

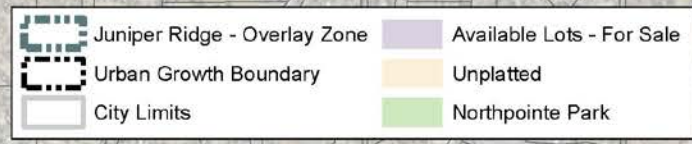
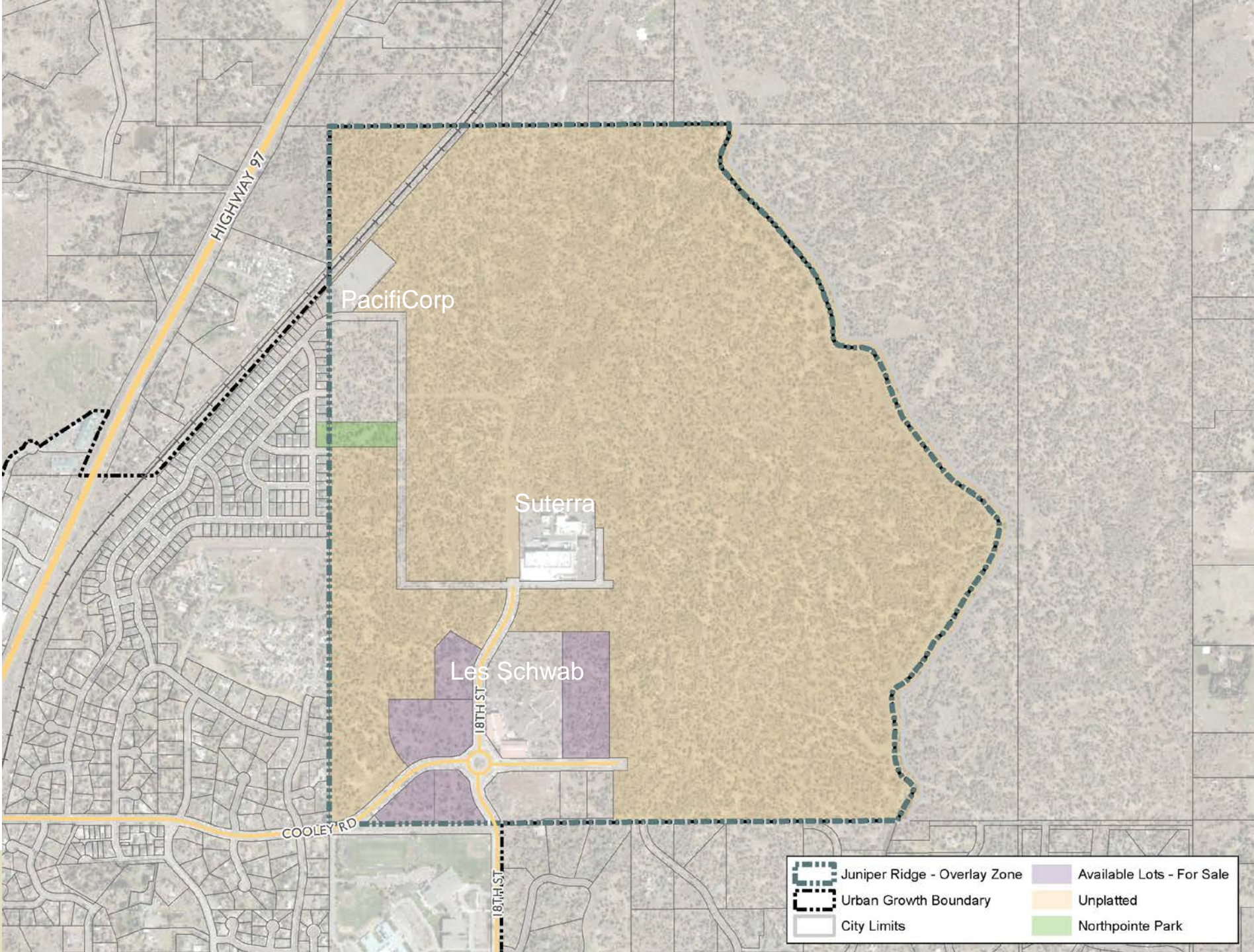


