

Department of State Lands

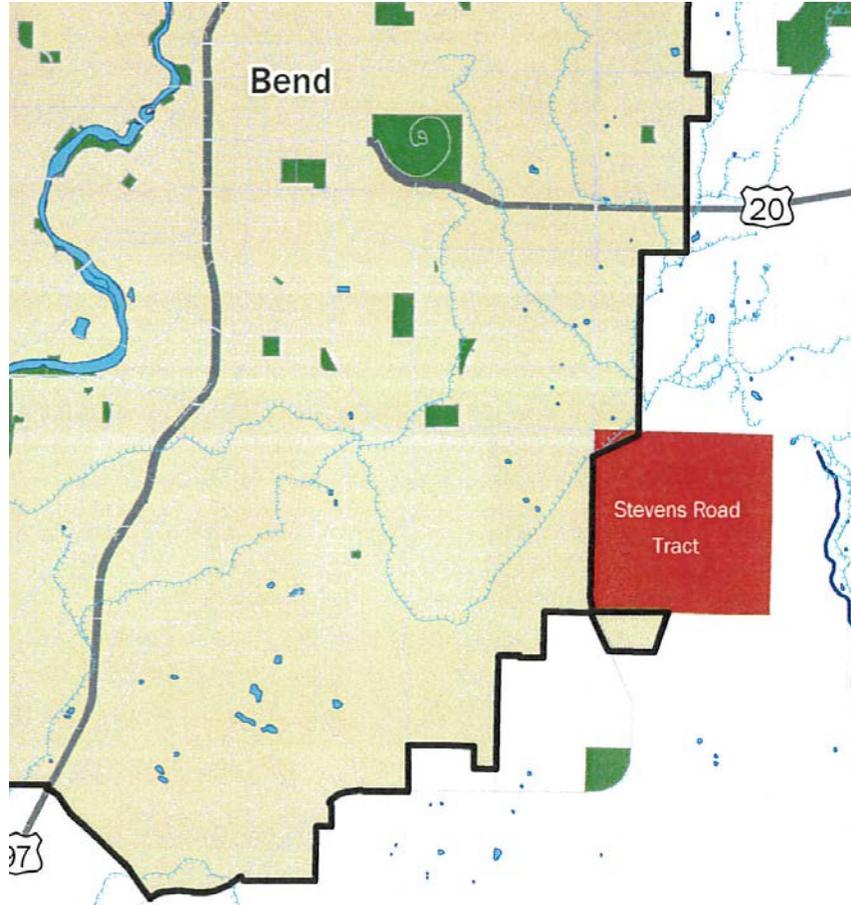
Industrial / Commercial / Residential Properties

Common School Fund Trust Lands

Central Oregon Region

April 8, 2019

Stevens Road Tract – Bend, OR



Development of Stevens Road Tract

Timeline:

Appraisal (estimated completion mid 2019)

The appraisal will be conducted for four scenarios:

- Current value – whole tract
- Post Master Plan/Annexation value – whole tract
- Potential values/scenarios for subdivision and sale of parcels after annexation
- Potential schedule and returns for DSL development and long-term ownership

Recommendation to the Land Board

Analysis of the appraisal will produce a staff recommendation for a Land Board meeting before the end of 2019. Land Board direction will enable DSL to move forward with the land use steps below **OR** begin the land sale process. The land sale process for significant parcels, including due diligence and Land Board approval, can take 12 months or more.

Tentative Plat preparation and approval (estimated completion early 2022)

Before the parcel can be divided into smaller parcels for sale or development the detailed engineering for streets, sewer, water, drainage, etc. is required.

Preparation of this document is a **4 to 5 months** process, with City review and acceptance taking an additional **3 to 4 months**.

Property eligible for construction (AFTER entitlement process complete)

Depending on infrastructure construction requirements (road, utilities, etc.) and construction timelines, occupancy could be anticipated in 2022 or 2023.

