

Stevens Road Tract

This fact sheet identifies the status and urban development potential of the Stevens Road Tract in Bend along with strategies for partnering with other entities to promote: (1) the tract's inclusion in the Bend Urban Growth Boundary (UGB); and (2) urban development, particularly affordable housing, aimed at meeting both community needs and the needs of the Common School Fund.

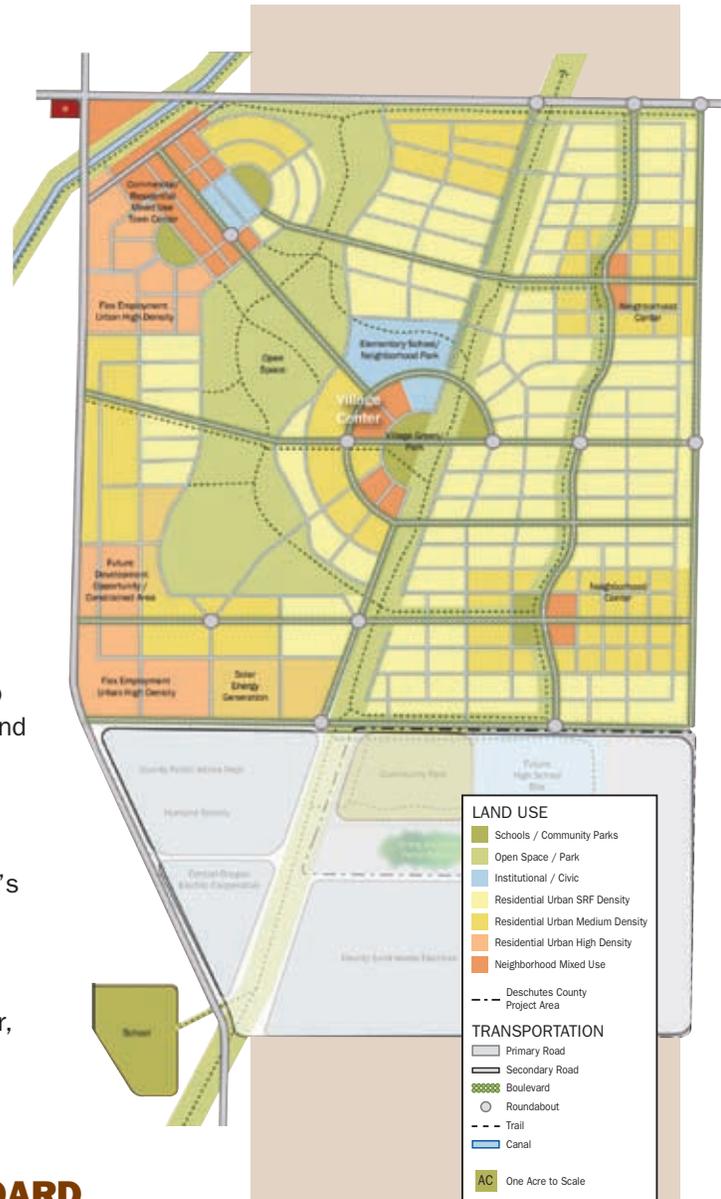
BACKGROUND

The Stevens Road Tract is a vacant square mile (640 acres) of scrub sagebrush, juniper, ponderosa pine and lava rock located adjacent and contiguous to the Bend city limits and Urban Growth Boundary (UGB) in the southeast quadrant of Bend. About 12 acres in the northwest corner of the tract are already within city limits.

The tract was acquired from the federal government in the mid-1990's to satisfy a lawsuit stemming from the statehood grant for school lands (in lieu lands). The Stevens Road Tract is part of Trust lands that are managed by DSL for the exclusive benefit of the Common School Fund (CSF) as directed by the State Land Board (the Governor, Secretary of State and the State Treasurer). CSF lands were granted to the state by the federal government at statehood to support K-12 public schools throughout the new state.

MASTER PLAN APPROVED BY STATE LAND BOARD

The Stevens Road Tract Conceptual Master Plan was adopted by the State Land Board in June 2007. The plan provides for a "full-service" mixed-use neighborhood community including diverse housing types, a village center, elementary school, neighborhood park, employment areas/centers, mixed use neighborhood centers, substantial open space and a trail system. This plan remains flexible to respond to emerging needs and/or issues within the tract, neighborhood, vicinity or city.



