

La Pine/SLED Trying to Entice Developer to Build Spec Building



Lack of industrial space has been an issue in recruiting new companies to La Pine. The Sunriver La Pine Economic Development (SLED) Board is working diligently on a spec building project with the goal of enticing a developer to construct a building in the La Pine Industrial Park. The city will be making the property available at no cost as an incentive to encourage a developer to undertake the project.

Once complete, the space will be made available to eligible businesses with a goal of creating jobs for the residents of the community. Lack of industrial space is a barrier to attracting businesses from outside the community to locate and for existing businesses to expand. Most business owners select leasing space as a first option during their early years in the growth cycle. As companies grow and become more successful, they will take the next step of leasing a larger space or building their own facility.

A request for proposal will be advertised and distributed during the first quarter of 2021. SLED would like to see the developer break ground on the project later in the year.

THANK YOU TO OUR SLED INVESTORS



Sunriver is Oregon's Most Desired Zoom Town

Sunriver is Oregon's Most Desired Zoom Town as published in the 12/2/20 Edition of *Willamette Week*

Across Oregon, vacation towns are running out of housing stock. It's true in Hood River, in much of Deschutes County and along the Oregon Coast. They're part of a phenomenon known as "Zoom Towns": When you work from home, home can be anywhere with a strong Wi-Fi signal and a house you can afford. No place in Oregon is experiencing this trend as intensely as Sunriver, a planned resort community in the Ponderosa pines 21 miles south of Bend.



What's Happening in South Deschutes County

- Houses are selling on average 6 days in Sunriver and 4 days in La Pine.
- In the most recent round of state COVID funding, 35 businesses from South Deschutes County were awarded over \$135,000 in relief grants.
- Bend Broadband is working to overbuild the entire La Pine market with GPON (gigabit passive optical network) (over 7K addresses). Prior to the fiber build customers were only able to get 100Mbps/10Mbps. Now with GPON customers will have up to 1Gig available with 400Mbps upload.
- Deschutes County issued 34 building permits in La Pine for the 4th quarter of 2020. Of those, 23 were issued for single family dwellings, 8 for new commercial building construction and 3 for commercial building alterations. For the same period in the rest of South Deschutes County, 61 new single family dwelling and 3 for commercial building alteration permits were issued.
- Sunriver Trail – A new network of ten miles of recreational dirt and gravel trails (accessible from Sunriver over Cardinal Bridge and from Forest Road #41) will offer exciting opportunities for mountain biking, hiking, and trail running to local residents and tourists. The new Sunriver Trails bring another important outdoor adventure amenity to South Deschutes County. Most of the construction of the Sunriver Trails has been completed by volunteers from a recently-formed chapter of the Central Oregon Trail Alliance. www.bendtrails.org/roundabout

Tourism Outlook 2019 vs. 2020



Sunriver

Preferred Accommodation: Resort (21k)
 Top Growing Accommodations: Vacation
 Rentals +39% | Camping +60% | RV +33%

La Pine

Preferred Accommodation: Hotel (1k)
 Top Growing Accommodations: Vacation
 Rentals +17% | Camping +79% | RV +17%

Projects in the SLED Pipeline



6

Potential businesses in the project pipeline



31

Thousand square feet of new building space (est.)



30

Minimum number of new jobs created

These will result in the creation of new jobs and capital investment to enhance the local economy. Stay tuned for project announcements in the near future.

Funding for the SLED program comes from both public and private members and stakeholders. The City of La Pine and Deschutes County are key partners and contributors, as well as private businesses from around the county and Central Oregon that wish to support a stronger and more vibrant economy in South Deschutes County. Over the past six years, SLED has assisted eight new and existing businesses with capital investments of more than \$10.8 million resulting in the creation of 117 jobs.



For more information about membership, please contact:
 Patricia Lucas, SLED Director
businessast1@aol.com