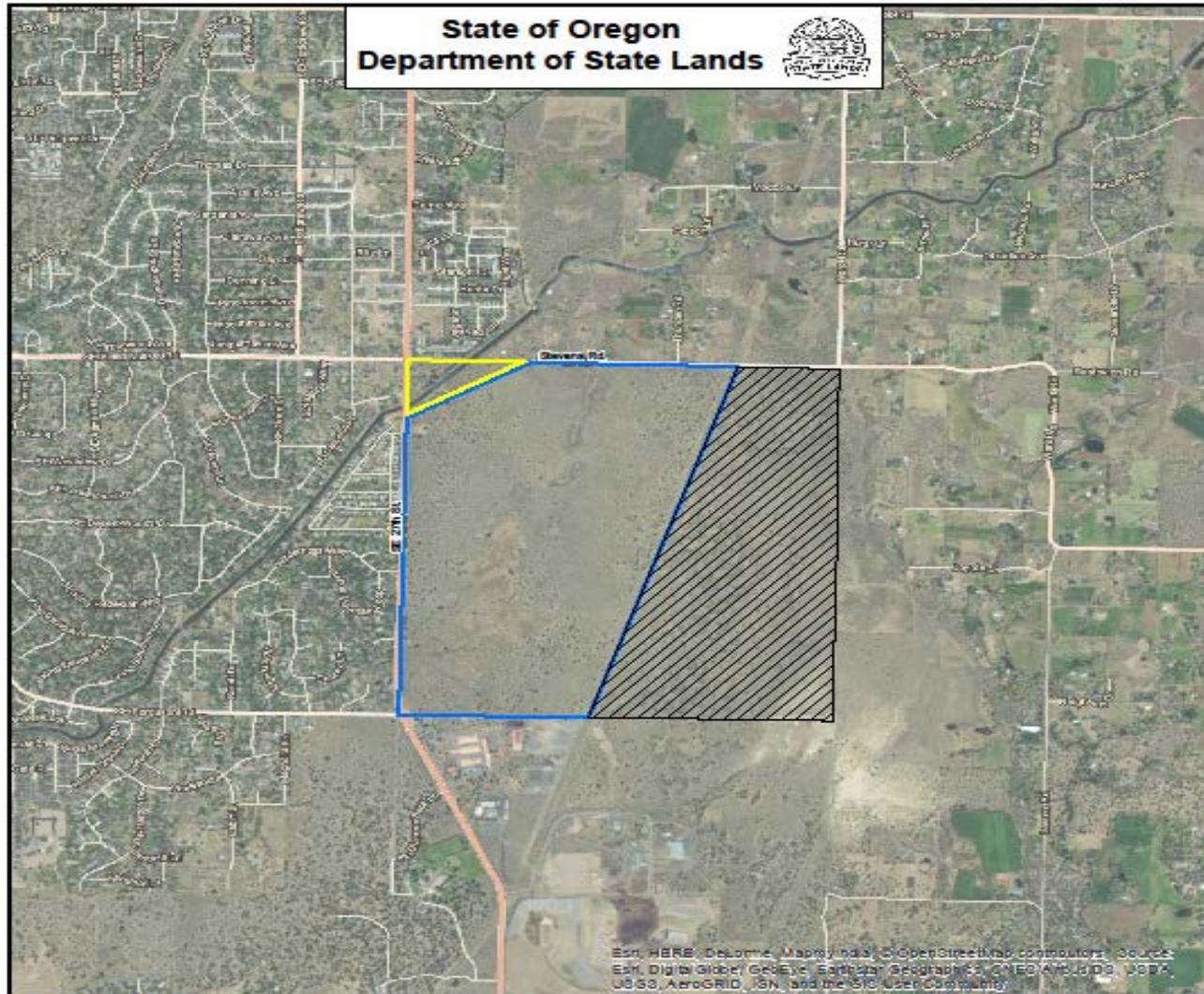
Master Planning and Annexation (if directed by the Land Board, estimated completion late 2020)

The Master Plan will determine the layout of the allowed development types (residential, commercial, industrial), assign the land-use zoning designations to the property, and address infrastructure, transportation, and public space requirements, including designating a school location. Master Plan and Annexation applications would be developed by a consultant with DSL oversight. The estimated time for preparation of the Master Plan and Annexation findings, reports and applications to be submitted for review by the City of Bend is **8-12 months**.

