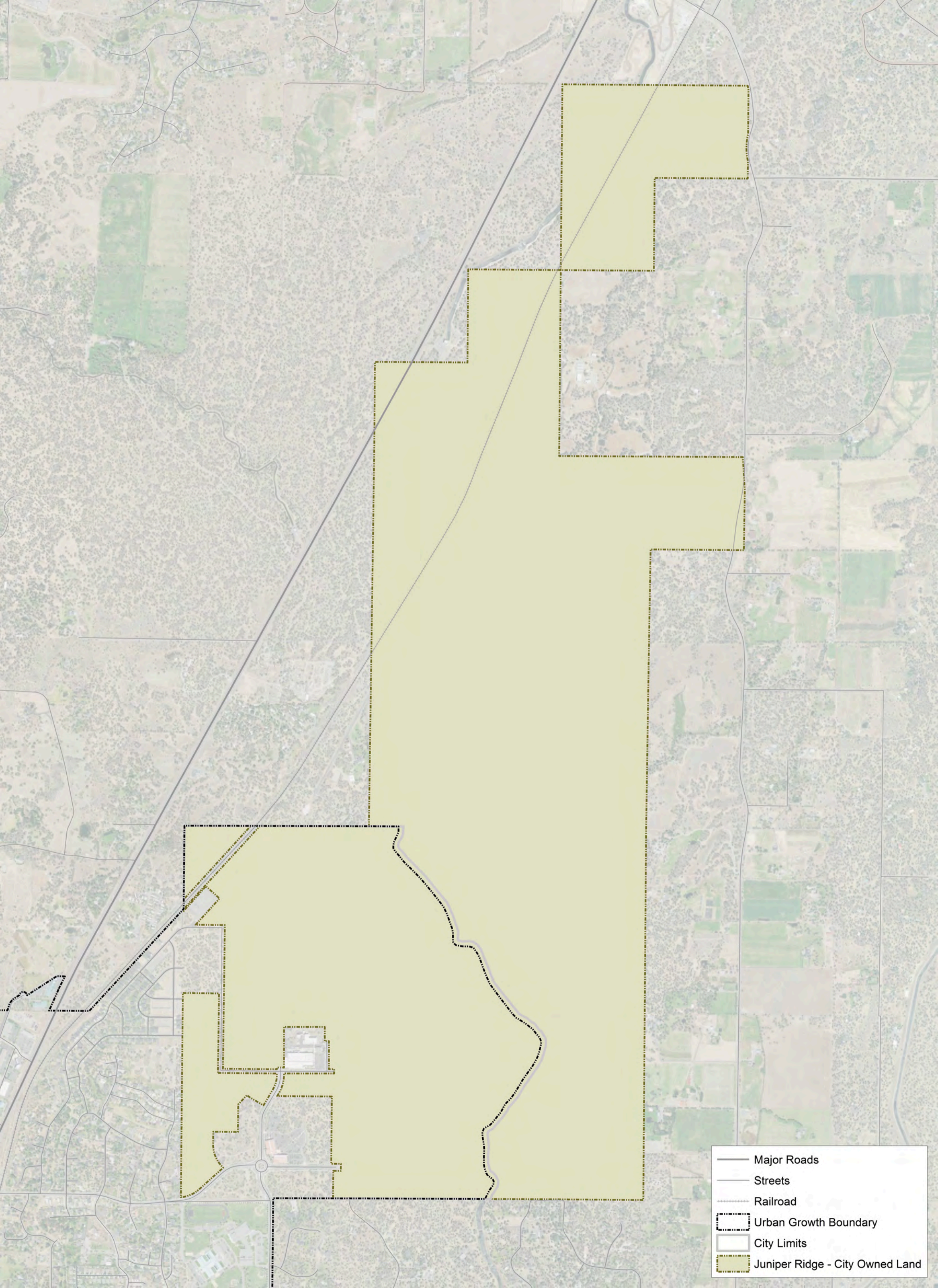




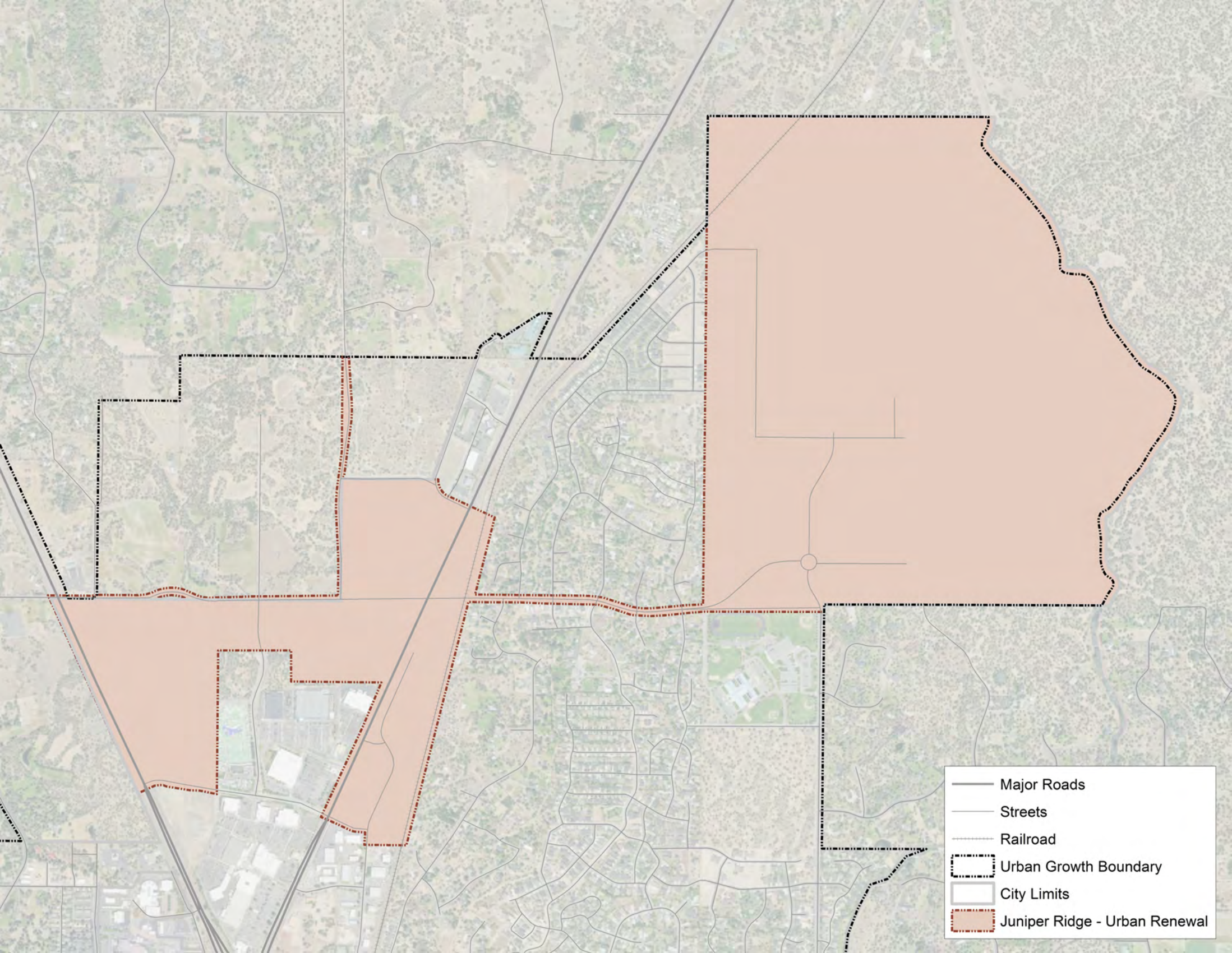
JUNIPER RIDGE MANAGEMENT ADVISORY BOARD – OVERVIEW – JUNE 27TH, 2019



