

**Central Oregon Asset Management Projects
Department of State Lands (DSL)**

March 2009

DSL-Owned Land

Stevens Road Tract – Deschutes County

- 640 acres – 12 acres are currently within Bend city limits
- Master Plan adopted by State Land Board in June 2007
- Mixed-use development – 2,600 housing units; 40 percent multi-family; emphasis on sustainable development
- City of Bend did not include the parcel in proposed UGB expansion; DSL still advocating for inclusion
- Lava tube mapping complete; bat survey underway
- Old landfill site assessment began in fall 2008; April 2009 estimated completion date

Ward Road – Deschutes County

- 40 acres undeveloped
- Three miles east of Stevens Road Tract
- Surrounded by rural-residential developed lands
- Proposed rural subdivision – in planning stages
 - Five lots; 2 to 2½ acres each
 - 26 +/- acres reserved area – open space retained by DSL for possible future development
- DSL will apply for Deschutes County planning approval in early spring 2009

Cline Buttes Parcels – Deschutes County

- Four parcels, 400 acres total
- 240 acres acquired from BLM in April 2008 (in-lieu selection).
- All acreage is leased to Thornburgh Resort, LLC

South Redmond Tract – Deschutes County

- 945 acres undeveloped
- Acquired from BLM in April 2007 (in-lieu selection)
- Adjacent to Deschutes County Fair and Expo Center and Juniper Ridge Golf Course
- Land Use and Management Plan adopted by Land Board in October 2008
 - Large lot industrial emphasis
 - Potential inclusion in UGB
 - Land exchange with county initiated (up to 240 acres)
 - Potential relocated, new Redmond Armory site
 - 19th Street extension southward to Deschutes Junction
 - Efforts underway to begin a Regional Economic Opportunities Analysis

West Juniper Canyon – Crook County

- 640 acres; 3½ miles south of Prineville, near Prineville Reservoir
- Property identified for disposal in BLM management plan
- Old rock quarry on property – 15 acres
- Zoned for rural residential – five-acre minimum
- Transferred to DSL in February 2009

Pending In-Lieu Selection (Current Ownership: BLM/Prineville District)

Deschutes Market Road – Deschutes County

- 1,577 acres; undeveloped
- North of Bend Municipal Airport
- Nearby urban, rural-residential development: south of Boonesborough development; one mile east of Juniper Ridge; north of Bend wastewater treatment plant
- Zoned Exclusive Farm Use (EFU), but no prior farm use on parcel
- Historic Huntington Wagon Road (BLM's designated Area of Critical Environmental Concern) runs through the property (80 acres); DSL agrees to protect the historic resource
- BLM initiated federal Land Use Plan change for transfer to DSL, and is now proposing an environmental impact study (EIS) which would delay decision for up to three years or more

All DSL properties are assets of the Common School Fund, a trust fund established at statehood to generate revenue for Oregon public schools. DSL seeks to increase the value of all land holdings, thus increasing return to the CSF through lease payments and/or land sales.