Master Plan and Annexation decision by the City of Bend (estimated completion mid 2021)

Process requirements and steps:

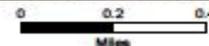
- Master Plan and Annexation applications may be submitted for approval concurrently.
- Pre-application and Neighborhood Meetings required before submittal
- Negotiation of annexation agreement, including required infrastructure development.
- Planning Commission Hearing required; approval is a recommendation to City Council.
- City Council Public Hearing required for final approval
- Estimated time for City of Bend process is **6 months**



APPENDIX A
Stevens Road Tract
T18S, R12E, Section 11
Tax Lot 2300
Deschutes County

- 60 Acres: Within UGB
- 320 Acres: 2016 UGB Expansion
- 260 Acres: 2017 Rezone Application

This product is for informational purposes only and has not have been prepared for, nor is suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Map Projection:
 Oregon Statewide Lambert
 Datum NAD83
 International Feet
 State of Oregon
 Department of State Lands
 775 Summer St NE, Suite 100
 Salem, OR 97301
 503-986-5200
www.oregon.gov/DSL
 Date: 9/26/2017



Stevens Road Tract



South Redmond Tract – Redmond, OR





19th Street

97

Bitt Roads

Tax Lot 130

Reynolds
Lower Main
County

Reynolds

www.DonTrust.com



158 13E 29

158 13E 28

158 13E 27

Redmond

5,200'

Redmond City Lake

County Parcel

Easement

DLN Tract

158 13E 32

South Redmond Tract

158 13E 33

158 13E 34

1,200'

3,000'

South Redmond Tract

The South Redmond Tract is 940-acres that is currently in the process of being annexed into the City of Redmond. The annexation is the result of a collaboration between the Department of State Lands (DSL), the City of Redmond, Deschutes County and the Oregon Military Department (OMD) and will bring the parcel inside the Redmond urban growth boundary and annex the property into the city.

County Fairground Expansion and OMD Readiness Center

DSL will exchange 140 acres with Deschutes County for an expansion of the county fair and expo center and sell 20 acres to the Oregon Military Department for a new readiness center.

Infrastructure Investment

DSL obligated to make improvements per Annexation Agreement

- Street -Water – Sewer – Storm - Capacity for other utilities
- Required by Large Lot Industrial Program – “Shovel Ready” within 180 days of the first transfer of property to another party (OMD, Deschutes Co., or L.L.I. user)

DSL has engaged an engineer to scope and design the on-site improvements which is expected to take 3 months. Design of off-site sewer improvements is being managed by the city and is anticipated to take over a year. The design work can occur concurrently to the annexation process. Once designs are accepted by the city construction work can begin.