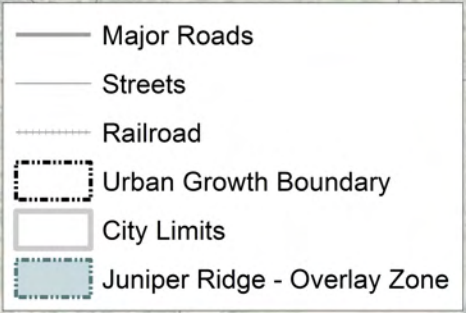
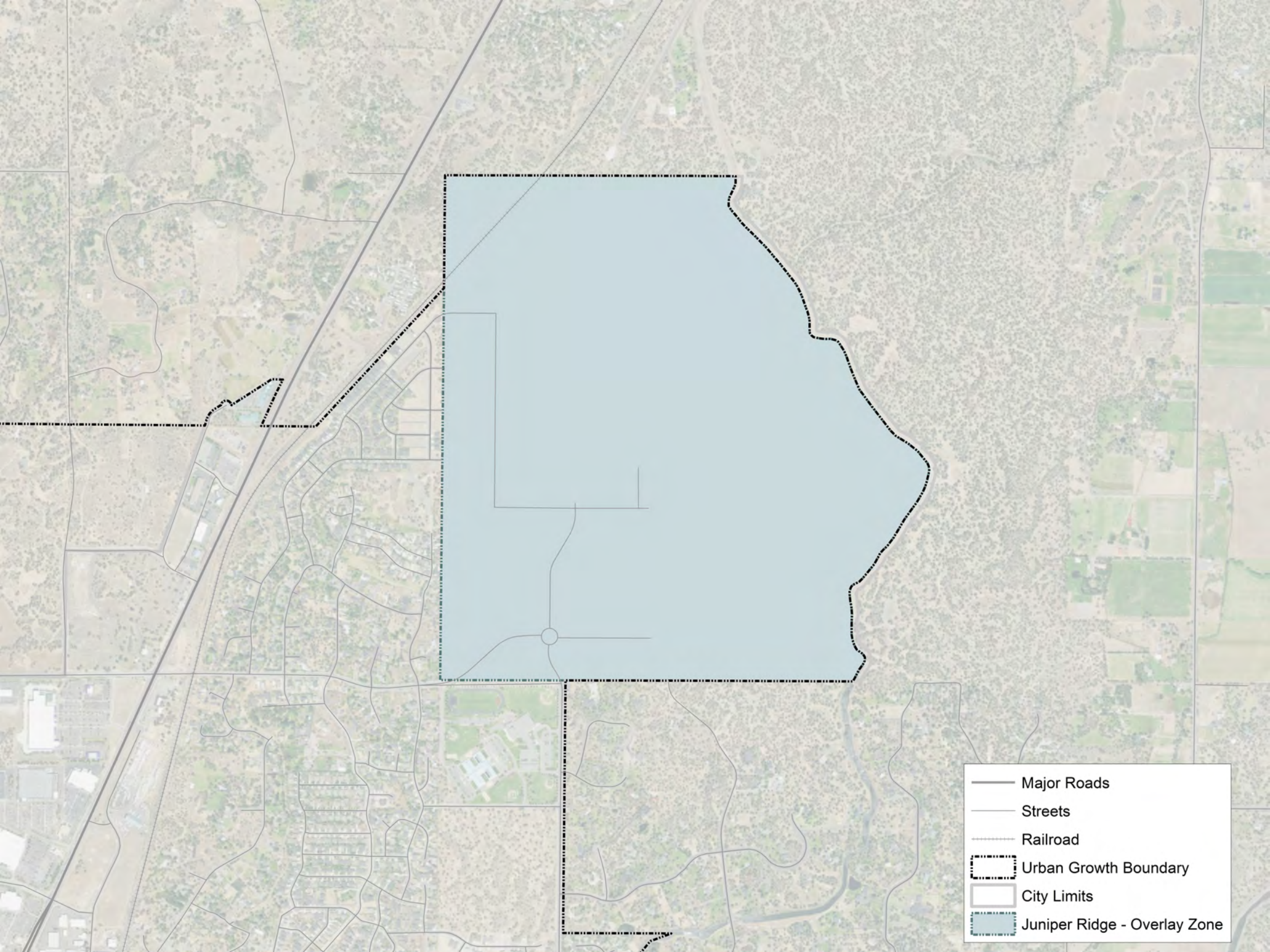
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|-----------------------|---|
| Major Roads | Juniper Ridge - Employment Sub-district |
| Railroad | Juniper Ridge - Overlay Zone |
| Urban Growth Boundary | Juniper Ridge - Urban Renewal |
| City Limits | Juniper Ridge - City Owned Land |

