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# **Juniper Ridge Development**

**Matt Stuart – Real Estate Director**

October 24, 2023

# Agenda

- Juniper Ridge Work Plan
- Development Goals
- Employment Subdistrict - CC&R Amendment
- Large Tract Subdivision
- Questions?

# Juniper Ridge Work Plan

# Juniper Ridge Work Plan

Resolution no. 3143 – Established JRMAB and tasked to:

- Develop a work plan for review, consideration, and adoption by Council.
- Review and make amendment recommendations regarding the Employment Sub-District use table, CC&R's, Design Guidelines, ODOT IGA, etc.
- Develop a land disposition strategy for the continued development of Juniper Ridge.

Resolution no. 3227 – Juniper Ridge Work Plan

- Council adopted JRMAB Juniper Ridge Work Plan



# Council Work Plan

## PHASE I:

Revise Employment Subdistrict (Use Table)

Revise Design Guidelines

Revise ODOT IGA

## PHASE II:

Revise Juniper Ridge Overlay Code (new Plat requirements)

Employment Subdistrict – Reduce Applicable Area (~115 Acres)

CC&Rs – Reduce Applicable Area (~115 Acres)

## PHASE III:

Plat Lower Half of Juniper Ridge Overlay Zone

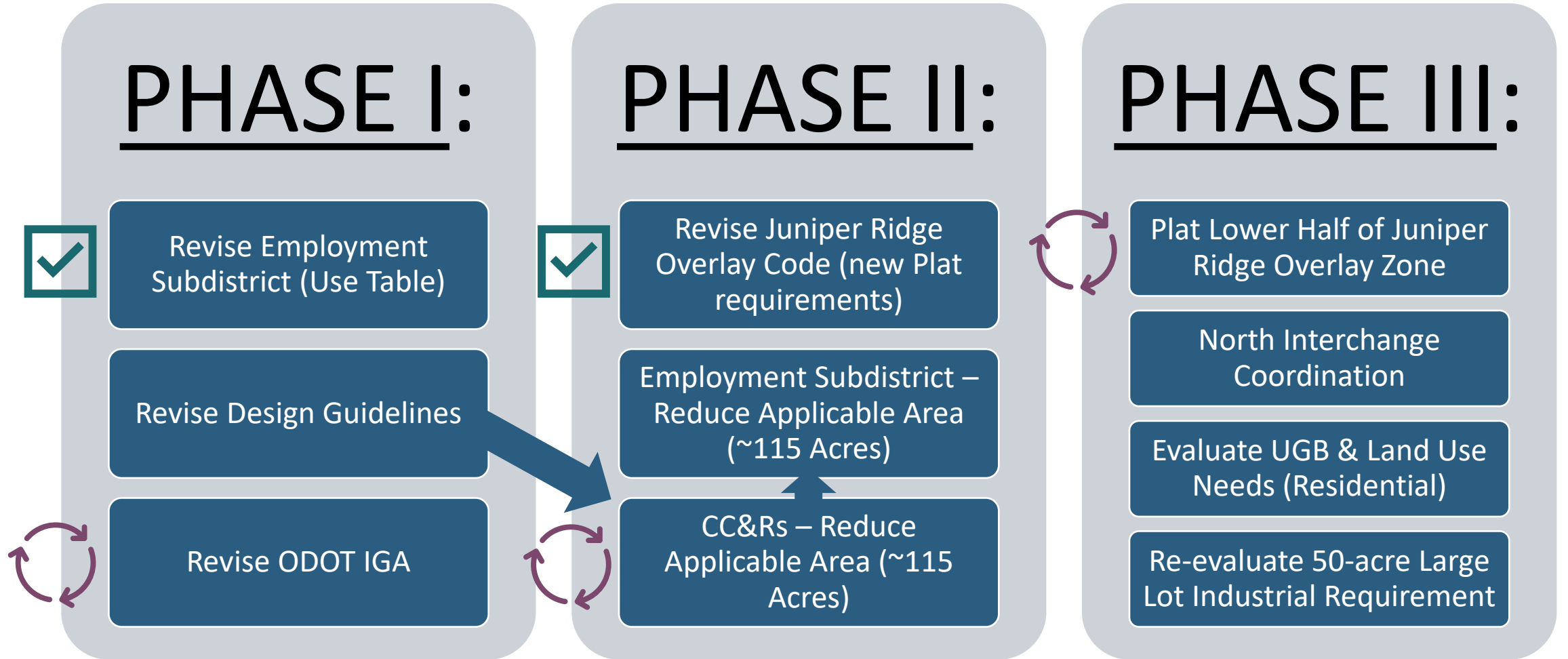
North Interchange Coordination

Evaluate UGB & Land Use Needs (Residential)

