



CITY OF BEND

CITY COUNCIL ISSUE SUMMARY

<p>MEETING DATE: December 19, 2018</p>	<p>SUBJECT: Authorize a contract amendment with Angelo Planning Group for the Core Area Implementation Strategy, and Urban Renewal Plan and Report Scope of Work.</p> <p>STAFF MEMBER: Allison Platt; Senior Planner/Carolyn Eagan; Director</p> <p>DEPARTMENT: Growth Management/Economic Development</p>
<p>ACTION REQUIRED:</p> <p><input checked="" type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1st Reading Date:</p> <p><input type="checkbox"/> Ordinance 2nd Reading Date:</p> <p><input type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information/Direction</p> <p><input type="checkbox"/> Consent Agenda (<i>adopted by motion</i>)</p>	<p>ADVISORY BOARD/COMMISSION RECOMMENDATION:</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not applicable</p> <p>Comments:</p>

RECOMMENDED MOTION:

City Council: I move to authorize a contract amendment with Angelo Planning Group (APG) for the Growth Management Department Transportation and Land Use Planning program for the Core Area Implementation Strategy and Urban Renewal Plan and Report for \$617,137 in substantially the form presented using \$429,125 of the Growth Management Department General Fund to support the project.

BURA: I move to authorize \$188,012 of the Bend Urban Renewal Agency General Fund to fund the Core Area Implementation Strategy and Urban Renewal Plan and Report with Angelo Planning Group.

ISSUE / COUNCIL DECISION & DISCUSSION POINTS:

- Staff is seeking Council/Bend Urban Renewal Agency (BURA) approval of the contract amendment with APG to manage the Growth Management Department Transportation and Land Use Planning program to include the Scope of Work for the Core Area Implementation Strategy and Urban Renewal Plan and Report.
- A formal request for proposals was issued and one proposal was received. The proposal was evaluated by staff following City guidelines and process.

- The City Council voted to approve a contract with APG on December 20, 2017. The contract is #31800225.
- The Growth Management and Economic Development Department (BURA General Fund) will fund this contract amendment for the Core Area Implementation Strategy and Urban Renewal Plan and Report.
- The work to be completed is consistent with Council's 2017-2019 Strategic Plan and informed by Council Resolution #3114 (Return on Investment Study) and BURA Resolution #120.

BACKGROUND:

The City of Bend 2017-2019 Strategic Plan and further direction from the Bend City Council inform the approach to the project which will be completed through work involved in this contract amendment (project). The Bend City Council 2017-19 Strategic Plan includes the following goals, objectives, and actions related to this project:

Goal 1: Implement a growth plan that is consistent with community goals for the economy, environment and affordability.

- Objective: Complete foundational policy and planning work necessary to implement the approved plan
 - Action/Project
 - New Urban Renewal Plans

Goal 3: Increase Affordable Housing Options.

- Objective: Increase the inventory of affordable housing through incentives, removing regulatory barriers, and increasing land supply and funding options
 - Action/Project
 - Identify group of possible incentives for affordable housing, Development Code changes that allow for additional affordable units, and new funding sources or new ways to deploy existing funding

City of Bend 2017-2019 Strategic Plan emphasizes implementing the 2016 UGB adoption through targeted land use implementation planning and citywide infrastructure planning.

The Bend City Council completed the Return on Investment Study, which directed staff to undertake this Core Area/Urban Renewal feasibility project, in addition to an Area Plan in the Southeast of Bend (see Resolution 3114). The focus of this project and contract amendment is to:

- Create a Core Area Action Plan including Urban Renewal District feasibility study (Phase 1), and if directed by the Bend Urban Renewal Agency, prepare an Urban Renewal Plan and Report (Phase 2).
- Create a more specific vision for future land uses and the built environment for a number of Opportunity Areas (East Downtown, Bend Central District, KorPine, and Inner Highway 20 Greenwood) and surrounding areas. This vision will be consistent with current land use policies and crafted through public involvement and guidance by the recently created Bend Urban Renewal Advisory Board (Phase 1).
- Identify projects to achieve, and regulatory barriers that prevent, the vision for future redevelopment of these areas in the short-term, and longer-term horizon year of 2040 (Phase 1).
- Analyze how a new Urban Renewal District may accomplish the vision and fund projects and programs (Phase 1).
- Analyze additional implementation tools in conjunction or independent of a new Urban Renewal District (Phase 1).

- Create and adopt a new Urban Renewal District based on the results of work in Phase 1 as directed by the Bend Urban Renewal Agency (Phase 2).

The approach to the project detailed in this contract amendment is consistent with 2017-2019 Strategic Plan because it directly involves analyzing the feasibility a new urban renewal district/plan, will assess potential changes to the Development Code and other incentives related to housing/affordable housing. This project is also consistent with direction from Council Resolution 3114, which directed implementation planning in the Southeast UGB expansion and selected Opportunity Areas in the core of the city, as well as BURA Resolution 120.

