



**JUNIPER RIDGE MANAGEMENT ADVISORY BOARD –  
JUNE 18<sup>TH</sup>, 2020**



- Roll Call
- Public Comment – 0 comments received
- Action: Meeting #6 Minutes
- Staff Update
  - 50-acre Industrial Lot
  - Market Feasibility Assessment - Update
  - Juniper Ridge Urban Renewal Development Assistance
  - ODOT Coordination
- Review/Discussion: Employment Sub-district
  - Design Guidelines
    - Site
    - Architectural
- Adjourn

# 50-ACRE INDUSTRIAL LOT



## GOAL 9: Economic Development

- To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.
- *Asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.*
- **COMPREHENSIVE PLANS SHALL:**
  - Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;
  - Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.



### OAR 660-009-0025(8):

- Encourage special site uses for economic growth.
- *“Cities and counties that adopt objectives or policies providing for uses with special site needs must adopt policies and land use regulations providing for those special site needs. Special site needs include, but are not limited to large acreage sites, special site configurations, direct access to transportation facilities, prime industrial lands...”*
- Factual basis, Policy Directive, Measures to protect



## **2008 Economic Opportunity Analysis:**

- Discussions w/ Stakeholders, Planning Commission, and public testimony identified the special site need for two (2) large lot industrial sites.
- Identified two (2) 56-acre industrial sites:
  - One for targeted economic sector uses (secondary wood products, aviation, renewable energy resources, information technology);
  - One for heavy industrial site user.



### **2010 Department of Land Conservation and Development Grant (DLCD):**

- DLCD awarded 2 Technical Assistance Grants to Deschutes County to evaluate Central Oregon's opportunities, competitiveness, and ability to recruit new and locally grown firms requiring large scale development models.
- Consultant hired to develop a Regional Economic Opportunity Analysis (REOA).
- Formed a Regional Advisory Committee (RAC)
  - Cities, Counties, Business Oregon, DLCD, DSL, COIC, EDCO, COAR, etc.



## 2012 Central Oregon Large Lot Industrial Land Need Analysis:

FIGURE 29: RECOMMENDED COMPETITIVE LARGE LOT INDUSTRIAL INVENTORY

	50-100 ACRES	100-200 ACRES	200+ ACRES	TOTAL
<b>SHORT TERM</b>				
Number of Sites	3	2	1	6
Jurisdictions	3	2	1	

- Recommended “optimal location” would be on the north end of Bend (1) and south end of Redmond (2).
- 100-200 acre sites would be “optimal” in Bend, Prineville, and La Pine





## **2013 Regional Intergovernmental Agreement (IGA):**

- Cities and Counties required to prepare and adopt comprehensive plans consistent with Statewide Planning Goals;
- Central Oregon Large Lot Industrial Land Need Analysis (2012) documents the unmet short-term need for large-lot industrial sites, 50+ acres, in Central Oregon;
- Parties seek to develop a coordinated program that will identify suitable and available large lot industrial sites for economic development purposes in the best interests of the Central Oregon region.