Re-evaluate 50-acre Large Lot Industrial Requirement



# Council Work Plan



# Development Goals

# Development Goals

Address Industrial land supply and market demand

- Less than 1% vacancy rate

Allow private development to enter the market

- Able to invest and adapt to market wants/needs

Generate revenue through land sales

Generate additional TIF revenue through transfer of land ownership and future development

Incorporate affordable housing into development goals





# Covenants, Conditions and Restrictions

Juniper Ridge Employment Subdistrict

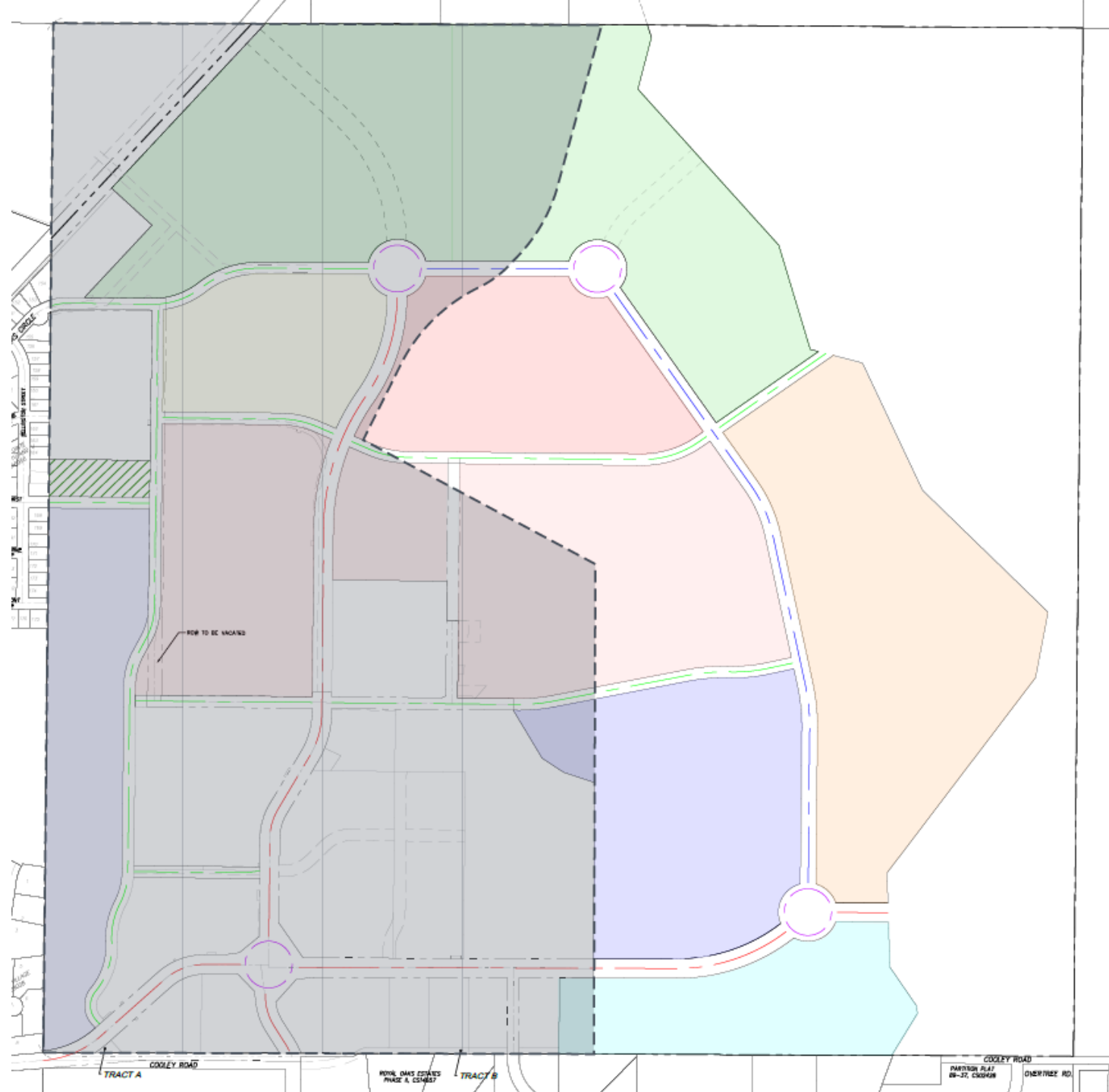
# CC&Rs - Amendment

- Text Amendment
  - Section 7.1 (page 16)
  - Add additional language to support affordable housing uses through Senate Bill 8
    - “All uses of a Lot must be lawful and comply with the Juniper Ridge Employment Sub-district section of the Code **or ORS 197.308, as it may be modified or repealed by the Oregon legislature.**”
- Boundary Amendment
  - Current Boundary: ~306 Acres
  - Proposed Boundary: ~126.6 Acres