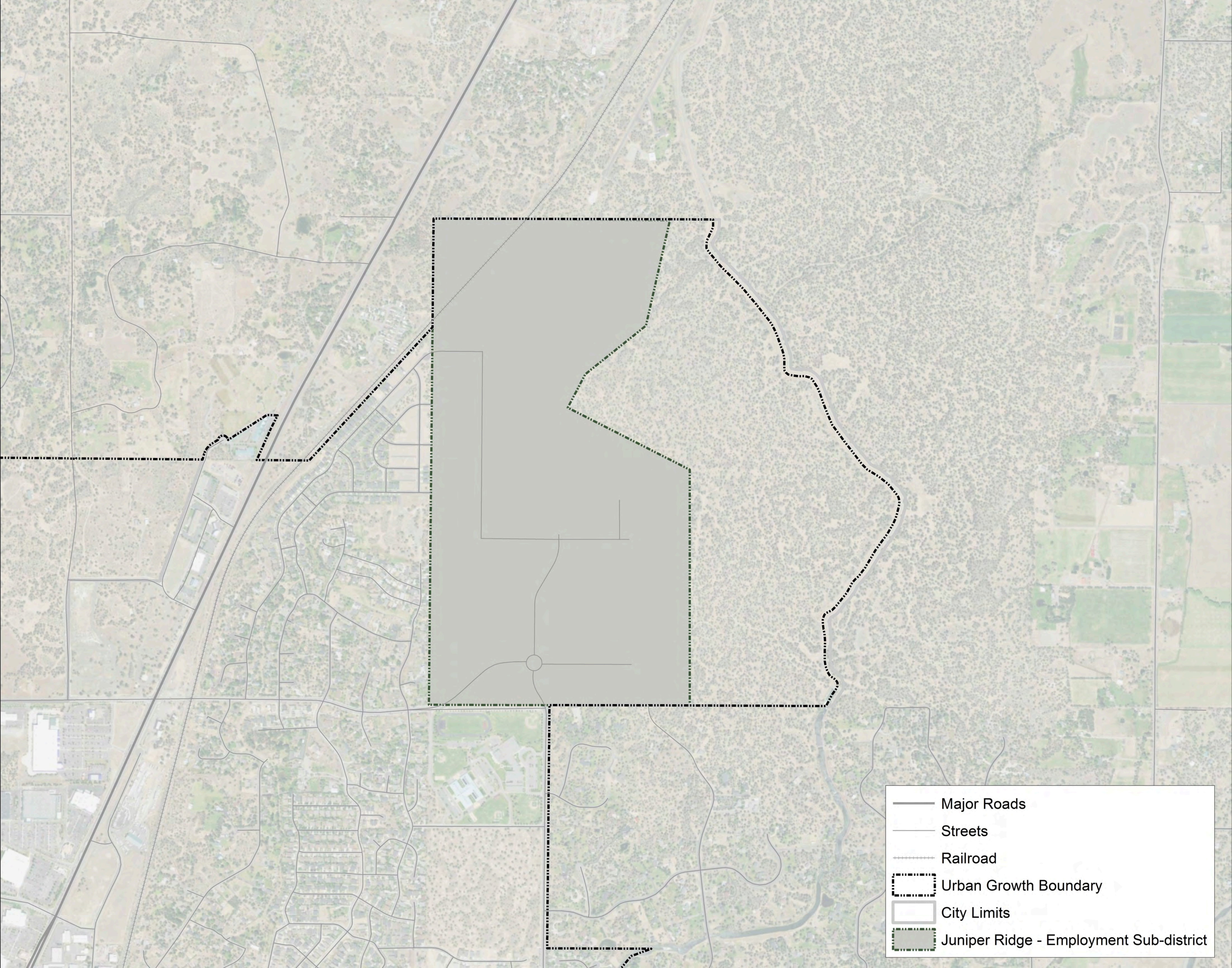


- Major Roads
- Streets
- Railroad
- - - Urban Growth Boundary
- City Limits
- Juniper Ridge - City Owned Land

