



**JUNIPER RIDGE MANAGEMENT ADVISORY BOARD –
NOVEMBER 14TH, 2019**



- Roll Call
- Public Comment
- Action: Meeting #2 Minutes – Action
- Review: Advisory Board Roles, Responsibilities, and Guidelines
- Presentation/Review/Discussion: BEDAB – Juniper Ridge Working Group
- Review/Discussion: Resolution No. 3143 – Purpose Statements
- Review/Discussion: JRMAB Timeline/Schedule
- Staff Update
- Information (Time Permitting): Board member “fact-finding”
- Public Comment
- Adjourn

RESOLUTION NO. 3143 – PURPOSE STATEMENTS



The role of the JRMAB is to advise Council and BURAs on the future development of Juniper Ridge with regard to Bend's changing economy:

- 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:

1. Develop a 24-month work plan for review, consideration, and adoption by Council.
2. 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.
3. 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.
4. 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.



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: 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.



- Upcoming JRMAB Meeting Schedule (preliminary):
 - January 23rd, 2020
 - February 27th, 2020
 - March 26th, 2020
 - April 23rd, 2020
 - May 28th, 2020
- 4th Thursday of the month (typically) – Noon to 2 PM



- Questions?
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