Led to the creation of the COIC Regional Large Lot Industrial Program



## **2016 Economic Opportunity Analysis (REMAND):**

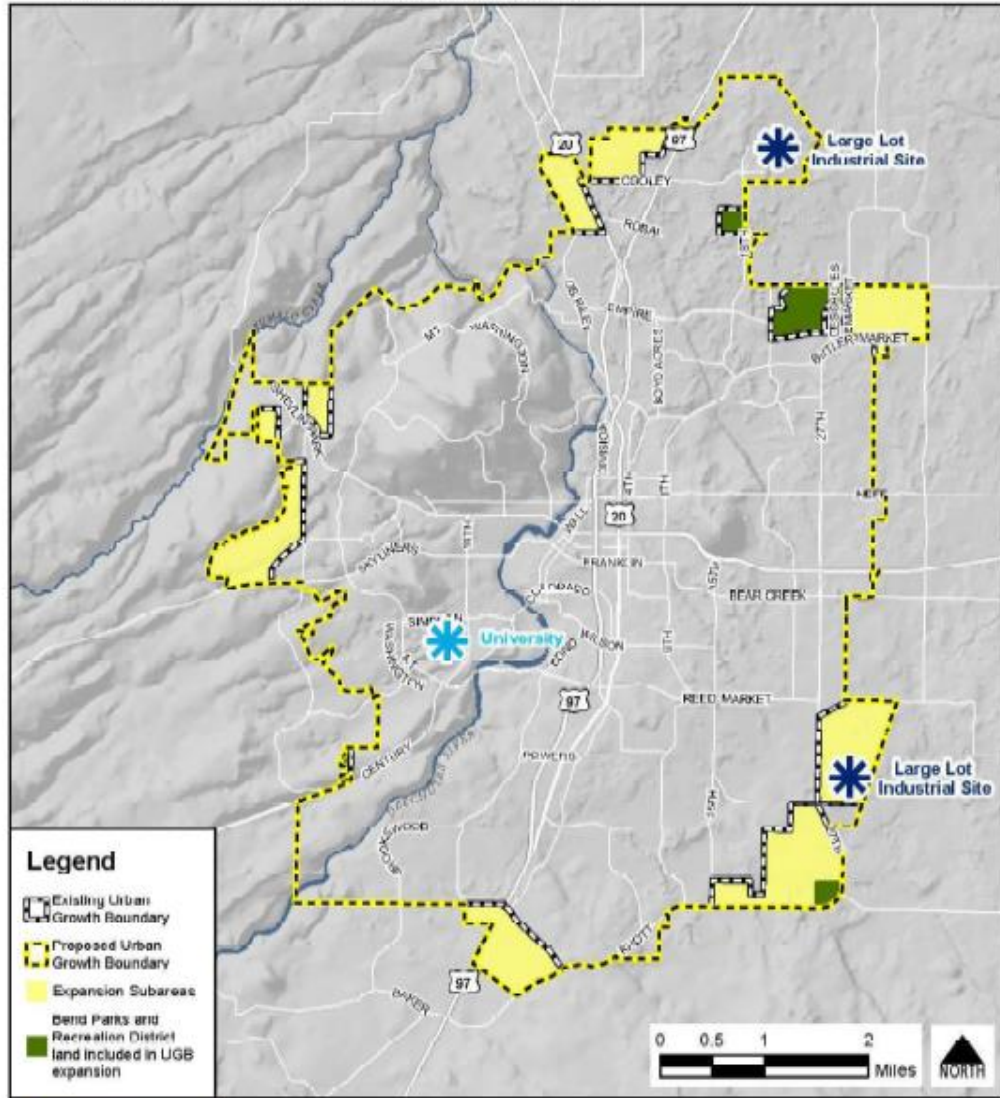
- Agreed and acknowledged need for two (2) 50+ acre sites “...will create the land base needed to attract Bend’s targeted sectors.”
- Specific location of sites identified at Juniper Ridge and Department of State Land (UGB expansion)
- “...sites are needed in addition to predicted industrial land needs because the total amount of industrial acreage is relatively small (at least 100 acres), and placing at least 100 acres to be held in two large lots would consume nearly all of the needed 20-year supply.”



## **2017-2021 COIC CEDS Priority Issues and Strategies:**

- Strategy CI.1
  - 1. Develop additional shovel ready industrial/employment sites
  - 2. Maintain the Central Oregon Large Lot Industrial program and replenish inventory as allowed

Figure 5-1. Bend UGB, Special Site Locations



## ADOPTED PLAN POLICY

- *Policy 11-19. The City has identified a need for two large lot (at least 50-acre) industrial sites for targeted industries specified in the EOA. This need will be met through the opportunity for one large lot industrial site in the eastern portion of Juniper Ridge and one large lot industrial site on the DSL property (see Figure 11-3).*

URBAN GROWTH BOUNDARY REMAND

Disclaimer: Site specific location of special sites is subject to refinement through area planning and land use review.  
Data source: Deschutes County GIS (2014)