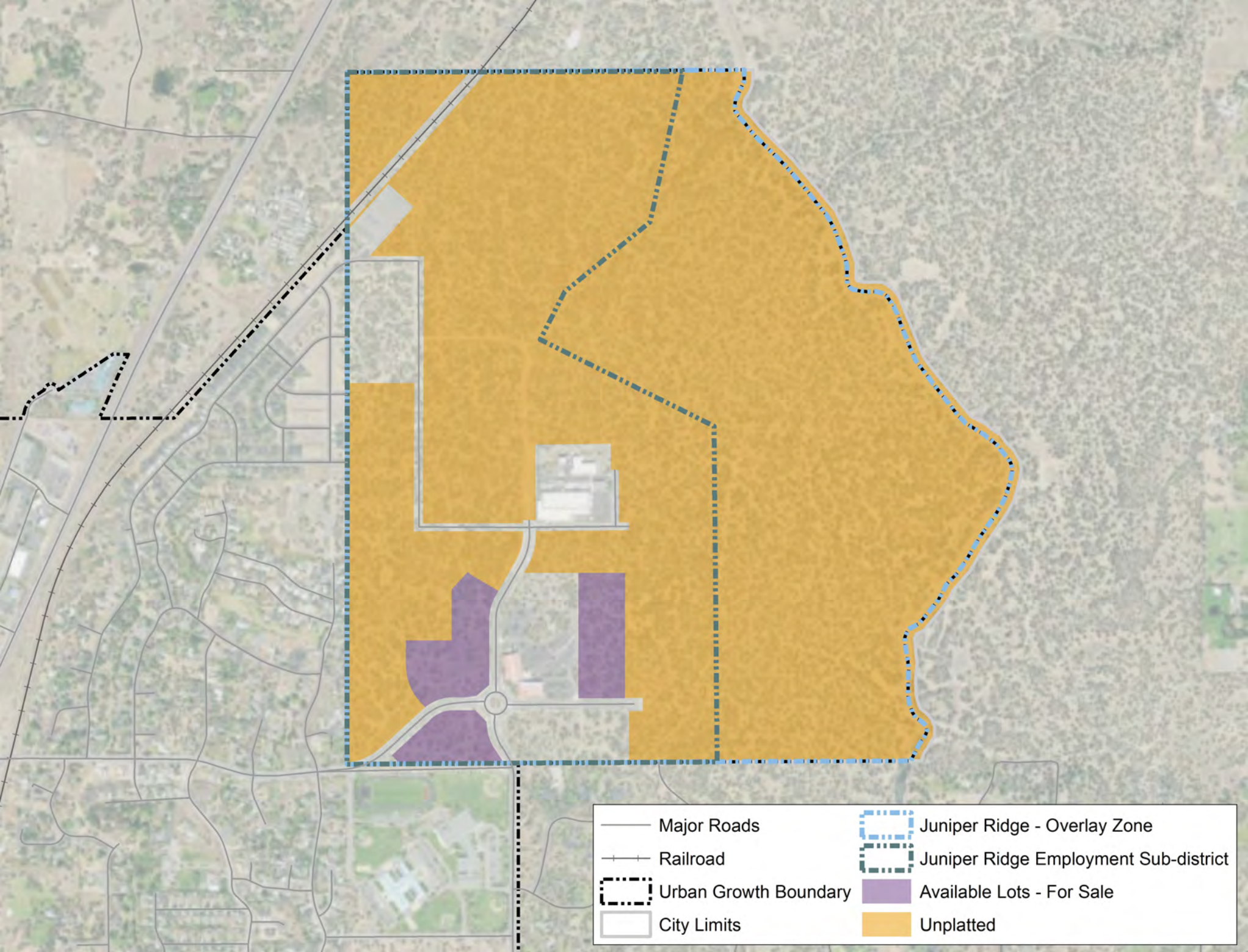


- Major Roads
- Streets
- Railroad
- - - Urban Growth Boundary
- City Limits
- Juniper Ridge - Urban Renewal