**JUNIPER RIDGE MANAGEMENT ADVISORY BOARD –
MAY 21ST, 2020**



- Roll Call
- Chair Update
- Public Comment – 0 comments received
- Action: Meeting #5 Minutes
- Staff Update
 - PacifiCorp
 - Subdivision
 - ODOT
- Review/Discussion: Employment Sub-district
 - Permitted & Conditional Use Table
- Review/Discussion: Juniper Ridge Overlay Zone
 - Roadway Alignments
 - Tract/Lot Alignments
 - Code Structure - Outline
- Adjourn

JUNIPER RIDGE / PACIFICORP LAND EXCHANGE



PREVIOUS AGREEMENT



2008

- Parcel A: 10.66 acres (now ~9.1 acres)
- Sold for ~\$6.80/SF (~\$3.15 million)
- Sale Price contingent on City:
 - Paying for “rough grading” of Parcel A
 - “Authorized” by BURA – 2010
 - Estimated at \$360K, 2010 \$’s
 - Constructing complete roads w/utilities
 - NE Talus Place
 - NE Caldera Street
 - Estimated at \$2.6 million, 2010 \$’s



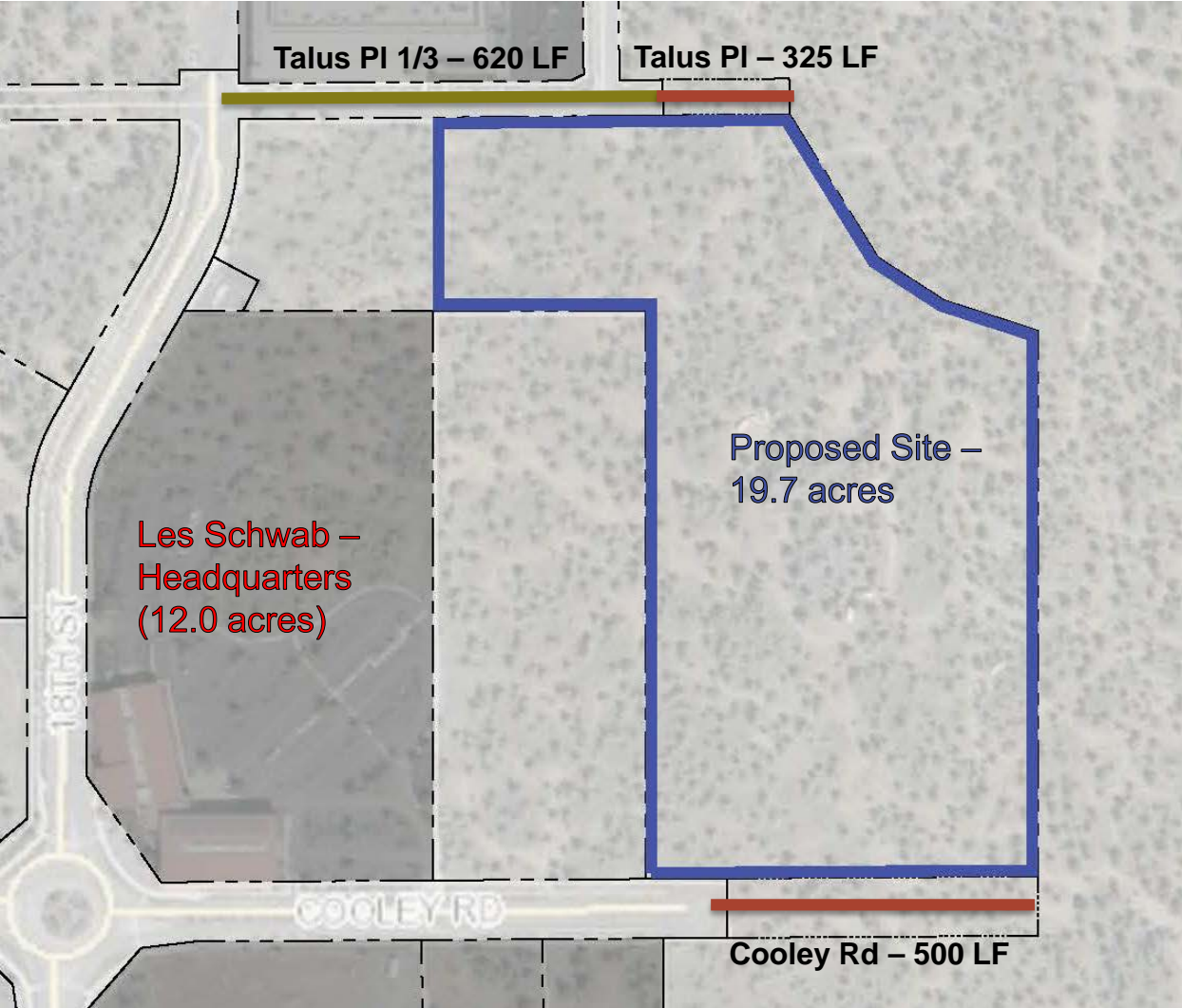


PREVIOUS AGREEMENT – 2020



	Acres	\$/Acres	LF	\$/LF	Total
Grading	10.66	\$70K			\$750K
Talus			800	\$1,600	\$1.28 M
Caldera			2,000	\$1,600	\$3.2 M
					\$5.23 M

PROPOSED AGREEMENT



	LF	\$/LF	Total
Grading Grant			\$415K
Talus 1/3	620	\$535	\$332K
Talus	325	\$1,600	\$520K
Cooley	500	\$1,600	\$800K
			\$2.07 M



- PacifiCorp Obligations:
 - Convey “Parcel A” (9.1 Acres) to City
