

## Juniper Ridge: Bend's Industrial "Opportunity Site"

The ERT coordinator and the Central Regional Team were pleased to nominate the Juniper Ridge for consideration by the Industrial Lands Advisory Committee as an "Opportunity Site" because of a shortage of large ready-to-develop sites in this rapidly growing area of the state.

### Background

Juniper Ridge, a 1,500-acre city-owned parcel located immediately north of the city, was identified as a key location for the City to expand and address the need for at least 250 net acres of additional industrial land (City of Bend's *Economic Lands Study*, 2000). The site has market potential because of its close proximity to Highway 97 and the Redmond and Bend airports.

In early 2002, the City met with the ERT coordinator and the Central Regional Team to share its conceptual plan for developing Juniper Ridge. The ERT Coordinator facilitated the first meetings to flush out an action plan. The City organized an inclusive Technical Advisory Committee (TAC) to develop timelines and potential partnerships for readying the site for development.

The Governor's Office directed the ERT Coordinator and Central Regional Team to help the City of Bend expedite readying the Juniper Ridge site for development after the Industrial Lands Advisory Committee selected it as an "Opportunity Site" in December 2003. The fact that the ERT Coordinator and the regional team were already working with the City on the project allowed for timely implementation of a coordinated state/local action plan.

### Progress to Date

The City, in coordination with Deschutes County and other TAC members, set an aggressive public outreach and public hearing schedule during 2004 to bring approximately 500 acres (Phase 1) of the Juniper Ridge site into the city's Urban Growth Boundary (UGB). The Bend City Council and the Deschutes County Board of Commissioners co-adopted the UGB expansion proposal in the fall of 2004. The Department of Land Conservation and Development (DLCD) approved the 503-acre UGB expansion in December 2004.

The following state/local resources and actions have been deployed to remove barriers and ready the site for development:

- **Master Plan - \$74,000 DLCD Technical Assistance grant matched by \$95,500 from City and \$50,000 from City's Urban Renewal funds for master planning the area.** OTAK, a consultant, is doing the master planning. A series of design workshops and two public open houses were held during 2004. Three alternatives were presented to the City Council in November 2004. A hybrid alternative plan is currently being developed.

The City Council will consider a final preferred master plan for adoption in early 2005.

- **Transportation Improvements** - \$15 million in OTIA III funds and \$5 million local match are programmed into the 2006-2009 State Transportation Improvement Program (STIP) for construction of a grade-separated interchange at Cooley Road and Highway 97. Construction is scheduled to begin in 2008. New retail/commercial development at Cooley Road and Hwy 97 are rapidly consuming this intersection's capacity. The City amended its Transportation System Plan (TSP) to include improvements at Cooley Road.
- **Assess Eco-Industrial Potential** - \$14,000 grant from OECDD for eco-industrial assessment matched by \$13,000 from City The City wants to explore potential eco-industrial components for portions of the site that could complement a potential research park. The City is interested in an expansion of the OSU Cascades Campus at Juniper Ridge.
- **Residential Lands Study** - \$30,000 Technical Assistance Grant from DLCD. Since growth is occurring faster than forecast, the DLCD regional team member is working closely with Bend on a city-wide Residential Lands Study that will help complement the City's master plan efforts for Juniper Ridge.

### **Next Steps**

Barrier to development that still need to be overcome before the site is ready for development are major public infrastructure improvements such as

- Improvements to local streets to the site as well as the existing local street system from the site and US Hwy 97
- Sewer and water extensions

Before the transportation improvements can precede, final access points to the 503-acre UGB expansion as well as the entire 1,500-acre Juniper Ridge planning area will need to be agreed upon. ODOT's North US Highway 97/20 Refinement Plan will play a major role in these decisions. Bend's Metropolitan Planning Organization (MPO) is expediting completion of the Refinement Plan and the resulting construction project(s) before the current proposed 2008 start date.