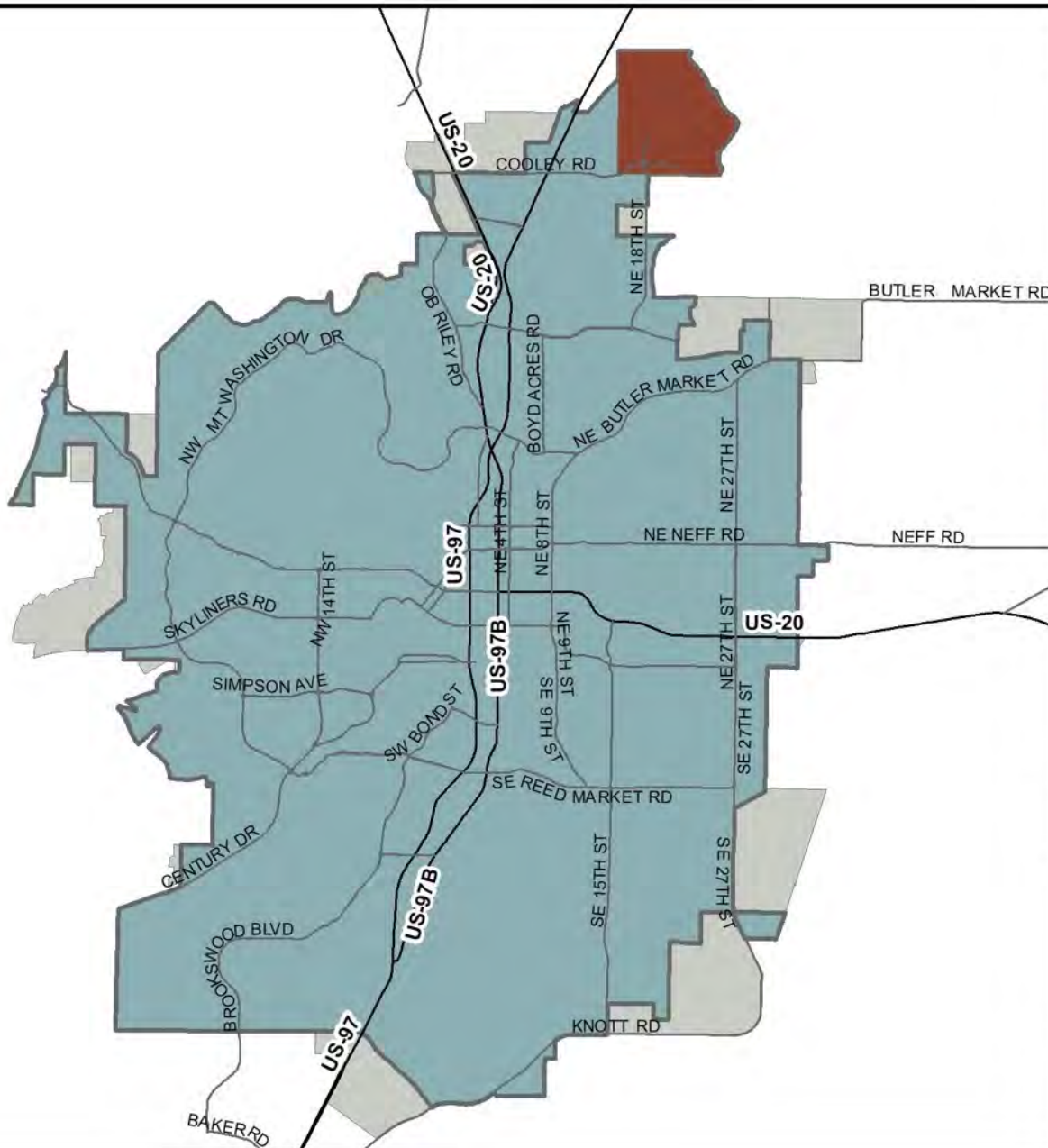


- Major Roads
- Streets
- - - Railroad
- ⋯ Urban Growth Boundary
- City Limits
- Juniper Ridge - Employment Sub-district