# CC&R Boundary

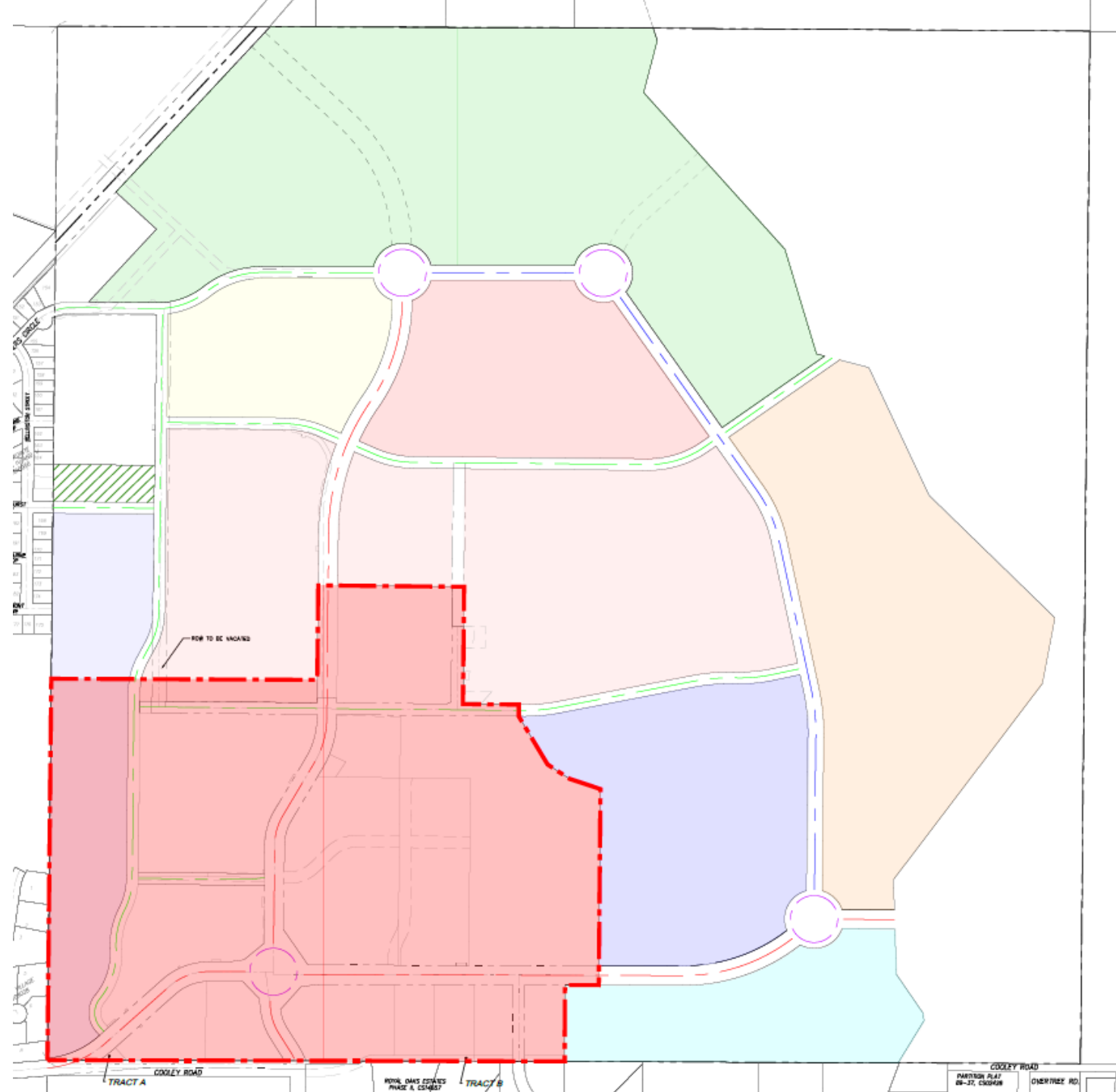
- Existing
  - 306 Acres



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# CC&R Boundary

- Proposed Boundary
  - 126.6 Acres

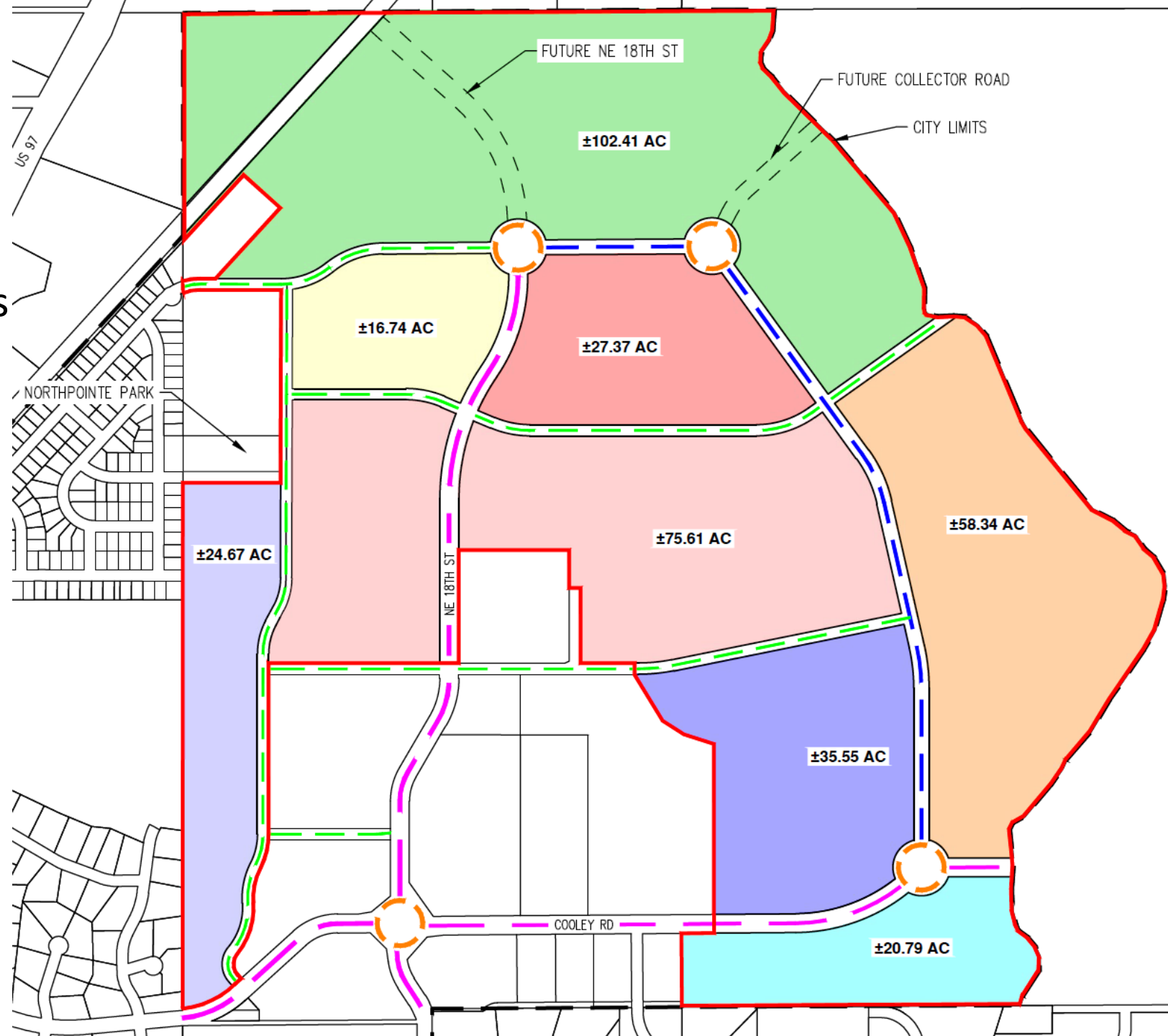