 - Responsible for Development Applications, Review, & Compliance
 - Responsible for Permitting, SDC’s, other Fee’s (outside BURA Grant)
- Proposed City/BURA Obligations:
 - Credit \$3.15 million toward Proposed Site (\$3.67/SF)
 - Construct segments of Cooley Road & Talus Road w/utilities
 - Subdivide Proposed Site (~19.7 acres) (~\$80K)
 - Allocate \$415K Grading Grant (BURA)
 - Pay for Transaction Costs (mortgage release, transaction costs, etc.) (~\$20K)
 - Ground Lease portion of Site for Training Facility (~2.7 acres) prior to conveyance (interim)



- 9th Amendment
 - Outlines & Satisfies “grading obligation”
 - Formally requests BURA grant (delivered at closing/property conveyance)
- Lease Agreement
 - Training Facility (~2.7 acres)
 - Escalating Payment Terms
 - Years 1-5 = \$1; Years 6-10 = \$1,000/year; Years 11-15 = Market Rate (TBD)
- Purchase & Sale Agreement
 - City convey ~19.7 acres to PacifiCorp
 - PacifiCorp convey ~9.1 acres to City
 - City to deliver Legal Lot by July 31, 2020 (subdivision plat process)
 - Penalty of \$15K per month, up to \$90K, if City does not make “commercially reasonable efforts”
- Infrastructure Agreement
 - City/BURA responsibility for construction of off-site improvements
 - NE Talus Place & NE Cooley Road