JUNIPER RIDGE

CITY OF BEND
AND UGB



- Major Streets
- Highways
- Juniper Ridge
- Bend City Limits
- Bend UGB



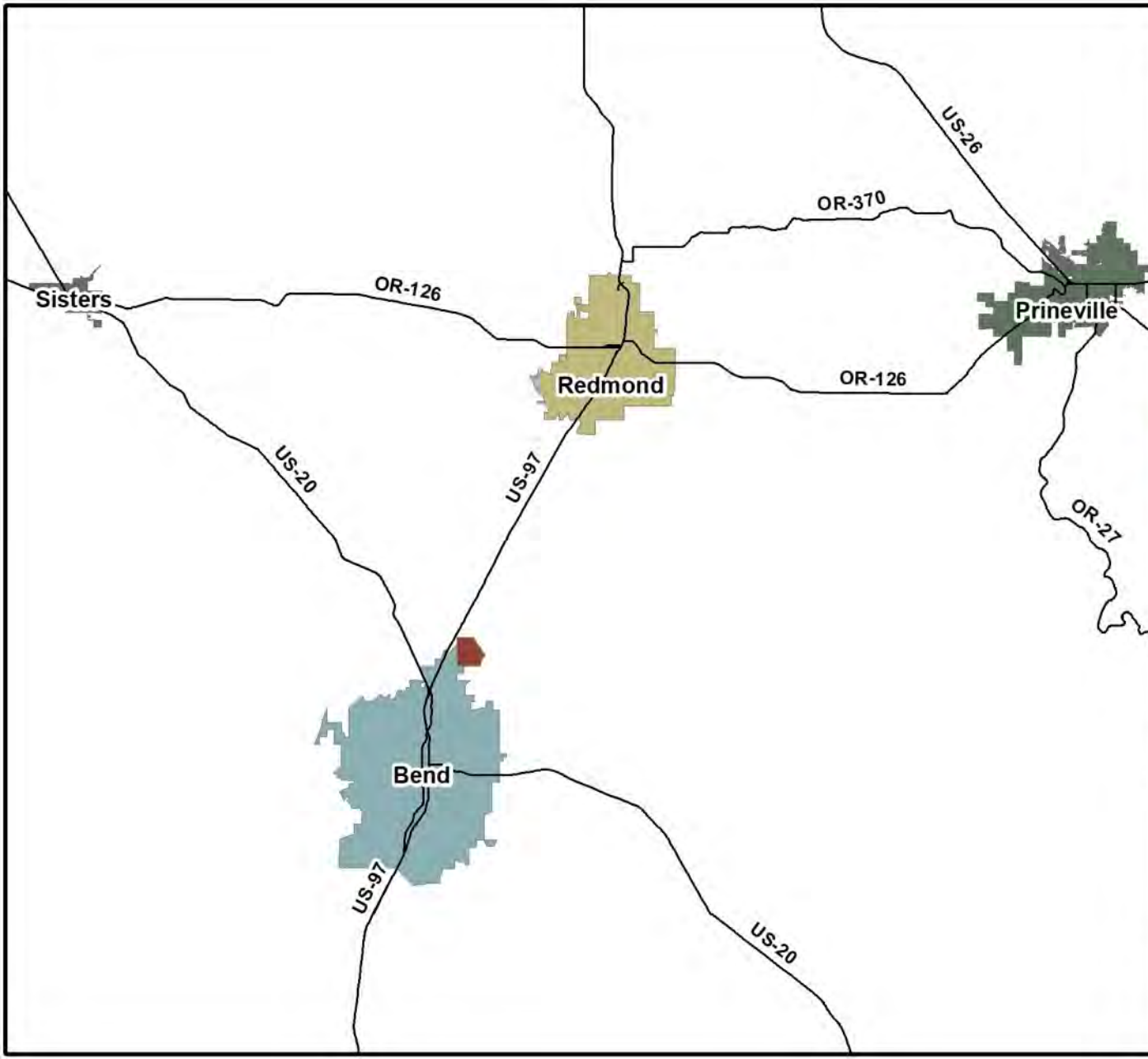
Map prepared by , City of Bend
Print Date: Sep 18, 2018
Sources: City of Bend, Deschutes County



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JUNIPER RIDGE REGIONAL MAP



- Juniper Ridge
- Major Roads
- Population (2017)**
- 10,000-50,000
- 10,000-50,000
- 50,000-100,000



Map prepared by City of Bend
Print Date: Sep 17, 2018
Sources: City of Bend, Deschutes County



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APPLICABLE DOCUMENTS



Document	Juniper Ridge – Overlay Zone	Juniper Ridge – Employment Sub-district	Juniper Ridge – Urban Renewal	Juniper Ridge – City Owned Land
BDC 2.7.2000 – JR Overlay Zone	X	X		
JR Urban Renewal Plan			X	
CC&Rs		X		
Design Guidelines		X		
ODOT – IGA		X		
Transportation Management Association		X		
2016 Comp. Plan	X			
2016 EOA	X			



Vision for Economic Development in Bend (Chapter 6):

- Attracts and retains targeted industries. City targets employment sectors that are projected to grow, that are a good fit for the City, and that help Bend achieve its economic goals – including an emphasis on jobs that pay higher than median wages.
- Maintain an adequate supply of serviceable industrial and commercial lands. There is enough suitable land within Bend’s UGB to accommodate future jobs and businesses.
- Continue to move toward a more diversified economy that provides professional service, high-skill manufacturing, high-tech, and other higher than median wage jobs.



Targeted Sectors:

- Higher Education
- Health Care
- Recreation Equipment
- Specialty Manufacturing

Industrial Light (IL) Definition:

- Provides for light industrial uses and limited heavy commercial and corporate office uses in areas with easy access to collector and arterial streets.



Economy Goals:

- Ensure an adequate supply of appropriately zoned land for industrial, commercial, and mixed-use development opportunities.
- Strengthen Bend's position as a regional economic center.
- Create more opportunities in Bend for jobs that pay a higher than median wage.

General Policies:

- 6-1: Bend's economic lands (commercial, industrial, and mixed use) serve Bend residents and the needs of a larger region.
- 6-2: Bend is a regional center for health care, art and culture, higher education



General Policies:

- **6-1: Bend's economic lands (commercial, industrial, and mixed use) serve Bend residents and the needs of a larger region.**
- 6-2: Industrial and Mixed Employment designated land located at **Juniper Ridge** has a local and regional role.
- 6-9: The City will prioritize providing an adequate number of suitable industrial sites while also providing a variety of commercial sites.
- 6-11: The City will periodically review existing development and use patterns on industrial and commercial lands. City may consider modifying Comprehensive Plan designations and zoning to better respond to opportunities for redevelopment and revitalization of employment lands in underutilized areas.