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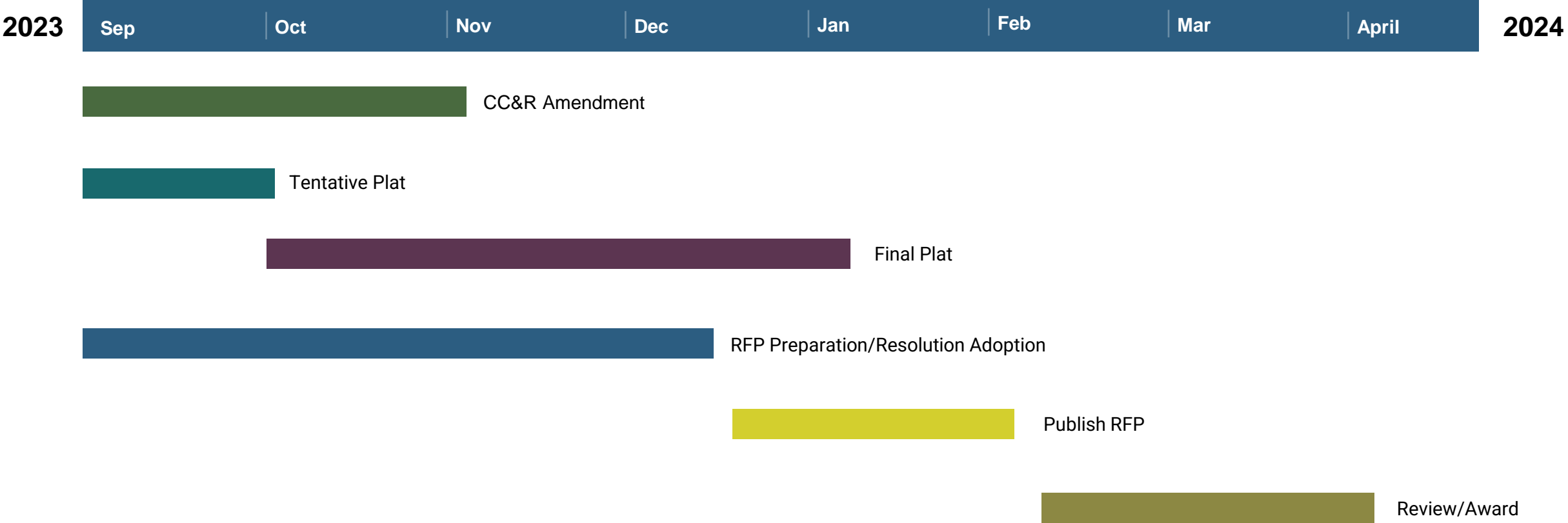
# Large Tract Subdivision

# Subdivision

- 8 Large Tracts
- Purple = Public Works Campus
- Light Purple = Potential Affordable Housing (SB8)
- Green = Hold for future
- Yellow, Red, Pink, Turquoise, Orange = ~200 acres
  - Bring to market through RFP, Fall/Winter 2023/24



# Timeline / Touchpoints



# Questions?

<https://www.bendoregon.gov/government/departments/economic-development/juniper-ridge-land-development>