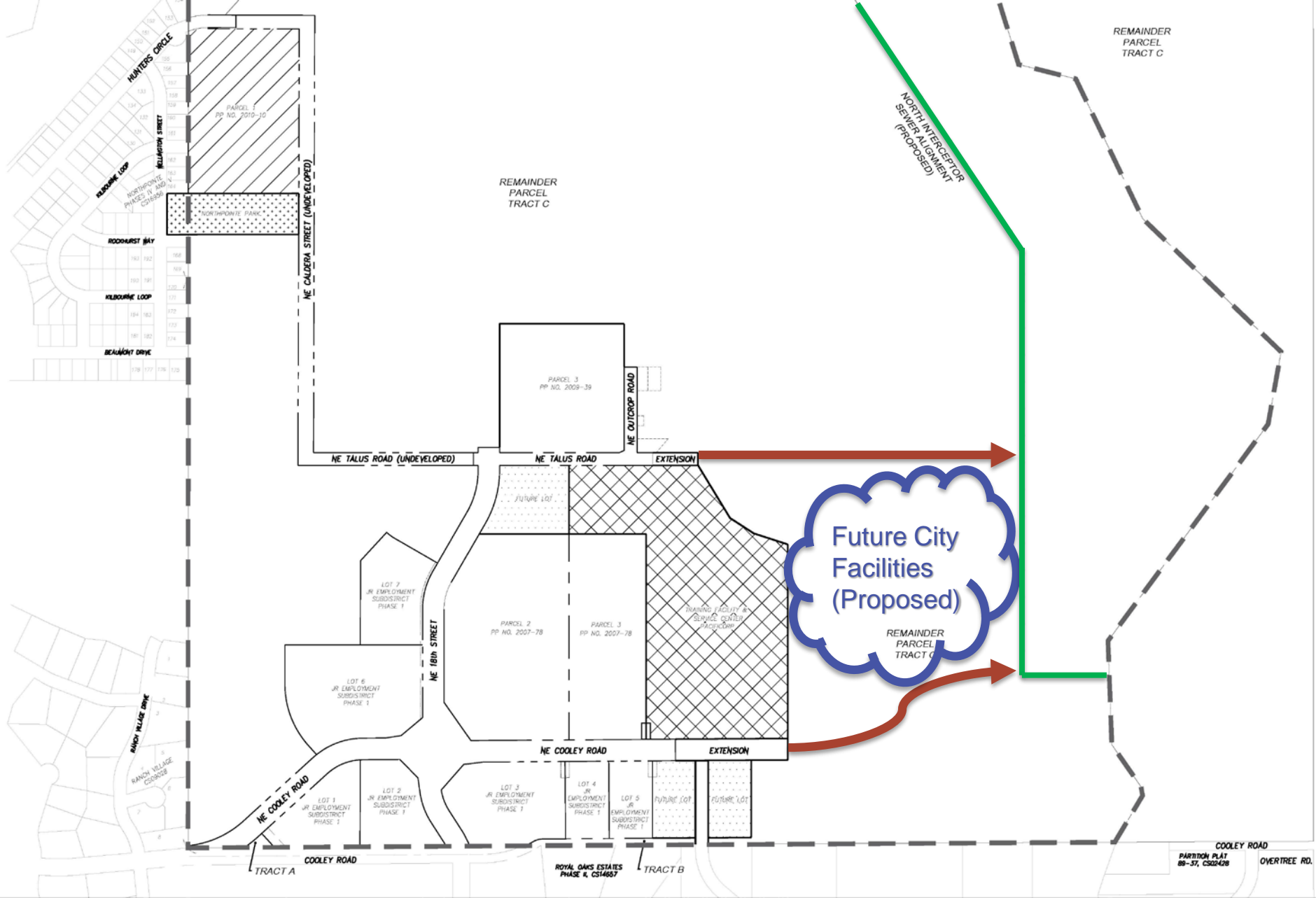
SUBDIVISION PLAT

SUBDIVISION PLAT



AVAILABLE LOTS





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
- North Interchange
 - Evaluating location for future UD 97 interchange along JR north boundary
 - Staff coordinating with ODOT staff & consultants
 - No timeline
- ODOT Intergovernmental Agreement (Trip Limit)
 - Discussions ongoing in regard to eliminating