Streams/Rivers  
Roads/Highways



## Additional Information:

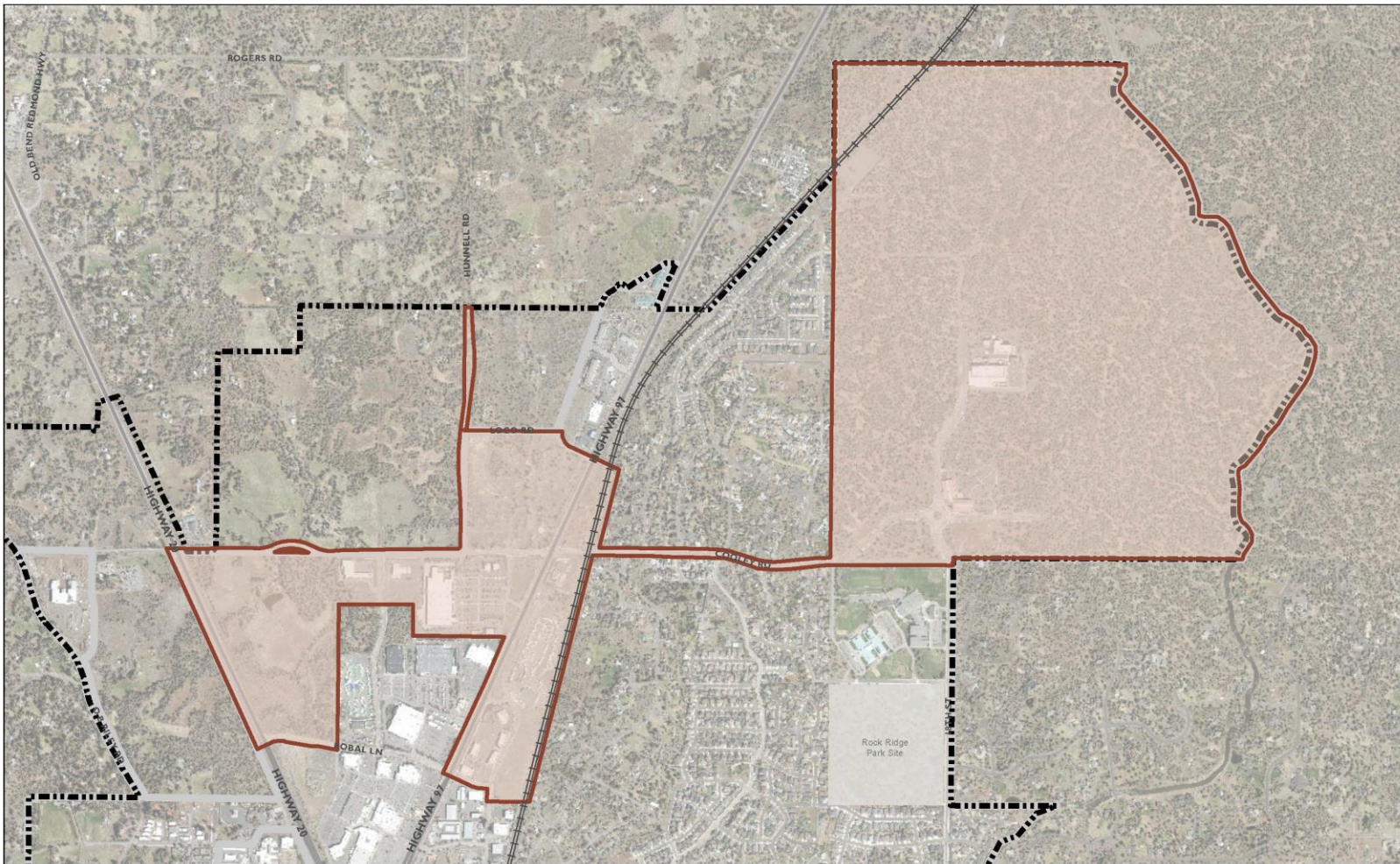
### **COIC Regional Large Lot Industrial Program:**

<https://www.coic.org/community-development/large-lot-industrial/>

# MARKET FEASIBILITY UPDATE

# **JUNIPER RIDGE URBAN RENEWAL – DEVELOPMENT ASSISTANCE PROGRAM**





### JUNIPER RIDGE TIF DISTRICT DISTRICT BOUNDARY

- District Boundary
- Urban Growth Boundary
- Major Roads
- Parks
- City Limits
- Railroad



This map is for reference purposes only. 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.