Industrial Development Policies:

- 6-14: Large-lot industrial sites, those sites 50 or more acres in size, are important to the overall inventory of available economic land.
- **6-16: The Juniper Ridge District inside the Bend UGB will be used to help meet the long-term need for future industrial and employment development.**
- **6-17: At least 30% of the total net buildable area of the portion of Juniper Ridge District inside the UGB should be reserved for sites of 10 acres and larger in size.**
- 6-18: The City will work to preserve prime industrial lands for industrial purposes and protect them from incompatible commercial and residential uses.
- 6-19: The community will attempt to diversity its industrial base.



Growth Management Special Site Needs Policy:

- 11-19: The City has identified a need for 2 large lot (at least 50-acres) industrial sites for targeted industries specified in the EOA. This need will be met through the opportunity for 1 large lot industrial site in the eastern portion of **Juniper Ridge** and 1 large lot industrial site on the DSL property (southeast expansion planning area).



Executive Summary:

- Employment forecasts include 21,943 new employees between 2013 and 2028.
- ~1,000 acres of vacant employment land within UGB (~435 acres unplatted in Juniper Ridge).
 - 29% is made up of sites less than 5 acres
 - 36% is made up of sites 5 acres to 50 acres
 - 35% is made up of sites greater than 50 acres

2016 ECONOMIC OPPORTUNITY ANALYSIS



Table 4 – Employment Forecast			Change 2013 to 2028		
Employment Categories	2013 Employment	2028 Employment Forecast	2013 to 2028 Growth	Percent Change	Average Annual Growth Rate
Industrial Heavy	2,889	5,180	2,291	79%	4.0%
Industrial General	3,771	8,002	4,231	112%	5.1%
Large Retail	3,057	5,849	2,792	91%	4.4%
General Retail	3,096	5,293	2,197	71%	3.6%
Office/Srv/Medical	16,435	23,593	7,158	44%	2.4%
Leisure & Hospitality	4,017	5,532	1,515	38%	2.2%
Other/Misc	1,505	1,547	42	3%	0.2%
Government	3,894	5,611	1,717	44%	2.5%

ROLES & RESPONSIBILITIES



As adopted in City Council Resolution No. 3143, the role of the Juniper Ridge Management Advisory Board (JRMAB) is to advise the City Council and the Bend Urban Renewal Agency (BURA) on the future development of Juniper Ridge with regard to Bend's changing economy, giving consideration to the following values:

- Assure quality development throughout Juniper Ridge;
- Generate revenue from land sales consistent with good business practices, ensuring land sale revenues support continued development at Juniper Ridge;
- Enhance sustainable building and development in Juniper Ridge by promoting a development pattern that is resource efficient; and,
- Guide the development of marketing strategies that serve existing Bend employers and specifically targets the identified economic clusters for Bend and Central Oregon.





The Board is tasked with providing the following deliverables to Council:

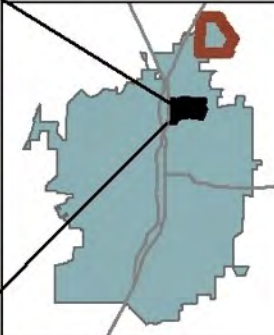
- Develop a 24-month work plan for review, consideration, and adoption by Council.
- Review existing agreements regarding the Employment Sub-District use table, CC&R's, Design Guidelines, ODOT IGA, and other documents governing Juniper Ridge and suggest amendments where necessary after appropriate legal and planning review.
- Developing a vision, land disposition strategy, and framework plan for Juniper Ridge for Council consideration and adoption taking into account prior work and existing legal and regulatory framework.
- Create an in-depth plan for the continued development of Juniper Ridge, including a subdivision plan to coincide with the construction timeline for the North Interceptor.



- Questions?
- Contact:
 - Matt Stuart – Urban Renewal Project Manager
 - (541) 323-5992
 - mstuart@bendoregon.gov

JUNIPER RIDGE
BRINSON INDUSTRIAL
AREA OVERLAY

- Highways
-  Brinson Overlay
-  Juniper Ridge



Map prepared by: City of Bend
Print Date: Sep 18, 2018
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Brinson Industrial Area Overlay

NE 18TH ST

COOLEY RD

COOLEY RD