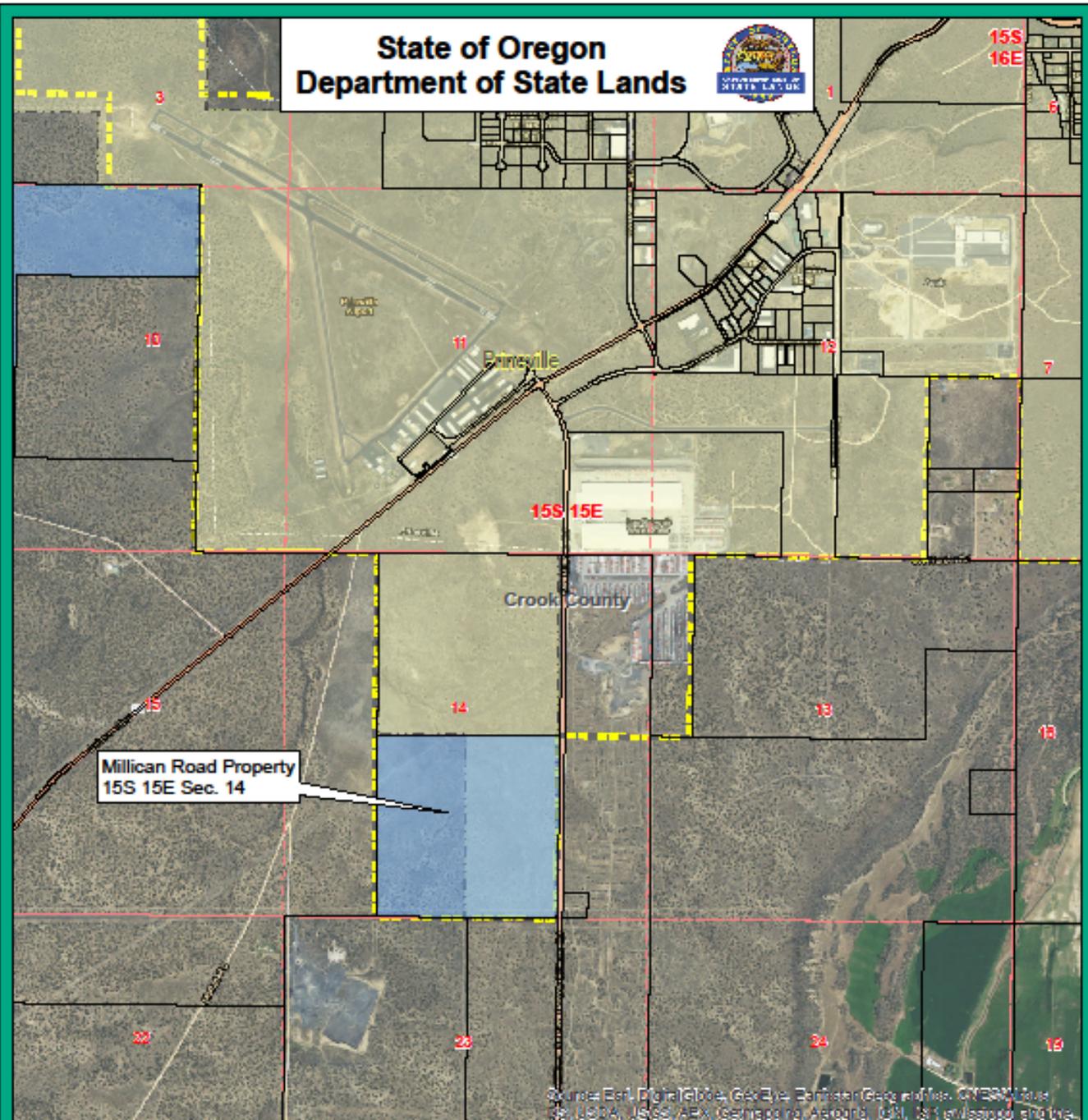
Millican Road – Prineville, OR

DSL received an application to purchase the property by a local company.

DSL directed to conduct the appropriate due diligence needed in order to be considered for sale at a future date. Numerous due diligence studies are required including: Archaeological survey, endangered plants and animals reporting, and appraisals.

DSL has determined that a land sale is in the best interest of the state of Oregon and the Common School Fund.