CITY OF BEND

Map prepared by M. Stuart, City of Bend  
Print Date: Jan 27, 2020  
Sources: City of Bend, Deschutes County





- **Assistance to Property Owners/Lessees for Rehabilitation, Redevelopment, or Development**
  - Authorizes assistance to property and/or business owners, in making capital improvements
- **Development Loans and/or Grants**
  - Improved land will be industrial or commercial
  - Specific programs, and rules and regulations will be developed to ensure that funds are used properly



- **Economic Recovery & Incentive Tool:**
  - Encourage and reduce cost barriers to property development within Juniper Ridge
  - Provide assistance to potential businesses required to be relocated due to large infrastructure projects
    - North Corridor/US 97



- **Direct staff to begin developing the rules and regulations**
  - Application process
    - Project requirements (commercial and/or industrial)
  - Development Agreement template
    - Terms and performance
  - Evaluate “Rebate” type program
    - Reimburse Property Owner upon:
      - Project completion
      - Property tax certification and payment
    - Low risk
      - No money upfront (debt)
  - Utilize Juniper Ridge Management Advisory Board (JRMAB) for additional public input



- **Staff Recommendations:**

- Eligibility

- Project/Business must be considered Commercial and/or Industrial
- Completely located within the Juniper Ridge Urban Renewal Area boundary
- Is not eligible or been granted Enterprise Zone assistance

- Rules

- Assistance monetary value must not exceed 10% of total development costs
- Rebate does not begin until Certificate of Occupancy (CofO) and improvements have been certified by County Assessor
- Rebate does not exceed 75% of increased property tax increment for each year eligible
- \*BOLI & Prevailing Wage laws apply



- **Staff Recommendations:**

- Application process
  - Description of:
    - Project/business
    - How project/business will benefit/address City's employment needs
    - \*if held for future development, description of plans for anticipated development
  - Estimation of total project/development costs
  - Amount of development assistance being sought
  - Estimated timeframe for development/CofO
  - Pro-forma income statement showing yearly costs/payments WITHOUT development assistance, and pro-forma income statement showing yearly costs/payments WITH development assistance
  - Certification statement (to be signed by applicant)



- **Staff Recommendations:**
  - Adoption Process/Legal
    - BURA reviews and approves/denies each application
    - Applicant enters into “development agreement” with BURA
  - Post CofO
    - Staff to verify costs/numbers with Applicant and Assessor to finalize rebate amounts

# ODOT COORDINATION



- North Corridor / US 97
  - Staff coordinating with ODOT Acquisition Team
  - Final alignment between Empire & Cooley being refined
  - Identifying potential businesses that will be displaced – Mid July 2020
- North Interchange
  - Evaluating location for future UD 97 interchange along JR north boundary
  - Staff coordinating with ODOT staff & consultants
  - Study estimated to begin late July 2020
- ODOT Intergovernmental Agreement (Trip Limit)
  - Discussions ongoing in regard to eliminating



# DESIGN GUIDELINES



- Introduction
  - Reference to 2008 Conceptual Master Plan
    - Remove & Replace with goals/policies from 2016 Comprehensive Plan?
- Goals
  - Keep any? Remove any? Add any?
- Guiding Principles
  - Replace with policies from Comprehensive Plan?



## 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.



## 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

## Industrial Development Policies:

- 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.