Background Specific to the Contract Amendment

In the fall of 2017, a formal Request for Proposals process was issued for the Growth Management Department (GMD) Planning Program. This program includes the City Transportation System Plan (TSP) and the Bend Metropolitan Planning Organization (MPO) Metropolitan Transportation Plan (MTP) update project as well as the Urban Growth Boundary (UGB) Expansion and Opportunity Area planning. Angelo Planning Group (APG) submitted the only proposal. The APG proposal included the following sub-consultants: CH2M, DKS Associates, Kittelson & Associates, EcoNorthwest, Walker Macy, Fregonese Associates, Cascadia Partners, Brink Communication, and Urban Advantage.

The GMD planning program included a detailed scope of work for the Bend Transportation Systems Plan/Metropolitan Plan Update (Bend's Transportation Plan), and more generalized projects (i.e. Area Planning, Infill/Opportunity Planning) subject to specific contract amendments based on direction from the Bend City Council. The largest citywide project in the planning program (Bend's Transportation Plan) will be integrated into the Department's two other planning projects (Southeast Area Plan and this proposed Core Area Implementation and Urban Renewal Plan and Report). These projects are managed as a program because interim and ongoing products from the Bend's Transportation Plan will be included in the technical, financial, and policy work of the other two projects. The Bend City Council approved the contract and scope of work for the Bend's Transportation Plan on December 2017. This project is currently underway and expected to finish in the first quarter of 2020. The Bend City Council also approved an amendment to this contract for the Southeast Area Plan in September, 2018. This project is currently underway and scheduled to be finished in the first to second quarter of 2020. Staff now requests the Bend City Council approve a contract amendment to initiate the Core Area Implementation Strategy, and Urban Renewal Plan and Report. This project is scheduled to be finished in the first to second quarter of 2020.

The proposed contract amendment is an interdisciplinary and interdepartmental project which will be managed and funded through the Growth Management and Economic Development Departments. The project is funded by budgets from both departments based on the nature of the work performed. Staff from both departments will lead the project, with assistance from multiple other city departments. Phase 1 of the project involves community involvement, land use planning, infrastructure projects, place making, identifying potential Development Code changes, assessing other incentives for redevelopment, and Urban Renewal District feasibility studies, and will be led by Growth Management given their experience with such topics. Phase 2 of the project will be led by Economic Development since it is focused on adopting an Urban Renewal Plan and District consistent with Phase 1 work and direction from the Bend Urban Renewal Agency.

CURRENT YEAR BUDGET IMPACTS IDENTIFIED BY DEPARTMENT:

The contract amendment for \$617,137 is funded through the Growth Management department accounted for in the City's General Fund (\$429,125) and the Bend Urban Renewal Agency (BURA) General Fund (\$188,012).

The portion paid for by the Growth Management Department is estimated to be \$429,125. This is within the \$200-\$500K estimate that was developed to conduct this planning effort in the original contract agreement. Note the original contract agreement did not anticipate the costs associated with preparing a formal Urban Renewal Plan, which is being funded by BURA.

The BURA General Fund assumed costs associate with the new urban renewal feasibility study and, if directed, an urban renewal plan in the adoption of the Urban Renewal budget. Both funds have sufficient budget to fund this contract amendment.

DEPARTMENT DIRECTOR REVIEW

Reviewed by: Nick Arnis **Date:** December 5, 2018

FINANCIAL REVIEW

Reviewed by: Cam Sparks **Date:** December 5, 2018

LEGAL REVIEW

Reviewed by: Ian Leitheiser **Date:** December 5, 2018

COMMUNITY OUTREACH PROCESS AND POTENTIAL IMPACTS:

Task 13.2 (Community Engagement) outlines the community outreach process in Phase 1. This outreach consists of seven meetings with the Urban Renewal Advisory Board, two community workshops, online open houses, and outreach to stakeholders in the sub-areas (includes KorPine, Midtown, Division, East Downtown, Bend Central District, and Wilson areas). Other forms of outreach include city website and social media, and briefings for city advisory boards. In Phase 2, Task 13.9 (Hearings and Adoption) extends the community involvement program into the adoption of the Urban Renewal Plan and Report (if recommended by BURA). Taxing districts will also be involved and notified in Phase 2. Community outreach deliverables in this phase of the project will include presentations to the Bend Urban Renewal Agency, Bend Planning Commission, and Bend City Council.

ATTACHMENTS:

- Proposed Contract Amendment
- Core Area Implementation Strategy and Urban Renewal Plan and Report Scope of Work
- Core Area Implementation Strategy and Urban Renewal Plan and Report Budget and Fee Estimate
- Core Area Project Study Area Map