State of Oregon
Department of State Lands



Millican Road Property
15S 15E Sec. 14

Millican Road Tract

County: Crook

City: Prineville

Map & Tax Lot#: 15S 15E, Sec. 14, Tax Lot 2300

Lot Size: 158.96 acres

Zoning: M-1-Industrial

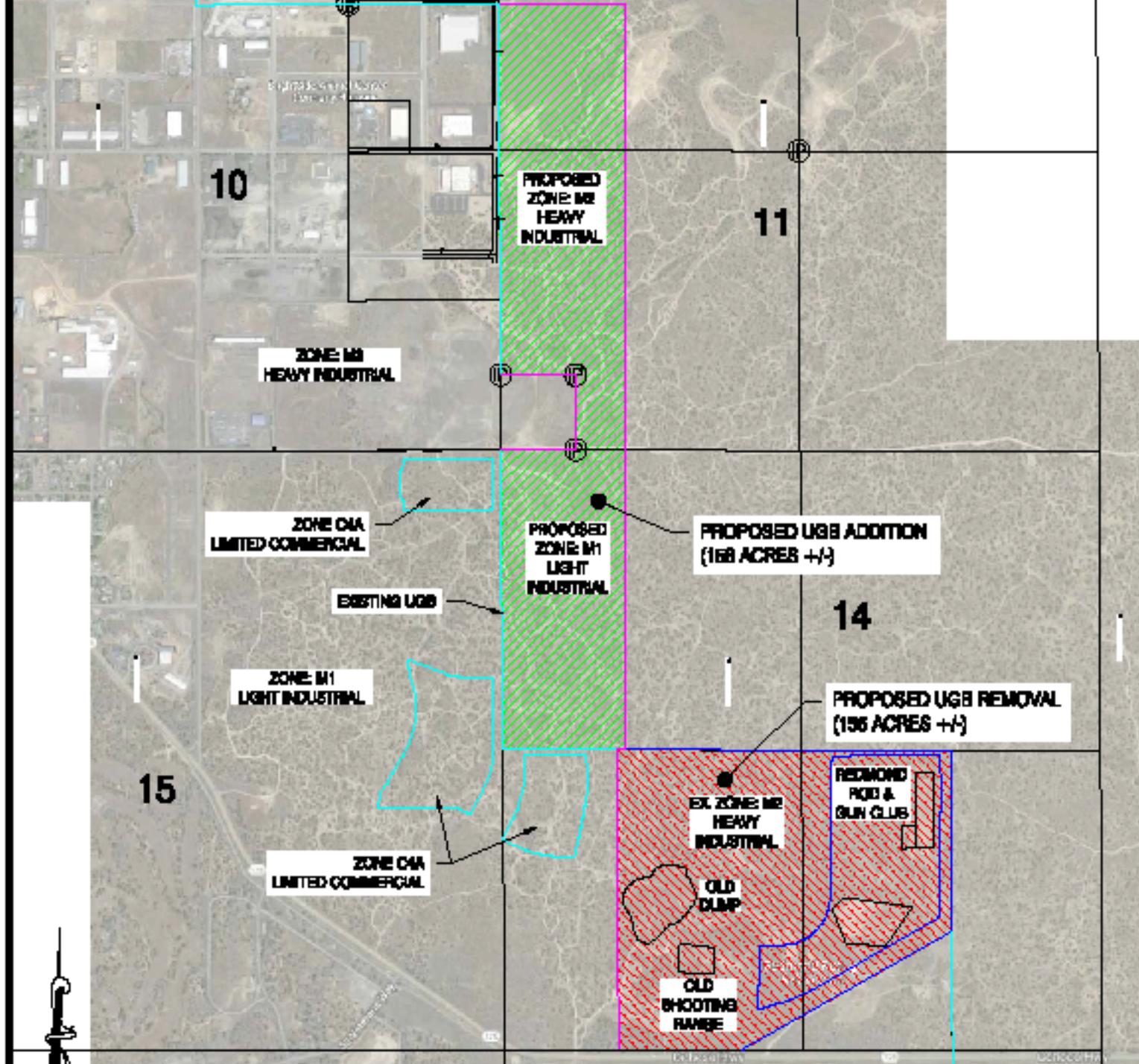
Location: Near the data centers on the southwest side of Prineville, just south of the airport

Site Characteristics: Primarily flat grade, city services to property line.

Current Status: Approved for land sale by the State Land Board on October 17, 2017. Sales method under consideration.

Deschutes County Exchange Lands Redmond, OR

- Exchange for equal value based on appraisals of both properties
- Property located inside UGB; outside City of Redmond current boundary
- Master-planning and annexation required before development
- After exchange – DSL staff analysis will generate a recommendation to the State Land Board regarding entitlement of the property and eventual sale to benefit the Common School Fund



Real Property Resources available on DSL website:

- DSL Real Estate Asset Management Plan (REAMP)
- DSL Central Oregon Asset Management Plan (COAMP)
- Information on State Lands managed properties state-wide

Google Oregon Department of State Lands, or go to:

<https://www.oregon.gov/DSL>

QUESTIONS.

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