**Table 2.7.2030.C Development Standards**

Maximum Building Height	65 feet
Minimum Front Yard Setback	10 feet
Maximum Front Setback on Primary Street Frontage	30 feet
Minimum Primary Street Frontage	50 feet
Minimum Side Yard Setback	0 feet (100 feet when abutting a Residential Zone)
Minimum Rear Yard Setback	0 feet (100 feet when abutting a Residential Zone)
Maximum Building Coverage	50 percent of total lot area

**Table 2.4.400**

<b>Yard Setback</b>	<b>Light Industrial</b>	<b>General Industrial</b>
Minimum Front Yard	10 feet	10 feet
Minimum Rear Yard*	0 feet / 20 feet (see <a href="#">BDC 2.4.400</a> )	0 feet / 20 feet (see <a href="#">BDC 2.4.400</a> )
Minimum Side Yard*	0 feet / 20 feet (see <a href="#">BDC 2.4.400</a> )	0 feet / 20 feet (see <a href="#">BDC 2.4.400</a> )
Maximum Lot Coverage	80%	80%
Maximum Building Height**	50 feet	50 feet



- 2.7.2030.J.3 (Employment Sub-district):
  - 30 foot setback and landscape buffer from abutting residential property line
- 2.4.800 (IL)
  - 20 foot setback and landscape buffer from residential zoning districts.



- Design Guidelines:
  - 1.1 Preservation of Key Site Attributes
    - Remove language referencing DRB guidance? (arbitrary)
    - Remove entirely and reference 3.2.200 Landscape Conservation?
      - References “significant vegetation”
      - Tree protection plan required (also requires inventory of rock outcroppings)
      - Same DBH requirements as Design Guidelines
      - Allows for Performance Bonding



- Design Guidelines:
  - 1.2 Grading and Walls
    - Grading: Emphasizes 3:1 slopes within setback/buffer areas
    - Walls: cast in place or precast. Stone facing recommended
    - Walls: not exceed 4'
- Development Code
  - 3.2.500 Fences and Retaining Walls
    - Walls: 6' height
    - Walls: no material requirement





- Design Guidelines:
  - 1.4 Landscape of Public Streets
    - Remove DRB review and approval?



- Design Guidelines:
  - 1.8 Screening, Fencing, and Utility Location
    - Add reference to 3.2.500.C.3
      - Exceptions for security fencing around public/quasi-public utility and recreational facilities
    - Eliminate upgraded fencing requirement except along public right-of-way



CONDITION	SUBCONDITION	REQUIRED TREATMENT (Minimum Standard)
Property line adjacent to a Public Right of Way	Improved right of way	Upgraded Fencing
	Unimproved right of way	No requirement prior to development
Property line adjacent to the railroad line across the northwest corner of the site		Standard Fencing
Property line on the west and south perimeter of Juniper Ridge Employment Subdistrict	Adjacent to Residential zoned property	Standard Fencing
	Adjacent to Commercial zoned property	Upgraded Fencing
	Adjacent to permanent open space	Upgraded Fencing
	Adjacent to Public Facility zoned property	Standard Fencing
Property line shared between two abutting lots	When properties share a common property line	No fencing allowed if it interferes with shared access/parking; Upgraded Fencing if it does not interfere with shared access/parking; Architectural Screen Wall if exterior loading or storage
Property line adjacent to a park or open space		Upgraded Fencing
Property line on the east perimeter of the Employment Sub-District	Adjacent to residential or mixed use	Upgraded Fencing
	Adjacent to higher education land uses	Upgraded Fencing
Fencing/Screening around a Loading or Exterior Storage area	Visible from right of way	Architectural Screen Wall
	Not visible from right of way	Standard Fencing
Screening around a trash and/or recycling enclosure or exterior storage		Architectural Screen Wall
Fencing around a secure parking lot	Visible from right of way	Upgraded Fencing
	Not visible from right of way	Standard Fencing



- BDC
  - 2.4.700.B – Architectural Standards for Industrial
    - Building Mass. Where building elevations are oriented to the street, architectural features such as windows, pedestrian entrances, building offsets, projections, detailing, change in materials or similar features shall be used to break up large building facades and walls that are longer than 75 linear feet. A minimum of 15 percent of the horizontal building facade shall contain a variety of architectural features.
    - The horizontal building elevation facing an arterial or collector street shall provide a variety of the architectural features described above for a minimum of 30 percent of the horizontal building facade.