OREGON DEPARTMENT OF STATE LANDS

TRACT HIGHEST RATED AS UGB EXPANSION SITE

The Stevens Road Tract (aka Section 11) is a competitive candidate site for inclusion in an expanded Bend UGB. This property is also one of the few candidate UGB expansion sites likely to provide needed (affordable) housing opportunities. At this juncture, the City of Bend is considering various properties for inclusion in an expanded UGB. According to the city's evaluation procedures, the UGB inclusion evaluation criteria rating for the Stevens Road Tract yielded the highest composite score of any candidate site. Regardless of the evaluation score, at this time the city has not yet recommended the tract for inclusion within an expanded UGB although the reasons for such a decision are unknown and/or undisclosed.

FLEXIBLE DEVELOPMENT OPTIONS

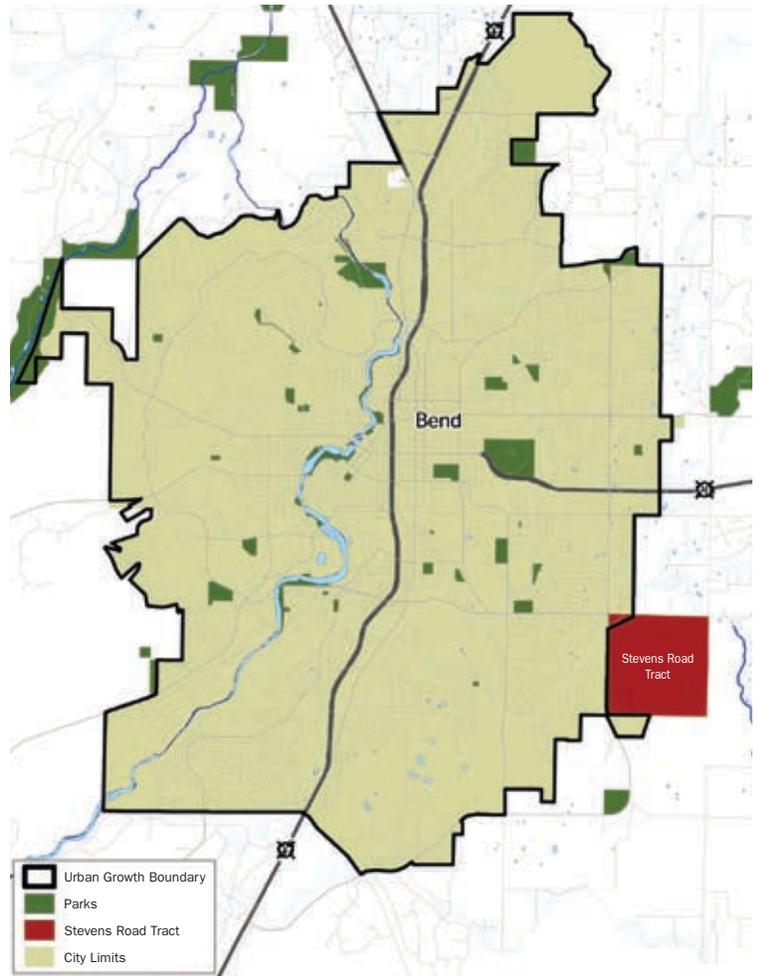
DSL has determined the site will be developed in phases or as a single development project. A specific development strategy will be selected that is most efficient, maximizes returns to the CSF, and supports other community and project goals including provision of affordable housing opportunities. DSL is willing to entertain various land ownership/lease options to maximize site development opportunities and benefits to the CSF.

PARTNERSHIP DEVELOPMENT

Although prohibited by law from giving away CSF assets, DSL is interested in partnering with affordable housing interests to the greatest degree possible within legal restrictions. This partnership may include strategies for the provision of needed affordable housing or may address other identified neighborhood and community-wide goals. Such strategies might include:

1. An interagency agreement with Oregon Housing and Community Services (OHCS) to cooperate regarding the provision of needed housing opportunities through OHCS housing programs and partners;
2. A binding annexation agreement with the City of Bend to reserve a designated portion of the tract for needed affordable housing development;
3. Working with City of Bend staff and consultants to establish an Urban Renewal District (URD) to assist with the financial burden of on- and off-site local and regional infrastructure improvements and enhancements benefiting all development surrounding and within the tract with special focus on designated needed housing areas;
4. Participating in local and affiliated regional infrastructure improvement projects (notably, the proposed southeast sewer interceptor line);
5. Supporting needed housing initiatives of the City of Bend and other housing-related agencies and advocates;
6. Working cooperatively with Deschutes County, which owns the abutting property to the south, to maximize the efficient and complementary development of both properties; and
7. Meeting with adjacent and nearby neighborhood associations and groups to proactively address and mitigate projected conflicts and negative impacts of the tract's development.

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