

**City of Bend / Oregon State University - Cascades
Memorandum of Understanding
Short Term 10 - Acre Project (Phase 1)**

The City of Bend and Oregon State University - Cascades are pleased to further higher education opportunities within the City of Bend for residents of Central Oregon and beyond. The intent of this MOU is to focus on meeting the objectives outlined below and as defined by four major categories that include:

- 1 - Team Roles and Involvement;
- 2 - Phasing/Schedule;
- 3 - Community Involvement;
- 4 – Transportation, Sewer and Water.

This MOU is intended to serve as a general basis for delivering an initial campus expansion that is ready for occupancy by fall of 2015. OSU-Cascades and the City of Bend will develop a separate MOU to address the long term master planning of the campus. This MOU does not contain all of the detailed steps or requirements to reach this objective, but does reflect the current mutual intentions of the parties. Neither City of Bend nor OSU-Cascades have any legal obligation under or by virtue of this MOU, but the parties currently believe this MOU outlines the parties' current thinking on best means to achieve this objective and agreement to cooperate in good faith along the lines described in this MOU.

Agreed Upon Goals/Recitals:

1. OSU-Cascades plans to build a four year university campus within the City of Bend.
2. OSU-Cascades intends to open in fall of 2015 with approximately 75,000 – 150,000 square feet of residential, classroom, office and support space for the current 950 students and first freshman class.
3. Both the City of Bend and OSU-Cascades seek to build a highly successful university campus and institution of higher education in Bend that is integrated into the community, minimizes any adverse impacts to existing neighborhoods and public infrastructure, and can grow in a way that enhances the campus and surrounding community.
4. City of Bend will work closely in accordance with local land use law with OSU-Cascades to navigate entitlement planning, building and engineering processes, address infrastructure issues and balance/mitigate community impacts for Phase 1. The City will apply the applicable standards to the OSU Cascades land use proposal as it would for any new land use application.

5. OSU-Cascades and City of Bend both desire to establish a mutually beneficial working relationship focusing on open dialogue, long-term planning, community involvement and when needed, identified dispute resolution protocols.
6. OSU-Cascades and City of Bend have joined the International Town Gown Association as partner agencies to monitor and mirror best practices identified in other communities that are appropriate for this university and campus community, and to document and symbolize the dedication to creating a mutually beneficial and productive relationship.
7. OSU-Cascades and the City of Bend are committed to working together with the community on long term goals for and master planning of the larger campus site in order to address community issues and concerns. Initial goals for that effort will be to plan for a successful university and an appropriate transition area surrounding the campus property. The City and OSU's involvement in that planning process will be described through a separate MOU.
8. OSU-Cascades and the City of Bend will work in good faith with other relevant public agencies engaged in planning large projects in the vicinity of the campus site in order to engage in a coordinated dialogue with the community as part of the larger campus master planning effort. This is in an attempt to identify common issues and concerns that may be best addressed collectively. It also will provide the public a clear understanding of each agency's plans for and roles in the various projects. The agencies contemplated for this coordination include Deschutes County, Bend Metro Parks and Recreation District, and Bend LaPine School District in addition to the City and OSU Cascades.

OSU-Cascades Phase 1 Project Scope

OSU-Cascades will purchase a 10.44 acre site at 1500 SW Chandler Avenue. This site is currently zoned commercial limited. OSU-Cascades plans to develop this site per the current zoning and land use entitlement processes. OSU-Cascades intends to open in fall of 2015 with approximately 75,000 – 150,000 square feet of residential, classroom, office and support space for the current 950 students and first freshman class on the 10.44 acre property. Per City of Bend Development Code Title 4.2, OSU-Cascades plans to submit a site plan application for Phase 1 development.

Team Roles and Involvement

The city review process can be expedited based on the quality of applications submitted. Therefore, the correct team to lead that project is paramount for success. A clear definition of roles and rules of engagement are critical elements in meeting the aggressive timelines identified above.

OSU-Cascades will recruit and hire a team for Phase 1 including the following sets of expertise:

- Traffic Engineer
- Land Use Planner or Land Use Attorney
- Architect and necessary design services
- Civil Engineer
- Project Manager – main point of contact for OSU Cascades for this project.

OSU-Cascades agrees to appoint a project manager to coordinate its project with the City. This project manager will be the primary point of contact for the City project manager when facilitating and coordinating application submittals, reviews and permitting.

The City agrees to provide a high level project team and single project manager to coordinate the land use entitlement and permitting processes necessary to issue building permits for construction of part or all of Phase 1 at the earliest possible time. The City project manager will be the main point of contact for the City review team.

The City's role will be to coordinate the development review, approval and permitting processes consistent with adopted city codes and specifications.

The City of Bend will coordinate with the OSU-Cascades project team prior to application submittals to identify and try to resolve issues up front. The City encourages OSU-Cascades to request pre-application meeting(s) prior to submittal of applications to aid in that coordination.

The City of Bend will provide land use, building and engineering review services and work in good faith to meet OSU-Cascade's timelines.

The City will allow various planning, engineering and building elements of the project to be submitted and reviewed concurrently and/or in any logical sequence necessary to advance the project toward the issuance of a building permit. There is some inherent risk with this approach which OSU-Cascades acknowledges and accepts. All approvals and permits will be issued in the sequence specified by the codes of the City.

The City and OSU-Cascades project teams will meet as necessary, preferably on a regular schedule, to coordinate various elements of the development process.