- BDC
  - 2.2.600 – Commercial Design Standards
    - Buildings with exterior walls greater than 50 feet in horizontal length shall be constructed using the installation of a combination of architectural features and a variety of building materials. Landscaping should be planted adjacent to the walls. Walls that can be viewed from public streets shall be designed with windows totaling a minimum of 10 percent of the wall area and using architectural features and landscaping (abutting the building) for at least 50 percent of the wall length. Other walls shall incorporate architectural features and landscaping for at least 30 percent of the wall length.



- BDC
  - 2.2.600 – Commercial Design Standards
    - Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible rooflines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods shall be used to conceal flat rooftops; however, a maximum of 30 percent of the building elevations visible from the adjacent right-of-way may include flat roof components. Overhanging eaves, sloped roofs, parapet walls that have variations vertically and horizontally with decorative features, and multiple roof elements are highly encouraged. Mansard style roofs are discouraged.
    - Outdoor and rooftop mechanical equipment as well as trash cans/dumpsters shall be architecturally screened from view. Heating, ventilation and air conditioning units shall have a noise attenuating barrier to protect adjacent Residential Districts from mechanical noise.

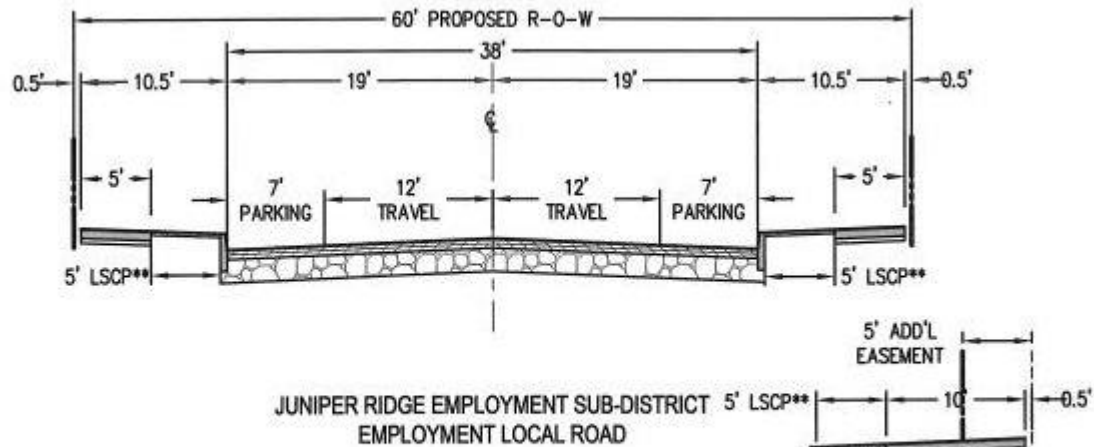
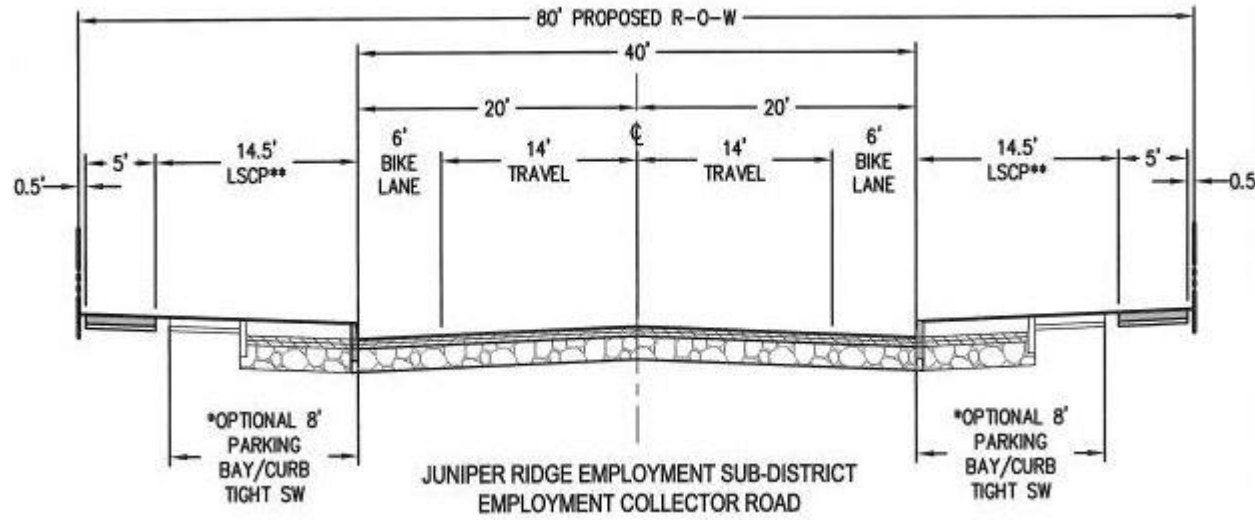
# STREET CROSS SECTIONS



