

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

**May 2010**

---

## **DSL-Owned Land**

### ***Stevens Road Tract (Section 11) – 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 as Bend appeals the DLCD recommendation
- Lava tube mapping complete; bat survey underway
- Old landfill site assessment began in fall 2008; site assessment completed January 2010
- DEQ paid for a financial feasibility study for landfill cleanup based on DSL's Master Plan and the site assessment; study to be completed by summer 2010

### ***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
- Deschutes County gave planning approval in 2010

### ***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 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; on-going discussions with Oregon Military Department.
  - 19th Street extension southward to Deschutes Junction
  - Regional Economic Opportunities Analysis started in April 2010

### ***Forked Horn Subdivision – Deschutes County***

- 39 acres with 63-lot developed subdivision
- Acquired in December 2009
- 20 acres of undeveloped land within Redmond city limits
- Marketing plans currently on hold until market demand is revived
- Held a neighborhood meeting in March 2010 to discuss plans
- Weed abatement plan is underway

### ***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
- In-lieu selection transferred to DSL in February 2009

### **Additional In-Lieu Selections**

DSL continues to pursue land selections “in lieu of” lands the federal government granted to Oregon at statehood. The state is still owed about 1600 acres of land. The Bureau of Land Management recently turned down our selection of the Deschutes Market Road parcel in Central Oregon. We are once again reviewing BLM maps statewide to identify other lands for selection. This process is taking many years longer than anyone expected after the state won its case against the federal government in 1991.

---

*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.*