EMPLOYMENT SUB-DISTRICT USE TABLE



- See Juniper Ridge Sub-district Use Table – Revised memo

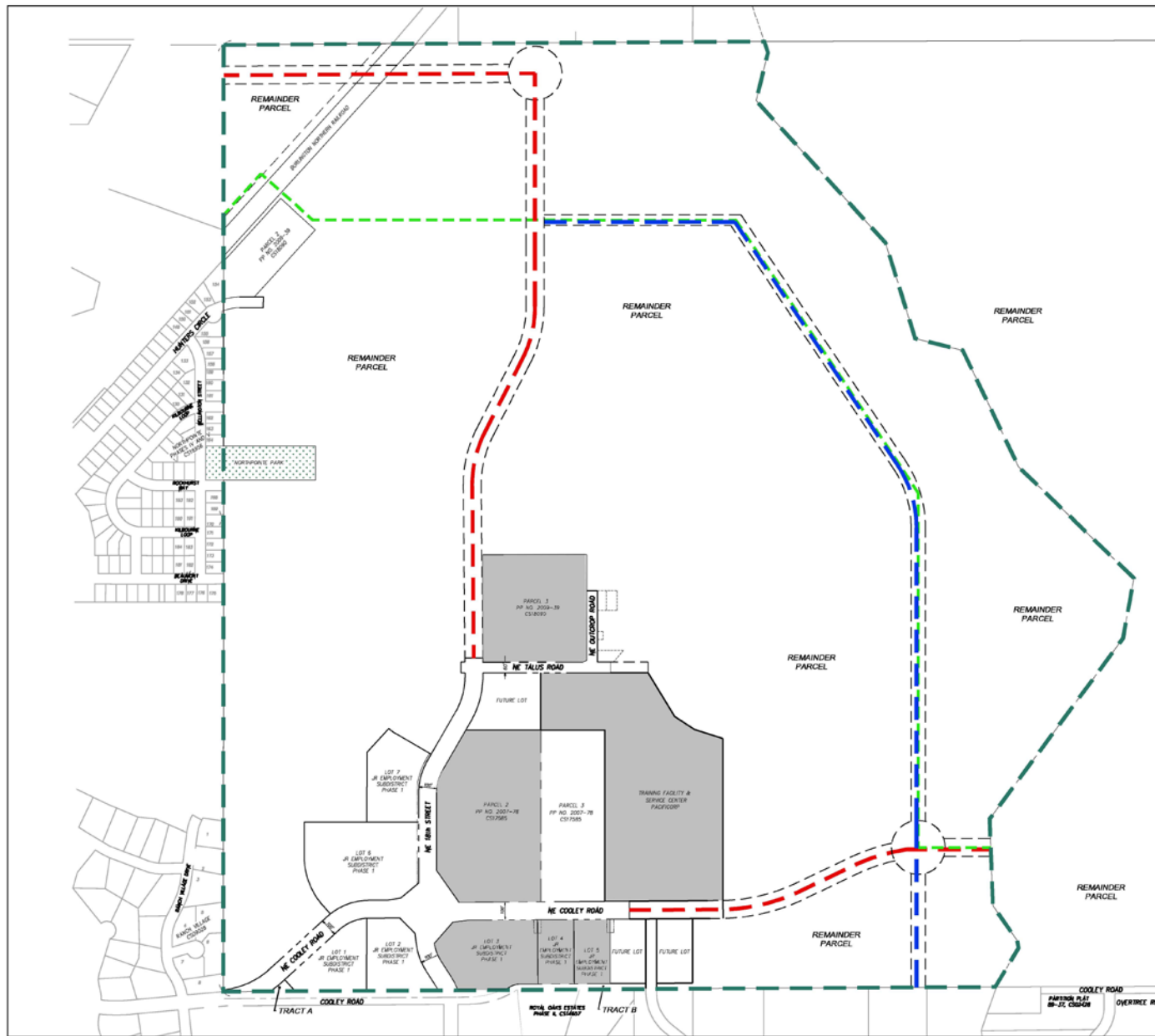
JUNIPER RIDGE OVERLAY ZONE



JUNIPER RIDGE OVERLAY ZONE

PROPOSED RIGHT OF WAY ALIGNMENTS

-  BOUNDARY - ~500 ACRES
-  ARTERIAL ROAD
-  COLLECTOR ROAD
-  NORTH INTERCEPTOR
-  PARK - BPRD
-  UNAVAILABLE LOTS



CITY OF BEND

PREPARED BY: M. STUART, CITY OF BEND. PRINT DATE: APRIL 30, 2020. SOURCES: CITY OF BEND, DESCHUTES COUNTY

OVERLAY CODE STRUCTURE



- See Juniper Ridge Overlay Code – Revised outline



- Contact:
 - Matt Stuart – Urban Renewal Manager
 - (541) 323-5992
 - mstuart@bendoregon.gov
- Next Meeting:
 - June 18, 2020
 - On-line/Virtual or City Hall – Council Chambers
 - Noon – 2 PM