- Reduce from 6 cross sections to 3 cross sections:
  - 100' 3-lane Arterial
  - 80' 3-lane Collector
  - 60' 2-lane + parking Local



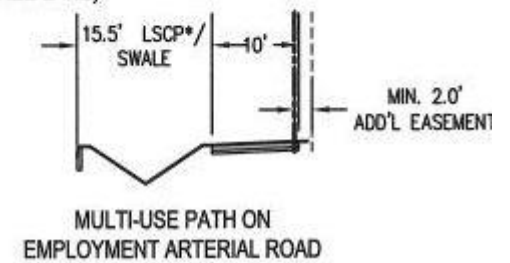
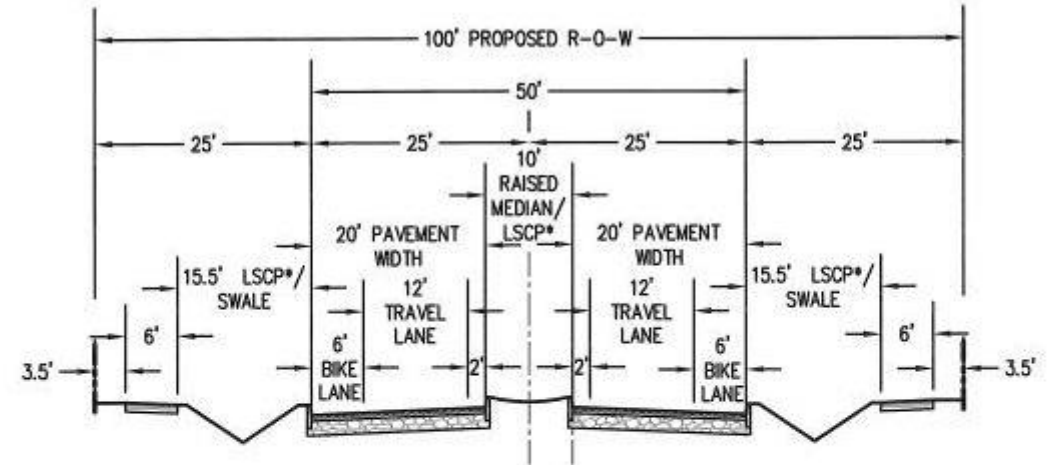
# STREET CROSS SECTIONS



NOTE:

RESTRICT PARKING NEAR INTERSECTIONS TO PROVIDE ADEQUATE TRUCK TURNING AREAS

MULTI-USE PATH ON EMPLOYMENT LOCAL ROAD





















- Contact:
  - Matt Stuart – Urban Renewal Manager
  - (541) 323-5992
  - [mstuart@bendoregon.gov](mailto:mstuart@bendoregon.gov)
- Next Meeting:
  - July 16, 2020
  - On-line/Virtual or City Hall – Council Chambers
  - Noon – 2 PM