



## CITY OF BEND

### **M E M O R A N D U M**

To: Juniper Ridge Management Advisory Board (JRMAB)  
From: Matt Stuart, Urban Renewal Manager  
Subject: DRAFT Work Plan Components  
Date: January 23, 2020

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This memo is intended to outline the scope of work, desired components, and potential timing for the Juniper Ridge Management Advisory Board's (JRMAB) Draft Work Plan to present to Council in an informational work session in March 2020.

### **B A C K G R O U N D**

The JRMAB was formed by Council resolution on December 19, 2018 as a temporary appointed board comprised of 7 members with expertise in real estate, finance, industrial land development, economic development, business and other fields relevant to the development of Juniper Ridge.

The JRMAB 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.

## **G O A L**

The overarching goal of the JRMAB is identify barriers to development within the Juniper Ridge Overlay Zone, and make recommendations to Council to alleviate in order to further subdivide and encourage employment based commercial and industrial development within the area, per the 2016 Bend Comprehensive Plan.

## **M E E T I N G   S C H E D U L E   –   2 0 2 0**

Meetings aim to occur every 3<sup>rd</sup> Thursday of the month but may change as necessary to accommodate a quorum.

An anticipated 10 month schedule with dates is below:

Meeting #	Date:
1	January 30, 2020
2	February 20, 2020
3	March 19, 2020
4	April 16, 2020
5	May 21, 2020
6	June 18, 2020
7	July 16, 2020
8	August 20, 2020
9	September 17, 2020
10	October 15, 2020

## **P U R P O S E   S T A T E M E N T S**

- a) Assure quality development throughout Juniper Ridge;
  - *To assure quality development, the JRMAB will make recommendations regarding potential revisions to the CC&Rs, the Design Guidelines, and the Overlay Zone, that will strive to meet the goals established in the 2016 Bend Comprehensive Plan (Employment & Targeted Sectors).*
  
- b) Generate revenues from land sales consistent with good business practices, ensuring land sale revenues support continued development at Juniper Ridge;
  - *To ensure revenue from land sales continue to support development in Juniper Ridge, JRMAB will evaluate a market feasibility assessment, in addition to local feedback, to formulate a disposition strategy that aims to expand the City's property tax revenue.*
  
- c) Enhance sustainable building and development in Juniper Ridge by promoting a development pattern that is resource efficient; and
  - *To ensure a resource efficient development pattern, the JRMAB will evaluate future development with a focus on economic sustainability; and prioritize future development phases with infrastructure projects.*

- d) Guide development of marketing strategies that serve existing Bend employers and specifically targets the identified economic clusters for Bend and Central Oregon.
- *To ensure future marketing strategies guide development accordingly, the JRMAB aims to utilize the results of a market feasibility assessment to target the needs of growing businesses, both existing and new, within Central Oregon and the City of Bend.*

## **WORK PLAN - TASKS**

The JRMAB resolves to evaluate the following tasks and provide Council recommendations for possible action. They include but are not limited to:

1. Section 2.7.2000 – Juniper Ridge Overlay Zone:
  - a) Employment Sub-District
    - i. Boundary/Applicable Area
    - ii. Use Table
    - iii. Road Configuration/Transportation Plan
2. Covenants, Conditions & Restrictions (CC&Rs) for Juniper Ridge Employment Sub-District:
  - a) City's role as Declarant
    - i. Class A member
    - ii. Class B member
  - b) Boundary/Applicable Area
  - c) Right/Authority of Existing Members
3. Juniper Ridge Design Guidelines:
  - a) Site Guidelines
  - b) Architectural Guidelines
  - c) Boundary/Applicable Area
4. ODOT Intergovernmental Agreement to Support Zone Change for Employment Sub-District
  - a) Advise Staff on renegotiation discussions with ODOT.
5. Identify a Land Disposition Strategy:
  - a) Review market analysis/feasibility to determine ideal end users
  - b) Establish acceptable Parcel/Block sizes to promote new development
  - c) Review Partition/Platting requirements for large parcels
  - d) Establish infrastructure priorities
    - i. Road Configuration/Transportation Plan
    - ii. Sewer & Water